

# **Jon Bronemann Home Inspections, LLC**

## **Property Inspection Report**

1234 Hometown Drive, Anytown, IA  
Inspection prepared for: Mr. and Mrs. America  
Date of Inspection: 9/15/2015 Time: 8:00 AM  
Age of Home: 1904 Size: 5468  
Weather: Clear, 70s by end of the inspection

This is a sample report. Information included is not to be used for any other purpose other than to see an example of the reporting style of the inspector.

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## INTRODUCTION AND INSPECTION DETAILS

Thank you for selecting Jon Bronemann Home Inspections, LLC to provide you with your property inspection. We take pride in producing a quality report that not only gives you a snap-shot of the different systems, features and issues of the property but assists you in your buying and improvement decisions. We hope that the entire process from the very first contact with our company on the phone to reading the very last page of this report has been a great experience.

Please carefully read your entire Inspection Report. Call us after you have reviewed your report, so we can go over any questions you may have. Remember, when the inspection is completed and the report is delivered, we are still available to you for any questions you may have, throughout the entire closing process.

Properties being inspected do not "Pass" or "Fail." - The following report is based on an inspection of the visible portion of the structure; inspection may be limited by vegetation and possessions. Depending upon the age of the property, some items like GFI outlets may not be installed; **this report will focus on safety and function, not current code**. This report identifies specific non-code, non-cosmetic concerns that the inspector feels may need further investigation or repair.

For your safety and liability purposes, we recommend that licensed contractors evaluate and repair any critical concerns and defects.

**Note that this report is a snapshot in time. We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property using this report as a guide.**

### **What We Inspect:**

A Home Inspection is a non-invasive visual examination of a residential dwelling, performed for a fee, which is designed to identify observed material defects within specific components of said dwelling. Components may include any combination of mechanical, structural, electrical, plumbing, or other essential systems or portions of the home, as identified and agreed to by the Client and Inspector, prior to the inspection process.

A home inspection is intended to assist in evaluation of the overall condition of the dwelling. The inspection is based on observation of the visible and apparent condition of the structure and its components on the date of the inspection and not the prediction of future conditions.

A home inspection will not reveal every concern that exists or ever could exist, but only those material defects observed on the day of the inspection.

A material defect is a condition with a residential real property or any portion of it that would have a significant adverse impact on the value of the real property or that involves an unreasonable risk to people on the property. The fact that a structural element, system or subsystem is near, at or beyond the end of the normal useful life of such a structural element, system or subsystem is not by itself a material defect.

An Inspection report shall describe and identify in written format the inspected systems, structures, and components of the dwelling and shall identify material defects observed. Inspection reports may contain recommendations regarding conditions reported or recommendations for correction, monitoring or further evaluation by professionals, but this is not required.

### **How To Read The Report**

#### **USE OF PHOTOS AND VIDEO:**

Your report includes many photographs which help to clarify where the inspector went, what was looked at, and the condition of a system or component at the time of the inspection. Some of the pictures may be of deficiencies or problem areas, these are to help you better understand what is documented in this report and may allow you see areas or items that you normally would not see. A pictured issue does not necessarily mean that the issue was limited to that area only, but may be a representation of a condition that is in multiple places. Not all areas of deficiencies or conditions will be supported with photos.

To view videos and review highlighted glossary terms in the report the PDF needs to be downloaded and viewed with a full PDF reader such as Adobe.

#### **TEXT COLOR SIGNIFICANCE:**

**RED text are comments** of significant deficient components, safety issues or conditions which need attention, repair, or

## INTRODUCTION AND INSPECTION DETAILS Continued

replacement. These comments are also duplicated in the Report Summary page(s). All comments and parts of this report are important regardless of the color coding.

**BLUE text comments** are general findings and reporting. You should still consider them important and possibly in need of action if you deem necessary.

All necessary corrections should be made where condition exists. When there are multiple issues found with a system we report that multiple issues were present and list the issues identified in the report. We recommend that systems with multiple issues be evaluated by a qualified contractor to determine if there are any latent or hidden issues present that can only be found with a more invasive inspection.

FOR THE PURPOSE OF THIS REPORT ALL DIRECTIONAL REFERENCES TO THE HOUSE WILL BE MADE AS IF ONE WERE FACING THE FRONT OF THE HOUSE

### Terms of Report

This report is the exclusive property of Safe House Property Inspections and the client whose name appears herewith, and its use by any unauthorized persons is strictly prohibited.

The observations and opinions expressed within this report are those of Jon Bronemann Home Inspections, LLC and supersede any alleged verbal comments. We inspect all of the systems, components, and conditions described in accordance with the standards of the International Association of Certified Home Inspectors (iNACHI), and those that we do not inspect are clearly disclaimed in the contract and/or in the aforementioned standards. However, some components that are inspected and found to be functional may not necessarily appear in the report, simply because we do not wish to waste our client's time by having them read an unnecessarily lengthy report about components that do not need to be serviced, but some items are included to help give a general picture of the property and the process we took inspecting the property.

A home inspection is intended to assist in evaluation of the overall condition of the dwelling. The report is not intended to be a "check list" of items that need repair or general maintenance, it is designed to identify material defects or deficiencies that would have an adverse impact on the value of the real-property, or that involve an unreasonable risk to people on the property. This home inspection report will not reveal every condition that exists or ever could exist, but only those material defects that were observed on the day of the inspection. In accordance with the terms of the contract, the investigation and service recommendations that we make in this report should be completed DURING YOUR INSPECTION CONTINGENCY PERIOD and prior to closing by qualified, licensed specialists, who may well identify additional defects or recommend some upgrades that could affect your evaluation of the property.

By relying on this inspection report you have agreed to be bound by the terms, conditions and limitations as set forth in the CONTRACT AGREEMENT, which was presented to you at the time of the inspection or in an electronic mail attachment prior to the inspection. If you do not have a copy of the CONTRACT AGREEMENT please contact Jon Bronemann Home Inspections, LLC and a copy will be provided to you electronically. If you do not agree to be bound by this CONTRACT AGREEMENT in its entirety, you must contact Jon Bronemann Home Inspections, LLC immediately upon receipt of this completed report.

### The Inspection:

Each year, home occupants sustain property damage and are injured by accidents in the home. While some accidents may not be avoidable, many other accidents, injuries, and deaths may be avoided through the identification and repair of certain hazardous conditions. Examples of such hazards include:

- malfunctioning, improperly installed or missing ground fault circuit protection (GFCI) devices for electrical receptacles in garages, bathrooms, kitchens, and exterior areas;
- malfunctioning arc fault protection (AFCI) devices;
- ordinary glass in locations where modern construction techniques call for safety glass;
- the lack of fire safety features such as smoke and carbon monoxide alarms, fire-rated doors in certain locations, and functional emergency escape and rescue openings in bedrooms;
- excessive spacing between balusters on stairways and porches;

## INTRODUCTION AND INSPECTION DETAILS Continued

- improperly installed appliances;
- improperly installed or defective safety devices,
- lack of electrical bonding and grounding and
- lack of bonding on gas piping, including corrugated stainless steel tubing (CSST)

To ensure that consumers are informed of hazards such as these, my Standards of Practice requires that I report these conditions when performing an inspection for a buyer or seller, if they can be reasonably determined and are visible.

Please visit <https://www.nachi.org/documents2012/Home-Inspection-Standards-of-Practice.pdf> for a complete list of the InterNACHI Standards Of Practice (SOP) that this report will follow and is referenced to as one of the terms of our Inspection Agreement.

These conditions may not have violated building codes or common practices at the time of the construction of the home, or they may have been “grandfathered” because they were present prior to the adoption of codes prohibiting such conditions. While the Standards of Practice does not require inspectors to perform a code compliance inspection, SOP considers the potential for injury or property loss from the hazards addressed in the Standards of Practice to be significant enough to warrant this notice.

Contract forms developed by the Iowa Board of Realtors for use by its real estate licensees also inform the buyer of the right to have the home inspected and can provide an option clause permitting the buyer to terminate the contract within a specified time. Neither the Standards of Practice nor the contract forms require a seller to remedy conditions revealed by an inspection. The decision to correct a hazard or any deficiency identified in an inspection report is left to the parties to the contract for the sale or purchase of the home.

### 1. Inspection Time

#### Observations:

- The inspection started at 8AM
- The inspection ended at 1:30PM

### 2. Present at the Inspection

#### Observations:

- The buyer attended the end of the inspection for the review.
- The buyer's agent attended the entire inspection, but did not follow the inspector around.
- The home occupant was present during the inspection.
- The seller's agent did not attend the inspection.

### 3. Occupancy

#### Observations:

- The home was occupied by the sellers, who were in the home during the inspection.

### 4. Weather Conditions

#### Observations:

- During the inspection the weather was sunny.
- The temperature at the inspection was approximately 70 F degrees.
- During the 2 days preceding the inspection the inspection the weather was generally sunny and periods of rain.

### 5. Year of Original Construction

#### Observations:

- The home was originally constructed in approximately 1922.

### 6. Utilities

#### Observations:

- All utilities were on at the time of the inspection.

### 7. Ground/Surface soil Condition

#### Observations:

- At the inspection, the ground was damp from recent rain.

## BUILDING PERMITS Continued

### BUILDING PERMITS

#### 1. Building Permits

##### Observations:

- Permit History

6/11/2015WA 086112,450 **AVC**

8/14/2012WA 05363800A/C

5/17/2012WA 0218845,000Int-Remodel

12/31/2010WA 098026,800Windows

This information was reported on the Black Hawk County Iowa Assessor page. It may not include all work that was done on the home. For example, indications are that the water heater was replaced without a permit being issued, the main floor and master bedroom bathrooms were updated as well and no permit shown on the website for those projects.

## EXTERIOR VIEWS

#### 1. Home Views

##### Observations:

- The photographs show the inspected home.



## GROUNDS

### Disclaimer:

As with **all** areas of the house, we recommend that you carefully examine the roof immediately prior to closing the deal. Note that walking on a roof voids some manufacturer's warranties. Adequate attic ventilation, solar / wind exposure, and organic debris all affect the life expectancy of a roof (see [www.gaf.com](http://www.gaf.com) for some sample roof info). Always ask the seller about the age and history of the roof. On any home that is over 3 years old, experts recommend that you obtain a roof certification from an established local roofing company to determine its serviceability and the number of layers on the roof. We **certainly** recommend this for any roof over 5 years of age. Metal roofs in snow areas often do not have gutters and downspouts, as there is a concern that snow or ice cascading off the roof may tear gutters from the house. Likewise, be advised that such cascading may cause personal injury or even death. If this house has a metal roof, consult with

## GROUNDS Continued

qualified roofers or contractors regarding the advisability of installing a damming feature which may limit the size and amount of snow / ice sliding from the roof.

Grading and drainage are probably the most significant aspects of a property, simply because of the direct and indirect damage that moisture can have on structures. More damage has probably resulted from moisture and expansive soils than from most natural disasters. Also, there should be gutters and downspouts with splash blocks that discharge away from the building. We have discovered evidence of moisture intrusion inside structures when it was raining that would not have been apparent otherwise. In addition, we recommend that downspouts do not terminate over paved areas such as walks or driveways, as they can contribute to icy slip and fall hazards in winter.

Minor settlement or "hairline" cracks in drives, walks or even foundations are normal to properties of any age. They should, however, be monitored for expansion and sealed as necessary.

Note that any siding, but especially composition or hardboard siding must be closely monitored. A classic example is the older style Louisiana Pacific siding, where the failure and deterioration provided grounds for a class action lawsuit. Even modern composition siding and, especially, trim, is particularly vulnerable to moisture damage. All seams must remain sealed and paint must be applied periodically (especially the lower courses at ground level). It is imperative that continued moisture be kept from it, especially from sprinklers, rain splash back or wet grass. Swelling and deterioration may otherwise result.

Vegetation too close to the home can contribute to damage through root damage to the foundation, branches abrading the roof and siding, and leaves providing a pathway for moisture and insects into the home.

Although rails are not required around drop-offs less than 30", consider your own personal needs and those of your family and guests. By today's standards, spindles at decks and steps should be spaced no more than 4" apart for the safety of children.

Open window wells should have either grates or, preferably, a weatherproof shield installed over them. This will keep rain and snow from building up inside the well and possibly leaking into the home, as well as minimizing your liability from children and non-residents falling inside them. An egress ladder should also be installed within the well, especially at below-grade bedrooms.

### 1. Building Lot Description

#### Observations:

- The building site was relatively level and flat.

### 2. Fence Material

#### Observations:

- Fences were made of wood.

### 3. Fence Condition

#### Observations:

- The inspector observed no deficiencies in the condition of the fences at the time of the inspection. Continued maintenance will need to be done to keep the fencing in good repair and appearance.



### 4. Gates

#### Observations:

- The gates were made of wood.
- Gates were sticking at the time of the inspection. The gate rubbed on the ground as shown in the picture.

## GROUNDS Continued



## DRIVEWAYS AND WALKS

### 1. Driveway Material

**Observations:**

- The home had a concrete and paver driveway.

### 2. Driveway Condition

**Observations:**

- Significant cracks in the driveway should be filled with an appropriate material to avoid continued damage to the driveway surface from freezing moisture.
- Trip hazards in the driveway appeared to be the result of the expansion or contraction (heaving or settling) of underlying soil. This condition should be corrected by a qualified contractor.



### 3. Walkways

**Observations:**

- Home walkways were constructed of brick pavers and concrete.
- At the time of the inspection, the Inspector observed few deficiencies in the condition of the walkways at the time of the inspection. Notable exceptions will be listed in this report.
- Common cracks (1/4 inch or less) were visible in the sidewalk at the time of the inspection. Cracks exceeding 1/4 inch should be patched with an appropriate sealant to avoid continued damage to the walkway surface from freezing moisture.
- Moderate settling of soil beneath the walkways had created trip hazards that should be corrected by a qualified contractor.

## DRIVEWAYS AND WALKS Continued



## EXTERIOR TRIM

### 1. Trim Material

#### Observations:

- Exterior trim was constructed of wood. The trims needed painting and needed maintenance at the time of the inspection. All work should be performed by a qualified contractor.

### 2. General Condition

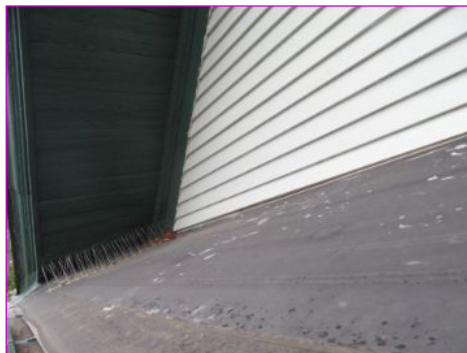
#### Observations:

- At the time of the inspection, the Inspector observed few deficiencies in the condition of exterior trim. Notable exceptions will be listed in this report.

### 3. Soffits

#### Observations:

- At the time of the inspection, Home soffits exhibited moderate general deterioration commensurate with their age.



### 4. Fascia

#### Observations:

- At the time of the inspection, home fascia showed moderate weathering and deterioration commensurate with its age.



## EXTERIOR TRIM Continued

### 5. Corner Trim

**Observations:**

- Corner trim at the home exhibited moderate weathering and deterioration commensurate with its age.

### 6. Window Trim

**Observations:**

- Window trim at the home exhibited moderate weathering and deterioration commensurate with its age.
- Window trim had peeling paint and needed maintenance at the time of the inspection. All work should be performed by a qualified contractor.

### 7. Door Trim

**Observations:**

- At the time of the inspection, the Inspector observed no deficiencies in the condition of the door trim.
- Door trim had peeling paint and needed maintenance at the time of the inspection. All work should be performed by a qualified contractor.

### 8. Misc. Trim

**Observations:**

- Trim at the gabled end had peeling paint and needed maintenance to avoid wood damage from weather and sunlight. All work should be performed by a qualified contractor.
- Trim around the eaves and fascia needed maintenance at the time of the inspection.

## EXTERIOR PLUMBING

### 1. Exterior Faucets

**Observations:**

- At the time of the inspection, the Inspector observed no deficiencies in the condition of exterior water faucets.

### 2. Water Pressure

**Observations:**

- Home water pressure exceeded 90 pounds per square inch (psi) at the time of the inspection. This is considered excessively high. Excessively high water pressure can damage plumbing fixtures. Acceptable water pressure is between 40 and 90 psi. The Inspector recommends installation of a pressure regulator by a qualified plumbing contractor.



## EXTERIOR ELECTRICAL

### 1. Exterior Electrical Receptacles

**Observations:**

- The outdoor **GFCI** outlet at the front porch did not respond to testing when the button was pushed. Recommend that a licensed electrician replace the device.

## EXTERIOR ELECTRICAL Continued



*Test button failed to engage.*

### 2. Exterior Electrical wiring

#### Observations:

- Exterior wiring was exposed to weather and was of a type not designed for exterior use. This wiring will fail prematurely and is a potential fire hazard. The Inspector recommends that all such wiring be replaced by a qualified electrical contractor with wiring designed for exterior use. See light over window on left side of house.



### 3. Exterior Lighting

#### Observations:

- Remove birds nest at light fixture at patio area.



## EXTERIOR WALLS

### 1. Wood Siding

#### Observations:

- Exterior walls of the home were covered with horizontally-installed tapered-width wood board siding that overlapped siding in the course below.

## EXTERIOR WALLS Continued



### 2. Wood Siding Condition

#### Observations:

- The Inspector observed few deficiencies in the condition of wood siding covering the exterior walls of the home. Notable exceptions will be listed in this report. Inspection of wood siding typically includes visual examination of installation practices and condition.
- Wood siding covering the exterior walls of the home exhibited moderate general weathering, and deterioration commensurate with its age.
- Proper installation of the wood siding would typically have included the installation of flashing at the horizontal joints to prevent possible moisture penetration. Installing this flashing is generally not cost effective after siding installation is complete.

The Inspector recommends application of an appropriate sealant at these joints to prevent moisture intrusion. Because sealant eventually dries, shrinks and cracks, it should be maintained on an annual basis and the wall areas to the interior of these joints should be monitored in the future for signs of moisture intrusion. All work should be performed by a qualified contractor.

- Wood siding covering the exterior walls of the home had areas of peeling paint visible at the time of the inspection. Paint should be maintained in good condition to help prevent damage to wood siding from sun and moisture. The Inspector recommends that before the expiration of your Inspection Objection Deadline you consult with a qualified contractor to gain an idea of options and costs for repair. Painting and caulking will be a continuous maintenance issue with wood siding.



### 3. Wall Penetrations

#### Observations:

- Exterior wall penetrations had gaps that should be sealed with an appropriate sealant to prevent moisture and insect entry. All work should be performed by a qualified contractor.

## EXTERIOR WALLS Continued



## DOOR/WINDOW EXTERIORS

### 1. Door Exteriors

#### Observations:

• At the time of the inspection, the Inspector observed no deficiencies in the condition of door exteriors.

Inspection of door exteriors typically includes examination of the following:

- Door exterior surface condition
- Weather-stripping condition
- Presence of an effective sweep (sweeps are gaskets which seal the area between the bottom of a door and the threshold).
- Jamb condition
- Threshold condition
- Moisture-intrusion integrity

• Accepted building practices requires all glass or panels in fixed, operable, swinging, sliding and bifold doors must be constructed from safety glass, regardless of size. In addition, any glass located adjacent to a door within a 24-inch arc of the door must be constructed from safety glass if the bottom edge of the glass is less than 60 inches above the walking surface. The only exception to these rules is decorative glass, and any glass opening too small for a 3-inch ball to pass through. While these IRC rules apply to all residences in the United States, San Francisco law also requires all glass located within 40 inches of an exterior or interior dwelling unit door be tempered or burglar-resistant. While it may not have been a requirement when the home was build it should be a consideration for your safety. Serious injury can result in a fall against non-tempered glass.

• At the time of the inspection, door exteriors showed general weathering, wear, and deterioration commensurate with their age.

### 2. Window Exterior Condition

#### Observations:

• The Inspector observed few deficiencies in the condition of window exteriors at the time of the inspection. Notable exceptions will be listed in this report.

• Window exteriors exhibited light deterioration commensurate with the age of the home at original windows. Storm windows good condition.

• Sealant around widows was old, discolored, cracked, and needed maintenance to avoid potential moisture intrusion. The Inspector recommends maintenance be performed by a qualified contractor. The photo shows some areas needed at one of the ornamental windows as an example of typical caulking and painting necessary at windows and doors.

