Home Inspection Report

Prepared for: James Riddle
Inspection #: 202504-60632
Inspection Address: 3 Orchard Rd
Seaford DE 19973

Inpection Company: **Amerispec**
Office: 302-996-0405
Inspector: Matthew Shanks Lic # DE H4-0010248

Summary of Major Defect Items

This summary is only a small part of the inspection report, only Major Defect items are described here. If additional directives appear in the header, you must refer to that section of the report for that additional information. The entire inspection report, as well as the inspection agreement, need to be read in their entirety for full disclosure, prior to settlement.

Client is advised that this is not a proposal for execution of work. Cost/estimates are not given; actual cost of repair, replacement, upgrading or maintenance varies between contracting companies; sometimes significantly. This list is comprised from the inspectors general knowledge of similar defects and is not intended to imply and should not be construed as a warranty or guarantee of any kind.

We highly recommend that you have a verification of repairs inspection done. We can perform verification of repairs to ensure corrections were made starting at $149 for the first 60 minutes, $189 for 61-90 minutes, $229 for 90-120 minutes, add on $45 increments beyond 120 minutes. We advise the client to obtain all paperwork from the licensed professionals concerning the work performed.

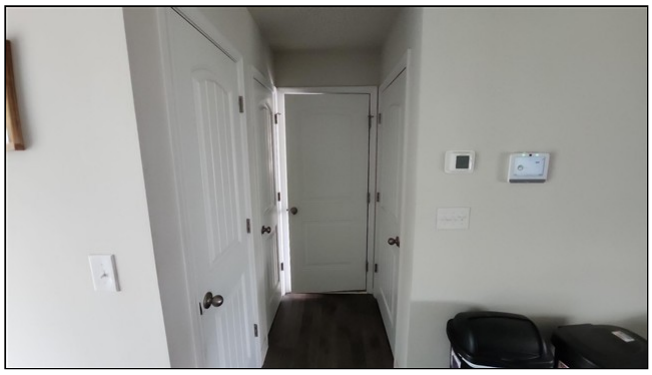
Major Defect Items: (MD) Item was found to have significant deficiencies and/or significant safety concerns. Further evaluation of the entire system pertaining to the item, by a qualified licensed contractor that specializes in that item / system, prior to settlement is strongly recommended; to repair the item and also address and repair the cause. In addition, any subsequent defects found by the specialist should be repaired/replaced as necessary to ensure proper operation of the system and/or component prior to settlement.

2. Garage / Carport

2.1 Fire Door(s)

Major Defect

Fire Door: Major Defect:
The self-closing device or door hardware needs adjustment or repair to properly close completely and maintain the intended fire safety of this door.


2.1 Item 1 (Picture)


2.1 Item 2 (Picture)

10. Water Heater

10.1 Hot Water Temperature

Major Defect

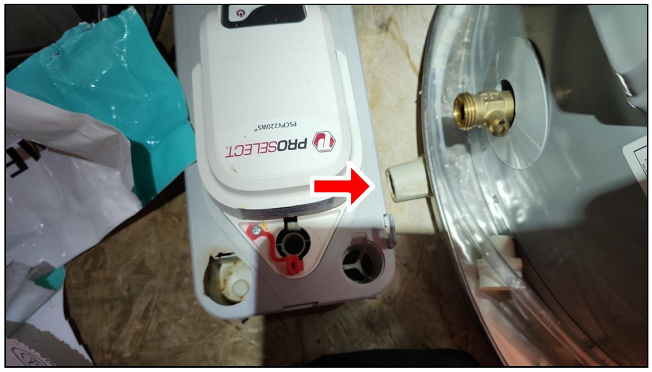
Hot Water Temperature: Major Defect:
The water temperature at time of inspection was 146 degrees, which is above the normal operating range of 120 to 125 degrees. This is a safety concern. Recommend lowering temperature to prevent scalding.

10.1 Item 1 (Picture)

10.5 Overflow Pan

Major Defect

Overflow Pan: Major Defect:
Drain line missing / not run to exterior / french drain. Recommend correcting for proper operation of emergency feature.



10.5 Item 1 (Picture)

11. Kitchen Built-in Appliances

11.3 Ranges/Ovens/Cooktops

Major Defect

(2) **Ranges/Ovens/Cooktops: Major Defect:**
A stove anti tip over device has not been installed on this unit. If a child steps on the open door or if a heavy pot is placed on the door, the door acts like a lever forcing the front of the stove down and then back up. Not only will the stove tip and possibly land on your feet, but anything on the range top, such as a pot of boiling water which could cause serious injury. An anti tip bracket can be attached to the bottom of the wall behind the stove by a licensed general contractor. The stove will still slide in and out but will not tip over. Recommend installing to ensure safety. (Attached photo is an example, not the actual unit).

11.3 Item 3 (Picture)

12. Bathroom(s)

12.1 Sinks

Major Defect

Sinks: Major Defect:

The sink does not drain properly (clogged / slow draining) at the master bathroom. Recommend repairs as needed.

12.1 Item 1 (Picture)

Prepared Using HomeGauge http://www.HomeGauge.com : Licensed To AmeriSpec

Cover Page
UNDERSTANDING the REPORT

Thank you for choosing AmeriSpec for your inspection. This inspection is a visual inspection of the property for the conditions apparent at the time of inspection only. The purpose of this inspection is to identify items associated with the property being purchased or sold, designated for inspection, that are significantly deficient or unsafe at the time of our inspection and require immediate repair to make them functional. Minor items may be mentioned but general maintenance, cosmetics and improvements are not the focus of our inspection. Areas, which may be of concern to us, may not be of concern to the client and some items, which may be of concern to the client, may be considered minor to us. Therefore, it is advisable to read the entire report and contact your inspector if you have any questions or concerns.

FUTURE FAILURE: Items in the home can and do experience failure without prior indications. This report is a snap shot of the condition of the home at the time of inspection. We cannot determine if or when an item will experience failure. Therefore, we cannot be held responsible for future failure. It is strongly recommended that you bring your home inspection report with you and use the Final Walk-Through Checklist we provided. Your home inspector may not have been able to identify certain conditions in the home due to lack of evidence, obstruction by personal property or restricted view.

The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. The inspection is performed in compliance with the American Society of Home Inspectors Standard of Practice. If not commented on in the report then the item was not a part of the inspection.

The inspection report should not be construed as a manufacturer specifaction or compliance inspection of any governmental or non-governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components.

This inspection does NOT take into account product / component or system recalls. It is beyond the scope of this inspection to determine if any system or component is currently or will be part of any recall in the future. Client may wish to subscribe or contact the CPSC (Consumer Product Safety Commission) web site for recall information regarding any system or component.

DEFINITION OF TERMS

Items not found in this report are either beyond the scope of this inspection and were not inspected OR were considered insignificant / minor / cosmetic. Please read the entire report for important details. Inspected items may be generally rated as follows:

Inspected: (IN) = Working. Normal wear and tear may be present.

Not Inspected: (NI) = Item was off, not accessible, blocked by storage, locked or beyond the scope of inspection and therefore not inspected.

Major Defect (MD) = Item was found to have significant deficiencies and/or significant safety concerns. Further evaluation of the entire system pertaining to the item, by a qualified licensed contractor that specializes in that item/system, prior to settlement is strongly recommended; to repair the item and also address and repair the cause. In addition, any subsequent defects found by the specialist should be repaired/replaced as necessary to ensure proper operation of the system and/or component prior to settlement.

Maintenance / Monitor (MM) = Item warrants attention to improve operation, safety and prolong remaining life. The item may require monitoring as although functioning during the inspection, may have a limited remaining useful life expectancy. Client may want to consider budgeting for future repair/ replacement as necessary.

Upgrade (UG) = Client may want to consider upgrading to improve safety, enhance economy or comfort. Seller is not required to make improvements to the home to meet current building practices.

Confirm (C) = The inspector could not determine if an immediate major defect exists. It is strongly recommended to confirm the operation of condition with the seller AND/OR a qualified licensed contractor that specializes in that item/system prior to settlement. In addition, any subsequent defects found by the specialist should be repaired/replaced as necessary to ensure proper operation of the system and/or component prior to settlement.

General Information

Property Address
3 Orchard Rd
Seaford DE 19973

Date of Inspection
4/21/2025

Report ID
202504-60632

Customer(s)
James Riddle

Time of Inspection
09:00 AM

Real Estate Agent
James Riddle

Inspection Details

In Attendance:
Seller

Occupancy:
Occupied

Type of building:
Single Family (2 story)

Age of building (approximate):
Per Electrical Inspection Sticker
+/- Years : 4

Temperature:
60 degrees (F)

Weather:
Clear

Ground/Soil surface condition:
Dry

Rain in last 3 days:
No

Comments

- **This home is occupied. This a limited review of many areas in this home. Efforts were made to inspect as much as possible, however due to the presence of personal items, many areas are not visible or accessible. Furniture, clothes and other personal items are not moved for the inspection.**

TABLE OF CONTENTS

Summary....1
Cover Page....5
Intro Page....7
Table of Contents....8
1 Exterior....9
2 Garage / Carport....12
3 Roof Covering....15
4 Attic....17
5 Foundation - Slab....19
6 Electrical System....20
7(A) Heating System 1....23
7(B) Heating System 2....26
8(A) Air Conditioning System 1....29
8(B) Air Conditioning System 2....32
9 Plumbing System....35
10 Water Heater....37
11 Kitchen Built-in Appliances....40
12 Bathroom(s)....44
13 Washer / Dryer....46
14 Interior Rooms and Areas....48
15 Smoke Detectors & Carbon Monoxide Testing....50

1. Exterior

Styles & Materials

Siding:

Vinyl

		IN	NI	MD	MM	UG	C
1.0	Driveways				•		
1.1	Walkways				•		
1.2	Stairs and Stoops				•		
1.3	Lot Grade and Drainage				•		
1.4	Spigots	•					
1.5	Foundation Walls				•		
1.6	Siding				•		
1.7	Trim, Soffits and Fascias				•		
1.8	Windows	•					
1.9	Doors	•					
1.10	Additional Tips & Limitations	•					
		IN	**NI**	**MD**	**MM**	**UG**	**C**

IN= Inspected, NI= Not Inspected, MD= Major Defect, MM= Maintenance/Monitor, UG= Upgrade, C= Confirm

Comments:

1.0 Driveway: Maintenance / Monitor:
Common cracks observed, primarily a cosmetic concern. We suggest sealing all cracks in surfaces to prevent water penetration as a routine maintenance effort.

