

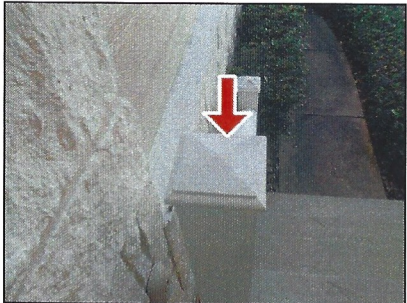
I NI NP D



I. Stairways (Interior and Exterior)

Comments:

Railing post is loose. Additional support or repair is recommended.



J. Fireplaces and Chimneys

Operable Fireplaces: One

Comments:

The inspection does not include the adequacy of draft or condition of flue tiles. Fireplaces are only operated if there is an electronic ignition source, with no open flame being applied to the gas source.

No deficiencies were observed at the time of inspection.



K. Porches, Balconies, Decks, and Carports

Comments:

The inspector does not determine the existence or adequacy of flashing at the attachment to the house. Monitor the condition of all deck railings and ensure they remain safe and secure. Verification or determination of load carrying capability of the deck is not included with this inspection.

L. Other

Comments:

Fences are not inspected unless a swimming pool is present. Retaining walls are only checked if failure would impede the homes structural integrity.

II. ELECTRICAL SYSTEMS

Ancillary wiring items not inspected include but are not limited to: telephone, cable, speaker, computer, photocells, low voltage, hard wiring on smoke detectors, electric gates and doors, yard and tree lighting. Intercom systems are not inspected.

The inspector does not check 220-volt outlets. Random testing of electrical outlets only; not all outlets are tested. In the event aluminum wiring is reported it should be reviewed by a licensed electrician. We do not report copper clad aluminum wiring unless clearly labeled so at the electrical panel. Only light fixtures that appear to have been improperly installed are tested for proper operation. Burnt bulbs are not reported. Light fixtures with daylight sensors or that are on timers can not be tested for proper operation.

A. Service Entrance and Panels

Electrical Service: Below ground, Aluminum, 240 volts

Main Breaker: No main breaker

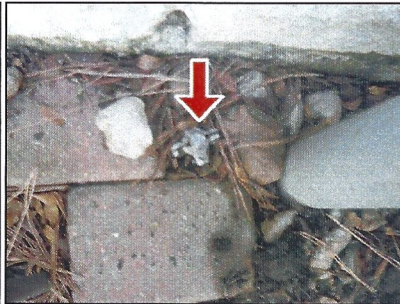
Panel Type: Circuit breakers

Ground System: Driven Ground Rod, Gas Pipe Bond Present

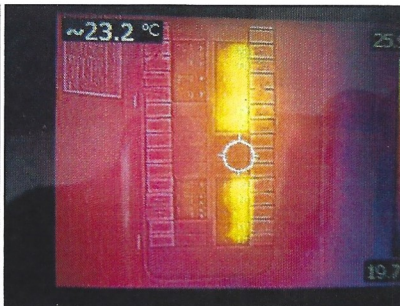
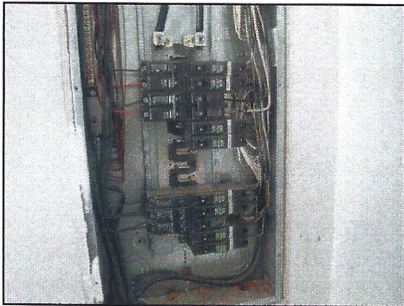
Electric Panel Manufacturer: CUTLER HAMMER

Comments:

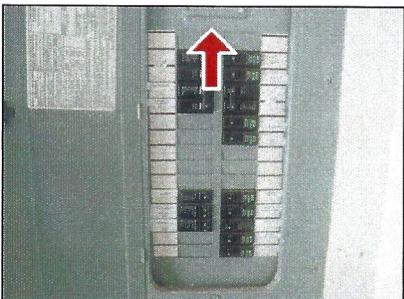
System panels installed correctly, grounded and bonded.



The main panel box is located in/at the Garage.