## DOOR/WINDOW EXTERIORS Continued

*Peeling paint.*

## FRONT PORCH

## 1. General Condition

**Observations:**

- At the time of the inspection, the Inspector observed no deficiencies in the condition of the porch. The inspector was unable to determine if water would run off the porch during a rain. Some ponding may occur due to any uneven areas.



## 2. Porch Foundation

**Observations:**

- At the time of the inspection, the Inspector observed no deficiencies in the condition of the porch foundation.

## 3. Framed Porch Structure

**Observations:**

- At the time of the inspection, the Inspector observed no deficiencies in the condition of structural framing of the porch. Monitor porch for any future settling and repair as necessary.

## FRONT PORCH Continued

### 4. Guardrails

#### Observations:

• Although the porch guardrails may have complied with the building standards in effect at the time of original construction, they do not meet generally-accepted current standards and may be hazardous to small children. Current standards include the following:

1. A 4 inch sphere may not pass through the guardrail at any point
2. The guardrail should not be climbable (especially by children).
3. Minimum guardrail height is 36 inches
4. Any walking surface 30 inches or more above grade should have a guardrail.

The porch failed to meet safety standard number(s) 3 and 4.

All corrections should be made by a qualified contractor.



### 5. Porch Stairs

#### Observations:

• At the time of the inspection, the Inspector observed few deficiencies in the condition of the porch stairway. Notable exceptions will be listed in this report.

• At the time of the inspection, the porch stairs exhibited weathering, wear, and deterioration commensurate with their age.

## PATIO

### 1. Patio Location

#### Observations:

• This patio was located at the left side of the home.

### 2. Patio Materials

#### Observations:

• The patio was paved with brick pavers.

## PATIO Continued

### 3. Patio Condition

#### Observations:

- Inspection of the patio typically includes examination of the surface for...

- poor installation;
- level and flat;
- deterioration;
- damage; and
- heaving or settling.

roof or cover and its supporting structure

- The Inspector observed no deficiencies in the condition of this patio at the time of the inspection.

Inspection of the patio typically includes examination of the surface for...

- poor installation;
- level and flat;
- deterioration;
- damage; and
- heaving or settling.

roof or cover and its supporting structure

## GARAGE - ATTACHED

### 1. Garage Description

#### Observations:

- The home had a single-car attached garage.

### 2. Garage General Condition

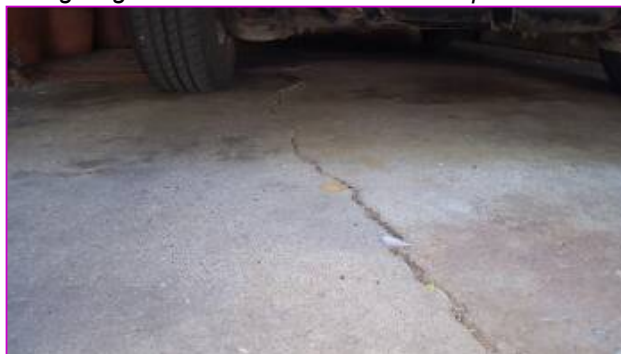
#### Observations:

- The garage was old and exhibited moderate general deterioration commensurate with its age.



*GFCI devices needed in garage.*

*Did not inspect.*



## GARAGE - ATTACHED Continued

### 3. Fire Separation

#### Observations:

- The walls separating the garage from the home living space did not meet firewall requirements. Although firewalls may not have been required at the time the home was originally constructed, as general knowledge of safe building practices has improved with the passage of time, building standards have changed to reflect current understanding. Consider updating the existing condition to meet current firewall requirements.
- Garage walls adjoining living space were not fire-taped as is required by generally-accepted current safety standards. The Inspector recommends that the wall be fire-taped by a qualified contractor.
- The ceiling separating the garage from the home living space did not meet firewall safety requirements. The Inspector recommends correction by a qualified contractor.
- No drywall was installed on garage ceilings adjoining living space. Generally-accepted current safety standards require that fire-taped, 5/8-inch, type -x drywall be installed on any garage ceiling adjoining living space for safety reasons. The Inspector recommends that drywall be installed by a qualified contractor to comply with modern safety requirements related to safety hazards.
- Garage ceilings were drywalled, but not fire-taped. Modern building practices require that fire-taped drywall be installed on any ceiling adjoining living space for safety reasons. The Inspector recommends drywall be fire-taped to comply with modern safety requirements related to safety hazards.



*Gypsum board needed for fire separation.*



*Joints should be finished for fire separation.*

### 4. Garage Walls



### 5. Door to Exterior

#### Observations:

- The conventional door between the garage and the exterior exhibited general moderate damage and/or deterioration commensurate with its age.



## GARAGE - ATTACHED Continued

### 6. Door to Living Space

Observations:

- The door between the garage and the living space exhibited light wear and/or deterioration.

### 7. Conventional Roof Framing

Observations:

- The garage roof structure was built using conventional framing methods (rafters and ridge).

### 8. Framing General Condition

Observations:

- The Inspector observed no deficiencies in the garage roof framing at the time of the inspection.

### 9. Garage Electrical Defects

Observations:

- There were multiple electrical defects. The inspector recommends that a licensed electrician be hired to review the garage area and develop a scope of repairs and a cost budget for repairs during your review period.
- At the time of the inspection, the Inspector observed no deficiencies in the condition of electrical receptacles in the garage, but receptacles in the garage had no ground fault circuit interrupter (GFCI) protection. Although this condition may have been commonly considered safe or acceptable at the time the home was originally constructed, as general knowledge of safe building practices has improved with the passage of time, building standards have changed to reflect current understanding.

Consider having GFCI protection installed as a safety precaution.

This can be achieved by:

1. Replacing the current standard receptacles with GFCI outlets
2. In the garage circuit, replacing the receptacle nearest the main electrical service panel with a GFCI outlet.
3. Replacing the breakers currently protecting garage electrical circuits with GFCI breakers.

## OVERHEAD GARAGE DOOR - ATTACHED GARAGE

### 1. General Condition

Observations:

- At the time of the inspection, the Inspector observed few deficiencies in the condition of the overhead vehicle doors. Notable exceptions will be listed in this report.

- At the time of the inspection, the the overhead garage door exhibited general minor deterioration commensurate with its age.

### 2. Automatic Opener

Observations:

- One overhead garage door was equipped with an automatic door opener.

### 3. Automatic Reverse

Observations:

- Garage doors are not tested by the Inspector using specialized equipment and this inspection will not confirm compliance with manufacturer's specifications. This inspection is performed according to the Inspector's judgment from past experience. You should adjust your expectations accordingly. If you wish to ensure that the garage door automatic-reverse feature complies with the manufacturer's specifications, you should have it inspected by a qualified garage door contractor.

- The photoelectric sensor designed to activate the automatic-reverse at the overhead garage door responded to testing as designed.

- ANSI UL Standard 325 states that garage door opener must stop and re-open the vehicle door within two seconds of the door striking an 1 1/2-inch thick object placed under the center of the door. An automatic opener in this home did not meet these requirements.

## OVERHEAD GARAGE DOOR - ATTACHED GARAGE Continued

### 4. Automatic Opener Switch

#### Observations:

- The push-button switch for the automatic garage door opener was operable and safely located at the time of the inspection.

## ROOFING

### Roofing Disclaimer:

*We are not professional roofers. Feel free to hire one prior to closing. We do our best to inspect the roof system within the time allotted. We inspect the roof covering, drainage systems, the flashings, the skylights, chimneys, and roof penetrations. We are not required to inspect antennae, satellite dishes, interiors of chimneys or pipes which are not readily accessible, and other installed accessories. This is not an exhaustive inspection of every installation of every installation detail of the roof system according to the manufacturer's specifications or construction details.*

*It is virtually impossible to detect a leak except as if is occurring or by specific water tests, which are beyond the scope of our inspection. We recommend that you ask the sellers to disclose information about the roof, and that you include comprehensive roof coverage in your home insurance policy.*

*This inspection is not a guarantee that a roof leak in the future will not happen. Roofs leak. Even a roof that appears to be in good, functional condition may leak under certain circumstances. **We will not take responsibility for a roof leak that happens in the future. This is not a warranty or guarantee of the roof system.***

*As with **all** areas of the house, we recommend that you carefully examine the roof immediately prior to closing the deal with a certified and licensed specialty roofing contractor. Note that walking on a roof voids some manufacturer's warranties.*

*Adequate attic ventilation, solar / wind exposure, and organic debris all affect the life expectancy of a roof (see **www.gaf.com** for basic educational roof info).*

*Always ask the seller about the age and history of the roof. Ask the owner for copies of any permits, receipts or contracts of work performed on the roof to verify who did the work, their qualifications, and any possible warranties that may apply to this property.*

*On any home that is over 3 years old, experts recommend that you obtain a roof certification from an established local roofing company to determine its serviceability and the number of layers on the roof. We **certainly** recommend this for any roof over 5 years of age.*

### For Your Information:

#### Asphalt Shingles:

*The shingles are comprised of asphalt or fiberglass materials impregnated with mineral granules that are designed to deflect the deteriorating ultra-violet rays of the sun. The most common of these roofs are warranted by manufacturers to last from fifteen to twentyfive years. The actual service life of the roof will vary, depending on a number of interrelated factors including the quality of the materials installed and the method used, the maintenance and the number of layers.*

#### Metal Roofs:

*Metal roofs in snow areas often do not have gutters and downspouts, as there is a concern that snow or ice cascading off the roof may tear gutters from the house. Likewise, be advised that such cascading may cause personal injury or even death. If this house has a metal roof, consult with qualified roofers or contractors regarding the advisability of installing a damming feature which may limit the size and amount of snow / ice sliding from the roof.*

#### Other roof types:

*Please ask the inspector for more information on your specific roof type if required.*

## ROOF GENERAL

## ROOF GENERAL Continued

### 1. Roof General Comments

- The roof portion of the inspection is not a warranty inspection.

Always ask the seller about the age and history of the roof. Ask the owner for copies of any permits, receipts or contracts of work performed on the roof to verify who did the work, their qualifications, and any possible warranties that may apply to this property.

On any home that is over 3 years old, experts recommend that you obtain a roof certification from an established local roofing company to determine its serviceability and the number of layers on the roof. We certainly recommend this for any roof over 5 years of age.

For Your Information:

Asphalt Shingles:

The shingles are comprised of asphalt or fiberglass materials impregnated with mineral granules that are designed to deflect the deteriorating ultra-violet rays of the sun. The most common of these roofs are warranted by manufacturers to last from fifteen to twenty-five years. The actual service life of the roof will vary, depending on a number of interrelated factors including the quality of the materials installed and the method used, the maintenance and the number of layers.

Many different types, brands and models of asphalt composition shingles have been installed over the years, each with specific manufacturer's installation requirements that may or may not apply to similar-looking shingles. In addition, most shingles have underlayment requirements that cannot be visually confirmed once the shingles have been installed. For this reason, the Inspector disclaims all responsibility for accurate confirmation of proper shingle roof installation.

The Inspector's comments will be based on- and limited to- installation requirements common to many shingle types, brands and models, but accurate confirmation of a particular shingle roof installation, which requires research that exceeds the scope of the General Home Inspection, will require the services of a qualified roofing contractor.

## ROOF STRUCTURE EXTERIOR

### 1. Method of Inspection

Observations:

- The Inspector evaluated the roofing materials and components from a ladder at the roof edge, with a camera pole and from the ground.

### 2. Roof structure Exterior Appearance

Observations:

- The inspector observed no deficiencies in the condition of the roof structure exterior.

## ASPHALT SHINGLES

## ASPHALT SHINGLES Continued

### 1. Asphalt Shingle Warranties

#### Observations:

- Shingles appeared to have a 15-year warranty. Confirmation would require documentation or confirmation by a qualified roofing contractor. The length of the warranty is not an accurate reflection of the actual long-term expected service life. Manufacturer's warranties are a sales tool.
- Shingles may have one warranty, two warranties, three warranties, or no warranty at all. A warranty may transfer once with the sale of the home, or it may transfer as a limited warranty, or it may transfer fully. Here's how it works:

#### MANUFACTURER'S WARRANTY

The manufacturer's warranty is limited to shingle defects that are caused by the manufacturing process. It covers defects that cause shingles to fail before the term of the warranty has expired. This is called premature failure. Manufacturers' warranties are not negotiable, so a homeowner can't negotiate with a contractor or salesperson for a better manufacturer's warranty.

Shingles may be warranted for 20, 30, 40 or 50 years, although the 50-year warranty may also be called a lifetime warranty.

When a home is sold, the manufacturer's warranty may not transfer to the new owner at all, or it may transfer one time, or it may transfer with limited coverage, or it may transfer fully. It all depends on how the warranty was written.

#### Warranty Prorating

Warranties, especially longer ones, often prorate to zero at the end of the warranty period. This would mean that, if, in the 30th year of its life, a roof with shingles warranted for 40 years failed, the warranty may cover only 25% of the roof's total replacement cost, since the shingles were already 75% of the way through their warranty period. Even less than that time period might be covered, if that's how the warranty was written. A lifetime warranty does not mean that the roof will be covered for replacement cost as long as the homeowner lives in or owns the home.

#### Installation Requirements

Some manufacturers' warranties cover installation errors, but they require installation by manufacturer-certified installers using the manufacturers' products exclusively, from the underlayment on up.

#### Labor and Disposal Costs

Manufacturers' warranties may cover only the cost of new shingles, or a portion of their costs, but not the cost of labor for installation, especially further along in the warranty period. Labor costs for installation are affected by the roof pitch. There's typically an extra charge for steeper pitches, which may not be included in the original warranty. Roof replacement may require removal and disposal of the existing shingles, and that may not be covered, either.

#### WIND WARRANTY: Separate and Shorter

The wind warranty is almost always a separate section within the overall manufacturer's warranty, and the time period covered is generally shorter than that of the overall warranty.

The average wind warranty for 20- to 40-year shingles is five years. For 50-year shingles, it's 10 years. This is because shingles become less wind-resistant as they age.

#### Adhesive Strips: Failed Bond

Some wind warranties may not cover shingle blow-off before the adhesive strips fully bond to the shingles. This means that shingles installed during colder weather may be at risk, since the adhesive strips rely on heat to develop an adequate bond. In some climates, shingles installed during the cold season may take months to bond completely.

#### Installation Deficiencies

Many wind warranties become void the day they're installed because of installation deficiencies. These kinds of deficiencies might include lack of underlayment, improper fastening methods, or installation over a non-compliant substrate, such as an existing layer of shingles or a roof deck with cracks between panels or boards wider than 1/4-inch.

#### Manufacturers' Warranties Vary

Put simply, the terms of manufacturers' warranties can vary widely. If the seller claims that a warranty is a selling point, you should review the warranty terms carefully.

#### CONTRACTOR'S WARRANTY

The second type of warranty is the contractor's warranty. It covers proper installation methods and workmanship. The terms of a contractor's warranty may be negotiable, so they also vary. Jurisdictional requirements may influence the terms. Jurisdictional requirements include those instituted by a city, county, state or provincial government.

Although manufacturers' and contractors' warranties are technically separate, improper installation or damage caused by workers may shorten the service life of a roof, in which case the manufacturer would deny the claim and refer the homeowner to the contractor.

There often is no single cause of shingle failure. The forces that have the greatest effect on shingles are different in different climate zones, and will be further influenced by many other conditions. If a leak occurs within the first few

## ASPHALT SHINGLES Continued

years of roofing installation, the leak is probably installation-related. If a new roof lasts for a few years but fails prematurely, the cause is usually manufacturing-related, although an older roof may also fail prematurely because of poor design or maintenance.

The real cause of failure is not always obvious and may involve a combination of factors.

You should ask about any roof warranties that may transfer with the sale of the home and read the terms carefully. If the roof is not covered by a warranty, you may want to purchase an insurance policy that will pay for roof damage.

### 2. Asphalt Shingle Description

#### Observations:

- The roof was covered with 3-tab fiberglass asphalt shingles. These shingles are composed of a fiberglass mat embedded in asphalt and covered with ceramic-coated mineral granules.

### 3. Number of Layers

#### Observations:

- The roof had one layer of asphalt shingles installed at the time of the inspection.

### 4. General Condition

#### Observations:

- The Inspector observed no deficiencies in the condition of the shingles, flashing and vents.



## ASPHALT SHINGLES Continued

### 5. Installation

#### Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the installation of asphalt shingles covering this roof.

### 6. Bonding

#### Observations:

- The representative shingles tested were adequately bonded at the time of the inspection. Asphalt shingles are manufactured with adhesive asphalt strips that—after shingles are first installed—are designed to soften in the heat of the sun, bonding to the shingles in the course above. The desired result is that the entire shingle roof acts a single, unified membrane. Successful bonding of the shingles is the most important factor in determining the shingle roof's resistance to wind damage.

### 7. Valley Installation

#### Observations:

- The **valley**s were installed in a conventional manner with shingles from one slope overlapping the valley, and shingles on the adjoining slope cut in a line slightly offset from- and parallel to- the valley centerline.



### 8. Deterioration

#### Observations:

- Asphalt shingles covering the roof of this home showed minor general deterioration commensurate with the age of the roof.

## EPDM ROOFS

### 1. EPDM Roof

#### Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of the ethylene propylene diene monomer (EPDM) rubber roof.
- Roof covering materials included ethylene propylene diene monomer (EPDM). This is a durable, black rubber material commonly used as a roofing material in low-slope conditions. You should ask the seller if there is a transferable warranty on this portion of the roof available. Continue to monitor the seams, laps, trims and flashing of the EPDM roof for any cracks or ponding areas.



## EPDM ROOFS Continued



## FLASHING

## 1. General Condition

**Observations:**

- Flashing is a general term used to describe sheet metal fabricated into shapes and used to protect areas of the roof from moisture intrusion. Inspection typically includes inspection for condition and proper installation of flashing in the following locations:
  - roof penetrations such as vents, electrical masts, chimneys, mechanical equipment, patio cover attachment points, and around skylights;
  - junctions at which roofs meet walls;
  - roof edges;
  - areas at which roofs change slope;
  - areas at which roof-covering materials change; and
  - areas at which different roof planes meet (such as valleys).
- The inspector observed no deficiencies in the condition of roof flashing.

## 2. Headwall flashing

**Observations:**

- At the time of the inspection, the Inspector observed no deficiencies in the condition of headwall flashing.



## FLASHING Continued

### 3. Sidewall flashing

**Observations:**

- At the time of the inspection, the Inspector observed no deficiencies in the condition of sidewall flashing.

### 4. Roof-edge Flashing

**Observations:**

- The inspector observed no deficiencies when inspecting roof edge flashing.

## CHIMNEY at ROOF

### 1. Chimney General Condition

**Observations:**

- The Inspector observed no deficiencies in the portion of the chimney that extended above the roof.

### 2. Chimney Penetration

**Observations:**

- Flashing installed at areas where the chimney penetrated the roof structure was not protected by counter-flashing. This condition may allow moisture to intrude behind the flashing and enter the roof structure, with the potential to cause decay of the roof sheathing or framing, microbial growth, or damage to other home materials. The inspector recommends installation of counter-flashing by a qualified contractor.
- Chimney flashing where the chimney penetrated the roof was protected by sealant alone where it attached to the exterior wall-covering material. Sealant will eventually dry, shrink and crack, allowing moisture intrusion with the potential to cause decay of the roof sheathing or framing, microbial growth, or damage to other home materials. This sealant should be diligently maintained in the future to avoid damage from moisture intrusion. All work should be performed by a qualified contractor.



## SYSTEM VENTS

### 1. Combustion Vents

**Observations:**

- Good condition

### 2. Plumbing Vents

**Observations:**

- Good condition.

## ROOF DRAINAGE SYSTEM

### 1. Drainage System Description

**Observations:**

- The roof drainage system consisted of conventional gutters hung from the roof edges feeding downspouts.



## ROOF DRAINAGE SYSTEM Continued

### 2. General System Condition

**Observations:**

- The Inspector observed no deficiencies in the condition of the the roof drainage system.

### 3. Gutter

**Observations:**

- The Inspector observed no deficiencies in the condition of the gutters.



### 4. Downspouts

**Observations:**

- The Inspector observed few deficiencies in the condition of the downspouts. Notable exceptions will be listed in this report.
- One or more downspouts designed to discharge roof drainage needed to be re-connected in order to properly control roof run-off. Disconnected downspouts can cause excessively high moisture levels in soil next to the foundation that can effect the ability of the soil to support the weight of the structure above and/or can cause damage related to soil/foundation movement. The Inspector recommends re-connection of any disconnected downspouts to help protect the home structure. All work should be performed by a qualified contractor.



## GAS SYSTEM

### 1. Type of Gas

**Observations:**

- The home was fueled by natural gas supplied by a public utility.

### 2. Main Gas Shut-off

**Observations:**

- The main gas shut-off was located at the gas meter located at the left side of the home.
- The gas shut-off appeared to be in serviceable condition at the time of the inspection. Shut-offs were not operated, but were visually inspected.

## GAS SYSTEM Continued



### 3. Gas Distribution Pipes

#### Observations:

- The home gas distribution pipes were black steel.
- Gas pipes in the home exhibited moderate general corrosion. If this condition continues it may eventually cause gas pipes to leak, introducing toxic gas into the living space. The source / cause of moisture causing this corrosion should be located and the condition corrected. Recommend painting the piping. All work should be performed by a qualified contractor.



### 4. Gas Pipe Bonding

#### Observations:

- Gas pipes in the home were not bonded to the home electrical system. This condition is improper. The Inspector recommends correction by a qualified plumbing contractor. This is a newer safety requirement and may not have been standard when the system was installed.

### 5. Gas Meter

#### Observations:

- The piping on the customer side of the meter should be painted to prevent further corrosion and damage.

### 6. Gas Regulator

#### Observations:

- The photo shows the gas pressure regulator that controls the pressure under which gas is supplied to the home. Gas regulators leak small amounts of gas occasionally. If gas smell is strong and persists, contact your local gas utility provider.

## GAS SYSTEM Continued



## SUMP PUMP

## WATER HEATER #1

## 1. Water Heater Type

**Observations:**

- This water heater was gas-fired.
- Gas water heaters heat water using a gas burner located in a chamber beneath the water tank. The gas control mechanism contains safety features designed to prevent gas from leaking into the living space if the burner should fail for some reason.
- Gas-fired water heaters must be properly installed so that the gas fuel is safely delivered to the water heater and so that the water heater safely exhausts the products of combustion to the home exterior.
- Gas-fired water heaters can be expected to last the length of the stated warranty and after its expiration may fail at any time.

## 2. Water Heater Location

**Observations:**

- The water heater was located in the basement.

## 3. Water Heater Data Plate Information

**Observations:**

- The photo shows the data plate of the water heater.



*Rheem*  
 Mod Num PR0G40 38N RH62  
 Ser Num M461500805  
 Nov 2015

## 4. General Condition

**Observations:**

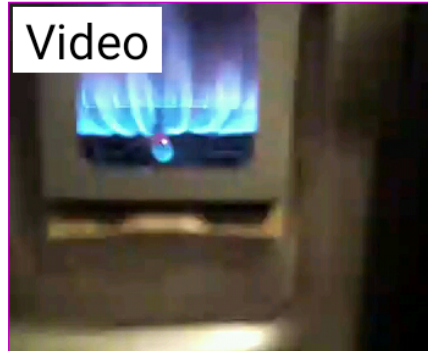
- At the time of the inspection, the Inspector observed no deficiencies in the condition or operation of the water heater.

## WATER HEATER #1 Continued

## 5. Burn Chamber Condition

## Observations:

- The water heater burn chamber was clean and in good condition at the time of the inspection.



*Good.*

## 6. Fuel Supply

## Observations:

- This gas-fired water heater was equipped to burn natural gas.
- The photo shows the locations of shut-off valves for gas and water.



*CO level at water heater. Good.*

## 7. Combustion Exhaust

## Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of the exhaust flue for this gas-fired water heater.

## 8. Combustion Air Supply

## Observations:

- Combustion air** supplying this water heater appeared to be sufficient at the time of the inspection.

## 9. Water Pipe Connections

## Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of water pipe fittings connected to this water heater.

## 10. Pressure Relief Valve

## Observations:

- The discharge pipe for the temperature Pressure relief (TPR) valve was of a smaller diameter than the outlet of the **TPR valve**. It was also run via a garden hose to the condensate drain. This is a defective condition. The Inspector recommends correction by a qualified plumbing contractor.

## 11. TPR Discharge Pipe

## WATER HEATER #1 Continued



## 2nd WATER HEATER

### 1. Water Heater Type

**Observations:**

- This was an electric water heater. This type of water heater uses electric elements to heat water in the tank. These elements can often be replaced when they burn out. With heaters having two heating elements, the lower element usually burns out first. Heating elements should be replaced only by qualified plumbing contractors or HVAC technicians.

### 2. Water Heater Location

**Observations:**

- This water heater was located in the attic.

### 3. General Condition

**Observations:**

- There was an electric water heater in the attic space at the Kitchenette area. It was functioning normally and included a drip pan. This water heater was manufactured Sept of 2011. It was 2.5 gal capacity. Rheem Serial: 0911702476 Model: 81VP2SAt the time of the inspection, the Inspector observed no deficiencies in the condition or operation of the water heater.

### 4. Water Pipe Connections

**Observations:**

- At the time of the inspection, the Inspector observed no deficiencies in the condition of water pipe fittings connected to this water heater.

### 5. Pressure Relief Valve

**Observations:**

- At the time of the inspection, the Inspector observed no deficiencies in the condition of the temperature/pressure relief (TPR) valve (not tested) and the TPR discharge pipe.

### 6. Drip Pan

**Observations:**

- This water heater rested in a drip pan that had a properly-routed overflow pipe.

## FURNACE #1

### Disclaimer:

The heating, ventilation, and air conditioning and cooling system (often referred to as HVAC) is the climate control system for the structure. The goal of these systems is to keep the occupants at a comfortable level while maintaining indoor air quality, ventilation while keeping maintenance costs at a minimum. The HVAC system is usually powered by electricity and natural gas, but can also be powered by other sources such as butane, oil, propane, solar panels, or wood.

## FURNACE #1 Continued

The inspector is not an HVAC professional and will only test the heating and air conditioner using the thermostat or other controls. We are not required to inspect the parts which are not readily accessible, like the coil, compressor, or valves. We do not inspect the humidifier or dehumidifier, the electronic air filter, and do not determine the cooling supply adequacy or distribution balance. We do not operate the cooling system when the outside temperature is too cool in order to prevent damaging the unit.

It is essential that any recommendation that we make for service, correction, or repair be scheduled prior to closing or purchasing the property, because the hired professional could reveal additional defects or make recommended further repairs that could affect your evaluation of the property.

NOTE: Health is a deeply personal responsibility. You should have the air quality tested and the ductwork or baseboards cleaned as a prudent investment in environmental hygiene, especially if any family member suffers from allergies or asthma. For a more thorough investigation of the system please contact a licensed HVAC service person.

### 1. Furnace Location

Observations:

- The furnace was located in the basement. Left side unit.
- The home was equipped with two separate furnaces. The second furnace was located in the basement. Right side unit.

### 2. Furnace Type

Observations:

- This furnace was gas-fired, high-efficiency, forced-air.

### 3. General Condition

Observations:

- The Inspector specifically disclaims furnace heat exchangers because proper evaluation requires invasive, technically exhaustive measures that exceed the scope of the General Home Inspection. Because of the age of the furnace, The Inspector recommends that you have it certified by a qualified HVAC contractor.
- The Inspector recommends that furnace cleaning, service and certification be performed by a qualified HVAC contractor.



### 4. Furnace Operation

Observations:

- This furnace did not respond to the thermostat. The ignitor would not fire. The system would eventually cycle off due to failure to ignite. The induction fan was also making a noise when operated. The Inspector recommends that before the expiration of your Inspection Objection Deadline you have this furnace serviced by a qualified HVAC contractor.

### 5. Furnace Manufacturer

Observations:

- This furnace was manufactured by Carrier.  
Mod. 58MX080\_11112  
Series. 111  
Ser number 2894A112802  
Manufactured: 28th week of 1994.

## FURNACE #1 Continued

### 6. Furnace Exhaust Venting

**Observations:**

- At the time of the inspection, the Inspector observed no deficiencies in the condition of the combustion exhaust flue of this furnace.

### 7. Furnace Air Filter

**Observations:**

- The air filter for this furnace was located a side compartment at the furnace. Access was through the furnace front. Shut off the furnace at the electrical switch before attempting any service such as filter replacement. The air filter should be checked quarterly and replaced when dirty.

- The air filter for this furnace was dirty and should be changed.

Filters should be checked every three months and replaced when they reach a condition in which accumulation of particles becomes so thick that particles may be blown loose from the filter and into indoor air. Homes in areas with high indoor levels of airborne pollen or dust may need to have air filters checked and changed more frequently. Failure to change the filter when needed may result in the following problems:

- Reduced blower life due to dirt build-up on vanes, which increasing operating costs.
- Reduced indoor air quality.
- Increased resistance resulting in the filter being sucked into the blower. This condition can be a potential fire hazard.
- Frost build-up on air-conditioner evaporator coils, resulting in reduced cooling efficiency and possible damage.
- Reduced air flow through the home.

### 8. Combustion Air

**Observations:**

- Combustion air supply for this furnace appeared to be sufficient at the time of the inspection.

### 9. Furnace Shut-offs

**Observations:**

- The furnace electrical and gas shut-offs are shown in the photo.



### 10. Fuel Pipe Condition

**Observations:**

- At the time of the inspection, the Inspector observed no deficiencies in the condition of the gas supply at this furnace.

### 11. Blower

**Observations:**

- The furnace blower appeared to operate in a satisfactory manner at the time of the inspection.

### 12. Condensate Drain

**Observations:**

- The high-efficiency furnace exhaust produced condensate fluid that must be discharged to a proper location. Conditions appeared to be acceptable at the time of the inspection.

## FURNACE #1 Continued

### 13. Thermostat

#### Observations:

- The furnace and the air-conditioning were controlled by a programmable thermostat. Heating and cooling costs can be reduced by programming the thermostat to raise and lower home temperatures at key times. Thermostat was located on the front wall of the 1st floor front room.

### 14. Humidifier

#### Observations:

- The home had a humidifier installed in ductwork at the furnace.
- Humidifiers are designed to raise relative humidity levels in homes located in dry climates by adding moisture vapor to air heated by the furnace.

Because a warm moist environment such as that which exists in humidifiers can promote the growth of bacteria, yeasts, and molds, the housing, condensation tubes and pumps must be kept clean.

In accordance with the Standards of Practice the Inspector does not evaluate humidifiers. You should ask the seller about the functionality of the humidifier.

Many homeowners do not understand the maintenance requirements connected with these appliances and the Inspector recommends that you contact the humidifier manufacturer to ask about any maintenance requirements.

- The home had a humidifier installed at the furnace. The humidifier was controlled by a humidistat installed nearby.



### 15. Ducts

#### Observations:

- Air supply ducts were not sealed. The Inspector recommends sealing supply and return air ducts with mastic or tape to improve the HVAC system efficiency. All work should be performed by a qualified heating, ventilation and air-conditioning (HVAC) contractor.

- HVAC ducts visible in the were not electrically bonded. To help ensure safe electrical and fire safety conditions, the Inspector recommends that HVAC ducts be properly bonded to the home electrical system.
- The ductwork was covered with an unknown material. This material may contain asbestos. You should ask the home owner to verify the type of material this is and also have it independently tested to see if it contains asbestos. If it does contain asbestos you should consider have it professionally removed. The inspector recommends that you do your verification prior to expiration of your Inspection Period.



*Possible asbestos duct covering*



## FURNACE #1 Continued

### 16. Return Air

**Observations:**

- The return air system appeared to be adequately configured and operating in a satisfactory manner at the time of the inspection.

## 2ND FURNACE

### 1. Furnace Location

**Observations:**

- The furnace was located in the basement. Right side.

### 2. Furnace Type

**Observations:**

- This furnace was gas-fired, high-efficiency, forced-air.

### 3. General Condition

**Observations:**

- At the time of the inspection, the Inspector observed no deficiencies in the condition of this furnace.

Inspection of the furnace typically includes examination/operation of the following:

- Cabinet interior and exterior
- Fuel supply and shut-off (not tested)
- Electrical shut-off
- Adequate combustion air
- Proper ignition
- Burn chamber conditions (when visible)
- Exhaust venting
- Air filter and blower
- Plenum and ducts
- Response to the thermostat
- Adequate return air
- Automatic damper and controls
- Condensate drain components

• The Inspector specifically disclaims furnace heat exchangers because proper evaluation requires invasive, technically exhaustive measures that exceed the scope of the General Home Inspection. Because of the age of the furnace, The Inspector recommends that you have it certified by a qualified HVAC contractor.

### 4. Furnace Operation

**Observations:**

- This furnace responded adequately to the call for heat.



*Good.*

## 2ND FURNACE Continued

### 5. Furnace Manufacturer

Observations:

- This furnace was manufactured by Carrier.
- Mod. 58MX080\_11112  
Series. 111  
Manufactured: 28th week of 1994.

### 6. Furnace Exhaust Venting

Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of the combustion exhaust flue of this furnace.

### 7. Furnace Air Filter

Observations:

- The air filter for this furnace was located at a side compartment at the furnace.
- Access was through the furnace front. Shut off the furnace at the electrical switch before attempting any service such as filter replacement.  
The air filter should be checked quarterly and replaced when dirty.

- The air filter for this furnace was dirty and should be changed.

Filters should be checked every three months and replaced when they reach a condition in which accumulation of particles becomes so thick that particles may be blown loose from the filter and into indoor air. Homes in areas with high indoor levels of airborne pollen or dust may need to have air filters checked and changed more frequently. Failure to change the filter when needed may result in the following problems:

- Reduced blower life due to dirt build-up on vanes, which increasing operating costs.
- Reduced indoor air quality.
- Increased resistance resulting in the filter being sucked into the blower. This condition can be a potential fire hazard.
- Frost build-up on air-conditioner evaporator coils, resulting in reduced cooling efficiency and possible damage.
- Reduced air flow through the home.

### 8. Combustion Air

Observations:

- Combustion air supply for this furnace appeared to be sufficient at the time of the inspection.

### 9. Combustion Chamber

Observations:

- Conditions in the furnace combustion chamber appeared to be acceptable at the time of the inspection. Some of the combustion chamber was not visible. A full evaluation of the combustion chamber would require the services of a qualified heating, ventilation and air-conditioning (HVAC) contractor.

### 10. Furnace Shut-offs

Observations:

- The furnace electrical and gas shut-offs are shown in the photo.



## 2ND FURNACE Continued

### 11. Fuel Pipe Condition

**Observations:**

- At the time of the inspection, the Inspector observed no deficiencies in the condition of the gas supply at this furnace.

### 12. Blower

**Observations:**

- The furnace blower appeared to operate in a satisfactory manner at the time of the inspection.

### 13. Condensate Drain

**Observations:**

- The high-efficiency furnace exhaust produced condensate fluid that must be discharged to a proper location. Conditions appeared to be acceptable at the time of the inspection.

### 14. Thermostat

**Observations:**

- This furnace was controlled by a programmable thermostat. Heating costs can be reduced by programming the thermostat to raise and lower home temperatures at key times. It is located at the end of the Second Floor Hallway.

### 15. Ducts

**Observations:**

- At the time of the inspection, the Inspector observed no deficiencies in the condition of the visible HVAC ducts.

• Air supply ducts in the were not sealed. The Inspector recommends sealing supply and return air ducts with mastic to improve the HVAC system efficiency. All work should be performed by a qualified heating, ventilation and air-conditioning (HVAC) contractor.

### 16. Return Air

**Observations:**

- The return air system appeared to be adequately configured and operating in a satisfactory manner at the time of the inspection.

## CENTRAL AIR CONDITIONER #1

### 1. General Condition



*Outside unit #1 for main level of home. Made in 1994. Needs servicing.*

## CENTRAL AIR CONDITIONER #1 Continued

### 2. Cooling System Description

#### Observations:

• The home had two air-conditioning systems. The air conditioning systems were split systems in which the cabinets housing the compressors, cooling fans and condensing coils were located physically apart from the evaporator coils. As is typical with split systems, the compressor/condenser cabinets were located at the home's exterior so that the heat collected inside the home could be released to the outside air. Evaporator coils designed to collect heat from the home interior were located inside the air ducts at the furnaces.

### 3. Cooling System Data Plate

#### Observations:

- Information from the air-conditioner label/data plate of the outdoor compression is shown in the photo.
- The manufacturer was Resco. This is a brand of Carrier unit that is a builder grade model.
- The model number of the unit was AA1BJ024-A.
- The serial number of the unit was 3594E08214.
- The air-conditioner date of manufacture appeared to be 35th week of 1994.



Unit #1 Outdoor compressor data plate.



Unit #1 Outdoor compressor unit data plate (cont)

### 4. Manufacturer

#### Observations:

• The air-conditioner brand was Carrier. The photo shows the data tag from the interior of inside equipment in the basement.



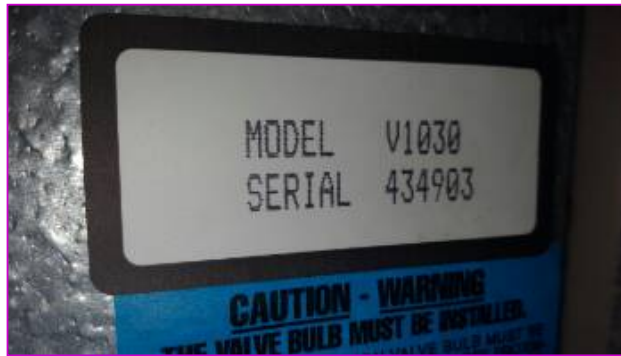
Carrier  
Mod. 58MX080 11112  
Series. 111  
Ser number 2894A112802

### 5. Evaporator Coils (inside duct)

#### Observations:

• The air-conditioning system evaporator coils were located inside furnace ductwork and were not accessible for inspection.

## CENTRAL AIR CONDITIONER #1 Continued



## 6. AC Refrigerant Lines

**Observations:**

• The air conditioning system currently uses R-22 type of refrigerant. If your air conditioning fails it might be subject to the following. On January 1, 2010, the Environmental Protection Agency placed into effect a ban on the manufacture of new HVAC systems using R-22 refrigerant. General phase out of R-22 refrigerant is currently estimated to be complete by the year 2020, at which time chemical manufacturers will no longer be able to produce R-22 to service existing air conditioners and heat pumps. Existing units using R-22 can continue to be serviced with R-22 but it is expected to gradually become expensive and difficult to obtain. New, high-energy efficient systems, will utilize new non-ozone-depleting refrigerants such as 410-A. Unfortunately, 410-A cannot be utilized in some older systems which previously used R-22 without making some substantial and costly changes to system components. Do to a loophole in current regulations designed to promote the change from R-22 refrigerant to 410-A refrigerant, some manufacturers were allowed to manufacturer units after 2010 that were delivered with no refrigerant in it but that was designed for R-22 refrigerant to be installed in the field. Be advised that maintenance of this unit could be extremely expensive due to the growing scarcity of R-22 refrigerant and replacement of the unit may become necessary prior to the end of its expected life. It is recommended that you have the system reviewed by a licensed HVAC technician and make any necessary budgeting for future replacements.

• Insulation on the air-conditioning suction (large, insulated) line was damaged or missing at areas and should be replaced by a qualified HVAC contractor. The temperature difference between the liquid and suction line was not that noticeable to the touch while the system was running. This may be an explanation for why the coil unit inside was not producing cooler air than it was. Have the HVAC technician check the coolant level of each unit.



Unit #1 AC refrigerant lines.



## CENTRAL AIR CONDITIONER #1 Continued

### 7. Compressor Unit (outside unit) #1

**Observations:**

- The air-conditioner compressor housing was located at the left side of the home.
- The pad supporting the air-conditioner compressor housing appeared to be in satisfactory condition at the time of the inspection.

### 8. System Response

**Observations:**

- At the time of the inspection, the system responded to the call for cool air.

### 9. AC Electrical Disconnect

**Observations:**

- Although it was not operated, the electrical disconnect for the condensing unit appeared to be properly located and installed at the time of the inspection. It was not operated.



*Unit #1 AC unit disconnect.*

### 10. Temperature Splits

**Observations:**

- The temperature of air measured just downstream from the evaporator coil was significantly higher than the target temperature of 55 degrees F. The Inspector recommends service by a qualified HVAC technician.
- Air temperature measured at supply and return registers had a difference of less than the minimum of 14 degrees F. The Inspector recommends service by a qualified HVAC technician.

### 11. Condensate Disposal

**Observations:**

- Condensate produced by the operation of the air-conditioning system evaporator coils was properly routed and discharged at the time of the inspection.

## 2nd AIR-CONDITIONER

### 1. Cooling System Description

**Observations:**

- The air conditioning system was a split system in which the cabinet housing the compressor, cooling fan and condensing coils was located physically apart from the evaporator coils. As is typical with split systems, the compressor/condenser cabinet was located at the home's exterior so that the heat collected inside the home could be released to the outside air. Evaporator coils designed to collect heat from the home interior were located inside a duct at the furnace. This unit serves the 2nd floor of the home.

## 2nd AIR-CONDITIONER Continued



Data plate for #2 outdoor unit. Right side.

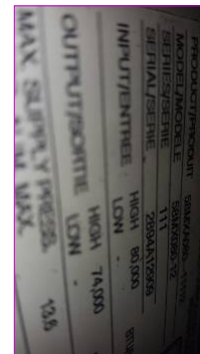
## 2. Cooling System Data Plate

## Observations:

- Information from the inside and outdoor air-conditioner equipment label/data plate is shown in the photo.



AC #2 outdoor compressor unit data plate.



Inside furnace/ AC unit right side. Carrier Mod. 58MXA080-11112. SERIES 111 Ser. num. 2894A12909 1994

## 3. General Condition



Unit #2. Services 2nd floor.



## 4. System Response

## Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of the air-conditioning system.

## 5. Temperature Splits

## Observations:

- The differences in air temperature measured at supply and return registers fell within the acceptable range of between 14 and 22 degrees F.

## 2nd AIR-CONDITIONER Continued



Supply air temp of 52 deg F.



Return air temp of 69 deg F.

## 6. AC Electrical Disconnect

**Observations:**

- Although it was not operated, the electrical disconnect for the condensing unit appeared to be properly located and installed and in serviceable condition at the time of the inspection.



## 7. AC Refrigerant Lines

**Observations:**

- At the time of the inspection, the Inspector observed no deficiencies in the condition of the visible air-conditioner refrigerant lines.

## 8. Compressor Unit

**Observations:**

- The pad supporting the air-conditioner compressor housing appeared to be in satisfactory condition at the time of the inspection.

## 9. Condensate Disposal

**Observations:**

- Condensate produced by the operation of the air-conditioning system evaporator coils was properly routed and discharged at the time of the inspection.





## 2nd AIR-CONDITIONER Continued

### ROOM AIR CONDITIONING

#### 1. Room AC

**Observations:**

- The wall-mounted air-conditioning/heating unit appeared to be in serviceable condition at the time of the inspection and produced cool air upon demand. Inspection of wall-mounted air-conditioning units is limited to confirmation of proper operation.



### GENERAL STRUCTURE

#### GENERAL STRUCTURE

This report describes the foundation, floor, wall, ceiling and roof structures and the method used to inspect any accessible under floor crawlspace areas. Inspectors inspect and probe the structural components of the home, including the foundation and framing, where deterioration is suspected or where clear indications of possible deterioration exist. Probing is not done when doing so will damage finished surfaces or when no deterioration is visible or presumed to exist. Inspectors are not required to offer an opinion as to the structural adequacy of any structural systems or components or provide architectural services or an engineering or structural analysis of any kind. Despite all efforts, it is impossible for a home inspection to provide any guaranty that the foundation, and the overall structure and structural elements of the building is sound. It is recommended that in order to get a true and complete idea of the condition of the property you address them with a structural engineer if necessary.

#### 1. General Structure

**Observations:**

- The home was old and would not comply with generally-accepted current standards. Homes are not required to be updated to meet new building standards as they are enacted. Homes are inspected within the context of their age, location, general quality, and building practices common at the time the home was built.
- The General Home Inspection does not include evaluation of structural components hidden behind floor, wall, or ceiling coverings, but is visual and non-invasive only.

### FOUNDATION

#### 1. Footings

**Observations:**

- The footings were not visible.

#### 2. Damp-proofing

**Observations:**

- Exterior foundation walls had no visible damp-proofing. Damp-proofing involves spraying a material onto the outside of the foundation walls that will be buried once backfill operations are complete. After drying, this sprayed coating becomes highly resistant to water penetration. Its purpose is to help prevent moisture seepage through the foundation walls. Application after backfill operations are complete requires excavating the foundation and is expensive.

## FOUNDATION Continued

### 3. Stone Foundation Walls

**Observations:**

- The home had mortared stone foundation walls.

### 4. Stone Rubble Foundation Walls

**Observations:**

- The home had a stone rubble foundation which consisted of stone rubble resting upon soil and upon which the home structure rested.
- At the time of the inspection, the Inspector observed few deficiencies in the condition of the stone rubble foundation walls. Notable exceptions will be listed in this report. There were areas of loose and stained mortar. The foundation was 122 years old and should not be compared to today's poured concrete walls as far as strength or appearance. Continue to monitor mortar joints and repair as necessary.

## BASEMENT

### 1. Basement Configuration

**Observations:**

- Foundation construction included an unfinished basement.

### 2. Egress

**Observations:**

- The basement did not have means of egress compliant with generally-accepted modern safety standards. To comply with generally-accepted current standards, this basement should have a means of egress in addition to the stairway to the main floor. Means of egress are safe pathways to the exterior such as windows, window wells, etc. installed to allow escape and rescue in the event of an emergency such as a fire in which escape using the stairway is not possible. Proper egress openings have the following requirements:  
Window requirements are as follows:
  1. Minimum width of opening: 20 in.
  2. Minimum height of opening: 24 in.
  3. Minimum net clear opening: 5.7 sq. ft. (5.0 sq. ft. for ground floor)
  4. Maximum sill height above floor: 44 in.The window opening and any bars, grills, grates or window well covers may be installed, but must be operational from the inside without keys, tools or special knowledge and must still provide the minimum clear opening.  
Window wells must:
  5. Allow the rescue window opening to be fully opened.
  6. Provide 9 sq. ft. of "floor area," with a minimum dimension of 36 in. in width and in length.
  7. Contain a permanently affixed ladder or steps for climbing out if the window well depth exceeds 44 inches in depth. The ladder must be at least 12 in. wide and project no less than 3 in. from the window well. It can't be obstructed by the open window or encroach on the required window well dimensions by more than 6 in.
  8. Window wells may be made of rust resistant metal, treated wood, wood naturally resistant to decay, concrete, masonry, or plastic. Some window well designs have steps built or molded into them.
  9. If an egress window is located under a deck or porch, the code requires at least 48 inches between the top of the window well and the bottom of the deck or porch joists.

### 3. Basement Floor

**Observations:**

- The basement floor was concrete slab.
- At the time of the inspection, the Inspector observed few deficiencies in the condition of the visible portions of the concrete basement floor slab. Notable exceptions will be listed in this report. Most of the slab was not directly visible due to floor coverings and contents.
- Typical shrinkage cracks visible in the basement concrete floor slab are not a structural concern. Shrinkage is a natural part of the curing process of concrete and surface cracking is common.

## BASEMENT Continued

### 4. HVAC Ducts

#### Observations:

• Uninsulated heating or cooling supply ducts were installed in the unheated basement. Un-sealed, un-insulated ducts routed through unheated space can lose 25% to 40% of their energy. This means 25 cents to 40 cents of every dollar spent on heating may be wasted. The Inspector recommends that supply ducts be sealed and insulated by a qualified contractor to save on heating costs.

• Some of the ductwork was wrapped with a material that may contain asbestos. You should ask the seller to disclose the type of material shown and have it tested to verify.

### 5. Sump Pump

#### Observations:

• The basement did not contain a sump pump. A sump pump is a water pump installed in a pit in the lower level of the home.

This system protects the home from water intrusion by discharging rising groundwater or seepage from surface runoff to the exterior of the home or to a waste pipe or storm drain. Sump pumps require periodic maintenance to ensure that they work when they're needed. The Inspector recommends having one installed.

### 6. Basement Electrical

#### Observations:

• Extension cord used as house wiring visible in the basement at the time of the inspection is a potential fire hazard. The Inspector recommends removal of the extension cord and proper wiring be installed by a qualified electrical contractor. See light over furnace.

## FLOOR STRUCTURE

### 1. Floor Structure Description

#### Observations:

• The main floor structure rested on top of the foundation walls around the home perimeter.  
• Wood beams supporting the floor structure in the basement were supported by adjustable steel posts commonly called "screw jacks". There were a couple of areas in the basement that were supported by screw jacks. The inspector was unable to determine why they were installed. Often they are used in older homes to level a kitchen or bathroom floor or remove squeaks.

### 2. General Framing Condition

#### Observations:

• At the time of the inspection, the Inspector observed no deficiencies in the condition of the visible floor structure. Inspection of the floor structure typically includes examination of the condition and proper installation of the following:

- Joist condition
- Joists supporting structures and members
- Connections and fasteners
- Floor sheathing

### 3. Floor Joists

#### Observations:

• The floor joists were dimensional lumber.

## ATTIC

### 1. Attic Access

#### Observations:

• The Inspector evaluated the attic from inside the attic space.  
• The Inspector evaluated the attic from the access hatch.  
• The attic was accessed through a hatch in multiple spots in 3rd level the hallway walls.

## ATTIC Continued



### 2. Conventional Roof Framing

#### Observations:

- The roof structure was built of dimensional lumber using conventional framing methods (rafters and ridge).
- The Inspector observed no deficiencies in the roof framing at the time of the inspection.

### 3. Thermal Insulation Type

#### Observations:

- Spray foam in rafter bays.

### 4. Thermal Insulation Condition

#### Observations:

- The inspector observed no deficiencies in the condition of the thermal insulation at the time of the inspection.

### 5. Roof Structure Ventilation

#### Observations:

- The Inspector disclaims confirmation of adequate attic ventilation year-round performance, but will comment on the apparent adequacy of the system as experienced by the inspector on the day of the inspection. Attic ventilation is not an exact science and a standard ventilation approach that works well in one type of climate zone may not work well in another. The performance of a standard attic ventilation design system can vary even with different homesite locations and conditions or weather conditions within a single climate zone.

The typical approach is to thermally isolate the attic space from the living space by installing some type of thermal insulation on the attic floor. Heat that is radiated into the attic from sunlight shining on the roof is then removed using devices that allow natural air movement to carry hot air to the home exterior. This reduces summer cooling costs and increases comfort levels, and can help prevent roof problems that can develop during the winter such as the forming of ice dams along the roof eaves.

Natural air movement is introduced by providing air intake vents low in the attic space and exhaust vents high in the attic space. Thermal buoyancy (the tendency of hot air to rise) causes cool air to flow into the attic to replace hot air flowing out the exhaust vents. Conditions that block ventilation devices, or systems and devices that are poorly designed or installed can reduce the system performance.

- The attic was not ventilated. A design was used in which insulation is applied to the underside of the roof and the attic space contains conditioned air, just like the living space. These designs can out-perform ventilated attics when used in an appropriate climate and properly designed and constructed.

This condition will void the manufacturer's warranty of asphalt-based roof-covering materials.

Due to the fact that the underside of the roof sheathing was covered with foam insulation the inspector was not able to inspect for roof leaks (active or previous).

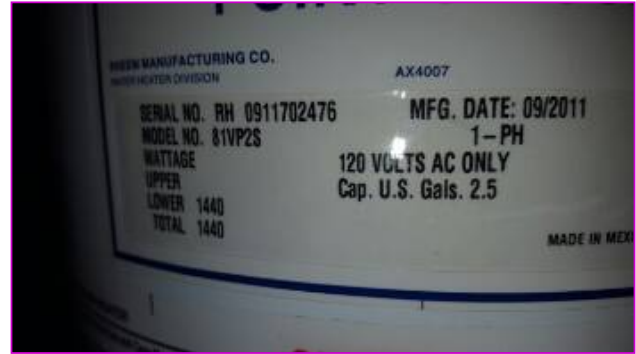
## ATTIC Continued

### 6. Attic Electrical

#### Observations:

- The Inspector observed no deficiencies in the condition of electrical components visible in the attic at the time of the inspection.

### 7. Attic Plumbing



## SKYLIGHTS

### 1. Skylight

#### Observations:

- The skylights on the 3rd floor were inspected from the interior only. There were no signs of leaking or glazing issues on the day of the inspection. You should continue to closely monitor the skylights and when the roof is eventually replaced ensure that the contractor uses proper techniques to maintain the water-tightness of these features.

## ELECTRICAL SYSTEM

### Disclaimer:

We are not electricians. Feel free to hire an electrician prior to closing.

If we feel that it is safe enough to open the electrical panel, we will check the interior components of the service panels and sub panels, the conductors, and the over-current protection devices. Inside the house, we will check a representative number of installed lighting fixtures, switches, and receptacles. This is not an exhaustive inspection of every component and installation detail.

There will be receptacles and switches and lights that we will not have time or the ability to inspect due to Owner contents, etc.. Ask the property owner about all of the wall switches and what the switches control.

We will not inspect remote control devices, alarm systems and components, low voltage wiring systems and components, ancillary wiring systems and components not a part of the primary electrical power distribution system.

Therefore, it is essential that any recommendations that we may make for correction should be completed before the closing, because an electrician could reveal other problems or recommended repairs.

### 1. General Condition

#### Observations:

- The home contained an older electrical system. As electrical technology has advanced over the years, so has our knowledge of electrical safety practices. The National Electric Code (NEC) has been published by the National Fire Protection Association since 1911. It is considered to be the primary authority on safe wiring practices and has been updated frequently. Because the NEC never disallows something once it has been approved, older systems that have been installed and maintained correctly are not considered to be defective. Homes are not required to update electrical equipment each time the National Electric Code is updated. This means that often, older systems, though not technically defective, do not meet modern safety standards.

Because of the potential for hidden defects and the specialized knowledge needed to adequately inspect older electrical systems, the Inspector recommends a comprehensive inspection of the entire electrical system by a qualified electrical contractor.

## ELECTRICAL SYSTEM Continued

### ELECTRICAL SERVICE

#### 1. Service Lateral

**Observations:**

- Conductors supplying electricity to the home were buried underground.

#### 2. Service Mast



#### 3. Electric Meter Location

**Observations:**

- The electric meter was located at the rear of the home.



#### 4. Electric Meter Condition

**Observations:**

- At the time of the inspection, the Inspector observed no deficiencies in the condition of the electric meter. Electric meters are installed by utility companies to measure home electrical consumption.

## BRANCH WIRING

#### 1. Branch Wiring

**Observations:**

- Home branch circuit wiring consists of wiring distributing electricity to devices such as switches, receptacles, and appliances. Most conductors are hidden behind floor, wall and ceiling coverings and cannot be evaluated by the inspector. The Inspector does not remove cover plates and inspection of branch wiring is limited to proper response to testing of switches and a representative number of electrical receptacles. The wiring that was visible was copper wiring. Due to wiring being in concealed areas the inspector was not able to determine if the home had any old and still energized knob and tube wiring.

## BRANCH WIRING Continued

### 2. Electrical Receptacles

#### Observations:

- At the time of the inspection, the Inspector observed few deficiencies in the condition of electrical receptacles. Notable exceptions will be listed in this report. In accordance with the Standards of Practice, the inspector tested a representative number of accessible outlets only.

- The home contained outdated, ungrounded 2-prong electrical receptacles. Although this condition may have been commonly considered safe or acceptable at the time the home was originally constructed, as general knowledge of safe building practices has improved with the passage of time, building standards have changed to reflect current understanding.

For safety reasons, the Inspector recommends that receptacles located in basements, crawlspaces, garages, the home exterior, and interior receptacles located within 6 feet of a plumbing fixture be provided with ground fault circuit interrupter (GFCI) protection in good working order to avoid potential electric shock or electrocution hazards.

This can be achieved relatively inexpensively by:

1. Replacing an individual standard receptacle with a GFCI receptacle.
2. Replacing the electrical circuit receptacle located closest to the overcurrent protection device (usually a breaker) with a GFCI receptacle.
3. Replacing the breaker currently protecting the electrical circuit that contains the receptacles of concern with a GFCI breaker.

Adding equipment grounding and a service grounding system will also increase home safety.

- Electrical receptacles in the home had been painted, making insertion of a plug difficult. Some receptacles will need to be replaced for this reason. All electrical work should be performed by a qualified electrical contractor.

### 3. GFCI/AFCI Receptacles

#### Observations:

- The home had ground fault circuit interrupter (GFCI) protection that appeared to comply with generally-accepted modern safety standards. A representative number of GFCI-protected electrical receptacles were tested and responded in a satisfactory manner at the time of the inspection.

### 4. Switches

#### Observations:

- Switches are sometimes connected to fixtures that require specialized conditions, such as darkness or movement, to respond. Home wall switches sometimes are connected to outlets (sometimes only the top or bottom half of an outlet). Because outlets are often inaccessible and because including the checking of both halves of every electrical outlet in the home exceed the Standards of Practice and are not included in a typical General Home Inspection price structure, and functionality of all switches in the home may not be confirmed by the inspector.

- At the time of the inspection, the Inspector observed no deficiencies in the condition of switches throughout the home.

### 5. Lighting

#### Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of interior lighting.

### 6. Hard-wired Smoke Detectors

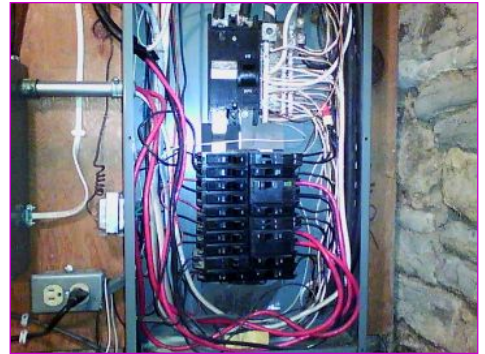
#### Observations:

- The home had smoke detectors that were interconnected through the home branch wiring. This means that when one detector is activated, all will be activated, and **none** will ever need batteries. You should check the detector indicator lights occasionally to be sure that each detector has power. The 3rd floor was the only place where the detectors were interconnected. The remainder of the home had battery operated devices. Some of them worked and some of them didn't. It is recommended that you upgrade all battery operated units to new smoke and CO detectors. The hallway and basement units should be combination CO and smoke detectors. There should be a minimum of one combo unit on each floor of the home. All smoke detectors should be use photo eye and ionization sensing capabilities. Any unit over 10 years old should be replaced and batteries replaced in the units annually.

## SERVICE PANEL

### 1. Service Panel General Condition

## SERVICE PANEL Continued



Showing breaker temps. Normal range reported.



## 2. Service Panel Description

**Observations:**

- The electrical service conductors fed a load center service panel containing a main disconnect and breakers that protected and controlled power to branch circuits.

## 3. Cabinet Condition

**Observations:**

- Inspection of the main service panel typically includes examination of the following:

- Panel interior and exterior condition
- Panel amperage rating
- Main disconnect amperage rating and condition
- Main conductor amperage ratings
- Branch conductor types, amperage rating and condition
- Wiring visible materials, types, condition and connections
- Circuit breaker types, amperage ratings and condition
- Label information present
- Service and equipment grounding
- Bonding of service equipment

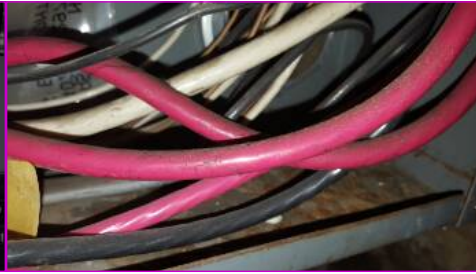
- The interior of the service panel exhibited general corrosion. The Inspector recommends that an evaluation and any necessary repairs be made by a qualified electrical contractor. See lower corners of the panel interior.



## SERVICE PANEL Continued



Missing panel screws should be replaced.



Corrosion found in the panel box.



Grounds and neutrals should not be landed under the same screw in a main panel.



There was a small amount of current on the ground wire. Review recommended.

## 4. Service Panel Manufacturer

## Observations:

- The service panel brand was Square D.

## 5. Labels

## Observations:

- The Circuit Directory label for the service panel is shown in the photo.



## 6. Cabinet Amperage Rating

## Observations:

- The manufacturer's label listed the panel as 200 amps.

## 7. Dead Front Cover Condition

## Observations:

- The dead front cover of the service panel was missing screws at the time of the inspection. The Inspector recommends that appropriate screws be installed to securely attach the dead front cover.

## SERVICE PANEL Continued

### 8. Service Entrance Cables

**Observations:**

- The aluminum service entrance conductors were 4/0 rated at 200 amps.

### 9. Main Disconnect

**Observations:**

- At the time of the inspection, the Inspector observed no deficiencies in the condition of the electrical service disconnect. It was inspected visually but was not operated.
- The main disconnect was located at the service panel.
- The service disconnect was a breaker type. A service disconnect is a device designed to shut off power to all overcurrent devices (circuit breakers or fuses) and branch circuits in the home.
- The electrical service disconnect was rated at 200 amps.
- The lugs at the panel appeared to be damaged. Recommend a licensed electrician evaluate the panel, the main lugs and the breaker.

### 10. Overcurrent Protection

**Observations:**

- Overcurrent protection of branch circuits was provided by circuit breakers located in the service panel.

### 11. Service Grounding

**Observations:**

- The main water supply pipe served as the sole grounding electrode for the home electrical service. While this is no longer allowed (since 1987), it may have been common practice at the time the home was built.

### 12. Equipment Grounding

**Observations:**

- Ground and neutral wires in the service panel terminated on the same screw on the neutral bus bar. This condition is improper and should be corrected by a qualified electrical contractor.

## SUB-PANEL

### 1. Sub-Panel Description

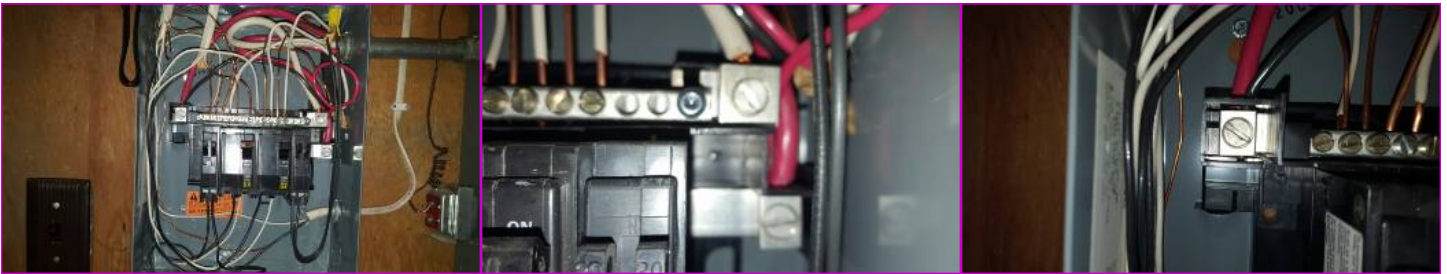
**Observations:**

- A sub-panel is a metal cabinet containing overcurrent devices such as breakers or fuses that protect electrical circuits in the home. Power to branch circuit breakers in this sub-panel was controlled by a main disconnect located in the service panel. This subpanel was located in the basement next to the main service panel.



### 2. Feeder Conductor Condition

## SUB-PANEL Continued



*Grounds and neutrals should not be on the same termination bar in a sub panel.*

## 3. Sub-panel Amperage Rating



## 4. Sub-Panel Grounding

**Observations:**

• The subpanel in the basement was grounded via connection to the main panel with metal EMT conduit. While this practice is allowed best practice is to have an independent ground wire to a driven ground rod, water pipe, or UFER system. Current best practice require that the ground wire and neutral wire termination bars in the panel be separated and the ground and neutral wires be connected to their respective termination bars. This should be reviewed by an electrician.

## SUB-PANEL #2

## 1. Sub-Panel Description

**Observations:**

• This subpanel was located on the 3rd floor on the hallway wall. It serves the circuits on the 3rd floor and the half bath off the bedroom of the 2nd floor. A sub-panel is a metal cabinet containing overcurrent devices such as breakers or fuses that protect electrical circuits in the home. Power to branch circuit breakers in this sub-panel was controlled by a main disconnect located in the service panel. The panel was has AFCI and GFCI breakers. You should understand that if outlets in these areas don't have power you should check the panel and reset the breakers. The AFCI and GFCI breakers should be tested on a regular basis by exercising the test button. These breakers are a great safety device and protect better than standard breakers.

## 2. Cabinet Condition

**Observations:**

• At the time of the inspection, the Inspector observed no deficiencies in the condition or operation of this sub-panel cabinet.

## WATER SUPPLY SOURCE Continued

### WATER SUPPLY SOURCE

#### 1. Water Supply

**Observations:**

- The home water was supplied from a public source.

#### 2. Water Pressure

**Observations:**

- Water pressure measured 50 pounds per square inch (psi) at the time of the inspection. Acceptable water pressure is between 40 and 90 psi.

## WATER SUPPLY PIPES

#### 1. Water Pressure

**Observations:**

- Home water pressure exceeded 90 pounds per square inch (psi) at the time of the inspection. This is considered excessively high. Excessively high water pressure can damage plumbing fixtures. Acceptable water pressure is between 40 and 90 psi. The Inspector recommends installation of a pressure regulator by a qualified plumbing contractor.

#### 2. Main Water Pipe

**Observations:**

- The main water supply was 1 inch copper pipe.

#### 3. Main Water Shut-off

**Observations:**

- The main water supply shut-off was located in the basement.



#### 4. Water Supply Pipe Material

**Observations:**

- The visible home water supply pipes were a combination of half-inch and three-quarter inch copper, painted pipe, and PEX. The inspector was unable to determine if the home had any lead piping present. You should test the water quality of the home for any elevated lead levels.

#### 5. Water Supply Pipe Condition

**Observations:**

- At the time of the inspection, the Inspector observed no deficiencies in the condition of the visible water supply pipes.

#### 6. Functional Flow

**Observations:**

- All plumbing fixtures in the home exhibited functional flow at the time of the inspection.

## WATER SUPPLY PIPES Continued

### 7. Water Pipe Bonding

**Observations:**

- The home water supply pipes appeared to be properly bonded to the home electrical system at the time of the inspection.

## WATER QUALITY

### 1. Water Treatment System Condition

**Observations:**

The home had a water softener installed (not inspected). You should contact the manufacturer or local service provider to find out what maintenance is required.

## SEWAGE SYSTEM

### 1. Sewage System Type

**Observations:**

- The home was connected to the public sewage system. A main sewer pipe in the street that served the community was gravity fed from the home sewer system through a main sewer pipe.

### 2. Sewage System Condition

**Observations:**

- At the time of the inspection, the Inspector observed no deficiencies in the condition of the home sewage disposal system.

## DRAIN, WASTE, and VENT PIPES

### 1. DWV Material

**Observations:**

- The visible drain, waste and vent (DWV) pipes were a combination of PVC, ABS and cast iron metal and galvanized metal pipe. The metal pipes will corrode from the inside out and the diameter of the piping will reduce and cut down the functional flow over time. Continue to monitor the waste flow from plumbing fixtures for an future problems.



### 2. Functional Drainage

**Observations:**

- All plumbing fixtures in the home exhibited functional drainage at the time of the inspection.

### 3. DWV Pipe Condition

**Observations:**

- At the time of the inspection, the Inspector observed no deficiencies in the condition of the visible drain, waste and vent pipes.

## DRAIN, WASTE, and VENT PIPES Continued

## KITCHEN

## 1. General Condition

## Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of the kitchen.



## 2. Refrigerator

## Observations:

- Brand: Amana
  - Type: Refrigerator
  - Country: USA
  - Model: BB20VPSE
  - Serial: 0007136231
- According to the serial number this product may have been manufactured July 2000.



## 3. Range

## Observations:

- GAS RANGE
  - Brand: Kenmore
  - Type: Range/Stove/Oven
  - Country: USA
  - Model: 362.75980890
  - Serial: 8R218750P
- Note! This product could have been manufactured on multiple dates. Personal assistance may be needed to date the product more accurately.
- According to the serial number this product may have been manufactured in Leiser, Mexico, August of 1988 or 1998 or 2008. You should ask the owner to verify the date it was purchased.

## KITCHEN Continued



## 4. Range Condition

## Observations:

- The Inspector observed few deficiencies during inspection of the range. Notable exceptions will be listed in this report.
- The range was not fastened to the floor. A child standing on the open oven door could overturn the range. This condition is a life-safety issue. The Inspector recommends installation of an approved anti-tip device by a qualified contractor.

## 5. Range Hood

## Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition and operation of the range hood exhaust fan and lights.
- The range hood did not exhaust to the outside but re-circulated air through cleanable filters. Clean filters on regular basis to keep fan working at peak performance.

## 6. Receptacles

## Observations:

- At the time of the inspection, the Inspector observed few deficiencies in the condition of electrical outlets in the kitchen. Notable exceptions will be listed in this report.

Outlets had no Ground Fault Circuit Interrupter (GFCI) protection.

For safety reasons, consider having GFCI protection installed for outlets within 6 feet of a plumbing fixture.

This can be achieved by:

1. Replacing the current standard outlets with GFCI outlets
2. Replacing the outlet in this bathroom circuit which is nearest the main electrical service panel with a GFCI outlet.
3. Replacing the breaker currently protecting the electrical circuit which contains these bathroom outlets with a GFCI breaker.

• An electrical receptacle in the kitchen was missing a cover plate. This condition left energized electrical components exposed to touch. This shock/electrocution hazard should be corrected by a qualified electrical contractor. See undersink area.

• Some of the outlets were painted over. This is not a recommended practice. It was also typical of many of the outlets in the entire home. You should consider replacing the outlets.

## KITCHEN Continued



*Outlets that are painted should be replaced.*

## 7. Undersink Conditions



*Missing cover plate.*

## 8. Garbage Disposal

**Observations:**

- At the time of the inspection, the Inspector observed no deficiencies in the condition and operation of the garbage disposal. The inspector was not able to see the data plate to research information on the date of the appliance. You should consider budgeting for replacement.



## 9. Dishwasher

**Observations:**

- At the time of the inspection, the Inspector observed no deficiencies in the condition and operation of the dishwasher. It was operated through a cycle.
- The dishwasher had a high loop installed in the drain line at the time of the inspection. The high loop is designed to prevent wastewater from contaminating the dishwasher. This is a proper condition.

## 10. Cabinets

**Observations:**

- At the time of the inspection, the Inspector observed no deficiencies in the condition of the kitchen cabinets.



## KITCHEN Continued

### 11. Countertops

**Observations:**

- At the time of the inspection, the Inspector observed no deficiencies in the condition of the kitchen countertops.

### 12. Ceilings

**Observations:**

- At the time of the inspection, the Inspector observed no deficiencies in the condition of the kitchen ceiling.

## STAIRWAY to BASEMENT

### 1. General Stairway Condition

**Observations:**

- The staircase was older and will not comply with modern safety standards.



### 2. Handrail Assembly

**Observations:**

- Although it may have complied with standards that were generally accepted at the time of its original construction, the handrail assembly did not comply with generally-accepted current safety standards mandating that a stairway handrail or handrail assembly must:

1. provide a continuous, graspable handrail;
2. measure 1¼ inches to 2 inches across (if circular);
3. be 34 inches to 38 inches above the nosing of stair treads;
4. have baluster spacing which will not allow the passage of a 4 3/8-inch sphere;
5. be continuous for the full length of the flight of stairs;
6. return to the wall at the top and bottom or terminate at a newel post;
7. be a minimum of 1½ inches from the wall;
8. have a graspable profile; and
9. not permit the passage of a 6-inch sphere at the triangle formed by the tread, riser and bottom rail of the handrail assembly;

### 3. Landings

**Observations:**

- This staircase did not comply with generally-accepted current standards which require that staircase landings measure a minimum of 36 inches both in the direction of travel and perpendicular to the direction of travel.

## STAIRWAY to 2nd FLOOR

## STAIRWAY to 2nd FLOOR Continued

### 1. General Stairway Condition

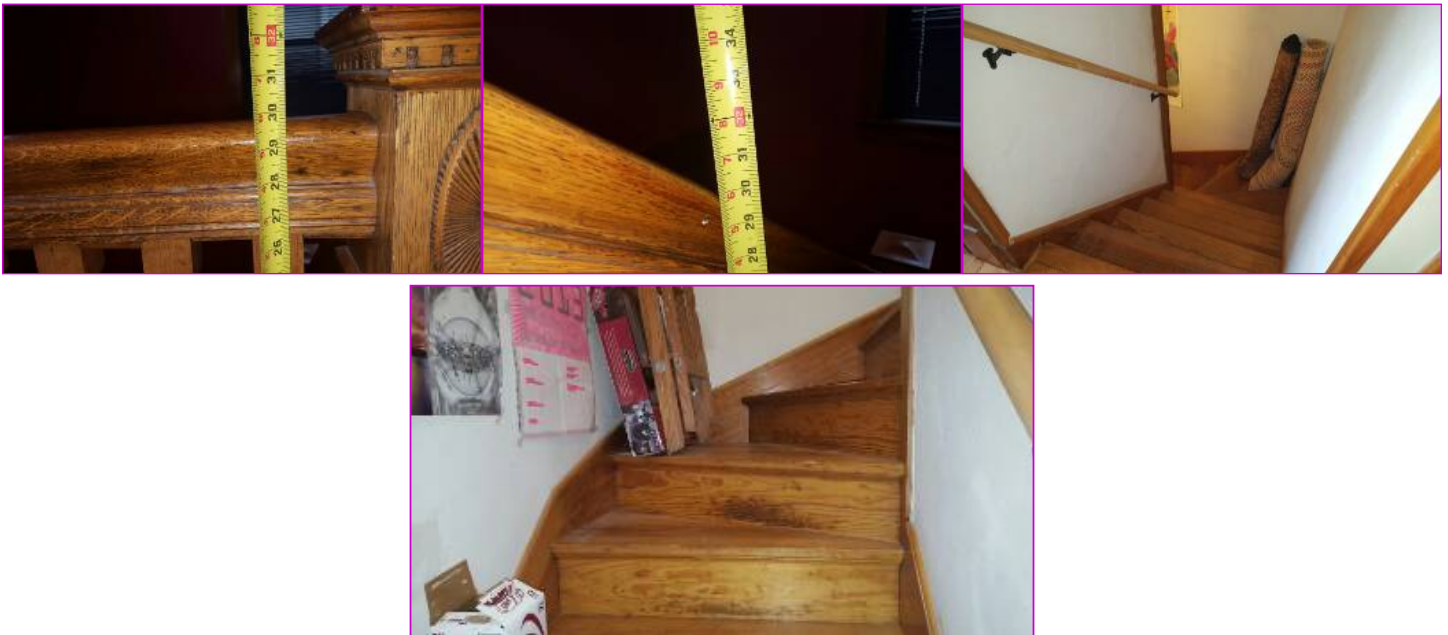
#### Observations:

• At the time of the inspection, the Inspector observed few deficiencies in the condition of this staircase. Notable exceptions will be listed in this report.

Inspection of staircases typically includes visual examination of the following: - Treads and risers

- Treads and risers
- Landings
- Angle of stairway
- Handrails
- Guardrails
- Lighting
- Headroom
- Windows
- Walls and ceilings

• The staircase was older and will not comply with modern safety standards.



### 2. Guardrail Assembly

#### Observations:

• The horizontal guardrails protecting this stairwell were less than 36 inches in height. Although this condition is now considered a potential fall hazard, it is not uncommon in older homes such as this one, built during a time period during which safety standards were different from generally-accepted current safety standards. Homes are not required to be updated to comply with newly enacted safety standards. Because this is a life-safety issue, the Inspector recommends having the guardrails altered or replaced with guardrails at least 36 inches in height to comply with modern safety standards.

## STAIRWAY to 2nd FLOOR Continued

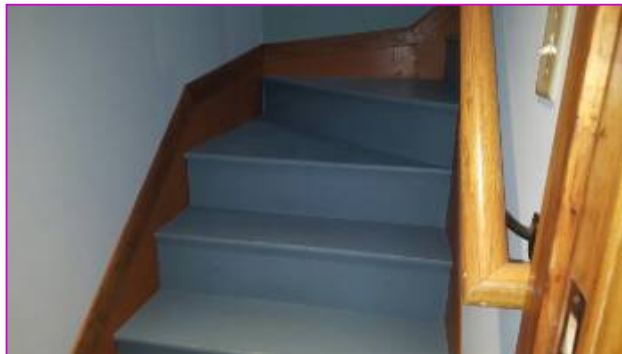


## STAIRWAY to 3rd FLOOR INTERIOR

### 1. General Stairway Condition

#### Observations:

- The staircase was older and will not comply with modern safety standards.



### 2. Guardrail Assembly

#### Observations:

- The horizontal guardrails protecting this stairwell were less than 36 inches in height. This condition is a potential fall hazard. The Inspector recommends that this condition be updated to meet generally-accepted modern safety standards by a qualified contractor.

## BEDROOMS

The main area of inspection in the bedrooms is the structural system that can be observed without destructive investigation methods. This means that all walls, ceilings and floors will be inspected. Doors and windows will also be investigated for damage and normal operation. Outlets, switches, lights and fans will be operated. Personal items in the bedroom may prevent all areas to be inspected as the inspector will not move personal items. Cosmetic defects will not be mentioned in the report. Painting, carpet cleaning and replacement, and general cleaning are maintenance items.

### 1. Number of Bedrooms

#### Observations:

- The home had five bedrooms.

### 2. General Condition

#### Observations:

- At the time of the inspection, the Inspector observed few deficiencies in the condition of the bedrooms. Notable exceptions will be listed in this report.

## BEDROOMS Continued

### 1st UPSTAIRS BEDROOM

#### 1. General Condition

**Observations:**

- At the time of the inspection, the Inspector observed few deficiencies in the condition of floors in this bedroom. Notable exceptions will be listed in this report.

#### 2. Floor

**Observations:**

- The floor in this bedroom appeared to be in serviceable condition at the time of the inspection.

#### 3. Walls

**Observations:**

- At the time of the inspection, the Inspector observed no deficiencies in the condition of the walls in this bedroom.

#### 4. Ceiling

**Observations:**

- The bedroom ceiling appeared to be in serviceable condition at the time of the inspection.

#### 5. Interior Door Condition

**Observations:**

- At the time of the inspection, the Inspector observed no deficiencies in the condition of interior doors in this bedroom.

### 2nd UPSTAIRS BEDROOM

#### 1. General Condition

**Observations:**

- At the time of the inspection, the Inspector observed few deficiencies in the condition of floors in this bedroom. Notable exceptions will be listed in this report.



OK

### 3rd UPSTAIRS BEDROOM

#### 1. General Condition

**Observations:**

- At the time of the inspection, the Inspector observed few deficiencies in the condition of this bedroom. Notable exceptions will be listed in this report.

### 3rd UPSTAIRS BEDROOM Continued



#### 2. Electrical Receptacles

##### Observations:

- An electrical outlet in this bedroom had an open ground. Other outlets in the home were grounded. This outlet should be corrected by qualified electrical contractor.



## BATHROOMS

**Disclaimer:** We are not plumbers. Feel free to hire a plumber prior to closing. All bathroom fixtures, including toilets, tubs, showers, and sinks are inspected. Several minutes of water is run at each fixture. Readily visible water-supply and drain pipes are inspected. Plumbing access panels are opened, if readily accessible and available to open. Normal foot pressure is applied around the base of each toilet, tub and shower to check for deteriorated flooring. Normal hand pressure is applied carefully to the walls of each shower to check for deterioration. We do not perform water leak tests on drain lines or shower pans. We simply look for active leaks, which is quite limited by our short time in the property. The home inspector will identify as many issues as possible but some problems may be undetectable due to problems within the walls or under the flooring. **Maintenance Tips:** Re-grouting and sealant around the tub and shower, and fixtures should be considered routine maintenance. Recommend cleaning the grout at ceramic tile and caulk all bathroom wall and floor joints regularly to avoid mildew buildup. Recommend sealing the grout joints with a professional spray sealer to maintain the ability of the shower to repel water. Showers and tubs that are regularly cleaned and maintained will last a very long time. Fixtures can maintain their appearance by cleaning the lime build up from them on a regular basis when doing routine cleaning. **Reduce Moisture In The Area:** Moisture in the air and leaks can cause mildew, wallpaper and paint to peel, and other problems. Wipe up any spilled or splashed water immediately. Run the bathroom fan during and for at least 10 minutes after when using the shower or tub to remove moisture from the air. Contact a certified and licensed plumber at first signs of water leaks. If a bathroom fan is not installed it is highly recommended that one be installed and the exhausted vented to the exterior of the home via a direct vent connection.