1.1 Walkway: Maintenance / Monitor:
Common cracks observed, primarily a cosmetic concern. We suggest sealing all cracks in surfaces to prevent water penetration as a routine maintenance effort.

1.2 Stairs / Stoops: Maintenance / Monitor:
Common cracks observed, primarily a cosmetic concern. We suggest sealing all cracks in surfaces to prevent water penetration as a routine maintenance effort.

1.3 Lot Grade / Drainage: Maintenance / Monitor:
Trimming and/or removal of vegetation / trees away from the structure is recommended as overgrowth can promote moisture damage and / or pest infiltration.

1.5 Foundation Walls: Maintenance / Monitor:
Common cracks observed, primarily a cosmetic concern. Suggest sealing to prevent water penetration as a routine maintenance effort.

1.6 (1) **Siding: Maintenance / Monitor:**
Damaged and/or missing siding observed at: various locations .
Recommend repair / replacement as necessary.


1.6 Item 1 (Picture)

1.6 (2) **Siding: Maintenance / Monitor:**
Caulking gaps at service penetration and trim joints is recommended to prevent water penetration / damage.

1.7 Trim, Soffits and Fascias: Maintenance / Monitor:
Caulking gaps at all window and door joints is recommended to prevent draft, water penetration / damage.

1.8 Windows: Note:
See Interior Section.

1.10

ADDITIONAL TIPS & LIMITATIONS - EXTERIOR:

This inspection is not intended to address or include any geological conditions or site stability information. We do not comment on coatings or cosmetic deficiencies and the wear and tear associated with the passage of time, which would be apparent to the average person. Painting weathered wood, caulking gaps at service penetration and trim joints is recommended to prevent wood rot and water intrusion. Often, window sills of older homes are wrapped, hiding possible moisture damage. Seasonal accessories such as screens, shutters, awnings are not considered. We suggest you double check these items, if concerned. Decks and porches are often built close to the ground where no viewing or access is possible or have lattice attached which also limits viewing and access. Any areas too low to enter or not accessible are excluded from the inspection. We do not evaluate any detached structures such as storage sheds and stables, nor mechanical or remotely controlled components such as driveway gates. We do not evaluate or move landscape components such as trees, shrubs, fountains, ponds, statuary, pottery, fire pits, patio fans, heat lamps, and decorative or low-voltage lighting. Any such mention of these items is informational only and not to be construed as inspected.

Any reference to the grade is limited to only the areas around the exterior of the exposed foundation or exterior walls. Water is the most common cause of a homes deterioration. All exterior grading should allow for surface and roof water to flow away from the foundation. It is important to clean gutters on a regular basis and to install 4 to 6 foot long downspout extensions to ensure proper drainage away from the foundation. It is important to also extend sump pump and condensate discharge lines to drain 4 to 6 feet away from foundation as well. This inspection does not attempt to determine drainage performance of the site including surface drains and the condition of underground piping; including roof drainage, municipal water and sewer service piping or septic systems. Minor cracks are typical in walks, driveways, patios, porches and foundations and most do not represent a structural concern. All concrete slabs experience some degree of settlement.

Often, the soil is in contact with the siding, wood deck, stairs and walkways which is not recommended as this condition promotes moisture damage and pest activity. Ideally, 4 to 6 inches of the foundation should be visible. 6 inches is preferred for masonry siding and 8 inches for wood siding. Often this is difficult to achieve in order to maintain positive lot drainage away from the foundation. In addition, deck posts should be above grade, resting on concrete or metal footers to eliminate soil contact. We are unable to determine if footers are present where deck posts are buried

Retaining walls are mostly used for stabilizing and controlling erosion on steep banks, or are used in terracing a portion of the yard for recreation or landscaping. Retaining walls should be vertical or inclined slightly toward the embankment. Walls that are leaning forward, cracking or heaving have reacted to the soil pressure and / or movement. The wall may remain in the leaning position for years, however, ongoing movement can cause the wall to eventually fail.

2. Garage / Carport

Styles & Materials

Vehicle Door Material:

Fiberglass

		IN	NI	MD	MM	UG	C
2.0	Vehicle Door(s)	•					
2.1	Fire Door(s)			•			
2.2	Garage Firewalls	•					
2.3	Foundation Walls				•		
2.4	Walls (Interior)	•					
2.5	Ceiling	•					
2.6	Floor				•		
2.7	Garage/Carport Comments						•
2.8	Additional Tips & Limitations	•					
		IN	NI	MD	MM	UG	C

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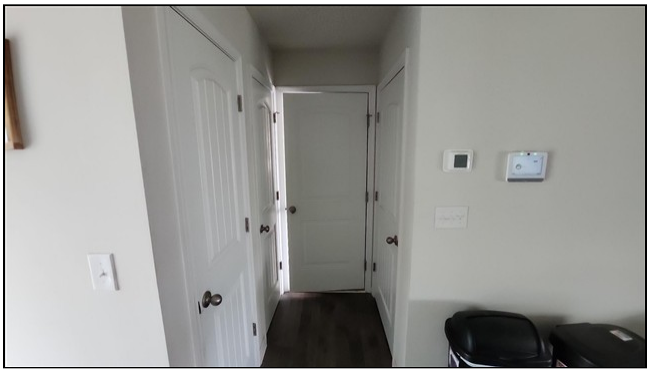
Comments:

2.1 Fire Door: Major Defect:

The self-closing device or door hardware needs adjustment or repair to properly close completely and maintain the intended fire safety of this door.



2.1 Item 1 (Picture)

2.1 Item 2 (Picture)

2.3 Foundation Walls: Maintenance / Monitor:

Common cracks observed, primarily a cosmetic concern. Suggest sealing to prevent water penetration as a routine maintenance effort.

2.6 Floor: Maintenance / Monitor:

Common cracks observed, primarily a cosmetic concern. We suggest sealing all cracks in concrete/asphalt/brick surfaces to prevent water penetration as a routine maintenance effort.

2.7 Garage/Carport Comments:

Confirm:

Limited review of the garage due to stored items, shelving, cluttered condition.

2.7 Item 1 (Picture)

2.8

ADDITIONAL TIPS & LIMITATIONS - GARAGE / CARPORT:

Attached garages should be separated from the house by a steel or solid wood door, and common walls should have a fully sealed fire resistant covering such as drywall (determining the heat resistance of fire walls is beyond the scope of this inspection) to protect against fume entry and to slow the migration of smoke or fire from entering the house in the event of a garage fire. Mounting a self-closer on the door between the garage and the house is an additional suggested safety upgrade. We suggest you keep attic hatches closed, repair any holes or damage that exist or occur, and avoid creating openings between the

home and garage. It is especially important to keep garage wall and ceiling areas directly beneath living space intact.

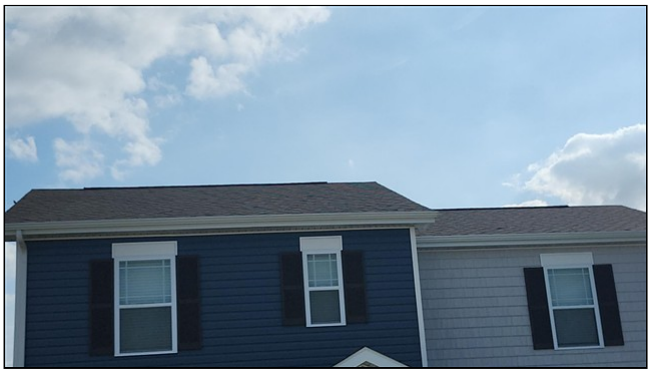
Garage floors should not be covered with carpet, cardboard, wood or other combustible materials and, of course, flammable products should not be stored within closed garages.

Garage door openings are not standard, so you may wish to measure the opening to ensure that there is sufficient clearance to accommodate your vehicles.

It is not uncommon for moisture to penetrate garages, which may be apparent in the form of efflorescence or salt crystal formations on the concrete. See lot drainage and gutter tips on exterior and roofing pages.

It is recommended all garage door openers be equipped with a regularly tested safety reverse device to reduce chances of injury.

3. Roof Covering



Styles & Materials

Method Used to Inspect Roof:
Binoculars

Roof Material Type:
Asphalt Composition Shingle

Roof-Type:
Dormer

Layers:
1 Layer apparent

Age (approximate):
Per Sellers Disclosure
+/- Years : 4

		IN	NI	MD	MM	UG	C
3.0	Roof Conditions	•					
3.1	Flashings	•					
3.2	Gutters & Downspouts				•		
3.3	Additional Tips & Limitations	•					
		IN	NI	MD	MM	UG	C

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Comments:

3.2 (1) **Gutters / Downspouts: Maintenance / Monitor:**
Suggest installing downspout extensions to ensure proper drainage away from foundation.