The main service panel does not have a main disconnect breaker as called for by today's standards in service panels with more than 6 breakers



I NI NP D

B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: NM (non-metallic sheathed)

Type of Branch Circuit Wiring: Copper

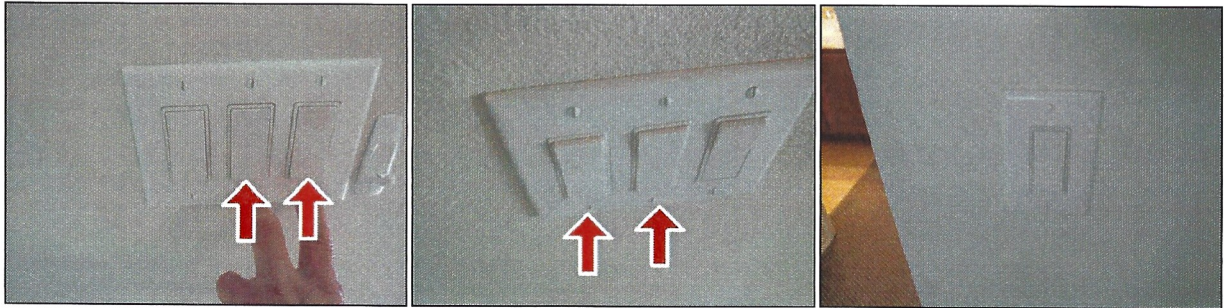
Comments:

It is recommended that smoke detector batteries are replaced semi-annually. Smoke detectors should be replaced every 10 years. Initiate and practice plans for escape periodically. Failure to repair defective or install absent alarms, detectors and other safety devices immediately can result in serious injury or death. For further information about fire safety and CO poisoning, consult your local fire department and read the following links: www.cpsc.gov and www.nfpa.org

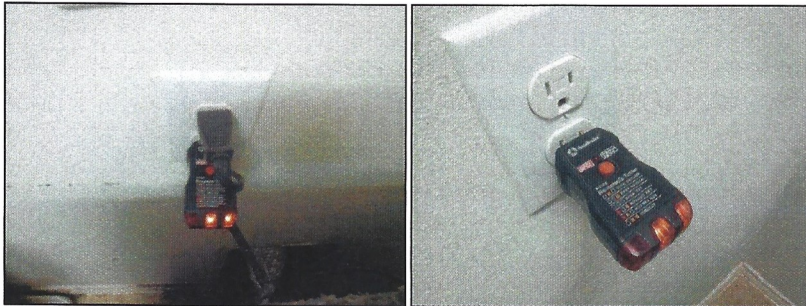
Smoke alarms were functional.

There was no carbon monoxide detector observed. It is recommended that one be installed according to the manufacturer's instructions.

We tested a representative number of switches, and found one without an obvious function in the master bedroom, living room main entry. Ask the Seller to explain the function of any such switch. If this does not solve the "mystery," consult with a qualified electrician.



There are no GFCI (Ground Fault Circuit Interrupt) protected outlets in locations called for by today's standards: laundry,. I recommend updating to current standards.



Some lights were not functioning. These are usually just a case of burned out bulbs. Recommend replacing bulbs before closing as needed. If fixtures are still not functioning, then a licensed electrician should diagnose for deficiencies.



III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

Our inspection of the heating and cooling system included a visual examination of the system's major components to determine defects, excessive wear, and general state of repair. Weather permitting, our inspection of a heating or cooling system includes activating it via the thermostat and checking for appropriate temperature response. Our inspection does not include disassembly of the furnace; therefore heat exchangers are not included in the scope of this inspection. Heat pump systems are not tested in heat mode when ambient temperatures are above 80 degrees Fahrenheit, or in cooling mode when below 60 degrees to avoid damage to system.

The inspector does not determine the adequacy (tonnage/manual load calculation) or efficiency of the system. Humidifiers, motorized dampers, electronic air filters and programmable thermostats are not inspected. Window air conditioning and possible mismatched central units are not checked. An accurate central air conditioning cooling differential test is not possible when the ambient temperature is below 55 degrees Fahrenheit.

Bi-annual scheduled maintenance of a home's HVAC system is an important part of the overall care of your home, and is required by most home warranty companies in order for repairs to be covered under a home warranty program. Some defects may be found during this service that are not evident in the scope of our home inspection. We recommend that you have the home seller provide you with a record that the HVAC system has been serviced in the past six months. If the system has not been serviced, it should be done during the inspection period.

A. Heating Equipment

Type of Systems: Forced Air

Heating Energy Sources: Gas

Number of Heat Systems (excluding wood): One

Furnace/Air Handler Age: 2016

Location of Secondary pan drain line: Rear

Comments:

The unit functioned at the time of inspection. Proper heating operation is determined by at minimum of 100 degrees being supplied from all home supply grills.



B. Cooling Equipment

Type of Cooling Systems: Central air conditioner unit

Coolant Type: R-410A

Temperature Differential: 17 Degrees

Number of Cooling Systems: One

A/C Age: 2009

Comments:

The main unit functioned at time of inspection. Target temperature drops between 14-22 degrees were obtained.