#### 1. Bathrooms

##### Observations:

- The home had four bathrooms.

## ENTRY BATHROOM Continued

### ENTRY BATHROOM

#### 1. Bathroom Configuration

**Observations:**

- This bathroom contained a sink and a toilet.



#### 2. Sinks

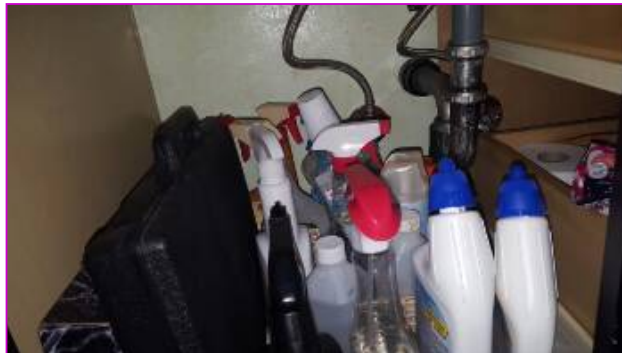
**Observations:**

- At the time of the inspection, the Inspector observed no deficiencies in the condition of this bathroom sink.
- This bathroom sink had functional flow and functional drainage at the time of the inspection.

#### 3. Undersink Conditions

**Observations:**

- At the time of the inspection, the Inspector observed no deficiencies in the condition and operation of undersink plumbing in the kitchen.



#### 4. Cabinets

**Observations:**

- At the time of the inspection, the Inspector observed no deficiencies in the condition of the bathroom cabinets.

#### 5. Counters

**Observations:**

- The countertops in this bathroom appeared to be in serviceable condition at the time of the inspection.

#### 6. GFCI Receptacles

**Observations:**

- Electrical receptacles in this bathroom had ground fault circuit interrupter (GFCI) protection which responded to testing in a satisfactory manner at the time of the inspection. The inspector tested a representative number of accessible receptacles only.

## ENTRY BATHROOM Continued

### 7. Bathroom Ventilation

**Observations:**

- No room ventilation was provided for this bathroom at the time of the inspection. To avoid poor conditions resulting from excessively moist air or odors the Inspector recommends installation of an exhaust fan by a qualified contractor.

### 8. Interior Door Operation

**Observations:**

- The latch bolt of an interior door in this bathroom did not align with the hole in the strike plate and did not hold the door closed. This door will need adjustment to operate properly. The Inspector recommends service by a qualified contractor.

### 9. Floor

**Observations:**

- At the time of the inspection, the Inspector observed no deficiencies in the condition of the floor in this bathroom.

### 10. Wall Condition

**Observations:**

- At the time of the inspection, the Inspector observed no deficiencies in the condition of the bathroom walls.

### 11. Ceiling

**Observations:**

- At the time of the inspection, the Inspector observed no deficiencies in the condition of this bathroom ceiling.

## 2ND FLOOR HALL BATHROOM

### 1. Bathroom Configuration

**Observations:**

- This bathroom contained a sink in a cabinet, a toilet, and a tub with a shower.

### 2. General Condition

**Observations:**

- At the time of the inspection, the Inspector observed few deficiencies in the condition of this bathroom. Notable exceptions will be listed in this report.



### 3. Sinks

**Observations:**

- This bathroom sink had functional flow and functional drainage at the time of the inspection.

### 4. Undersink Conditions

**Observations:**

- At the time of the inspection, the Inspector observed no deficiencies in the condition and operation of undersink plumbing in the kitchen.

## 2ND FLOOR HALL BATHROOM Continued

### 5. Cabinets

**Observations:**

- At the time of the inspection, the Inspector observed no deficiencies in the condition of the bathroom cabinets.

### 6. Counters

**Observations:**

- The countertops in this bathroom appeared to be in serviceable condition at the time of the inspection.

### 7. Toilet Type/Operation

**Observations:**

- The toilet in this bathroom was flushed and operated in a satisfactory manner.

### 8. Bath Tubs

**Observations:**

- At the time of the inspection, the Inspector observed few deficiencies in the condition of bathtub components. Notable exceptions will be listed in this report.

Tub inspection includes testing for:

- Functional flow;
- Functional drainage; and
- Operational shut-off valves, faucet, and diverter valve

- A faucet handle at the tub in this bathroom was inoperable. The selection lever on the faucet would not allow the shower wand to be shut off and water change direction to the spout only. The Inspector recommends service by a qualified contractor.



### 9. Shower

**Observations:**

- Most shower components in this bathroom appeared to be in serviceable condition at the time of the inspection. Inspection of the shower typically includes:

- Functional flow;
- Functional drainage
- Proper operation of shut-off and diverter valves, and faucet; and
- Moisture intrusion of walls and pan.

Any notable exceptions will be listed in this report.

- The shower had functional flow and functional drainage at the time of the inspection.

- In this bathroom, a water control valve leaked when it was operated. The faucet handles were missing on the shower wand fixture and water was pouring out when operated. The inspector recommends service by a qualified plumbing contractor.



## 2ND FLOOR HALL BATHROOM Continued

### 10. Shower Enclosure

**Observations:**

- Sealant in the shower enclosure where the wall meets the floor/shower pan will need to be monitored and cleaned and caulked as needed. The inspector recommends cleaning the tile and grout and then applying a professional strength grout sealer. This should be done as part of a regular maintenance program on the bathroom.

### 11. Electrical Receptacles

**Observations:**

- At the time of the inspection, the Inspector observed no deficiencies in the condition of electrical receptacles in this bathroom.

### 12. GFCI Receptacles

**Observations:**

- Electrical receptacles in this bathroom had ground fault circuit interrupter (GFCI) protection which responded to testing in a satisfactory manner at the time of the inspection. The inspector tested a representative number of accessible receptacles only.

### 13. Bathroom Ventilation

**Observations:**

- This bathroom had an operable source of ventilation at the time of the inspection.

### 14. Heating

**Observations:**

- This bathroom had an operable heat source at the time of the inspection.



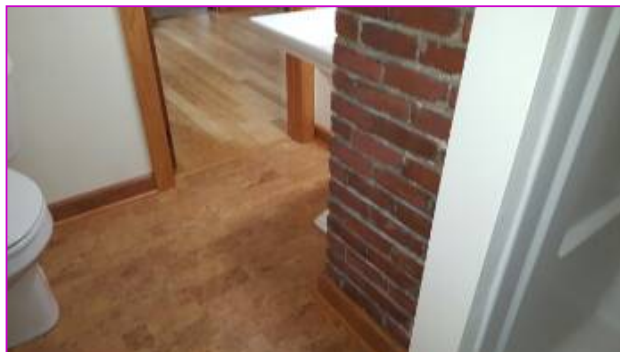
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## 3RD FLOOR HALL BATHROOM

### 1. Bathroom Configuration

**Observations:**

- This bathroom contained a sink, a toilet and a shower.



## 3RD FLOOR HALL BATHROOM Continued

### 2. General Condition

**Observations:**

- At the time of the inspection, the Inspector observed no deficiencies in the condition of this bathroom.

### 3. Sinks

**Observations:**

- At the time of the inspection, the Inspector observed no deficiencies in the condition of this bathroom sink.

### 4. Undersink Conditions

**Observations:**

- At the time of the inspection, the Inspector observed no deficiencies in the condition and operation of undersink plumbing in the kitchen.

### 5. Shower

**Observations:**

- The shower in this bathroom appeared to be in serviceable condition at the time of the inspection. Inspection of the shower typically includes:
  - Functional flow;
  - Functional drainage
  - Proper operation of shut-off and diverter valves, and faucet; and
  - Moisture intrusion of walls and pan.

### 6. Bathroom Ventilation

**Observations:**

- This bathroom had an operable source of ventilation at the time of the inspection.

## BATHROOM OF UPSTAIRS BEDROOM 1

### 1. Bathroom Configuration

**Observations:**

- This bathroom contained a sink and a toilet.

### 2. General Condition

**Observations:**

- At the time of the inspection, the Inspector observed few deficiencies in the condition of this bathroom. Notable exceptions will be listed in this report.

### 3. Sinks

**Observations:**

- This bathroom sink had functional flow and functional drainage at the time of the inspection.

### 4. Undersink Conditions

**Observations:**

- At the time of the inspection, the Inspector observed no deficiencies in the condition and operation of undersink plumbing in the kitchen.

### 5. GFCI Receptacles

**Observations:**

- Electrical receptacles in this bathroom had ground fault circuit interrupter (GFCI) protection which responded to testing in a satisfactory manner at the time of the inspection. The inspector tested a representative number of accessible receptacles only. This GFCI and the GFCI of the 3rd floor bathroom are operated by a GFCI breaker at a panel on the 3rd floor hall wall. This is perfectly fine, but may not be what most people are use to in resetting the device.

### 6. Bathroom Ventilation

**Observations:**

- This bathroom had an operable source of ventilation at the time of the inspection.

## BATHROOM OF UPSTAIRS BEDROOM 1 Continued

### LAUNDRY - BASEMENT

#### 1. General Condition

**Observations:**

- At the time of the inspection, the Inspector observed no deficiencies in the condition of the laundry room.



### 3RD FLOOR KITCHENETTE

#### 1. General Condition

**Observations:**

- At the time of the inspection, the Inspector observed no deficiencies in the condition of the kitchenette.



#### 2. Cooktop/Downdraft

**Observations:**

- The kitchenette was equipped with an electric cooktop and separate built-in oven instead of a range. At the time of the inspection, the Inspector observed no deficiencies in the condition and operation of the cooktop.

#### 3. Kitchenette Lighting

**Observations:**

- At the time of the inspection, the Inspector observed no deficiencies in the condition and operation of the kitchenette lights.

#### 4. GFCI Receptacles

**Observations:**

- Electrical receptacles in the kitchenette had ground fault circuit interrupter (GFCI) protection which responded to testing in a satisfactory manner at the time of the inspection. The inspector tested a representative number of accessible receptacles only.

## 3RD FLOOR KITCHENETTE Continued

### 5. Sink

**Observations:**

- At the time of the inspection, the Inspector observed no deficiencies in the condition and operation of the kitchenette sink.

### 6. Undersink Conditions

**Observations:**

- At the time of the inspection, the Inspector observed no deficiencies in the condition and operation of undersink plumbing in the kitchenette.



### 7. Cabinets

**Observations:**

- At the time of the inspection, the Inspector observed no deficiencies in the condition of the kitchenette cabinets.

### 8. Counters

**Observations:**

- At the time of the inspection, the Inspector observed no deficiencies in the condition of the kitchenette counters.

### 9. Walls

**Observations:**

- At the time of the inspection, the Inspector observed no deficiencies in the condition of kitchenette walls.

### 10. Ceilings

**Observations:**

- At the time of the inspection, the Inspector observed no deficiencies in the condition of the kitchenette ceiling.

## LIVING ROOM

### 1. General Condition

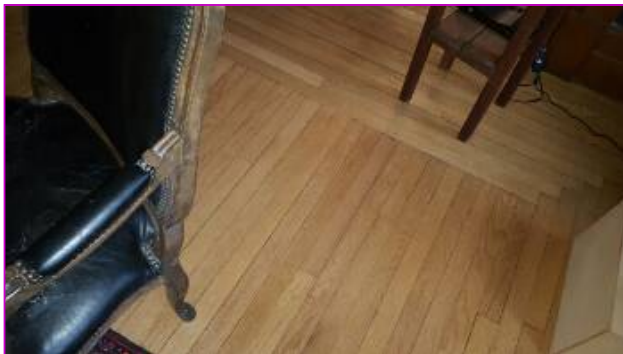
**Observations:**

- At the time of the inspection, the Inspector observed no deficiencies in the condition of floors in this room.



## LIVING ROOM Continued

### 2. Wood Floors



### 3. Interior Door Condition

#### Observations:

- One of the pocket doors in this room needs to be adjusted. It was out of plumb and would not close all the way.



## DINING ROOM

### 1. General Condition

#### Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of floors in this room.



### 2. Wood Floors

#### Observations:

- Wood floors in this room were wood. Some of the wood floor areas throughout the home were covered with area rugs. A few of the rooms with area rugs were observed to have lower grade plank flooring under them. This is typical of many of the rooms that were checked for this condition. The client should understand that not all areas of home without carpet have finished flooring in the entire room.

## DINING ROOM Continued



## OFFICE - MAIN FLOOR

### 1. General Condition

#### Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of floors in this room.



### 2. Walls

#### Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of the walls in this room.

### 3. Ceiling

#### Observations:

- The ceiling for this room appeared to be in serviceable condition at the time of the inspection.

### 4. Interior Door Operation

#### Observations:

- The latch bolt of an interior door in this room did not align with the hole in the strike plate and did not hold the door closed. This door will need adjustment to operate properly. The Inspector recommends service by a qualified contractor.

## HALLWAY - MAIN FLOOR

### 1. General Condition

#### Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of floors in this room.

- At the time of the inspection, the Inspector observed few deficiencies in the condition of this room. Notable exceptions will be listed in this report.

### HALLWAY - MAIN FLOOR Continued



#### 2. Electrical Receptacles

**Observations:**

- The floor outlets in the home should be replaced to a type that protects the device when not in use. See a licensed electrician for this work.



*Floor outlets in the home should be replaced to protect device when not in use.*

### HALLWAY - 2ND FLOOR

#### 1. General Condition

**Observations:**

- At the time of the inspection, the Inspector observed no deficiencies in the condition of floors in this room.



*Door does not latch properly.*

*Outlets are painted over. Typical of the many in the home.*

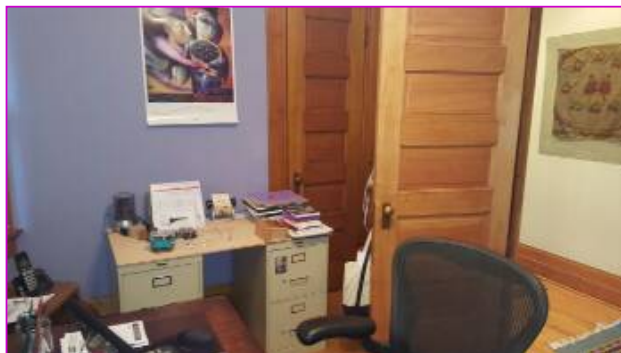
### OFFICE - 2ND FLOOR

#### 1. General Condition

**Observations:**

- At the time of the inspection, the Inspector observed no deficiencies in the condition of floors in this room.

## OFFICE - 2ND FLOOR Continued



## 2. Walls

## Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of the walls in this room.

## 3. Ceiling

## Observations:

- The ceiling for this room appeared to be in serviceable condition at the time of the inspection.

## 4. Smoke/CO Detectors

## Observations:

- A smoke detector in this room needed repair at the time of the inspection. The Inspector recommends repair by a qualified contractor to ensure that the safest possible conditions exist.



## HALLWAY - 3RD FLOOR

## 1. General Condition

## Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of this room.





### HALLWAY - 3RD FLOOR Continued



#### 2. Walls

**Observations:**

- At the time of the inspection, the Inspector observed no deficiencies in the condition of the walls in this room.

#### 3. Ceiling

**Observations:**

- The ceiling fo this room appeared to be in serviceable condition at the time of the inspection.

## LEAD PAINT

#### 1. Lead Paint Information

**Observations:**

- This home was built prior to 1978. As a result this home could contain lead in the painted or stained surfaces. Please refer to the following websites to educate yourself about lead paint. Your realtor should have given you a booklet about lead and the disclosure statement from the owners may contain information about lead containing materials in the home. You should review all of these items prior to closing. Testing for lead is outside of the standard home inspection and is specifically excluded in the inspection agreement.

<http://www.iowadnr.gov/Environmental-Protection/Land-Quality/Contaminated-Sites/Brownfields/Lead-Based-Paint/Disclosure>

<http://www.iowarealtors.com/legislation/legal-reference/lead-based-paint>

## LIFE EXPECTANCY

### Average Life Expectancy

Consumers and inspectors and other professionals advising their clients should note that these life expectancies have been determined through research and testing based on regular recommended maintenance and conditions of normal wear and tear, and not extreme weather (or other) conditions, neglect, over-use or abuse. Therefore, they should be used as guidelines only, and not relied upon as guarantees or warranties. Use this information to help with your future improvement planning and budgeting.

\*\*\*\*\*

Surface preparation and paint quality are the most important determinants of a paint's life expectancy. Ultraviolet (UV) rays via sunshine can shorten life expectancy. Additionally, conditions of high humidity indoors or outdoors can affect the lifespan of these components, which is why they should be inspected and maintained seasonally.

ADHESIVES, CAULK & PAINTS	YEARS
Caulking (interior & exterior)	5 to 10
Construction Glue	20+
Paint (exterior)	7 to 10

## LIFE EXPECTANCY Continued

Paint (interior)	10 to 15
Roofing Adhesives/Cements	15+
Sealants	8
Stains	3 to 8

Appliance life expectancy depends to a great extent on the use it receives. Furthermore, consumers often replace appliances long before they become worn out due to changes in styling, technology and consumer preferences.

APPLIANCES	YEARS
Air Conditioner (window)	5 to 7
Compactor (trash)	6
Dehumidifier	8
Dishwasher	9
Disposal (food waste)	12
Dryer Vent (plastic)	5
Dryer Vent (steel)	20
Dryer (clothes)	13
Exhaust Fans	10
Freezer	10 to 20
Gas Oven	10 to 18
Hand Dryer	10 to 12
Humidifier (portable)	8
Microwave Oven	9
Range/Oven Hood	14
Electric Range	13 to 15
Gas Range	15 to 17
Refrigerator	9 to 13
Swamp Cooler	5 to 15
Washing Machine	5 to 15
Whole-House Vacuum System	20

Modern kitchens today are larger and more elaborate. Together with the family room, they now form the "great room."

CABINETRY & STORAGE	YEARS
Bathroom Cabinets	50+
Closet Shelves	100+
Entertainment Center/Home Office	10
Garage/Laundry Cabinets	70+
Kitchen Cabinets	50
Medicine Cabinet	25+
Modular (stock manufacturing-type)	50

## LIFE EXPECTANCY Continued

Walls and ceilings last the full lifespan of the home.

<b>CEILING &amp; WALLS</b>	<b>YEARS</b>
Acoustical Tile Ceiling	40+ (older than 25 years may contain asbestos)
Ceramic Tile	70+
Concrete	75+
Gypsum	75
Wood Paneling	20 to 50
Suspended Ceiling	25+

Natural stone countertops, which are less expensive than they were just a few years ago, are becoming more popular, and one can expect them to last a lifetime. Cultured marble countertops have a shorter life expectancy, however.

<b>COUNTERTOPS</b>	<b>YEARS</b>
Concrete	50
Cultured Marble	20
Natural Stone	100+
Laminate	20 to 30
Resin	10+
Tile	100+
Wood	100+

Decks are exposed to a wide range of conditions in different climates, from wind and hail in some areas, to relatively consistent, dry weather in others.

See FASTENERS & STEEL section for fasteners.

<b>DECKS</b>	<b>YEARS</b>
Deck Planks	15
Composite	8 to 25
Structural Wood	10 to 30

Exterior fiberglass, steel and wood doors will last as long as the house, while vinyl and screen doors have a shorter life expectancy. The gaskets/weatherstripping of exterior doors may have to be replaced every 5 to 8 years.

<b>DOORS</b>	<b>YEARS</b>
Closet (interior)	100+
Fiberglass (exterior)	100+
Fire-Rated Steel (exterior)	100+
French (interior)	30 to 50

## LIFE EXPECTANCY Continued

Screen (exterior)	30
Sliding Glass/Patio (exterior)	20 (for roller wheel/track repair/replacement)
Vinyl (exterior)	20
Wood (exterior)	100+
Wood (hollow-core interior)	20 to 30
Wood (solid-core interior)	30 to 100+

Copper-plated wiring, copper-clad aluminum, and bare copper wiring are expected to last a lifetime, whereas electrical accessories and lighting controls, such as dimmer switches, may need to be replaced after 10 years. GFCIs could last 30 years, but much less if tripped regularly.

Remember that faulty, damaged or overloaded electrical circuits or equipment are the leading cause of house fires, so they should be inspected regularly and repaired or updated as needed.

<b>ELECTRICAL</b>	<b>YEARS</b>
Accessories	10+
Arc-Fault Circuit Interrupters (AFCIs)	30
Bare Copper	100+
Bulbs (compact fluorescent)	8,000 to 10,000+ hours
Bulbs (halogen)	4,000 to 8,000+ hours
Bulbs (incandescent)	1,000 to 2,000+ hours
Bulbs (LED)	30,000 to 50,000+ hours
Copper-Clad Aluminum	100+
Copper-Plated	100+
Fixtures	40
Ground-Fault Circuit Interrupters (GFCIs)	up to 30
Lighting Controls	30+
Residential Propane Backup Generators	12
Service Panel	60
Solar Panels	20 to 30
Solar System Batteries	3 to 12
Wind Turbine Generators	20

Floor and roof trusses and laminated strand lumber are durable household components, and engineered trim may last 30 years.

<b>ENGINEERED LUMBER</b>	<b>YEARS</b>
Engineered Joists	80+
Laminated Strand Lumber	100+
Laminated Veneer Lumber	80+
Trusses	100+

Fastener manufacturers do not give lifespans for their products because they vary too much based on where the fasteners are installed in a home, the materials in which they're installed, and the local climate and environment. However, inspectors can use the guidelines below to make educated judgments about the materials they inspect.

## LIFE EXPECTANCY Continued

<b>FASTENERS, CONNECTORS &amp; STEEL</b>	<b>YEARS</b>
Adjustable Steel Columns	50+
Fasteners (bright)	25 to 60
Fasteners (copper)	65 to 80+
Fasteners (galvanized)	10+
Fasteners (electro-galvanized)	15 to 45
Fasteners (hot-dipped galvanized)	35 to 60
Fasteners (stainless)	65 to 100+
Steel Beams	200+
Steel Columns	100+
Steel Plates	100+

Flooring life is dependent on maintenance and the amount of foot traffic the floor endures.

<b>FLOORING</b>	<b>YEARS</b>
All Wood Floors	100+
Bamboo	100+
Brick Pavers	100+
Carpet	8 to 10
Concrete	50+
Engineered Wood	50+
Exotic Wood	100+
Granite	100+
Laminate	15 to 25
Linoleum	25
Marble	100+
Other Domestic Wood	100+
Slate	100
Terrazzo	75+
Tile	75 to 100
Vinyl	25

Concrete and poured-block footings and foundations will last a lifetime, assuming they were properly built. Waterproofing with bituminous coating lasts 10 years, but if it cracks, it is immediately damaged.

<b>FOUNDATIONS</b>	<b>YEARS</b>
Baseboard Waterproofing System	50
Bituminous-Coating Waterproofing	10
Concrete Block	100+
Insulated Concrete Forms (ICFs)	100
Post and Pier	20 to 65
Post and Tensioned Slab on Grade	100+

## LIFE EXPECTANCY Continued

Poured-Concrete Footings and Foundation	100+
Slab on Grade (concrete)	100
Wood Foundation	5 to 40
Permanent Wood Foundation (PWF; treated)	75

Framing and structural systems have extended longevity; poured-concrete systems, timber frame houses and structural insulated panels will all last a lifetime.

FRAMING	YEARS
Log	80 to 200
Poured-Concrete Systems	100+
Steel	100+
Structural Insulated Panels (SIPs)	100+
Timber Frame	100+

The quality and frequency of use will affect the longevity of garage doors and openers.

GARAGES	YEARS
Garage Doors	20 to 25
Garage Door Openers	10 to 15

Home technology systems have diverse life expectancies and may have to be upgraded due to evolution in technology.

HOME TECHNOLOGY	YEARS
Built-In Audio	20
Carbon Monoxide Detectors*	5
Door Bells	45
Home Automation System	5 to 50
Intercoms	20
Security System	5 to 20
Smoke/Heat Detectors*	less than 10
Wireless Home Networks	5+

\* Batteries should be changed at least annually.

Thermostats may last 35 years but they are usually replaced before they fail due to technological improvements.

HVAC	YEARS
Air Conditioner (central)	7 to 15
Air Exchanger	15
Attic Fan	15 to 25
Boiler	40
Burner	10+

## LIFE EXPECTANCY Continued

Ceiling Fan	5 to 10
Condenser	8 to 20
Dampers	20+
Dehumidifier	8
Diffusers, Grilles and Registers	25
Ducting	60 to 100
Electric Radiant Heater	40
Evaporator Cooler	15 to 25
Furnace	15 to 25
Gas Fireplace	15 to 25
Heat Exchanger	10 to 15
Heat Pump	10 to 15
Heat-Recovery Ventilator	20
Hot-Water and Steam-Radiant Boiler	40
Humidifier	12
Induction and Fan-Coil Units	10 to 15
Chimney Cap (concrete)	100+
Chimney Cap (metal)	10 to 20
Chimney Cap (mortar)	15
Chimney Flue Tile	40 to 120
Thermostats	35
Ventilator	7

As long as they are not punctured, cut or burned and are kept dry and away from UV rays, cellulose, fiberglass and foam insulation materials will last a lifetime. This is true regardless of whether they were installed as loose-fill, housewrap or batts/rolls.

<b>INSULATION &amp; INFILTRATION BARRIERS</b>	<b>YEARS</b>
Batts/Rolls	100+
Black Paper (felt paper)	15 to 30
Cellulose	100+
Fiberglass	100+
Foamboard	100+
Housewrap	80+
Liquid-Applied Membrane	50
Loose-Fill	100+
Rock Wool	100+
Wrap Tape	80+

Masonry is one of the most enduring household components. Fireplaces, chimneys and brick veneers can last the lifetime of a home.

<b>MASONRY &amp; CONCRETE</b>	<b>YEARS</b>
Brick	100+
Insulated Concrete Forms (hybrid block)	100+
Concrete Masonry Units (CMUs)	100+
Man-Made Stone	25
Masonry Sealant	2 to 20

## LIFE EXPECTANCY Continued

Stone	100+
Stucco/EIFS	50+
Veneer	100+

Custom millwork and stair parts will last a lifetime and are typically only upgraded for aesthetic reasons.

<b>MOLDING, MILLWORK &amp; TRIM</b>	<b>YEARS</b>
Attic Stairs (pull-down)	50
Custom Millwork	100+
Pre-Built Stairs	100+
Stair Parts	100+
Stairs	100+

The lifetime of any wood product depends heavily on moisture intrusion.

<b>PANELS</b>	<b>YEARS</b>
Flooring Underlayment	25
Hardboard	40
Particleboard	60
Plywood	100
Softwood	30
Oriented Strand Board (OSB)	60
Wall Panels	100+

The quality of plumbing fixtures varies dramatically. The mineral content of water can shorten the life expectancy of water heaters and clog showerheads. Also, some finishes may require special maintenance with approved cleaning agents per the manufacturers in order to last their expected service lives.

<b>PLUMBING, FIXTURES &amp; FAUCETS</b>	<b>YEARS</b>
ABS and PVC Waste Pipe	50 to 80
Accessible/ADA Handles	100+
Acrylic Kitchen Sink	50
Cast-Iron Bathtub	100
Cast-Iron Waste Pipe (above ground)	60
Cast-Iron Waste Pipe (below ground)	50 to 60
Concrete Waste Pipe	100+
Copper Water Lines	70
Enameled Steel Kitchen Sink	5 to 10+
Faucets and Spray Hose	15 to 20
Fiberglass Bathtub and Shower	20
Gas Lines (black steel)	75
Gas Lines (flex)	30
Hose Bibs	20 to 30
Instant (on-demand) Water Heater	10
PEX	40



## LIFE EXPECTANCY Continued

Plastic Water Lines	75
Saunas/Steam Room	15 to 20
Sewer Grinder Pump	10
Shower Enclosure/Module	50
Shower Doors	20
Showerheads	100+ (if not clogged by mineral/other deposits)
Soapstone Kitchen Sink	100+
Sump Pump	7
Toilet Tank Components	5
Toilets, Bidets and Urinals	100+
Vent Fan (ceiling)	5 to 10
Vessel Sink (stone, glass, porcelain, copper)	5 to 20+
Water Heater (conventional)	6 to 12
Water Line (copper)	50
Water Line (plastic)	50
Well Pump	15
Water Softener	20
Whirlpool Tub	20 to 50

Radon systems have but one moving part: the radon fan.

<b>RADON SYSTEMS</b>	<b>YEARS</b>
Air Exchanger	15
Barometric Backdraft Damper/Fresh-Air Intake	20
Caulking	5 to 10
Labeling	25
Manometer	15
Piping	50+
Radon Fan	5 to 8

The life of a roof depends on local weather conditions, building and design, material quality, and adequate maintenance. Hot climates drastically reduce asphalt shingle life. Roofs in areas that experience severe weather, such as hail, tornadoes and/or hurricanes may also experience a shorter-than-normal lifespan overall or may incur isolated damage that requires repair in order to ensure the service life of the surrounding roofing materials.

<b>ROOFING</b>	<b>YEARS</b>
Aluminum Coating	3 to 7
Asphalt Shingles (3-tab)	20
Asphalt (architectural)	30
BUR (built-up roofing)	30
Clay/Concrete	100+
Coal and Tar	30
Copper	70+
EPDM (ethylene propylene diene monomer) Rubber	15 to 25

## LIFE EXPECTANCY Continued

Fiber Cement	25
Green (vegetation-covered)	5 to 40
Metal	40 to 80
Modified Bitumen	20
Simulated Slate	10 to 35
Slate	60 to 150
TPO	7 to 20
Wood	25

Outside siding materials typically last a lifetime. Some exterior components may require protection through appropriate paints or sealants, as well as regular maintenance. Also, while well-maintained and undamaged flashing can last a long time, it is their connections that tend to fail, so seasonal inspection and maintenance are strongly recommended.

<b>SIDINGS, FLASHING &amp; ACCESSORIES</b>	<b>YEARS</b>
Aluminum Siding	25 to 40+
Aluminum Gutters, Downspouts, Soffit and Fascia	20 to 40+
Asbestos Shingle	100
Brick	100+
Cementitious	100+
Copper Downspouts	100
Copper Gutters	50+
Engineered Wood	100+
Fiber Cement	100+
Galvanized Steel Gutters/Downspouts	20
Manufactured Stone	100+
Stone	100+
Stucco/EIFS	50+
Trim	25
Vinyl Siding	60
Vinyl Gutters and Downspouts	25+

Site and landscaping elements have life expectancies that vary dramatically.

<b>SITE &amp; LANDSCAPING</b>	<b>YEARS</b>
American Red Clay	100+
Asphalt Driveway	15 to 20
Brick and Concrete Patio	15 to 25
Clay Paving	100+
Concrete Walks	40 to 50
Controllers	15
Gravel Walks	4 to 6
Mulch	1 to 2
Polyvinyl Fencing	100+
Sprinkler Heads	10 to 14
Underground PVC Piping	60+

## LIFE EXPECTANCY Continued

Valves	20
Wood Chips	1 to 5
Wood Fencing	20

Swimming pools are composed of many systems and components, all with varying life expectancies.

SWIMMING POOLS	YEARS
Concrete Shell	25+
Cover	7
Diving Board	10
Filter and Pump	10
Interior Finish	10 to 35
Vinyl Liner	10
Pool Water Heater	8
Waterline Tile	15+

Aluminum windows are expected to last between 15 and 20 years, while wooden windows should last nearly 30 years.

WINDOWS	YEARS
Aluminum/Aluminum-Clad	15 to 20
Double-Pane	8 to 20
Skylights	10 to 20
Window Glazing	10+
Vinyl/Fiberglass Windows	20 to 40
Wood	30+

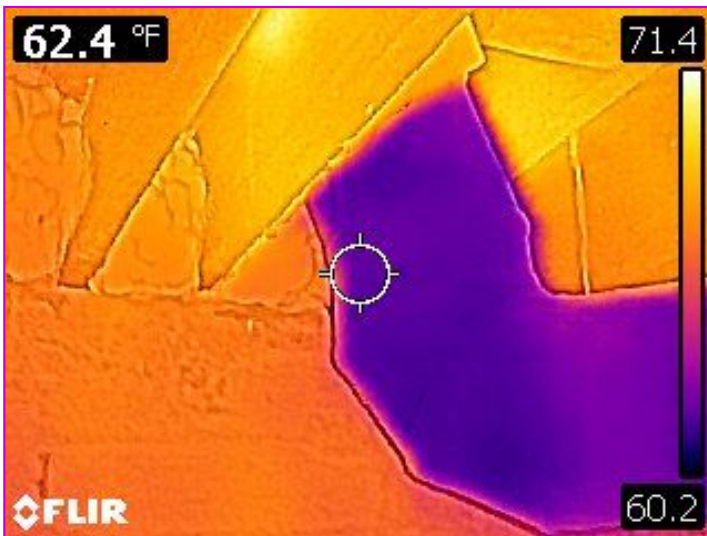
**Note:** Life expectancy varies with usage, weather, installation, maintenance and quality of materials. This list should be used only as a general guideline and not as a guarantee or warranty regarding the performance or life expectancy of any appliance, product, system or component.

### 1. Life Expectancy

**Observations:**

- See attached charts for general life expectancy averages on different materials and systems in the home. These are not guarantees. They are just averages provided to assist you in future budgeting for home maintenance.

Photos





## Glossary

Term	Definition
A/C	Abbreviation for air conditioner and air conditioning
ABS	Acronym for acrylonitrile butadiene styrene; rigid black plastic pipe used only for drain lines.
AFCI	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.
CU	Copper (wiring)
Combustion Air	The ductwork installed to bring fresh outside air to the furnace and/or hot water heater. Normally, two separate supplies of air are brought in: one high and one low.
DWV	In modern plumbing, a drain-waste-vent (or DWV) is part of a system that removes sewage and greywater from a building and regulates air pressure in the waste-system pipes, facilitating flow. Waste is produced at fixtures such as toilets, sinks and showers, and exits the fixtures through a trap, a dipped section of pipe that always contains water. All fixtures must contain traps to prevent sewer gases from leaking into the house. Through traps, all fixtures are connected to waste lines, which in turn take the waste to a soil stack, or soil vent pipe. At the building drain system's lowest point, the drain-waste vent is attached, and rises (usually inside a wall) to and out of the roof. Waste is removed from the building through the building drain and taken to a sewage line, which leads to a septic system or a public sewer.
GFCI	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.
None	RATING: Not present and not evaluated.
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.
TPR Valve	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&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. From Plumbing: Water Heater TPR Valves

Valley

The internal angle formed by the junction of two sloping sides of a roof.

## Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expense 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 pages of the report** as the summary alone does not explain all of the issues. The picture captions and observations sections contain information that is not in the Summary. All repairs should be done by a licensed & bonded tradesman or qualified professional. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

Also ask the agent or seller for the Real Estate Disclosure Statement. Please review and ask questions to your agent about any concerns you may have about it.

If the home was built prior to 1978 you should be concerned about the possibility of lead paint in the home. Ask your agent for the lead paint brochure that is required to be given to you for all real estate transactions so you may educate yourself about lead paint.

You should consider having a radon test on the property as well if you have not already done so.

A detailed examination of water and sewer lines is not done as part of this home inspection and is outside the standards of practice. If you are concerned about their condition please contact a licensed plumber or sewer and drain contractor and ask for a detailed camera inspection of the drain system.

You may also want to consider a pest inspection, mold and indoor air quality test prior to the expiration of the review period. These are outside the standards of practice for a home inspection.

Consider a home energy audit that is available from your local utility. They can make additional recommendations on how to make the home more energy efficient. Many improvements may qualify for a rebate from the utility.

You should consider hiring licensed electrical, hvac, plumbing, roofing, and other professionals to evaluate their specific systems listed in this report for more in depth discoveries and budgeting for repairs and future improvements to help you have the most information regarding your property.

GROUNDS		
Page 6 Item: 4	Gates	<ul style="list-style-type: none"> <li>Gates were sticking at the time of the inspection. The gate rubbed on the ground as shown in the picture.</li> </ul>
DRIVEWAYS AND WALKS		
Page 6 Item: 2	Driveway Condition	<ul style="list-style-type: none"> <li>Significant cracks in the driveway should be filled with an appropriate material to avoid continued damage to the driveway surface from freezing moisture.</li> <li>Trip hazards in the driveway appeared to be the result of the expansion or contraction (heaving or settling) of underlying soil. This condition should be corrected by a qualified contractor.</li> </ul>
Page 6 Item: 3	Walkways	<ul style="list-style-type: none"> <li>Moderate settling of soil beneath the walkways had created trip hazards that should be corrected by a qualified contractor.</li> </ul>
EXTERIOR PLUMBING		
Page 8 Item: 2	Water Pressure	<ul style="list-style-type: none"> <li>Home water pressure exceeded 90 pounds per square inch (psi) at the time of the inspection. This is considered excessively high. Excessively high water pressure can damage plumbing fixtures. Acceptable water pressure is between 40 and 90 psi. The Inspector recommends installation of a pressure regulator by a qualified plumbing contractor.</li> </ul>





EXTERIOR ELECTRICAL

Page 8 Item: 1	Exterior Electrical Receptacles	<ul style="list-style-type: none"> <li>The outdoor <b>GFCI</b> outlet at the front porch did not respond to testing when the button was pushed. Recommend that a licensed electrician replace the device.</li> </ul>
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*Test button failed to engage.*

Page 9 Item: 2	Exterior Electrical wiring	<ul style="list-style-type: none"> <li>Exterior wiring was exposed to weather and was of a type not designed for exterior use. This wiring will fail prematurely and is a potential fire hazard. The Inspector recommends that all such wiring be replaced by a qualified electrical contractor with wiring designed for exterior use. See light over window on left side of house.</li> </ul>
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Page 9 Item: 3	Exterior Lighting	<ul style="list-style-type: none"> <li>Remove birds nest at light fixture at patio area.</li> </ul>
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EXTERIOR WALLS

Page 10 Item: 3	Wall Penetrations	<ul style="list-style-type: none"> <li>Exterior wall penetrations had gaps that should be sealed with an appropriate sealant to prevent moisture and insect entry. All work should be performed by a qualified contractor.</li> </ul>
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DOOR/WINDOW EXTERIORS

Page 11 Item: 2	Window Exterior Condition	<ul style="list-style-type: none"> <li>Sealant around windows was old, discolored, cracked, and needed maintenance to avoid potential moisture intrusion. The Inspector recommends maintenance be performed by a qualified contractor. The photo shows some areas needed at one of the ornamental windows as an example of typical caulking and painting necessary at windows and doors.</li> </ul>
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Peeling paint.

FRONT PORCH

Page 13 Item: 4	Guardrails	<ul style="list-style-type: none"> <li>Although the porch guardrails may have complied with the building standards in effect at the time of original construction, they do not meet generally-accepted current standards and may be hazardous to small children. Current standards include the following:                         <ol style="list-style-type: none"> <li>A 4 inch sphere may not pass through the guardrail at any point</li> <li>The guardrail should not be climbable (especially by children).</li> <li>Minimum guardrail height is 36 inches</li> <li>Any walking surface 30 inches or more above grade should have a guardrail.</li> </ol>                         The porch failed to meet safety standard number(s) 3 and 4. All corrections should be made by a qualified contractor.                     </li> </ul>
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GARAGE - ATTACHED

<p>Page 15 Item: 3</p>	<p>Fire Separation</p>	<ul style="list-style-type: none"> <li>• The walls separating the garage from the home living space did not meet firewall requirements. Although firewalls may not have been required at the time the home was originally constructed, as general knowledge of safe building practices has improved with the passage of time, building standards have changed to reflect current understanding. Consider updating the existing condition to meet current firewall requirements.</li> <li>• Garage walls adjoining living space were not fire-taped as is required by generally-accepted current safety standards. The Inspector recommends that the wall be fire-taped by a qualified contractor.</li> <li>• The ceiling separating the garage from the home living space did not meet firewall safety requirements. The Inspector recommends correction by a qualified contractor.</li> <li>• No drywall was installed on garage ceilings adjoining living space. Generally-accepted current safety standards require that fire-taped, 5/8-inch, type -x drywall be installed on any garage ceiling adjoining living space for safety reasons. The Inspector recommends that drywall be installed by a qualified contractor to comply with modern safety requirements related to safety hazards.</li> <li>• Garage ceilings were drywalled, but not fire-taped. Modern building practices require that fire-taped drywall be installed on any ceiling adjoining living space for safety reasons. The Inspector recommends drywall be fire-taped to comply with modern safety requirements related to safety hazards.</li> </ul>
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*Gypsum board needed for fire separation.*



*Joints should be finished for fire separation.*

<p>Page 16 Item: 9</p>	<p>Garage Electrical Defects</p>	<ul style="list-style-type: none"> <li>• There were multiple electrical defects. The inspector recommends that a licensed electrician be hired to review the garage area and develop a scope of repairs and a cost budget for repairs during your review period.</li> <li>• At the time of the inspection, the Inspector observed no deficiencies in the condition of electrical receptacles in the garage, but receptacles in the garage had no ground fault circuit interrupter (GFCI) protection. Although this condition may have been commonly considered safe or acceptable at the time the home was originally constructed, as general knowledge of safe building practices has improved with the passage of time, building standards have changed to reflect current understanding. Consider having GFCI protection installed as a safety precaution. This can be achieved by:             <ol style="list-style-type: none"> <li>1. Replacing the current standard receptacles with GFCI outlets</li> <li>2. In the garage circuit, replacing the receptacle nearest the main electrical service panel with a GFCI outlet.</li> <li>3. Replacing the breakers currently protecting garage electrical circuits with GFCI breakers.</li> </ol> </li> </ul>
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OVERHEAD GARAGE DOOR - ATTACHED GARAGE

Page 17 Item: 3	Automatic Reverse	<ul style="list-style-type: none"> <li>ANSI UL Standard 325 states that garage door opener must stop and re-open the vehicle door within two seconds of the door striking an 1 1/2-inch thick object placed under the center of the door. An automatic opener in this home did not meet these requirements.</li> </ul>
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## ROOF DRAINAGE SYSTEM

Page 24 Item: 4	Downspouts	<ul style="list-style-type: none"> <li>One or more downspouts designed to discharge roof drainage needed to be re-connected in order to properly control roof run-off. Disconnected downspouts can cause excessively high moisture levels in soil next to the foundation that can effect the ability of the soil to support the weight of the structure above and/or can cause damage related to soil/foundation movement. The Inspector recommends re-connection of any disconnected downspouts to help protect the home structure. All work should be performed by a qualified contractor.</li> </ul>
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## GAS SYSTEM

Page 25 Item: 3	Gas Distribution Pipes	<ul style="list-style-type: none"> <li>Gas pipes in the home exhibited moderate general corrosion. If this condition continues it may eventually cause gas pipes to leak, introducing toxic gas into the living space. The source / cause of moisture causing this corrosion should be located and the condition corrected. Recommend painting the piping. All work should be performed by a qualified contractor.</li> </ul>
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Page 25 Item: 4	Gas Pipe Bonding	<ul style="list-style-type: none"> <li>Gas pipes in the home were not bonded to the home electrical system. This condition is improper. The Inspector recommends correction by a qualified plumbing contractor. This is a newer safety requirement and may not have been standard when the system was installed.</li> </ul>
Page 25 Item: 5	Gas Meter	<ul style="list-style-type: none"> <li>The piping on the customer side of the meter should be painted to prevent further corrosion and damage.</li> </ul>

## WATER HEATER #1

Page 27 Item: 10	Pressure Relief Valve	<ul style="list-style-type: none"> <li>The discharge pipe for the temperature Pressure relief (TPR) valve was of a smaller diameter than the outlet of the TPR valve. It was also run via a garden hose to the condensate drain. This is a defective condition. The Inspector recommends correction by a qualified plumbing contractor.</li> </ul>
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## FURNACE #1

Page 29 Item: 3	General Condition	<ul style="list-style-type: none"> <li>The Inspector recommends that furnace cleaning, service and certification be performed by a qualified HVAC contractor.</li> </ul>
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Page 29 Item: 4	Furnace Operation	<ul style="list-style-type: none"> <li>• This furnace did not respond to the thermostat. The ignitor would not fire. The system would eventually cycle off due to failure to ignite. The induction fan was also making a noise when operated. The Inspector recommends that before the expiration of your Inspection Objection Deadline you have this furnace serviced by a qualified HVAC contractor.</li> </ul>
Page 30 Item: 7	Furnace Air Filter	<ul style="list-style-type: none"> <li>• The air filter for this furnace was dirty and should be changed. Filters should be checked every three months and replaced when they reach a condition in which accumulation of particles becomes so thick that particles may be blown loose from the filter and into indoor air. Homes in areas with high indoor levels of airborne pollen or dust may need to have air filters checked and changed more frequently. Failure to change the filter when needed may result in the following problems:                         <ul style="list-style-type: none"> <li>- Reduced blower life due to dirt build-up on vanes, which increasing operating costs.</li> <li>- Reduced indoor air quality.</li> <li>- Increased resistance resulting in the filter being sucked into the blower. This condition can be a potential fire hazard.</li> <li>- Frost build-up on air-conditioner evaporator coils, resulting in reduced cooling efficiency and possible damage.</li> <li>- Reduced air flow through the home.</li> </ul> </li> </ul>
Page 31 Item: 15	Ducts	<ul style="list-style-type: none"> <li>• HVAC ducts visible in the were not electrically bonded. To help ensure safe electrical and fire safety conditions, the Inspector recommends that HVAC ducts be properly bonded to the home electrical system.</li> <li>• The ductwork was covered with an unknown material. This material may contain asbestos. You should ask the home owner to verify the type of material this is and also have it independently tested to see if it contains asbestos. If it does contain asbestos you should consider have it professionally removed. The inspector recommends that you do your verification prior to expiration of your Inspection Period.</li> </ul>



Possible asbestos duct covering

<b>2ND FURNACE</b>		
Page 33 Item: 7	Furnace Air Filter	<ul style="list-style-type: none"> <li>• The air filter for this furnace was dirty and should be changed. Filters should be checked every three months and replaced when they reach a condition in which accumulation of particles becomes so thick that particles may be blown loose from the filter and into indoor air. Homes in areas with high indoor levels of airborne pollen or dust may need to have air filters checked and changed more frequently. Failure to change the filter when needed may result in the following problems:                         <ul style="list-style-type: none"> <li>- Reduced blower life due to dirt build-up on vanes, which increasing operating costs.</li> <li>- Reduced indoor air quality.</li> <li>- Increased resistance resulting in the filter being sucked into the blower. This condition can be a potential fire hazard.</li> <li>- Frost build-up on air-conditioner evaporator coils, resulting in reduced cooling efficiency and possible damage.</li> <li>- Reduced air flow through the home.</li> </ul> </li> </ul>

CENTRAL AIR CONDITIONER #1

Page 36 Item: 6	AC Refrigerant Lines	<ul style="list-style-type: none"> <li>• Insulation on the air-conditioning suction (large, insulated) line was damaged or missing at areas and should be replaced by a qualified HVAC contractor. The temperature difference between the liquid and suction line was not that noticeable to the touch while the system was running. This may be an explanation for why the coil unit inside was not producing cooler air than it was. Have the HVAC technician check the coolant level of each unit.</li> </ul>
 <p data-bbox="646 800 971 827"><i>Unit #1 AC refrigerant lines.</i></p>		
Page 37 Item: 10	Temperature Splits	<ul style="list-style-type: none"> <li>• The temperature of air measured just downstream from the evaporator coil was significantly higher than the target temperature of 55 degrees F. The Inspector recommends service by a qualified HVAC technician.</li> <li>• Air temperature measured at supply and return registers had a difference of less than the minimum of 14 degrees F. The Inspector recommends service by a qualified HVAC technician.</li> </ul>
<b>BASEMENT</b>		
Page 41 Item: 2	Egress	<ul style="list-style-type: none"> <li>• The basement did not have means of egress compliant with generally-accepted modern safety standards. To comply with generally-accepted current standards, this basement should have a means of egress in addition to the stairway to the main floor. Means of egress are safe pathways to the exterior such as windows, window wells, etc. installed to allow escape and rescue in the event of an emergency such as a fire in which escape using the stairway is not possible. Proper egress openings have the following requirements: Window requirements are as follows: <ol style="list-style-type: none"> <li>1. Minimum width of opening: 20 in.</li> <li>2. Minimum height of opening: 24 in.</li> <li>3. Minimum net clear opening: 5.7 sq. ft. (5.0 sq. ft. for ground floor)</li> <li>4. Maximum sill height above floor: 44 in.</li> </ol> The window opening and any bars, grills, grates or window well covers may be installed, but must be operational from the inside without keys, tools or special knowledge and must still provide the minimum clear opening. Window wells must: <ol style="list-style-type: none"> <li>5. Allow the rescue window opening to be fully opened.</li> <li>6. Provide 9 sq. ft. of "floor area," with a minimum dimension of 36 in. in width and in length.</li> <li>7. Contain a permanently affixed ladder or steps for climbing out if the window well depth exceeds 44 inches in depth. The ladder must be at least 12 in. wide and project no less than 3 in. from the window well. It can't be obstructed by the open window or encroach on the required window well dimensions by more than 6 in.</li> <li>8. Window wells may be made of rust resistant metal, treated wood, wood naturally resistant to decay, concrete, masonry, or plastic. Some window well designs have steps built or molded into them.</li> <li>9. If an egress window is located under a deck or porch, the code requires at least 48 inches between the top of the window well and the bottom of the deck or porch joists.</li> </ol> </li> </ul>

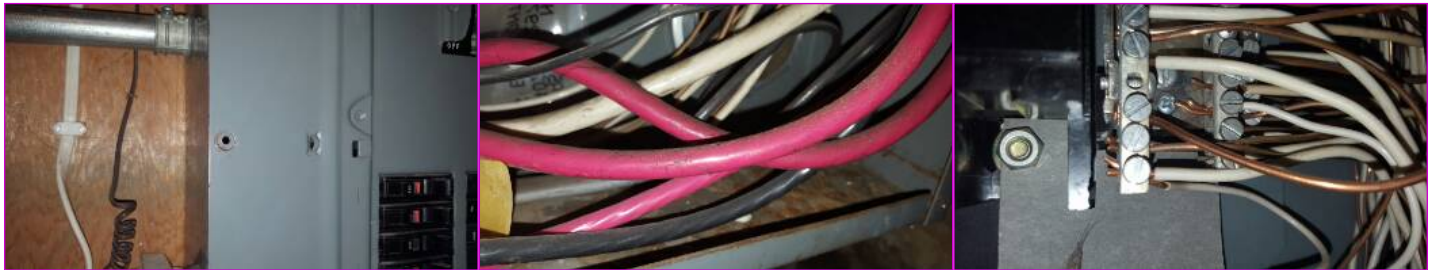
Page 42 Item: 4	HVAC Ducts	<ul style="list-style-type: none"> <li>Some of the ductwork was wrapped with a material that may contain asbestos. You should ask the seller to disclose the type of material shown and have it tested to verify.</li> </ul>
Page 42 Item: 6	Basement Electrical	<ul style="list-style-type: none"> <li>Extension cord used as house wiring visible in the basement at the time of the inspection is a potential fire hazard. The Inspector recommends removal of the extension cord and proper wiring be installed by a qualified electrical contractor. See light over furnace.</li> </ul>

## BRANCH WIRING

Page 46 Item: 2	Electrical Receptacles	<ul style="list-style-type: none"> <li>Electrical receptacles in the home had been painted, making insertion of a plug difficult. Some receptacles will need to be replaced for this reason. All electrical work should be performed by a qualified electrical contractor.</li> </ul>
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## SERVICE PANEL

Page 47 Item: 3	Cabinet Condition	<ul style="list-style-type: none"> <li>The interior of the service panel exhibited general corrosion. The Inspector recommends that an evaluation and any necessary repairs be made by a qualified electrical contractor. See lower corners of the panel interior.</li> </ul>
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Missing panel screws should be replaced.

Corrosion found in the panel box.

Grounds and neutrals should not be landed under the same screw in a main panel.



There was a small amount of current on the ground wire. Review recommended.

Page 49 Item: 7	Dead Front Cover Condition	<ul style="list-style-type: none"> <li>The dead front cover of the service panel was missing screws at the time of the inspection. The Inspector recommends that appropriate screws be installed to securely attach the dead front cover.</li> </ul>
Page 49 Item: 9	Main Disconnect	<ul style="list-style-type: none"> <li>The lugs at the panel appeared to be damaged. Recommend a licensed electrician evaluate the panel, the main lugs and the breaker.</li> </ul>
Page 49 Item: 12	Equipment Grounding	<ul style="list-style-type: none"> <li>Ground and neutral wires in the service panel terminated on the same screw on the neutral bus bar. This condition is improper and should be corrected by a qualified electrical contractor.</li> </ul>

## SUB-PANEL

Page 50 Item: 4	Sub-Panel Grounding	<ul style="list-style-type: none"> <li>The subpanel in the basement was grounded via connection to the main panel with metal EMT conduit. While this practice is allowed best practice is to have an independent ground wire to a driven ground rod, water pipe, or UFER system. Current best practice require that the ground wire and neutral wire termination bars in the panel be separated and the ground and neutral wires be connected to their respective termination bars. This should be reviewed by an electrician.</li> </ul>
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## WATER SUPPLY PIPES

Page 51 Item: 1	Water Pressure	<ul style="list-style-type: none"> <li>Home water pressure exceeded 90 pounds per square inch (psi) at the time of the inspection. This is considered excessively high. Excessively high water pressure can damage plumbing fixtures. Acceptable water pressure is between 40 and 90 psi. The Inspector recommends installation of a pressure regulator by a qualified plumbing contractor.</li> </ul>
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## KITCHEN

Page 54 Item: 4	Range Condition	<ul style="list-style-type: none"> <li>The range was not fastened to the floor. A child standing on the open oven door could overturn the range. This condition is a life-safety issue. The Inspector recommends installation of an approved anti-tip device by a qualified contractor.</li> </ul>
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Page 54 Item: 6	Receptacles	<ul style="list-style-type: none"> <li>At the time of the inspection, the Inspector observed few deficiencies in the condition of electrical outlets in the kitchen. Notable exceptions will be listed in this report.</li> <li>Outlets had no Ground Fault Circuit Interrupter (GFCI) protection. For safety reasons, consider having GFCI protection installed for outlets within 6 feet of a plumbing fixture. This can be achieved by: <ol style="list-style-type: none"> <li>Replacing the current standard outlets with GFCI outlets</li> <li>Replacing the outlet in this bathroom circuit which is nearest the main electrical service panel with a GFCI outlet.</li> <li>Replacing the breaker currently protecting the electrical circuit which contains these bathroom outlets with a GFCI breaker.</li> </ol> </li> <li>An electrical receptacle in the kitchen was missing a cover plate. This condition left energized electrical components exposed to touch. This shock/electrocution hazard should be corrected by a qualified electrical contractor. See undersink area.</li> <li>Some of the outlets were painted over. This is not a recommended practice. It was also typical of many of the outlets in the entire home. You should consider replacing the outlets.</li> </ul>
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*Outlets that are painted should be replaced.*

## STAIRWAY to BASEMENT

Page 56 Item: 1	General Stairway Condition	<ul style="list-style-type: none"> <li>The staircase was older and will not comply with modern safety standards.</li> </ul>
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Page 56 Item: 2	Handrail Assembly	<ul style="list-style-type: none"> <li>Although it may have complied with standards that were generally accepted at the time of its original construction, the handrail assembly did not comply with generally-accepted current safety standards mandating that a stairway handrail or handrail assembly must:               <ol style="list-style-type: none"> <li>provide a continuous, graspable handrail;</li> <li>measure 1¼ inches to 2 inches across (if circular);</li> <li>be 34 inches to 38 inches above the nosing of stair treads;</li> <li>have baluster spacing which will not allow the passage of a 4 3/8-inch sphere;</li> <li>be continuous for the full length of the flight of stairs;</li> <li>return to the wall at the top and bottom or terminate at a newel post;</li> <li>be a minimum of 1½ inches from the wall;</li> <li>have a graspable profile; and</li> <li>not permit the passage of a 6-inch sphere at the triangle formed by the tread, riser and bottom rail of the handrail assembly;</li> </ol> </li> </ul>
Page 56 Item: 3	Landings	<ul style="list-style-type: none"> <li>This staircase did not comply with generally-accepted current standards which require that staircase landings measure a minimum of 36 inches both in the direction of travel and perpendicular to the direction of travel.</li> </ul>
STAIRWAY to 2nd FLOOR		
Page 57 Item: 2	Guardrail Assembly	<ul style="list-style-type: none"> <li>The horizontal guardrails protecting this stairwell were less than 36 inches in height. Although this condition is now considered a potential fall hazard, it is not uncommon in older homes such as this one, built during a time period during which safety standards were different from generally-accepted current safety standards. Homes are not required to be updated to comply with newly enacted safety standards. Because this is a life-safety issue, the Inspector recommends having the guardrails altered or replaced with guardrails at least 36 inches in height to comply with modern safety standards.</li> </ul>
STAIRWAY to 3rd FLOOR INTERIOR		
Page 58 Item: 2	Guardrail Assembly	<ul style="list-style-type: none"> <li>The horizontal guardrails protecting this stairwell were less than 36 inches in height. This condition is a potential fall hazard. The Inspector recommends that this condition be updated to meet generally-accepted modern safety standards by a qualified contractor.</li> </ul>
3rd UPSTAIRS BEDROOM		
Page 60 Item: 2	Electrical Receptacles	<ul style="list-style-type: none"> <li>An electrical outlet in this bedroom had an open ground. Other outlets in the home were grounded. This outlet should be corrected by qualified electrical contractor.</li> </ul>
ENTRY BATHROOM		
Page 62 Item: 7	Bathroom Ventilation	<ul style="list-style-type: none"> <li>No room ventilation was provided for this bathroom at the time of the inspection. To avoid poor conditions resulting from excessively moist air or odors the Inspector recommends installation of an exhaust fan by a qualified contractor.</li> </ul>
Page 62 Item: 8	Interior Door Operation	<ul style="list-style-type: none"> <li>The latch bolt of an interior door in this bathroom did not align with the hole in the strike plate and did not hold the door closed. This door will need adjustment to operate properly. The Inspector recommends service by a qualified contractor.</li> </ul>
2ND FLOOR HALL BATHROOM		
Page 63 Item: 8	Bath Tubs	<ul style="list-style-type: none"> <li>A faucet handle at the tub in this bathroom was inoperable. The selection lever on the faucet would not allow the shower wand to be shut off and water change direction to the spout only. The Inspector recommends service by a qualified contractor.</li> </ul>
Page 63 Item: 9	Shower	<ul style="list-style-type: none"> <li>In this bathroom, a water control valve leaked when it was operated. The faucet handles were missing on the shower wand fixture and water was pouring out when operated. The inspector recommends service by a qualified plumbing contractor.</li> </ul>
LIVING ROOM		
Page 68 Item: 3	Interior Door Condition	<ul style="list-style-type: none"> <li>One of the pocket doors in this room needs to be adjusted. It was out of plumb and would not close all the way.</li> </ul>

## OFFICE - MAIN FLOOR

Page 69 Item: 4	Interior Door Operation	<ul style="list-style-type: none"> <li>The latch bolt of an interior door in this room did not align with the hole in the strike plate and did not hold the door closed. This door will need adjustment to operate properly. The Inspector recommends service by a qualified contractor.</li> </ul>
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## HALLWAY - MAIN FLOOR

Page 70 Item: 1	General Condition	<ul style="list-style-type: none"> <li>At the time of the inspection, the Inspector observed few deficiencies in the condition of this room. Notable exceptions will be listed in this report.</li> </ul>
Page 70 Item: 2	Electrical Receptacles	<ul style="list-style-type: none"> <li>The floor outlets in the home should be replaced to a type that protects the device when not in use. See a licensed electrician for this work.</li> </ul>



*Floor outlets in the home should be replaced to protect device when not in use.*

## OFFICE - 2ND FLOOR

Page 71 Item: 4	Smoke/CO Detectors	<ul style="list-style-type: none"> <li>A smoke detector in this room needed repair at the time of the inspection. The Inspector recommends repair by a qualified contractor to ensure that the safest possible conditions exist.</li> </ul>
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