3.2 (2) **Gutters / Downspouts: Maintenance / Monitor:**
The downspouts need elbows and splash-blocks at the various locations.

3.3

ADDITIONAL TIPS & LIMITATIONS - ROOF SYSTEM:

Our evaluation of the roof is to determine if surface areas are missing and/or damaged and therefore subject to possible leaking. Portions of the roof, including underlayment, decking and some flashing are hidden from view and cannot be evaluated by our visual inspection; therefore, our review is not a guarantee against roof leaks or a certification. Areas most vulnerable to leaks are low slope areas, areas pitched toward walls, through-roof projections (chimneys, vents, skylights, etc.) roof slopes that change pitch or direction, and

intersecting roof/wall lines. Flashing and shingle defects can cause hidden leaks and damage and should be immediately addressed. We advise qualified contractor estimates and review of the full roof system when defects are reported. Factors such as shingle quality, weather, ventilation, and installation methods can affect wear rate. As maintenance can be needed at any time, roofs should be professionally inspected annually.

Although not required to, we attempt to evaluate various roof types by walking on their surfaces as long as weather conditions, height and pitch allow. Every roof will wear differently relative to its age, number of layers, quality of material, method of application, exposure to weather conditions, and the regularity of its maintenance. We can only offer an opinion of the general quality and condition of the roofing material.

The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. The waterproof membrane and flashings beneath roofing materials are generally concealed and cannot be examined without removing the roof material. Although roof condition can be evaluated, it is virtually impossible for anyone to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our service. Even water stains on ceilings or on framing within attics will not necessarily confirm an active leak without some corroborative evidence, and such evidence can be deliberately concealed. Areas most vulnerable to leaks are low slopes that change pitch or direction, and intersecting roof/wall lines. Leakage can develop at any time and may depend on rain intensity, wind direction, ice build up and other factors. Flashings are the most common source of leakage. These areas should be checked on an annual basis to ensure that sealants have not opened or that flashing materials have not become damaged.

We evaluate every roof conscientiously, and even attempt to approximate its age, but we will not predict its remaining life expectancy, or guarantee that it will not leak. Naturally, the sellers or the occupants of a residence will generally have the most intimate knowledge of the roof and of its history. Therefore, we recommend that you ask the sellers about it, and that you either include comprehensive roof coverage in your home insurance policy, or that you obtain a roof certification from an established local roofing company. We do not inspect attached accessories including by not limited to solar systems, antennae, and lightning arrestors. In addition, skylights are not operated as part of this inspection. Recommend confirming operation through seller or operating prior to close.

Gutters and downspouts are an integral part of a home's storm water management system and should be monitored on a regular basis for proper operation. It is recommended that the gutters and downspouts be cleaned and flushed as part of routine maintenance to reduce the potential for water backup and resultant damage to roofing materials and concealed portions of the home.

4. Attic




Styles & Materials

Method Used to Inspect Attic:
Viewed from entry

Structure:
Web Truss
Solid Sheathing

Attic Insulation:
Blown-In
Loose Fill

Ventilation:
Ridge Vents
Soffit Vents

		IN	NI	MD	MM	UG	C
4.0	Access	•					
4.1	Framing	•					
4.2	Sheathing	•					
4.3	Insulation					•	
4.4	Ventilation	•					
4.5	Additional Tips & Limitations	•					
		IN	NI	MD	MM	UG	C

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Comments:

4.3 Insulation: Upgrade:
Insulation has been compressed and displaced in various areas of the attic. Recommend correcting to enhance energy efficiency.

4.5

ADDITIONAL TIPS & LIMITATIONS - ATTIC:

Our evaluation of the attic is limited to lighting, personal storage and accessibility. In accordance with our standards, we do not attempt to enter attics that have less than thirty-six inches of headroom, are restricted by ducts, or in which the insulation obscures the joists and thereby makes mobility hazardous, in which case we would inspect them as best we can from the access point.

Water stains around roof penetrations such as chimneys, plumbing, and vents are very common. It is usually impractical to determine if these stains are active unless they are leaking at the time of inspection thus when stains are present further monitoring is advised. Viewing during a rainstorm would increase the chances of determining whether leaks exist or the current status of staining. Older roofs are, of course, more prone to water infiltration but new roofs can develop leaks as well. Regular monitoring and maintenance of all roofs is advised. We suggest checking roof surfaces each spring and fall and after each severe storm.

In regard to evaluating the type and amount of insulation on the attic floor, we use only generic terms and approximate measurements, and do not sample or test the material for specific identification. Also, we do not disturb or move any portion of it, and it may well obscure water pipes, electrical conduits, junction boxes, exhaust fans, and other components. If purchasing an older home, you may want to consider additional attic insulation as older homes typically fall short of adequacy in this category. The Department of Energy website (http://www.eere.energy.gov/) can help you to determine recommended upgrades and the payback period for insulation improvements in your geographical area. Insulation is rated by R value. 1 inch of fiberglass insulation has an R value of 3.14 and 1 inch of blown cellulose has an R value of 3.21. An R value of 30 - 60 is recommended for our region. Be sure to follow manufacturer installation instructions as you don't want to install a faced insulation over existing insulation nor do you want to block soffits, cover electrical fixtures, bath fans, soffit vents etc. Don't forget to insulate over the attic stair area as this is a large source of loss of the homes conditioned air.

5. Foundation - Slab

Styles & Materials

Foundation Type:

Slab on Grade

		IN	NI	MD	MM	UG	C
5.0	Foundation Floor	•					
5.1	Additional Tips & Limitations	•					
		IN	NI	MD	MM	UG	C

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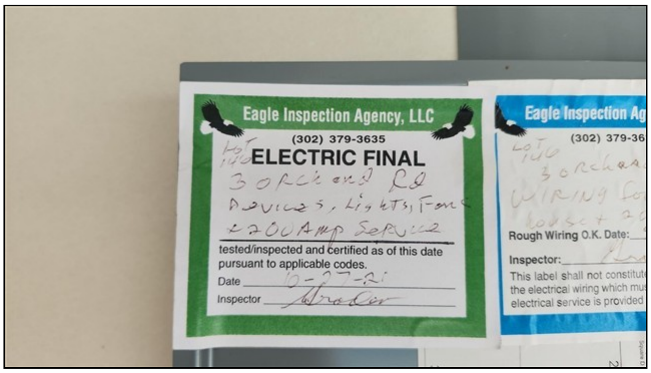
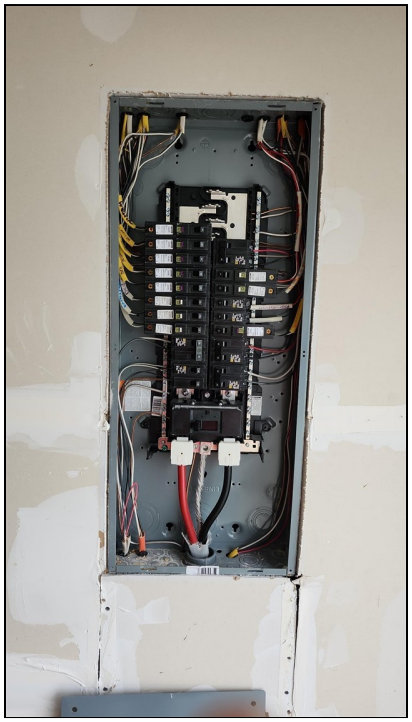
Comments:

5.0 Foundation Floor: NOTE:
Homes built with a slab construction may have heating duct work, plumbing, gas, and electrical lines running beneath the slab. As it is impossible to determine position of these items by a visual inspection, they are specifically excluded from the scope of this inspection.

6. Electrical System





Styles & Materials

Service Amperage:	Main Disconnect Location:	Main Electrical Panel Location:
200 AMPS	Main Panel	Garage
Equipment Grounding Present:	**Electric Panel Manufacturer:**	**Panel Type:**
Yes	SQUARE D	Breakers

GFCI Breakers
AFCI Breakers

Branch Wiring Type:
Copper

Wiring Methods:
Romex (Non Metallic Sheathed Cable)

Outlet Types:
3 Prong Grounded
GFCI

		IN	NI	MD	MM	UG	C
6.0	Main Service Equipment	•					
6.1	Equipment Grounding	•					
6.2	Main Panel Condition				•		
6.3	Wiring	•					
6.4	Switches	•					
6.5	Light Fixtures	•					
6.6	Outlets	•					
6.7	Additional Tips & Limitations	•					
		IN	NI	MD	MM	UG	C

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Comments:

6.2 Main Panel Condition:
Maintenance / Monitor:
Missing panel screws were noted in the main panel. Recommend that a qualified electrician secure the panel cover with the appropriate type screws, to help assure safety and serviceability.