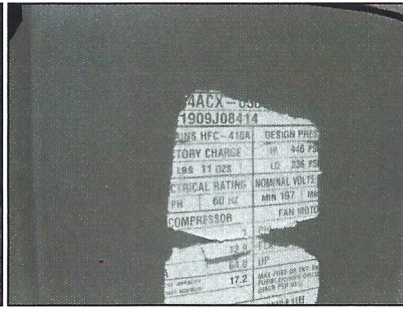
I = Inspected

NI = Not Inspected

NP = Not Present

D = Deficient

I NI NP D

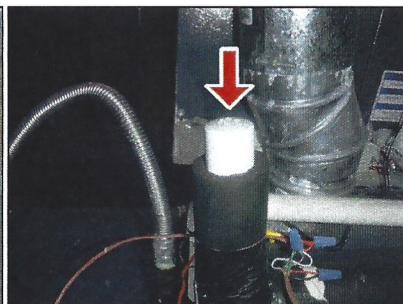


Return a/c vent.



Supply a/c vent.

To prevent blockages in the condensation drain line, pour mixture of 1c. warm water and 2 capfuls of bleach into condensate drain every 8 weeks during the hot months when the A/C is in use to prevent bio-growth in drain lines and prevent blockages.



C. Duct Systems, Chases, and Vents

Ductwork: Insulated Flex Duct, Insulated Duct Board

Comments:

Inspecting the interior condition of the HVAC supply and return ducts would require vent removal and/or dismantling the equipment plenums and is beyond the scope of this inspection.

In general, there should be a supply and return duct for each bedroom and each common living area. Duct runs should be as short and straight as possible. The correct-size duct is necessary to minimize pressure drops in the system and thus improve performance. Insulate ducts located in unheated spaces, and seal all joints with duct mastic. Despite its name, never use ordinary duct tape on ducts.

Ducts and ventilation system appeared serviceable. Note: we are only able to evaluate visible and accessible ducts.

IV. PLUMBING SYSTEM

I NI NP D

The inspection does not include gas lines or condition of plumbing lines in walls, floors, attic, ground or foundation. Water wells, water-conditioning systems, solar water heating systems, freestanding appliances, and the potability of any water supply are excluded from inspection, unless other wise noted. Clothes washing machine and icemaker hose bibs are not tested.

A. Plumbing Supply, Distribution Systems and Fixtures

Location of water meter: Not Found (Complex Valve)

Location of main water supply valve: Garage

Static water pressure reading: 40 PSI

Water Source: Public

Plumbing Water Supply (into home): PEX

Plumbing Water Distribution (inside home): Copper, PEX

Gas Meter Location: Front

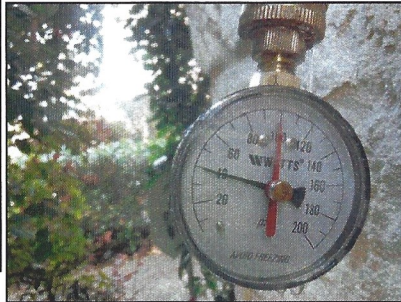
Comments:

House was vacant. Water was run for minimum 15-20 minutes to try and have leaks present themselves. Not all leaks may be detected until house is under normal usage.

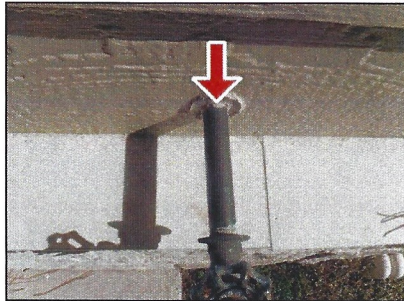
Fixtures functional. Flow/Volume acceptable. The toilets flushed properly. Water pressure into home from city 40 PSI. Recommended satisfactory range 40 PSI – 80 PSI. Meter tested with no leaks or bypass concerns noted.



Main water shut off located within garage.



Supply pipes in on wall must be properly insulated. Current condition will not protect piping during hard freeze periods



B. Drains, Wastes, and Vents

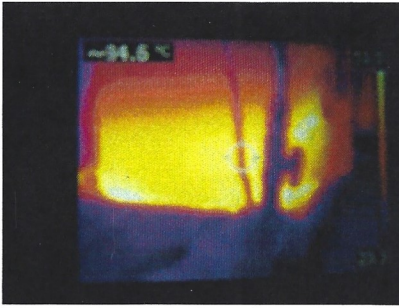
Location of drain cleanout: Front

Plumbing Waste: PVC

Washer Drain Size: 2" Diameter

Comments:

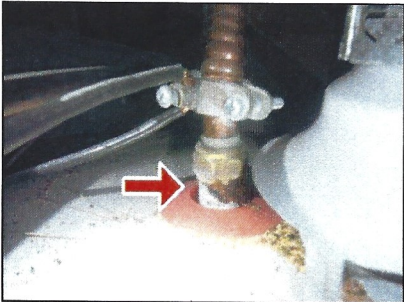
Drains and vents functioned normally. All sinks/tubs were filled to perform leak test of P-trap with concerns noted.