6.2 Item 1 (Picture)

6.7

ADDITIONAL TIPS & LIMITATIONS - ELECTRICAL SYSTEM:

We are not electricians and in accordance with our industries standards of practice we only test a representative number of switches and outlets and do not perform load-calculations to determine if the supply meets the demand. We use a standard electrical tester to check a sample of outlets. While the tester is generally reliable, it can be fooled by certain improper wiring practices, which we cannot detect during a general home inspection. Every electrical deficiency or recommended upgrade should be regarded as a latent hazard that should be serviced as soon as possible, along with evaluation and certification of the entire system as safe by a licensed electrician. Therefore, it is essential that any recommendations that we may make for service or upgrades should be completed before the close of escrow, because an electrician could reveal additional deficiencies or recommend additional upgrades for which we disclaim any

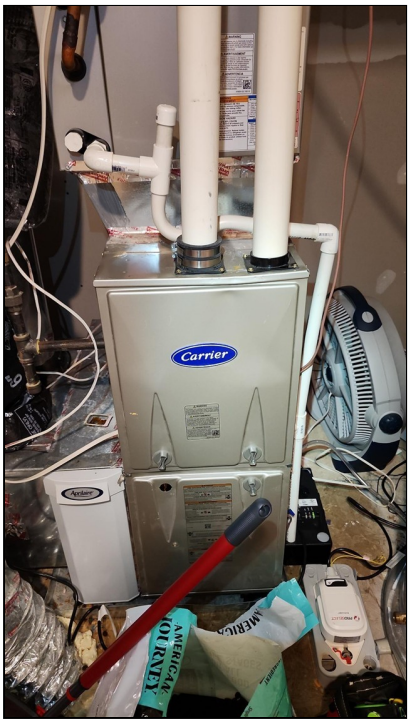
responsibility. Any electrical repairs or upgrades should be made by a licensed electrician. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician.

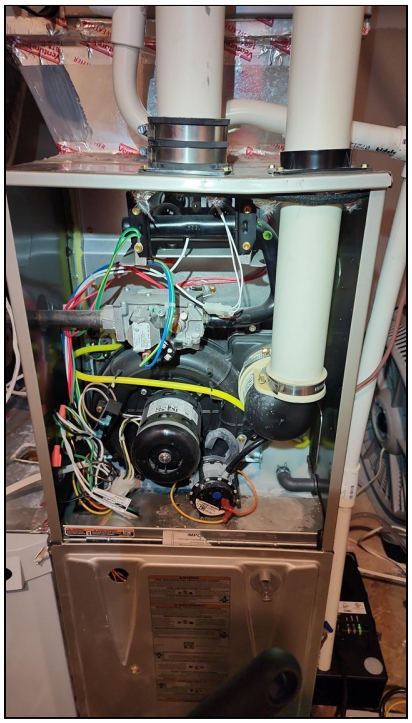
Operation of time clock motors and motion lighting is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. The inspector is not required to insert any tool, probe, or testing device inside the panels, test or operate any over-current device except for ground fault interrupters, nor dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels. Any ancillary wiring or system that is not part of the primary electrical distribution system is not part of this inspection but may be mentioned for informational purposes only, including but not limited to low voltage systems, security system devices, heat detectors, carbon monoxide detectors, telephone, security, cable TV, intercoms, and built in vacuum equipment.

Many older homes still have ungrounded wiring systems, such as Knob & Tube wiring or "Rag" wiring using two pronged outlets. While this is fine for lights or clocks, it is recommended to either ground or install GFCI protection on outlets that will be used for equipment such as office or entertainment products. Many homeowner insurance companies have limited their risk by not insuring homes with Knob & Tube wiring.

Arc- Fault Circuit Interrupters (AFCI) may not have been required when the home was built. Client may want to consider upgrading with AFCI's to enhance safety if not already present. Arc- Fault Circuit Interrupters contain solid state circuitry that will recognize the unique voltage and current wave form combinations that are the "signature" of an electrical arc, and they open the circuit when arcing occurs. Upgrades should be performed by a licensed electrician

7(A) . Heating System 1





Styles & Materials

Location:
Hall Closet

Energy Source:
Natural Gas

Heating System Type:
High Efficient Gas Forced Air Furnace

Age (approximate):
Per Manufacturer Plate
+/- Years : 4

Filter Type:
Disposable

Brand:
CARRIER

		IN	NI	MD	MM	UG	C
7.0.A	Heating Equipment Condition				•		•
7.1.A	Operation / Temperature Readings	•					
7.2.A	Exhaust Venting	•					
7.3.A	Thermostat	•					
7.4.A	Air Filters	•					
7.5.A	Distribution System (Ductwork)	•					
7.6.A	Disconnect switch(es)	•					
7.7.A	Automatic Safety Controls	•					
7.8.A	Additional Tips & Limitations	•					
		IN	NI	MD	MM	UG	C

IN= Inspected, NI= Not Inspected, MD= Major Defect, MM= Maintenance/Monitor, UG= Upgrade, C= Confirm

Comments:

7.0.A (1) **Heating :equipment**
Condition: Maintenance / Monitor:
Cabinet door hardware missing. Suggest replacement as needed

7.0.A Item 1 (Picture)

7.0.A (2) **Heating Equipment Condition: Confirm:**
Unit is a high efficiency gas furnace. Not all portions are visible. If a more detailed review is desired we recommend consulting with a licensed HVAC contractor for dis-assembly of the unit for closer inspection.

7.1.A Operation / Temp Readings:
NOTE:
The furnace was tested using normal operating controls and supplied a temperature of 135 degrees. Due to inaccessibility of many of the components of this unit, the review is limited. Holes or cracks in the heat exchanger are not within the scope of this inspection as heat exchangers are not visible or accessible to the inspector. Unit was operated by the thermostat. As with all mechanical equipment the unit can fail at anytime without warning. Inspectors cannot determine future failures.

7.1.A Item 1 (Picture)

7.3.A (1) **Thermostat: NOTE:**
Upon arrival thermostat was in cool mode and set at 64 degrees.

7.3.A (2) **Thermostat: NOTE:**
Upon inspectors departure thermostat was set back to cool mode and set back to 64 degrees.

7.8.A

ADDITIONAL TIPS & LIMITATIONS - HEATING SYSTEM:

Our evaluation of heating systems is both visual and functional provided power and/or fuel is supplied to the

component. Items not listed here as well as things we cannot see, such as drains, and distribution inside walls, floors and underground are beyond the scope of this inspection. The inspector can only readily open access panels provided by the manufacturer or installer for routine homeowner maintenance, and will not operate components when weather conditions or other circumstances apply that may cause equipment damage. The inspector does not light pilot lights or ignite or extinguish solid fuel fires, nor are safety devices tested by the inspector. The inspector is NOT EQUIPPED TO INSPECT furnace HEAT EXCHANGERS for evidence of cracks or holes, or inspect concealed portions of evaporator and condensing coils, heat exchanger or firebox, electronic air filters, humidifiers and de-humidifiers, ducts and in-line duct motors or dampers, as this can only be done by dismantling the unit. This is beyond the scope of this inspection. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout a building is beyond the scope of this inspection. We suggest you ask the sellers/ occupants if any areas of the home do not properly heat. We also suggest you obtain the maintenance history of the furnace as well as receipts for any recent repairs for which a warranty might apply. Clients are encouraged to purchase a home warranty plan, since furnaces can require repair or replacement at any time. Modern furnaces are complicated appliances and should be treated with care. Regular cleaning or replacement of furnace filters is vital to the health of your furnace and can improve the efficiency of attached central air conditioning. Flammable products should be stored away from the furnace and no fume-producing products such as paint cans should be in the same room. Don't forget that fuel-burning appliances need plenty of oxygen and should not be enclosed without supplying an adequate supply of combustion air. Identifying or testing for the presence of asbestos or other potentially hazardous materials is not within the scope of this report.

Please note that even modern heating systems can produce carbon monoxide, which in a poorly ventilated room can result in sickness and even death. Therefore, it is essential that any recommendations we make for service or further evaluation be scheduled before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property, and our service does not include any form or warranty or guarantee. Normal service and maintenance is recommended on a yearly basis. Determining the presence of asbestos materials commonly used in heating systems can ONLY be preformed by laboratory testing and is beyond the scope of this inspection. Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard which is sometimes costly to remedy. If a boiler is present, The TPR (temperature pressure relief) valve is not tested due to the possibility of the valve leaking after it has been opened.

7(B) . Heating System 2

Styles & Materials

Location:
Garage

Energy Source:
Electric

Heating System Type:
Heat Pump Forced Air (electric back up)

Age (approximate):
Per Manufacturer Plate
+/- Years : 4

Filter Type:
Disposable

Brand:
DAIKIN

		IN	NI	MD	MM	UG	C
7.0.B	Heating Equipment Condition	•					
7.1.B	Operation / Temperature Readings	•					
7.2.B	Exhaust Venting	•					
7.3.B	Thermostat	•					
7.4.B	Air Filters	•					
7.5.B	Additional Tips & Limitations	•					
		IN	NI	MD	MM	UG	C

IN= Inspected, NI= Not Inspected, MD= Major Defect, MM= Maintenance/Monitor, UG= Upgrade, C= Confirm

Comments:

7.0.B Equipment Condition: NOTE:
An electric heat pump is present. A heat pump is basically a compressor-cycle air conditioning system that can operate in reverse. As long as the unit is functioning properly in either the heating or the cooling mode, it is an indication that the major components (compressor, fans, coils) are operational, with the exception of the reversing valve. This unit was tested for standard operating functions start up and shut down. Heat pumps are only tested in one mode or the other (Heating or Cooling). If the outside temperature is above 65 degrees F. the heat pump is tested in the cooling mode only. If the outside temperature is below 65 degrees F. the heat pump is tested in the heating mode only. Adequate airflow is important to the efficiency of these units: the filter should be kept clean as with air conditioners. See heating system section for performance of emergency back up heat.

7.1.B Operation / Temp Readings: NOTE:
The furnace was tested using normal operating controls and supplied a temperature of 103 degrees. Due to inaccessibility of many of the components of this unit, the review is limited. Unit was operated by the thermostat. As with all mechanical equipment the unit can fail at anytime without warning. Inspectors cannot determine future failures.

7.1.B Item 1 (Picture)

7.5.B

ADDITIONAL TIPS & LIMITATIONS - HEATING SYSTEM:

Our evaluation of heating systems is both visual and functional provided power and/or fuel is supplied to the component. Items not listed here as well as things we cannot see, such as drains, and distribution inside walls, floors and underground are beyond the scope of this inspection. The inspector can only readily open access panels provided by the manufacturer or installer for routine homeowner maintenance, and will not operate components when weather conditions or other circumstances apply that may cause equipment damage. The inspector does not light pilot lights or ignite or extinguish solid fuel fires, nor are safety devices tested by the inspector. The inspector is NOT EQUIPPED TO INSPECT furnace HEAT EXCHANGERS for evidence of cracks or holes, or inspect concealed portions of evaporator and condensing coils, heat exchanger or firebox, electronic air filters, humidifiers and de-humidifiers, ducts and in-line duct motors or dampers, as this can only be done by dismantling the unit. This is beyond the scope of this inspection. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout a building is beyond the scope of this inspection. We suggest you ask the sellers/ occupants if any areas of the home do not properly heat. We also suggest you obtain the maintenance history of the furnace as well as receipts for any recent repairs for which a warranty might apply. Clients are encouraged to purchase a home warranty plan, since furnaces can require repair or replacement at any time. Modern furnaces are complicated appliances and should be treated with care. Regular cleaning or replacement of furnace filters is vital to the health of your furnace and can improve the efficiency of attached central air conditioning. Flammable products should be stored away from the furnace and no fume-producing products such as paint cans should be in the same room. Don't forget that fuel-burning appliances need plenty of oxygen and should not be enclosed without supplying an adequate supply of combustion air. Identifying or testing for the presence of asbestos or other potentially hazardous materials is not within the scope of this report.

Please note that even modern heating systems can produce carbon monoxide, which in a poorly ventilated room can result in sickness and even death. Therefore, it is essential that any recommendations we make for service or further evaluation be scheduled before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property, and our service does not include any form or warranty or guarantee. Normal service and maintenance is recommended on a yearly basis. Determining the presence of asbestos materials commonly used in heating systems can ONLY be preformed by laboratory testing and is beyond the scope of this inspection. Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard which is sometimes costly to remedy. If a boiler is present, The TPR (temperature pressure relief) valve is not tested due to the possibility of the valve leaking after it has been opened.

8(A) . Air Conditioning System 1

Styles & Materials

A/C Condenser Unit Location:
Exterior Right Side

Cooling Equipment Energy Source:
Electric

Age (approximate):
Per Manufacturer Plate
+/- Years : 4

Cooling System Type:
Split Air Conditioning System

Air Condtioner Brand:
CARRIER

		IN	NI	MD	MM	UG	C
8.0.A	Cooling Equipment Condition	•					
8.1.A	Condensate Drainage	•					
8.2.A	Operation / Temperature Readings						•
8.3.A	Additional Tips & Limitations	•					
		IN	NI	MD	MM	UG	C

IN= Inspected, NI= Not Inspected, MD= Major Defect, MM= Maintenance/Monitor, UG= Upgrade, C= Confirm

Comments:

8.2.A Operation / Temp Readings: Confirm:

As most manufacturers warn against operating air conditioning units when the outside temperature is below 60 degrees and heat pumps air conditioning units below 65 degrees for that last 12 hours; this unit was not tested. Recommend referring to the Sellers Disclosure Statement regarding the operation of this unit or licensed HVAC contractor if concerned.

8.3.A

ADDITIONAL TIPS & LIMITATIONS - AIR CONDITIONING SYSTEM:

Our evaluation of cooling systems is both visual and functional provided power is supplied to the component. Judging the adequacy of the cooling efficiency of air conditioning is a subjective evaluation, therefore, we only note a poor condition if, in the inspector's opinion, the adequacy seems less than normal. We urge you to evaluate these systems prior to closing. Items not listed here as well as things we cannot see, such as drains, and distribution inside walls, floors and underground are beyond the scope of this inspection. The inspector only opens readily accessible access panels provided by the manufacturer or installer for routine homeowner maintenance, and will not operate components when weather conditions or other circumstances apply that may cause equipment damage. Safety devices are not tested by the inspector. The inspector is NOT EQUIPPED TO INSPECT concealed portions of evaporator and condensing coils, electronic air filters, humidifiers and de-humidifiers, ducts and in-line duct motors or dampers, as this can only be done by dismantling the unit. This is beyond the scope of this inspection. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout a building is beyond the scope of this inspection. We suggest you ask the sellers/occupants if any areas of the home do not properly cool. We also suggest you obtain the maintenance history of the system as well as receipts for any recent repairs for which a warranty might apply. Clients are encouraged to purchase a home warranty plan, since equipment can require repair or replacement at any time. Modern systems are complicated appliances and should be treated with care. Regular cleaning or replacement of filters is vital to the health of your system and can improve its efficiency. No fume-producing products such as paint cans should be in the same room. Identifying or testing for the presence of asbestos or other potentially hazardous materials is not within the scope of this report.

The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. We are not allowed to install gauges on the cooling system to perform a detailed evaluation due to concerns with refrigerants. This requires a special license and would cost much more than the fees charged for a General Home Inspection. We perform a conscientious evaluation of the system, but we are not specialists. This inspection does not determine the proper tonnage of A/C equipment needed or if the air conditioning equipment is properly sized for the dwelling or matched by brand or capacity. It is not within the scope of a General Home Inspection to determine unit size, SEER rating, type of refrigerant or if the evaporator and condenser coil are matched properly on the AC system. If a detailed evaluation is desired an HVAC contractor should be consulted prior to close. Information can be obtained from licensed heating and air conditioning contractors if a more comprehensive inspection is desired. A detailed evaluation of the cooling capacity is beyond the scope of this report.

Air conditioners can be damaged if operated in temperatures below 65 degrees or immediately after a cold night (must be above 65 degrees for at least 12 hours). Additionally, some units can be damaged if operated when the breaker or fuses have not been on for at least 12 hours. We do not test units in cold weather nor do we test units that have no power at the time of inspection. Air conditioners should be kept clean and free of debris. Dirty air conditioners and those with restricted air flow because of fin damage, vegetation, etc. can wear out quickly. Winter covers can accelerate corrosion and should not be used unless approved by the manufacturer. The client is encouraged to consult their agent concerning home warranty options as air conditioners can fail at any time and are expensive to repair or replace. We suggest obtaining the maintenance history of air conditioning units and inquiring of the sellers/occupants if any areas of the home

do not cool well or are not supplied with air conditioning. You should obtain warranty paperwork, if applicable, and request receipts for any recent repairs. *DISMANTLING AND/OR EXTENSIVE INSPECTION OF INTERNAL COMPONENTS OF ANY APPLIANCE IS NOT WITHIN THE SCOPE OF THIS INSPECTION.*

8(B) . Air Conditioning System 2

Styles & Materials

A/C Condenser Unit Location:
Exterior Right Side

Cooling Equipment Energy Source:
Electric

Age (approximate):
Per Manufacturer Plate
+/- Years : 4

Cooling System Type:
Heat Pump Forced Air (also provides warm air)

Air Condtioner Brand:
DAIKIN

		IN	NI	MD	MM	UG	C
8.0.B	Cooling Equipment Condition	•					
8.1.B	Condensate Drainage				•		
8.2.B	Operation / Temperature Readings						•
8.3.B	Additional Tips & Limitations	•					
		IN	NI	MD	MM	UG	C

IN= Inspected, NI= Not Inspected, MD= Major Defect, MM= Maintenance/Monitor, UG= Upgrade, C= Confirm

Comments:

8.0.B Equipment Condition: NOTE:

An electric heat pump is present. A heat pump is basically a compressor-cycle air conditioning system that can operate in reverse. As long as the unit is functioning properly in either the heating or the cooling mode, it is an indication that the major components (compressor, fans, coils) are operational, with the exception of the reversing valve. This unit was tested for standard operating functions start up and shut down. Heat pumps are only tested in one mode or the other (Heating or Cooling). If the outside temperature is above 65 degrees F. the heat pump is tested in the cooling mode only. If the outside temperature is below 65 degrees F. the heat pump is tested in the heating mode only. Adequate airflow is important to the efficiency of these units: the filter should be kept clean as with air conditioners. See heating system section for performance of emergency back up heat.

8.1.B Condensate Drainage:

Maintenance / Monitor:

Air conditioning condensate drain line discharges too close to foundation. Recommend discharging away from foundation to prevent foundation moisture penetration.

8.1.B Item 1 (Picture)

8.2.B Operation / Temp Readings:

NOTE:

The condenser was tested in the heating mode only and was found to be serviceable with a supply temperature of 82 degrees which is within the desired 78-88 degree range.

Confirm:

Additionally, as most manufacturers warn against operating air conditioning units when the outside temperature is below 60 degrees and heat pumps air conditioning units below 65 degrees, the a/c mode of this unit was not tested. Recommend referring to the Sellers Disclosure Statement regarding the operation of this mode or licensed HVAC contractor if concerned.

8.2.B Item 1 (Picture)

8.3.B

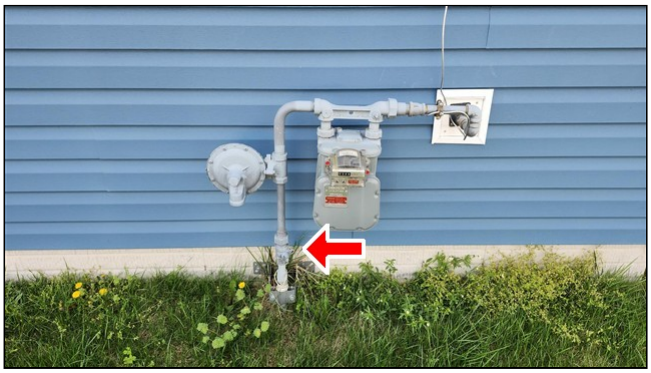
ADDITIONAL TIPS & LIMITATIONS - AIR CONDITIONING SYSTEM:

Our evaluation of cooling systems is both visual and functional provided power is supplied to the component. Judging the adequacy of the cooling efficiency of air conditioning is a subjective evaluation, therefore, we only note a poor condition if, in the inspector's opinion, the adequacy seems less than normal. We urge you to evaluate these systems prior to closing. Items not listed here as well as things we cannot see, such as drains, and distribution inside walls, floors and underground are beyond the scope of this inspection. The inspector only opens readily accessible access panels provided by the manufacturer or installer for routine homeowner maintenance, and will not operate components when weather conditions or other circumstances apply that may cause equipment damage. Safety devices are not tested by the inspector. The inspector is NOT EQUIPPED TO INSPECT concealed portions of evaporator and condensing coils, electronic air filters, humidifiers and de-humidifiers, ducts and in-line duct motors or dampers, as this can only be done by dismantling the unit. This is beyond the scope of this inspection. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout a building is beyond the scope of this inspection. We suggest you ask the sellers/occupants if any areas of the home do not properly cool. We also suggest you obtain the maintenance history of the system as well as receipts for any recent repairs for which a warranty might apply. Clients are encouraged to purchase a home warranty plan, since equipment can require repair or replacement at any time. Modern systems are complicated appliances and should be treated with care. Regular cleaning or replacement of filters is vital to the health of your system and can improve its efficiency. No fume-producing products such as paint cans should be in the same room. Identifying or testing for the presence of asbestos or other potentially hazardous materials is not within the scope of this report.

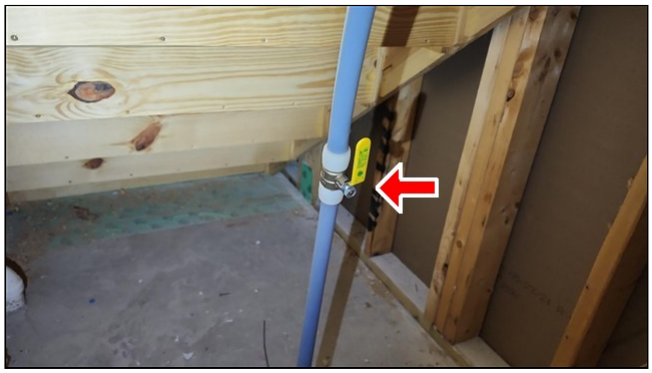
The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. We are not allowed to install gauges on the cooling system to perform a detailed evaluation due to concerns with refrigerants. This requires a special license and would cost much more than the fees charged for a General Home Inspection. We perform a conscientious evaluation of the system, but we are not specialists. This inspection does not determine the proper tonnage of A/C equipment needed or if the air conditioning equipment is properly sized for the dwelling or matched by brand or capacity. It is not within the scope of a General Home Inspection to determine unit size, SEER rating, type of refrigerant or if the evaporator and condenser coil are matched properly on the AC system. If a detailed evaluation is desired an HVAC contractor should be consulted prior to close. Information can be obtained from licensed heating and air conditioning contractors if a more comprehensive inspection is desired. A detailed evaluation of the cooling capacity is beyond the scope of this report.

Air conditioners can be damaged if operated in temperatures below 65 degrees or immediately after a cold night (must be above 65 degrees for at least 12 hours). Additionally, some units can be damaged if operated when the breaker or fuses have not been on for at least 12 hours. We do not test units in cold weather nor do we test units that have no power at the time of inspection. Air conditioners should be kept clean and free of debris. Dirty air conditioners and those with restricted air flow because of fin damage, vegetation, etc. can wear out quickly. Winter covers can accelerate corrosion and should not be used unless approved by the manufacturer. The client is encouraged to consult their agent concerning home warranty options as air conditioners can fail at any time and are expensive to repair or replace. We suggest obtaining the maintenance history of air conditioning units and inquiring of the sellers/occupants if any areas of the home do not cool well or are not supplied with air conditioning. You should obtain warranty paperwork, if applicable, and request receipts for any recent repairs. *DISMANTLING AND/OR EXTENSIVE INSPECTION OF INTERNAL COMPONENTS OF ANY APPLIANCE IS NOT WITHIN THE SCOPE OF THIS INSPECTION.*

9. Plumbing System



main fuel shut off



main water shut off

Styles & Materials

Water Source (To Home):
Public
Polyethelyne pipe to house

Plumbing Water Distribution (Inside home):
PEX

Plumbing Waste & Vent Pipes:
Public
PVC

Main Water Shut Off Location:
Hall Closet

Main Fuel Shut Off Location:
Exterior Left Side at Gas Meter

		IN	NI	MD	MM	UG	C
9.0	Kitchen Sink(s)	•					
9.1	Supply Pipes						•
9.2	Waste and Vent Pipes	•					
9.3	Fuel Storage Systems	•					
9.4	Additional Tips & Limitations	•					
		IN	NI	MD	MM	UG	C

IN= Inspected, NI= Not Inspected, MD= Major Defect, MM= Maintenance/Monitor, UG= Upgrade, C= Confirm

Comments:

9.1 Supply Pipes: Confirm:
PEX piping is present. This non-rigid piping has been used in homes since the 1980's to present. While millions of homes have used PEX piping you should be aware of the past problems related to this type of system. There have been failures associated with the pipe and fittings resulting in class action lawsuits. A home inspection can not determine if PEX is about to leak simply by looking at the outside of the pipe. Pipes deteriorate from the inside and can split under pressure. Factors contributing to system leaks include degeneration of piping and/or fittings, water quality, chlorine levels, poor installation and age. Suggest client obtain history of failures with sellers prior to close. Information regarding the class action lawsuit can be found at: www.pexsystemsettlement.com.

9.4

ADDITIONAL TIPS & LIMITIATIONS - PLUMBING SYSTEM:

Our focus in the plumbing portion of the inspection is directed at identifying leaks. All underground piping related to water supply, waste, or sprinkler use are excluded from this inspection. Leakage or corrosion in underground piping cannot be detected by a visual inspection, nor can the presence of mineral build-up that may gradually restrict their inner diameter and reduce water volume. The inspector cannot state the effectiveness or operation of any anti-siphon devices, automatic safety controls, water conditioning equipment, fire and lawn sprinkler systems, on-site water quality and quantity, on-site waste disposal systems, foundation irrigation systems, spa and swimming pool equipment, solar water heating equipment, or observe the system for proper sizing, design, or use of materials.

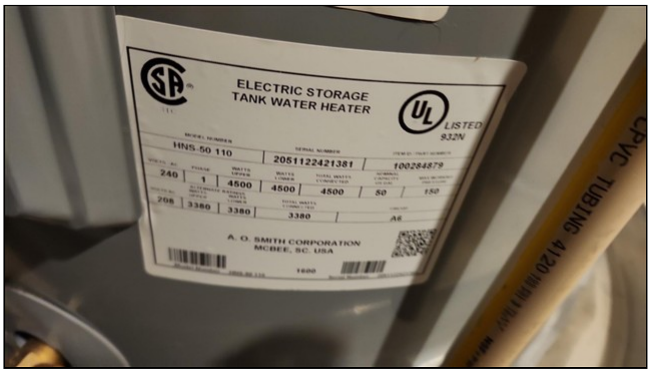
We may not always mention common faults such as dripping faucets, rust or corrosion. If considered important, you should check these items independently. Shut-off valves and angle stops are not turned or tested during the inspection due to the possibility of leaking. All shut-off valves or angle stops should be turned regularly to ensure free movement in case of emergency. The water supply system was tested for its ability to deliver functional water pressure to installed plumbing fixtures and the condition of connected piping that was visible. Our plumbing inspection also consists of checking for functional drainage at all fixtures. We suggest you obtain the maintenance history for the homes plumbing and obtain receipts for any recent work or for anything for which a warranty may apply

Waste pipe condition is usually directly related to their age. Older ones are subject to damage through decay and root movement, whereas the more modern ABS ones are virtually impervious to damage, although some rare batches have been alleged to be defective. Older homes with galvanized or cast iron supply or waste lines can be working during an inspection but later fail under heavy use. If the water is turned off or not used for periods of time (such as a vacant house waiting for closing), rust or deposits within the piping can further clog the piping system. However, inasmuch as significant portions of drainpipes are concealed, we can only infer their condition by observing the draw at drains at the time of inspection. Nonetheless, blockages will still occur in the life of any system.

There is a period between the time of the home inspection and taking possession of the home that varies greatly. Seals, gaskets and hoses can become dried out or brittle when not operated over a period of time. You are advised to operate all plumbing fixtures and appliances during the final walk through. We can not predict future failure.

Imperfections in caulk and grout is common and can allow water penetration into the wall / floor areas and cause damage which is not always visible to the inspector. It is strongly recommended to caulk / grout at all water locations upon taking ownership and to maintain routinely every 3-6 months.

10. Water Heater



Styles & Materials

Water Heater Type:
Electric

Water Heater Capacity:
50 Gallon

Age (approximate):
Per Manufacturer Plate
+/- Years : 4

Water Heater Brand:
A.O. SMITH

		IN	NI	MD	MM	UG	C
10.0	Water Heater Condition	•					
10.1	Hot Water Temperature			•			
10.2	Energy Source	•					
10.3	Supply Pipes				•		
10.4	Temperature / Pressure Release Valve	•					
10.5	Overflow Pan			•			
10.6	Additional Tips & Limitations	•					
		IN	NI	MD	MM	UG	C

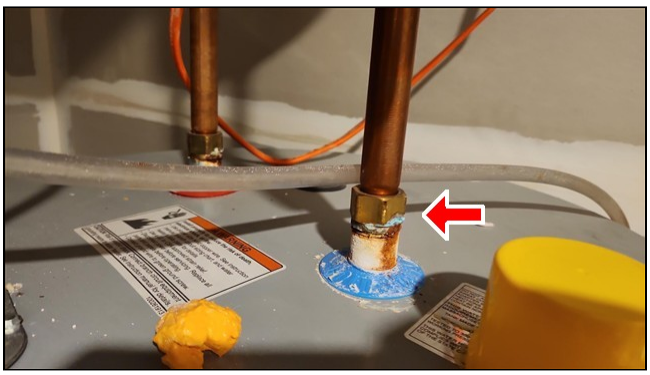
IN= Inspected, NI= Not Inspected, MD= Major Defect, MM= Maintenance/Monitor, UG= Upgrade, C= Confirm

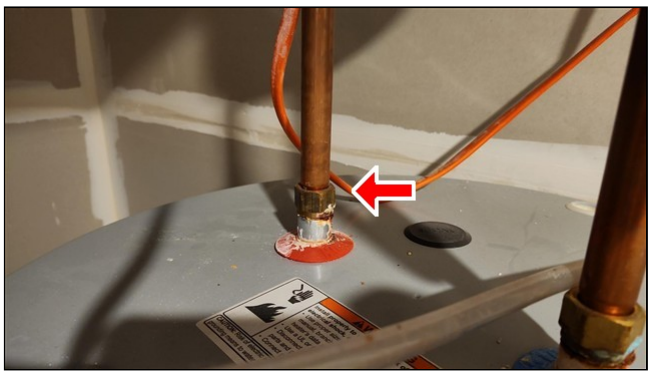
Comments:

10.1 Hot Water Temperature: Major Defect:
The water temperature at time of inspection was 146 degrees, which is above the normal operating range of 120 to 125 degrees. This is a safety concern. Recommend lowering temperature to prevent scalding.

10.1 Item 1 (Picture)

10.3 Supply Pipes: Maintenance / Monitor:
Corrosion observed on pipes and fittings; no leaks visible at time of inspection. Recommend repair / replacement as necessary.


10.3 Item 1 (Picture)


10.3 Item 2 (Picture)

10.5 Overflow Pan: Major Defect:
Drain line missing / not run to exterior / french drain. Recommend correcting for proper operation of emergency feature.

10.5 Item 1 (Picture)

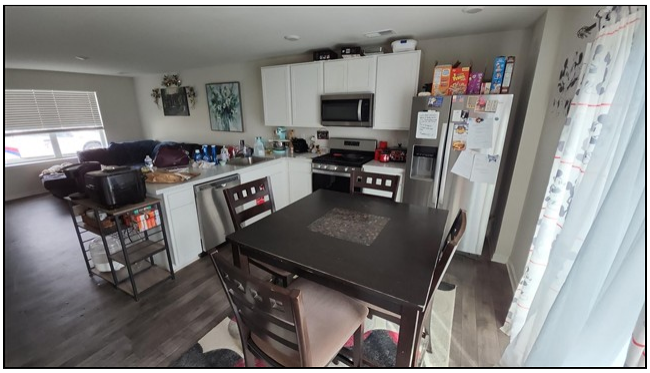
10.6

ADDITIONAL TIPS & LIMITATIONS - WATER HEATER:

Our evaluation of the water heater is both visual and functional provided power and/or fuel is supplied to the unit. Water heater blankets may void the warranty on some water heaters. Keep all combustibles away from the heater; do not store paints or other chemicals in the same room. A spill pan and drain is advised if your

heater is located in, adjacent to, or above a finished area. The TPR (Temperature Pressure Relief) valve was not tested due to the possibility leaking after it has been opened. The water heater temperature settings should be set to 120 or 125 degrees to prevent scalding as per manufacturer recommendations.

11. Kitchen Built-in Appliances



Styles & Materials

Range/Oven:
Present

Range / Oven Energy Source:
Natural Gas

Cooktop:
Present

Cooktop Energy Source:
Natural Gas

Exhaust/Range Hood:
Present
RECIRULATING

Built-in Microwave:
Present

Dishwasher:
Present

Disposal:
Present

Refrigerator:
Present

		IN	NI	MD	MM	UG	C
11.0	Counters and Cabinets	•					
11.1	Garbage Disposal	•					
11.2	Dishwasher	•					
11.3	Ranges/Ovens/Cooktops			•			
11.4	Range Hood(s)				•		
11.5	Microwave	•					
11.6	Refrigerator		•				
11.7	Additional Tips & Limitations	•					
		IN	NI	MD	MM	UG	C

IN= Inspected, NI= Not Inspected, MD= Major Defect, MM= Maintenance/Monitor, UG= Upgrade, C= Confirm

Comments:

11.2 Dishwasher: NOTE.
Dishwasher was operational at the time of inspection. Dishwashers most commonly fail internally at the pump, motor or seals. We do not disassemble these units to inspect these components. Our inspection is limited to operating the unit on the 'normal wash' cycle only. We recommend you operate this unit prior to closing.

11.3 (1) **Ranges/Ovens/Cooktops:**
NOTE: The gas stove/range elements were tested at the time of inspection and appeared to function properly. These can fail at anytime without warning. No warranty, guarantee, or certification is given as to future failure.


11.3 Item 1 (Picture)


11.3 Item 2 (Picture)

11.3 (2) **Ranges/Ovens/Cooktops:**
Major Defect:
A stove anti tip over device has not been installed on this unit. If a child steps on the open door or if a heavy pot is placed on the door, the door acts like a lever forcing the front of the stove down and then back up. Not only will the stove tip and possibly land on your feet, but anything on the range top, such as a pot of boiling water which could cause serious injury. An anti tip bracket can be attached to the bottom of the wall behind the stove by a licensed general contractor. The stove will still slide in and out but will not tip over. Recommend installing to ensure safety. (Attached photo is an example, not the actual unit).


11.3 Item 3 (Picture)

11.4 Range Hood(s): Maintenance / Monitor:
This is a recirculating-type fan (does not vent to the exterior). The carbon filter should be changed/cleaned regularly to control odors.

11.5 Microwave: NOTE:
Built-in microwave ovens are tested using normal operating controls. Unit was tested and was serviceable at time of inspection. Leak and/or efficiency testing is beyond the scope of this inspection.

11.5 Item 1 (Picture)

11.6 Refrigerator: NOTE:
The refrigerator/freezer, freon levels, icemaker operation and other specialty items are beyond the scope of inspection. A temperature reading ONLY was taken for your information only. The refrigerator should be kept at or below 40 degrees fahrenheit and the freezer at or below 0 degrees. The refrigerator supplied temperature at 35 degrees and the freezer at 0 degrees.

11.6 Item 1 (Picture)

11.6 Item 2 (Picture)

11.7

ADDITIONAL TIPS & LIMITATIONS - KITCHEN BUILT-IN APPLIANCES:

Our kitchen appliance inspection is visual and operational in nature of the built-in appliances only. We test kitchen appliances for basic functionality, but cannot evaluate them for their performance nor for the variety of their settings or cycles. Appliances older than five years may exhibit decreased efficiency. Even if general comments are made, these items are not inspected: refrigerators, freezers, ice makers, trash-compactors, built-in toasters, coffee-makers, can-openers, blenders, instant hot-water dispensers, water-purifiers, barbecues, grills, or roisterers, timers, clocks, thermostats, the self-cleaning and cooking capability of ovens, and concealed or countertop lighting, which is convenient but often installed after the initial construction and not wired to national electrical standards. These items should be considered outside the scope of inspection. Appliances are not moved during the inspection. Portable dishwashers are not inspected. Please double-check appliance operation just before closing and re-check for secure cabinets, counters and appliances. Upon occupancy, the client should secure any freestanding oven so it cannot tilt

forward when weight is applied to the door. Individuals have been injured when sitting on or standing on these doors. Clients are advised to purchase a home protection plan because appliances, including new appliances, can fail at any time, including immediately after the inspection.

12. Bathroom(s)

Styles & Materials

Ventilation Type:

Window(s)

Exhaust Fan(s)

		IN	NI	MD	MM	UG	C
12.0	Counters and Cabinets	•					
12.1	Sinks			•			
12.2	Toilets	•					
12.3	Tubs & Showers	•					
12.4	Exhaust Fan	•					
12.5	Additional Tips & Limitations	•					
		IN	NI	MD	MM	UG	C

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Comments:

12.1 Sinks: Major Defect:
The sink does not drain properly (clogged / slow draining) at the master bathroom. Recommend repairs as needed.

12.1 Item 1 (Picture)

12.5

ADDITIONAL TIPS & LIMITATIONS - BATHROOM(S):

Our focus in bathrooms is directed at identifying visible water damage and/or problems. We may not always mention common faults such dripping faucets, rust or corrosion. If considered important, you should check these items independently. Shut-off valves and angle stops under kitchen or bathroom sinks and toilets are not turned or tested during the inspection due to the possibility of causing a leak. All shut-off valves or angle stops should be turned regularly by the homeowner to ensure free movement in case of emergency.

Bathrooms require regular maintenance to prevent the possibility of water damage and maintenance should be performed without delay. Since leaks can occur at any time, plumbing should be checked just before closing and then regularly during occupancy. We advise that all floors, tile edges and tub/shower walls be caulked and sealed to prevent moisture penetration. When found soft, you should have checked for leaks and hidden damage. All leaks should be repaired and missing/damaged grouting and caulk should be

replaced at once to help prevent future/further damage. Even tile that appears to be in good shape can take on water, so we suggest that you apply a sealant to tiled surfaces upon occupancy. If sluggish or noisy drains are noted, the drain waste vent system should be checked for blockage, damage or other restriction before close. Operating an exterior vented exhaust fan helps to reduce the chances of mold/mildew growth and harmful condensation

Showers are visually inspected for leakage, but leaks often do not show except when the shower has the weight of the person and is in actual use. Determining whether shower pans and tub / shower surrounds are water tight is beyond the scope of this inspection. Steam saunas are not part of this inspection.

If a jetted tub is present, the tub was filled and operated to check intake and jets. Pump and supply lines were not completely accessible. If a more detailed report is desired, the client is advised to consult a licensed plumber. To clean your jets simply fill your tub with warm water (be sure to cover all jets) and add a small amount of white vinegar or a spa jet cleaner product made specifically for cleaning jetted tubs. Then run water for approximately 10 minutes, drain the tub and let air dry.

13. Washer / Dryer

Styles & Materials

Washer:
Present

Dryer:
Present

Dryer Power Source:
240 Volt Electric

Dryer Vent:
Flexible Foil

		IN	NI	MD	MM	UG	C
13.0	Clothes Washing Machine	•					
13.1	Clothes Dryer	•					
13.2	Dryer Vent				•		
13.3	Additional Tips & Limitations	•					
		IN	NI	MD	MM	UG	C

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Comments:

13.2 Dryer Vent: Upgrade:
Dryer vent material is foil type, recommend replacing with smooth metal vent pipe upon taking ownership as this is considered a potential fire hazard. As a safety measure, we recommend replacing this exhaust hose with an approved metallic dryer vent duct.

13.3

ADDITIONAL TIPS & LIMITATIONS - WASHER / DRYER:

The supply hoses to the washer are not disconnected nor are they connected during the inspection and valves are not operated. These can leak at any time and should be considered a part of normal maintenance. If the washer and dryer are present, they are not moved to prevent floor damage and the review of the area behind the washer/dryer is limited. We test these appliances for basic functionality, but cannot evaluate them for their performance nor for the variety of their setting cycles. If these appliances are included in the sale of the property, we suggest consulting the sellers as to proper operation prior to close. We suggest that you clean exhaust pipes upon occupancy and then regularly to enhance safety/performance. Water hoses

that discharge into laundry tubs can cause contamination by creating a "cross connection" if they discharge below the tub rim. We suggest you keep these elevated above the flood rim of the tub.

14. Interior Rooms and Areas

Styles & Materials

Window Type(s):

Double Glazed Insulated

Single-Hung

		IN	NI	MD	MM	UG	C
14.0	Floors	•					
14.1	Walls	•					
14.2	Ceilings	•					
14.3	Doors (representative number)	•					
14.4	Windows (representative number)				•		
14.5	Stairways	•					
14.6	Additional Tips & Limitations	•					
		IN	NI	MD	MM	UG	C

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Comments:

14.4 (1) **Windows: Maintenance / Monitor:**
Window wood deterioration observed in the living room window sill. Suggest repairs/replacement as needed.

14.4 Item 1 (Picture)

14.4 (2) **Windows: NOTE:**
Your home may have thermal pane insulated windows. See paragraph 4 below regarding this type of window.

14.6

ADDITIONAL TIPS & LIMITATIONS - INTERIOR ROOMS & AREAS:

Our interior review is visual and evaluated with similar aged homes in mind. Our inspection of living space includes the visually accessible areas of walls, floors, cabinets and closets, and the testing of a representative number of windows and doors, switches and outlets. We do not evaluate window treatments, move furnishings or possessions, lift carpets or rugs, empty closets or cabinets, nor comment on cosmetic

deficiencies such as common drywall/plaster cracking, nail pops, stained carpets, torn screens are not considered. We suggest you double check these items, if concerned.

Testing, identifying, or identifying the source of environmental pollutants or odors (including but not limited to lead, mold, allergens, odors from household pets and cigarette smoke) is beyond the scope of our service, but can become equally contentious or difficult to eradicate. We recommend you carefully determine and schedule whatever remedial services may be deemed advisable or necessary before the close of escrow.

Windows should be kept in good repair in the event they are needed for an emergency exit. We suggest making sure that they always operate freely (without use of force or a key or tool) and place furniture so as to keep windows accessible for emergency use. Older homes may have windows that do not meet current size and height safety standards for emergency exit. Keeping them accessible and in good operating condition enhances their safety. Providing an escape ladder is a recommended safety enhancement for all upper level bedrooms. Rooms used for sleeping should have functional exits to both the interior and exterior of the home. Personal belongings and furniture restrict access to receptacles, windows, walls, and flooring. These areas should be reviewed during your final walk through to reveal hidden or concealed damage

Your home may have thermal pane windows installed. Seal failure is beyond the scope of this inspection. The inspector is unable to determine if all double glazed insulated windows are completely intact and without compromised seals. Conditions indicating a broken seal are not always visible or present and may not be apparent or visible at the time of inspection. Changing conditions such as temperature, humidity, and lighting limit the ability of the inspector to visually review these windows for broken seals. For more complete information on the condition of all double glazed windows, we suggest you consult the seller and review windows prior to closing.

Our inspection of fireplaces and woodstoves is limited to the visible portions of the fireplace flue. Drop light, mirrors and smoke testing are not a part of the inspection. Visibility of the flue is limited to as little as 20 percent. If further investigation is necessary, a qualified professional chimney sweep is recommended. Fireplaces and woodstoves should be cleaned and inspected on a regular basis to make sure no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage.

15. Smoke Detectors & Carbon Monoxide Testing

Styles & Materials

Smoke Detectors:

Hardwired with Battery Back Up

Combo Smoke/Carbon Monoxide

Units Observed

		IN	NI	MD	MM	UG	C
15.0	Smoke Alarms	•					
15.1	Carbon Monoxide Testing	•					
15.2	Additional Tips & Limitations	•					
		IN	NI	MD	MM	UG	C

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Comments:

15.1 Carbon Monoxide Testing:

NOTE:

Fuel burning appliances were tested for Carbon Monoxide with results of 0 which is an acceptable level of carbon monoxide in a living space.

15.1 Item 1 (Picture)

15.2

ADDITIONAL TIPS & LIMITATIONS - SMOKE DETECTORS & CARBON MONOXIDE TESTING:

Smoke and carbon monoxide detectors are recommended to be installed on each level of the home, including basements, live-in attics, utility/mechanical rooms, in bedrooms and any hallway adjoining a bedroom. Regular testing is recommended to ensure proper working order. If your detector uses batteries, change the batteries immediately upon moving into your home. It is also recommended that you replace the batteries every 6 months or when the smoke detector chirps, signaling a low battery. Most smoke detectors have a life span of 10 years. If you suspect a smoke detector is near this age or you are not sure, be safe and replace the unit. It is also recommended you develop and rehearse escape plans for use in the event of a fire emergency. Smoke detectors tied into security systems are not tested.

Carbon monoxide testing was conducted for fuel burning appliances present and functioning on the day of the inspection. CO readings were obtained in parts per million (ppm) at the locations noted. As established by the American Society of Heating, Refrigeration and Air Conditioning Engineers (ASHRAE), readings in excess of 9 ppm in a living area indicate that excessive carbon monoxide is evident. Health effects are related to the level of CO concentrations and length of exposure. New Studies indicate that chronic, low level exposure can have serious health consequences.

0 PPM - Desired level
9 PPM - Acceptable level of CO in a living space
50 PPM - Maximum concentration for continuous exposure in any 8 hour period
400 PPM - Frontal headaches 1 to 2 hours, death within 2 hours
800 PPM - Nausea and convulsions, death within 2 hours
1,600 PPM - Nausea within 20 minutes, death within 1 hour
12,800 PPM - Death within 1 to 3 minutes

Note: Health effects can vary significantly based on age, sex, weight and overall state of health.

A carbon monoxide analyzer was utilized to determine if the heating and exhaust venting system in this home was contributing carbon monoxide to the internal home environment at the time of the inspection. The CO readings were obtained using normal operating controls of the equipment and following manufacturer's instructions and protocol for the carbon monoxide analyzer. The use of this analyzer does not certify or de-certify the condition of equipment tested, such as the furnace or heat exchanger. Evaluation of the internal and inaccessible components of the furnace such as the heat exchanger, remain beyond the scope of this report. Further, the absence of CO does not mean that a problem might not develop in the future. We, therefore, recommend installation of CO detectors which are available in stores.

Gas ovens are not tested as ASHRAE has not determined an acceptable level for this appliance. Gas oven burners cycle on and off continuously causing a CO production higher than 9 ppm. Ventilation is recommended during extended periods of use. It is recommended to have gas ovens serviced regularly as with any fuel burning appliance to ensure the most efficient operation possible.