The flue from water heater as it terminates through roof is not strapped to rafters. Recommend properly securing flue to rafters with metal straps at rafters.



Galvanized to copper pipe connections are present with no di-electric union to prevent electrolysis.



D. Hydro-Massage Therapy Equipment

Comments:
In-Line water heaters are not tested.

E. Other

Comments:

V. APPLIANCES

A. Dishwashers

Comments:
The appliance was functional when tested in short/normal cycle. The spray bars activated, as well as the detergent dispenser. Average life expectancy - 10 years: Life expectancies have been determined through research and testing based on regular recommended maintenance and conditions of normal wear and tear.

I NI NP D



B. Food Waste Disposers

Comments:

Appliance was not functional at time of inspection. Average life expectancy - 12 years: Life expectancies have been determined through research and testing based on regular recommended maintenance and conditions of normal wear and tear.



C. Range Hood and Exhaust Systems

Comments:

Functional with no concerns noted. Average life expectancy - 15 years: Life expectancies have been determined through research and testing based on regular recommended maintenance and conditions of normal wear and tear.

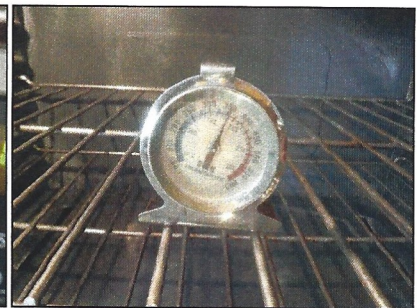


D. Ranges, Cooktops, and Ovens

Comments:

The inspector does not test self-cleaning, self-bake or broiler functions on ovens.

Cooktop and oven functional at time of inspection. Average industry average life expectancy 10 to 18 years. Life expectancies have been determined through research and testing based on regular recommended maintenance and conditions of normal wear and tear.



E. Microwave Ovens

Comments:

Tests for leaks of microwaves from the appliance door or housing is not included in this inspection. When we tested the appliance, it was to simply determine if it will heat water/moisture placed into the unit. We cannot determine if the various cycles of the device function as designed. Because of the potential for microwave leakage, client is advised to have the appliance periodically tested and serviced by a qualified appliance service technician.

Appliance was functional at time of inspection. Average life expectancy - 10 years. Life expectancies have been determined through research and testing based on regular recommended maintenance and conditions of normal wear and tear.



F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

Ventilation systems should be present in all bathrooms. This includes bathrooms with windows, since windows will not be opened during the winter in cold climates.

The fans were functional, and vented to the exterior as required. Average life expectancy - 10 years. Life expectancies have been determined through research and testing based on regular recommended maintenance and conditions of normal wear and tear.

G. Garage Door Operators

Comments:

Functional. Auto-reversed when IR beams obstructed. The downward pressure safety reverse was not tested; check it periodically to ensure it reverses properly.

H. **Dryer Exhaust Systems**

Comments:

Dryer vents should be cleaned every 6 months to prevent lint buildup, improve efficiency and to reduce possible fire hazards.

I. **Other**

Comments:

Refrigerators are not included as part of an inspection. As a courtesy I checked the operating temperatures in the unit, and they appeared to be within normal range.



VI. OPTIONAL SYSTEMS

A. **Landscape Irrigation (Sprinkler) Systems**

Comments:

If the sprinkler system is inspected as part of this inspection, it is tested in manual mode only. Unless obvious, underground water leaks are not inspected for.

B. **Swimming Pools, Spas, Hot Tubs, and Equipment**

Comments:

If the swimming pool is inspected as part of this inspection only components readily accessible are inspected. Timers, freeze guards, automatic chlorinators or ozonator's if present are not inspected. Underground leaks or seepage (unless obvious) can not be detected.

C. **Outbuildings**

Comments:

D. **Private Water Wells (A coliform analysis is recommended)**

Comments:

E. **Private Sewage Disposal (Septic) Systems**

Comments:

Inspections, when performed, are limited scope only. Complete inspection of the underground tank system would require excavation and is beyond the scope of this inspection. Only accessible areas are visually observed.

F. **Other**

Comments: