

Above Grade

Home Inspection Services, L.L.C.

Home Inspection Report

February 24, 2020

1010 Sample Street
Sample Town, CT

Report Table of Contents

INSPECTION CONDITIONS	5
GROUNDS	6
EXTERIOR	9
ROOF SYSTEM	12
GARAGE - CARPORT	15
STRUCTURE	16
ATTIC	18
BASEMENT-CRAWL SPACE	19
AIR CONDITIONING	22
HEATING SYSTEM	24
FIREPLACES	27
ELECTRICAL SYSTEM	31
PLUMBING SYSTEM	33
KITCHEN	37
BATHROOMS	39
BEDROOMS	41
COMMON ROOMS	43
SUMMARY	

SCOPE OF INSPECTION

The purpose of this inspection is to perform limited, visual and auditory on site observations of the readily accessible areas of the primary structure, mechanical, and electrical systems of the building and to give a **personal opinion** as to whether or not the components of the building are performing the function for which they were intended or are in need of immediate repair. This report is not all encompassing, nor is it meant to be. It is very specific in the areas which are reported by the home inspector.

Please remember that almost every item in any house, except a brand new one, is in used condition and has ordinary wear and tear. Please also remember that older houses do not meet the same standard as newer houses, even though items in both might be performing functions for which they are intended.

We do not inspect any item which we cannot see in a normal inspection. For example, we do not move furniture, rugs, paintings, flooring, etc. Repairs or remodeling may hide evidence of prior damage or defects. We do not dismantle equipment to inspect component parts. We do suggest that YOU ask the seller about repairs, covered up items, or previous problems. In addition, we recommend that you perform a thorough walk through with the seller and/or real estate agent before closing on the property. We do not hold ourselves to be specialists for any particular item. We are a general inspection company. If we report that an item is not inspected, not performing its intended function or needs repair and further evaluation, we urge you to have that item examined by a qualified, specialist before purchasing the house.

The components of major systems and the standards of conduct of the inspection are governed by the regulations adopted by the Department of Consumer Protection and the Connecticut Home Inspection Licensing Board. In addition, to the "Standards of Practice for Home Inspection Report" by the American Society of Home Inspectors, Copyright 1993, and by the National Association of Home Inspectors, Copyright 1990. While many aspects of each component are inspected, for ease and clarity of reporting, not all are defined and described in complete detail on the written report.

It should be understood that we do not offer or imply any warranty, guarantee or insurance policy with regard to the continued soundness of construction, the usual life, adequacy, future performance, past or potential defects of any items inspected; or operability of equipment or appliances. It should be understood that the inspector cannot determine violations of construction, plumbing, electrical, mechanical or similar codes and ordinances and that the inspector's written report is the inspector's subjective determination of the condition of such items at the time the inspection was made. Estimates of the age of any components are approximate, and the design life of a component is determined according to manufacturers' specifications.

The term "inspection" DOES NOT include all items. Specific items which are not part of the inspection include, but are not limited to: lead paint, asbestos, radon, toxic or flammable materials, refrigerators, freezers, remote overhead door transmitters/receivers, floor coverings, wall coverings, freestanding kitchen appliances, laundry appliances, water conditioners, underground storage tanks, driveways, tennis courts, play ground equipment or other recreational or leisure appliances, and self-cleaning or continuous-cleaning capabilities of ovens. Also excluded is an inspection for any non-wood infesting insects, such as fleas, cockroaches, bees, mites, ticks, flies, etc. A separate wood destroying inspection report, and radon sampling will be performed if contracted separately.

If you have any complaints about the inspection, you must notify us in writing within 7 days after you discover any problem and let us re inspect before changing the condition of the item, except in emergencies, of course. If the repairs are made before the inspection company re inspects the problem, then any claims against the inspection company's failure to adequately inspect such items is waived.

No suit or action shall be brought against the inspection company by any third party at any time beyond 1 year after the accrual of the cause of the action itself. If someone other than the client who ordered this inspection shall make any claim or file any lawsuit against the inspection company for failure of its services hereunder in any respect, the client agrees to indemnify, absolve and hold harmless the inspection company from any and all such claims and lawsuits including the payment of all damages, expenses, costs and attorneys' fees.

Should a party make any claim or file any lawsuit against the inspection company, such party shall pay all damages, expenses, costs and attorney fees of the inspection company if the complaining party does not win.

This report was furnished at the request of the client, by Above Grade Home Inspection Services, L.L.C. in determining the overall condition of the subject premises. Furthermore, this report is not to be used for determining the value of the premises or whether same should be purchased. Neither is it to be construed as a guarantee or warranty of the premises or the equipment therein or of their fitness for a specific use.

We certify that our company and its members have no interest, present or contemplated, in this property or its improvement, and no involvement with trades people or benefits derived from any sales or improvements made to this property.

**BE SURE YOU HAVE READ AND UNDERSTAND
YOUR ENTIRE REPORT PRIOR TO CLOSING!**

FINAL WALK THROUGH INSPECTION CHECKLIST

“SAVE” this checklist for your pre closing walk through.

Review your home inspection report thoroughly. Call us for assistance if needed.

- q Walk through the entire home looking for different or changed conditions such as fire, vandalism, moving damage, etc. Walk around the exterior of the home looking for insects and any changes or damage done in the interim.
- q Flush all toilets; run hot & cold water at all fixtures.
- q Inventory storms and screens to be sure all are available and in good condition.
- q Pay special attention to broken windows and failed window seals.
- q Operate any ancillary mechanicals, i.e. fans, timers, etc.
- q Turn on the thermostat to be sure the heating system(s) starts quietly and operates satisfactorily. (Heat pumps should not be operated in the “heat pump mode” when exterior temperature is 65 degrees or above.
- q Only operate air conditioners when outdoor temperature is above 65. Turn on all the air conditioners, be sure that cool air is being provided. Examine outdoor compressor to make sure it operates.
- q Turn on all interior and exterior lights.
- q Inspect ceilings and walls for fresh water stains.
- q Check basement and crawl spaces for water. Manually activate any sump pumps, if applicable.
- q Operate all kitchen appliances.
- q Check for environmental hazards such as abandoned paint cans, solvents etc left behind by seller.
- q Inspect any areas that were previously filled with storage or obstructed by personal items.
- q If agreed, verify repairs/replacements/corrections have been performed.
- q Obtain any applicable documentation, i.e. asbestos removal, abandoned or buried oil tanks, WDI treatment, warranties, etc.
- q Be sure to obtain instructions and/or manuals for the appliances & operations of security systems if applicable.

NOTES: _____

IMPORTANT ! If any conditions are found to be not acceptable, other than the conditions that were included in the report, we suggest you contact us for further information or assistance prior to taking possession.

***“Pre closing Inspections by a professional are always a good idea!”
Please call to schedule yours today.***

INSPECTION CONDITIONS

CLIENT INFORMATION:

CLIENT NAME:

John Sample.

MAILING ADDRESS:

111 Any Street.

CITY/STATE/ZIP:

Any Town, CT.

CLIENTS E-MAIL ADDRESS:

email@anywhere.com.

BUYERS AGENT:

Authorized to receive the report.

INSPECTION INFORMATION:

INSPECTOR:

Jeremy Eastman. CT License # HOI-188.

DATE OF INSPECTION:

02/24/2020.

TIME OF INSPECTION:

10:00 AM.

INSPECTION ADDRESS:

1010 Sample Street.



CITY/STATE/ZIP:

Sample Town, CT.



INSPECTION ITEMS
PERFORMED:

Comprehensive Home Inspection. Wood Destroying Insect Inspection. Radon in Air Test.

CLIMATIC CONDITIONS:

APPROXIMATE OUTSIDE
TEMPERATURE:

35 degrees.

WEATHER:

Overcast & Rain.

SOIL CONDITIONS:

Wet.

BUILDING CHARACTERISTICS:

ESTIMATED YEAR BUILT:

1950.

BUILDING TYPE:

1 family.

SPACE BELOW GRADE:

Basement & Crawl Space.

UTILITY SERVICES:

WATER SOURCE:

Public municipal service.

SEWAGE DISPOSAL:

Private waste system.

UTILITIES STATUS:

All utilities on.

OTHER INFORMATION:

HOUSE OCCUPIED?

Yes.

CLIENT PRESENT:

Yes.

OTHERS PRESENT:

Homeowner, Sellers agent, Buyers agent and Pest Control Company.

GROUND

This inspection is not intended to address or include any geological conditions or site stability information. For information concerning these conditions, a geologist or soils engineer should be consulted. Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls. This inspection is visual in nature and does not attempt to determine drainage performance of the site or the condition of any underground piping, including municipal water and sewer service piping or septic systems. Decks and porches are often built close to the ground, where no viewing or access is possible. These areas as well as others too low to enter, or in some other manner not accessible, are excluded from the inspection and are not addressed in the report. We routinely recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs.

SIDEWALKS:

TYPE:

Paver/Tile & Stone.

CONDITION:

The general condition of the walkways was acceptable at the time of the inspection. Recommend maintaining the walkways as required. ***Note: Areas of loose or missing mortar was noted in the walkway. Recommend patching, sealing or repairing to help avoid further damage.

EXTERIOR STAIRS/STOOPS:

TYPE:

Stone.

CONDITION:

The general condition of the steps and stoops were acceptable at the time of the inspection. Recommend maintaining the steps and stoops as required. ***Note: Missing, loose or deteriorated mortar joints were noted to the steps and/or stoop. Recommend patching or repairing as needed to help avoid further damage.



PATIO:

TYPE:

Stone.

CONDITION:

The general condition of the patio area was acceptable at the time of the inspection. Recommend maintaining the patio area as required. ***Note: Loose or missing mortar was noted on the patio. Recommend patching, sealing or repairing to help avoid further damage.

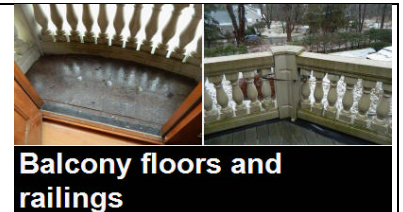
DECKS/BALCONY:

TYPE:

Composite Decking, Concrete & Tile.

CONDITION:

Balcony and deck rails are loose or improperly secured in some areas. Recommend properly securing the rails for safety. Water seepage from the rear balconies was noted to the finished wall and ceiling surfaces below. Some damage and deterioration was present to the tile floors at the rear balconies. Poor drainage was noted on the balconies and front deck area. The center rear balcony was constructed without a proper floor drain. The potential for water ponding and/or further damage is present. Recommend having a qualified licensed contractor further evaluate the deck and balcony areas and advise you on repairs prior to closing.



RETAINING WALLS:

TYPE:

Stone.

CONDITION:

The general condition of the retaining walls were acceptable. Recommend maintaining the walls as needed.

GRADING-SWALE:

CONDITION:

The overall grading of the land around the foundation appeared to be acceptable, where visible. Recommend maintaining proper grading around the foundation to help minimize water pressure on the foundation and interior water intrusion.

DRIVEWAY:

TYPE:

Brick/Pavers.

CONDITION:

The general condition of the driveway surface and drainage was acceptable.



Front driveway

FENCES & GATES:

TYPE:

Iron & Chain link.

CONDITION:

The general condition of the fencing on the property appeared acceptable, where visible. Recommend maintaining the fencing as needed. ***Note: The gates or latching hardware present at the pool area do not meet the safety standards required today for all pool areas. Recommend installing proper gate closers, latches and locking hardware where required for safety around the pool area.

LANDSCAPING:

CONDITION:

The grounds overall appear to be maintained.

MISCELLANEOUS:

STAIRWELL DRAIN:

A stairwell drain is present and appears to be in good condition. ***Note: This drain was not flood tested or functionally evaluated during this inspection.



Stair drain

SURFACE DRAINS:

Surface drains are present on the property and appear to be in good condition. ***Note: Surface drains were not flood tested and could not be functionally evaluated during this inspection.

WINDOW WELLS:

Basement window wells were present. Signs of past present water penetration into the basement area behind the finished walls was present below each of the window wells. Recommend keeping all window wells clean and free of debris to maintain good drainage. By keeping the window wells clean and free of debris you will help to avoid an inviting environment for insects and lessen wood rot or moisture damage by helping to permit the sub-grade levels to be properly ventilated. Further evaluation of the water seepage in and around the window wells by a qualified basement waterproofing contractor is advised prior to closing.



IRRIGATION SYSTEM:

An irrigation system is present on the property. ***Note: The sprinkler system was not inspected or operated by us. The system is beyond the scope of this inspection. We recommend that you try to verify the operation, coverage zones and maintenance records of the sprinkler system from the current home owners prior to closing.

ADDITIONAL REMARKS:

***NOTE: A pool was present on the property. The pool and its components were not inspected by us. They are beyond the scope of this inspection. We recommend that you consult with a pool specialist for a complete evaluation of its condition, maintenance records and operation. ***NOTE: All vegetation should be kept trimmed back to maintain a minimum of twelve inches of clearance between the homes exterior cladding and around windows and trim. This will help to permit proper air flow and ventilation around the homes exterior and will help to keep moisture from being trapped against the structure which can promote rot on and beneath the exterior components.



EXTERIOR

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

EXTERIOR #1:

LOCATION:

House.

MATERIAL:

Brick.

CONDITION:

The overall condition of the siding material was generally in acceptable condition and should be maintained as necessary. Typical wear & tear was present. ***Note: Some cracking was present in the bricks under the 2nd. floor front and left side windows. These cracks appear to be signs of building settling and can indicate a more serious structural condition. Recommend further evaluation and repair by a qualified, licensed mason contractor prior to closing.

**EXTERIOR #2:****LOCATION:**

House.

MATERIAL:

Stone.

CONDITION:

The overall condition of the siding material was generally in acceptable condition and should be maintained as necessary. Typical wear & tear was present.

TRIM:**LOCATION:**

House.

MATERIAL:

Wood.

CONDITION:

The trim boards were generally in acceptable condition and should be maintained as necessary. Typical wear and tear was present. ***Note: Some chipping and peeling paint was present. Recommend paint touch-ups or re-painting boards where needed to help prevent moisture penetration.

FASCIA & RAKE BOARDS:**LOCATION:**

House.

MATERIAL:

Wood.

CONDITION:

The fascia and rake boards were generally in acceptable condition and should be maintained as necessary. Typical wear and tear was present. ***Note: Full viewing of the fascia boards was not possible. The gutter system covered the majority of the visible portion of these boards.

SOFFITS & EAVES:**LOCATION:**

House.

MATERIAL:

Wood.

CONDITION:

The soffit/eaves were generally in acceptable condition and should be maintained as necessary. Typical wear and tear was present. ***Note: There are some vent screens that are loose or falling out. Recommend properly securing or replacing the venting where needed. ***Note: Mold and/or mildew is present on some surfaces. Recommend power washing, cleaning or treating as needed to remove the mildew and/or mold.



DOORS:

ENTRY DOORS:

The general condition of the entry doors was acceptable at the time of the inspection. Recommend maintaining the doors as needed.

WINDOWS:

TYPE:

Wood type & Vinyl clad type, casement windows with insulated glass.

WINDOWS:

The general condition of the windows appeared acceptable at the time of the inspection. Recommend maintaining windows as required for proper operation.

SCREENS/STORMS:

The general condition of the screens present were acceptable at the time of the inspection.

BASEMENT WINDOWS:

The general condition of the basement windows was acceptable.

MISCELLANEOUS:

ELECTRICAL:

The general condition and operation was acceptable at the time of the inspection. ***Note: A missing exterior light fixture was noted by the front driveway. We recommend repairing or replacing the light fixture or covering the wires as needed for safety.



ADDITIONAL REMARKS:

***NOTE: It is recommended that all exterior locks be changed or re-keyed for safety and security after you take possession of the home. In addition, the house number should be present and visible from the street both day and night. ***NOTE: Plantings and foliage are not handled during the course of the inspection. This may obstruct observing defects in the siding or foundation. ***NOTE: Houses built prior to 1978 may contain lead based paint. Lead paint is a health concern, especially among young children and pregnant women. For more information, call the National Lead Paint Information Center at 1-800-424-5323.

ROOF SYSTEM

The foregoing is 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. This report is issued in consideration of the foregoing disclaimer. The only way to determine whether a roof is absolutely water tight is to observe it during a prolonged rainfall. Many times, this situation is not present during the inspection. This inspection is made on the basis of what is visible and accessible on the day of the inspection and is not a warranty of the roof system or how long it will be watertight in the future. Roof surfaces are walked-on where conditions permit without danger to roof damage, unless noted otherwise below. For an accurate cost on what repairs or replacement cost will be, a licensed and insured roofing contractor should be called. All roof coverings require periodic maintenance and should be visually inspected once a year. Buyers are encouraged to ask sellers about the history of roof service and the presence of any prior or current roof leaks, particularly where stains are noted. Roof mounted antennas or other accessories often loosen with age and should be checked periodically. Interiors of flues or chimneys are usually not visible and as such are not inspected.

ROOF #1:

LOCATION:

House.

ROOF ACCESS:

Viewed from the ground with binoculars. Viewed from windows.

TYPE:

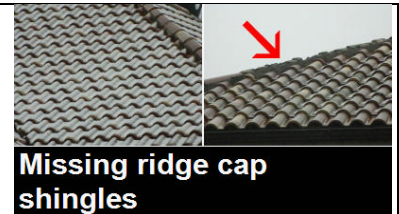
Clay/Concrete tile, design life 25-50 years +/-

APPROXIMATE AGE:

15 years, +/-

ROOF COVERING STATUS:

Some loose or missing ridge shingles were noted. These shingles should be replaced as soon as possible to avoid potential roof leakage or further damage. Be sure to contact reputable licensed contractors for roof repair estimates, prior to closing. The general condition of the roof material appears acceptable with signs of typical weathering and aging. Regular maintenance and future inspections by a qualified roofing contractor are advised.



ROOF #2:

LOCATION:

Under front left deck.

ROOF ACCESS:

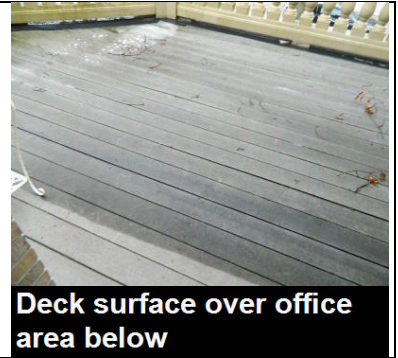
Walked on the roof.

TYPE:

Membrane, design life 10-15 years +/-

ROOF COVERING STATUS:

***Note: Unable to fully view the roof covering or material condition due to the wood decking. Signs of a past/present roof leak are present on the ceiling in the office area below the deck. Further evaluation by a roofing contractor is advised, prior to closing.



FLASHINGS-VALLEYS:

TYPE:

Copper & Tarred.

CONDITION:

The visible roof flashings appeared to be in acceptable condition. Recommend periodically inspecting and maintaining the roof flashing as required. ***Note: Some of the flashing present has been tarred and is not fully visible. Due to the tar or caulk covering, there is no way to adequately determine the condition of the flashing under the sealant. The usual reason for this excessive sealant on the flashing is to repair or patch a prior leak.



SKYLIGHTS:

CONDITION:

Signs of past/present leaks were noted at the skylights. Moisture stains and water damage was present to the finished surfaces around the skylights. Recommend further evaluation and repair by a licensed roofing contractor. Recommend patching or repairing the damage around the skylights as needed.



CHIMNEY-FLUE #1:

LOCATION:

Right side.

MATERIAL:

Brick.

CHIMNEY CONDITION:

The general condition of the chimney was acceptable where visible. Recommend maintaining the chimney structure as required.



FLUE CONDITION:

The chimney flues are capped, making the interior of the chimneys terra cotta or metal flues inaccessible and not visible from the roof top. Recommend periodically inspecting and maintaining the chimney cap and interior flues as required.

CHIMNEY-FLUE #2:

LOCATION:

Center.

MATERIAL:

Brick.

CHIMNEY CONDITION:

The general condition of the chimney was acceptable where visible. Recommend maintaining the chimney structure as required.



FLUE CONDITION:

The chimney flues are capped, making the interior of the chimneys terra cotta or metal flues inaccessible and not visible from the roof top. Recommend periodically inspecting and maintaining the chimney cap and interior flues as required.

CHIMNEY-FLUE #3:

LOCATION:

Front.

MATERIAL:

Brick.

CHIMNEY CONDITION:

The general condition of the chimney was acceptable where visible. Recommend maintaining the chimney structure as required.



FLUE CONDITION:

The chimney flues are capped, making the interior of the chimneys terra cotta or metal flues inaccessible and not visible from the roof top. Recommend periodically inspecting and maintaining the chimney cap and interior flues as required.

CHIMNEY-FLUE #4:

LOCATION:

Left side.

MATERIAL:

Brick.

CHIMNEY CONDITION:

The general condition of the chimney was acceptable where visible. Recommend maintaining the chimney structure as required.



FLUE CONDITION:

The chimney flues are capped, making the interior of the chimneys terra cotta or metal flues inaccessible and not visible from the roof top. Recommend periodically inspecting and maintaining the chimney cap and interior flues as required.

PLUMBING VENTS:

CONDITION:

The condition of the vent pipe(s) was acceptable, where visible.

GUTTERS & DOWNSPOUTS:

CONDITION:

The gutters were generally in acceptable condition and should be maintained as required. An underground drain system is present but could not be functionally evaluated at the time of the inspection. Recommend periodically checking the downspouts during heavy rain storms to verify that all rain leaders which terminate into the underground drain system are free flowing. These systems can clog easily and should be monitored and cleaned when needed. ****Note: All gutters should properly pitch towards the downspouts or leaders and should not hold standing water. Periodically check the gutter joints for leaks and seal when required. For the gutter system to function properly the gutters and rain leaders must remain free flowing at all times.*

MISCELLANEOUS:

ADDITIONAL REMARKS:

****NOTE: Due to the specialized nature of tile type roofs, we recommend having the roof fully evaluated by a qualified, licensed roofing contractor who specializes in tile installations prior to closing. Regular annual inspections and maintenance of the roof is required to properly maintain the integrity of a tile roof. ***NOTE: Tarred flashing is indicative of past leaking. As tar dries out and cracks over time the tarred areas of the flashings and valleys will need to be maintained to ensure a water tight seal. ***NOTE: The roof and gutter systems should be periodically checked, cleaned and maintained. Proper maintenance of the roof will help to prolong the life of the surfaces. Proper maintenance of the gutter system will help in controlling water from penetrating into the structure.*

GARAGE - CARPORT

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

TYPE:

Tuck under, oversized, two car garage.



GARAGE DOOR(S):

CONDITION:

General condition and operation of the garage doors was acceptable at the time of the inspection. Automatic garage door openers are present and functional. Safety automatic reverse features are operational.

FLOOR:

CONDITION:

The general condition was acceptable where visible.

WALLS-CEILING:

CONDITION:

The general condition of walls and ceiling was acceptable where visible.

DOORS-WINDOWS:

DOORS:

The general condition of the door was acceptable at the time of the inspection.

MISCELLANEOUS:

ELECTRICAL:

The general condition appears acceptable at the time of the inspection.

ADDITIONAL REMARKS:

***NOTE: The garage door openers should be checked monthly for proper operation of their auto reverse function. Remote control mechanisms are not tested as part of this inspection.

STRUCTURE

The following opinion is based on an inspection of the visible portion of the foundation and structural components. Masonry foundation walls commonly develop minor settlement or shrinkage cracks over time and should be caulked or sealed as part of an ongoing maintenance program. Any cracks that are significant in the opinion of the inspector are discussed below. Periodic entry of ground water should be expected at basement walls during times of prolonged and excessive rainfall. As a first attempt to remedy, check the grading and water runoff around the perimeter of the house for needed improvements. The inspector probes a representative number of structural components where deterioration is suspected or where clear indications of possible deterioration exist. Probing is not required when probing would damage any finished surface or where no deterioration is visible. This report is not intended as a termite clearance. We recommend that you obtain the services of a licensed pest control company annually to inspect for and determine the presence of any termite or wood destroying insect infestation. This report is not intended to provide any engineering or architectural service or to offer an opinion as to the adequacy of any structural system or component. All directional

references assume the reader is standing facing the front door of the building being referenced.

FOUNDATION:

MATERIAL:

Poured concrete.

TYPE:

Basement.

CONDITION:

The general condition of the foundation was acceptable where visible. ***Note: Typical cracks for age were noted in the foundation. We recommend patching, caulking and sealing these cracks in addition to monitoring the cracks for any additional movement as part of an ongoing maintenance program for the foundation.

FRAMING:

BEAMS:

Unable to inspect the condition of the beams. Beams are not visible due to the finished surfaces present. No readily visible problems were noted.

FLOOR JOISTS/TRUSSES:

Some wood destroying insect damage was noted to the floor, rim and sill joists over the water heaters in the utility room. ***Note: Some areas of undetected hidden damage may be present. Recommend repairing or replacing the floor joists where needed. ***Note: The majority of the floor joists were finished or obstructed by insulation and not fully visible.



SUB FLOOR:

The condition of the sub flooring was acceptable where visible. Majority of the sub flooring was finished and not fully visible.

FLOOR/SLAB:

CONDITION:

The condition of the floor/slab was acceptable where visible. ***Note: The concrete slab was not visible in all areas due to carpeting and/or floor covering. No readily visible problems were noted.

STAIRS & HANDRAILS:

CONDITION:

Handrails are loose at the main stairway. Recommend properly securing all handrails for safety.

MISCELLANEOUS:

ADDITIONAL REMARKS:

Evidence of active termite infestation was present.
***Note: See the separate termite inspection report and treatment estimate that was provided to you from All County Pest Control at the time of the inspection.



ATTIC

The inspection of insulation and ventilation is not technically exhaustive and does not employ the extensive use of advanced techniques, measurements, instruments, testing, calculations, or other means. Insulation and vapor Barriers are not disturbed during the inspection. No effort is made to determine the indoor air quality. This determination is beyond the scope of a visual home inspection as it requires air sampling and analysis.

ATTIC:

**ACCESSIBILITY AND
CONDITION:**

Entered. Viewing was limited due to flooring, finished surfaces, insulation & limited access.



FRAMING-SHEATHING:

ROOF FRAMING:

A rafter system is installed in the attic cavity. The general condition of the roof support members were acceptable, where visible. ***Note: Areas of the roof framing were partially finished and were not fully visible.

SHEATHING:

Plywood. The general condition of the roof sheathing was acceptable, where visible. ***Note: Areas of the roof sheathing were partially finished and were not fully visible.

VENTILATION:

VENTILATION CONDITION:

The ventilation provided appears to be acceptable where visible.

INSULATION:

TYPE AND CONDITION:

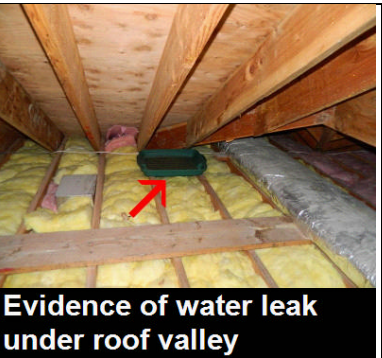
Fiberglass insulation installed between the floor joists. The general condition of the attic insulation appears acceptable where visible. Areas of the attic insulation were finished and were not fully visible. ***Note: We are unable to determine if this insulation is present in all floors, rafters or wall cavities.



MISCELLANEOUS:

WATER PENETRATION:

Evidence of past/present water penetration was noted on the sheathing under the roof valley by the center chimney. ***Note: Stains present were tested with a moisture meter and did not appear to be active at the time of the inspection. Recommend inquiring about the history of the stain with the current home owner and monitoring the area during future rain storms.



ADDITIONAL REMARKS:

Some buckling and lifting was noted to the finished hardwood floors in the attic. Recommend further evaluation and repair of the floors by a qualified wood floor contractor prior to closing.



BASEMENT & CRAWL SPACE

BASEMENT:

ACCESSIBILITY:

Basement area is finished.

FLOOR:

The general condition was acceptable, where visible.

WALLS-CEILING:

Mold and/or mildew was noted to some finished surfaces in the basement. Signs of suspected mold/fungus growth was noted on the basement walls under and around the exterior basement window wells. This is caused by water penetration, lack of ventilation, high humidity and/or any other type of problem that results in creating moisture. Failure to remedy the source of the moisture can result in continued mold infestation. Prolonged exposures to mold can result in health problems, ranging from mild allergy type symptoms to severe health effects such as respiratory problems. Even though no industry standards exist for this condition at the present time, further evaluation and testing of these areas should to be taken into consideration. We suggest that the mold be physically removed from the home and the areas cleaned using the appropriate controls and precautions of a trained professional. In addition, all associated moisture sources that led to the problem must be corrected. ****Note: This inspection does not include testing for mold types or toxicity. A health hazard may exist from what appears as a simple mold/fungus. Further evaluation and testing by a certified mold inspector is recommended and needed to determine the type and the toxicity levels in the home. ***Note: Testing for airborne mold spores is also excluded from this inspection. Certain molds have been recorded as having various levels of mycotoxins and are known to produce respiratory and neural conditions of various intensities. We recommend consulting with a certified air quality specialist and having air quality testing completed in this home prior to closing.*



BASEMENT DOOR/BULKHEAD

Basement sliding glass door is acceptable and was functional at the time of the inspection. Some signs of past/present water penetration by the door was noted. Recommend cleaning and maintaining the doorway drain system.

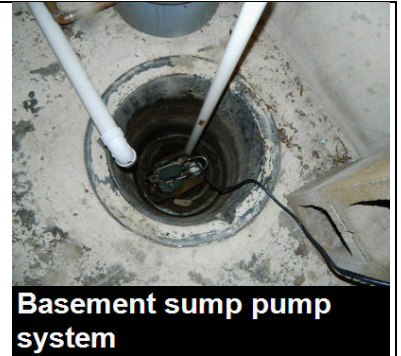


STAIRS/RAILINGS:

Basement stairs and handrails were acceptable.

SUMP PUMP:

The sump pump was functional and appeared acceptable at the time of the inspection. Sump pumps should be kept in good working order and should be tested several times a year. No safety cover is present over the sump pit. Recommend installing a proper cover for safety.



WATER PENETRATION-DRAINAGE:

Evidence of past water penetration is noted on the walls under the basement window wells. Recommend further evaluation and consultation by a licensed basement waterproofing company, prior to closing.

CRAWL SPACE: ACCESSIBILITY:

Viewed crawl space from access only. Viewing was obstructed by under floor insulation.



WATER PENETRATION-DRAINAGE:

No moisture penetration was noted in the crawl space at the time of the inspection.

CONDITION:

Crawl space condition was acceptable, where visible.

MISCELLANEOUS:

HEATING:

See main "Heating" section.

ADDITIONAL REMARKS:

***NOTE: The presence of a sump pump generally indicates that a water condition exists or existed at one time or another. Monitor these areas during times of heavy rains or snow melt and maintain the proper operation of the sump pump system. ***NOTE: It must be noted that any area below grade is susceptible to water seepage during certain weather conditions. It is not unusual for a basement or crawl space that has remained dry for many years to develop a leak. Maintaining proper grades around the foundation, and carrying roof water away from the structure are the best preventive measures that can be employed. ***NOTE: Water marks and efflorescence was noted. This indicates water has entered the area in the past. Be sure that all exterior grades pitch away from the foundation, and carry roof drainage away from the structure. ***NOTE: Recommend the installation of a dehumidifier to help aid in controlling excess moisture in the basement or crawl space.

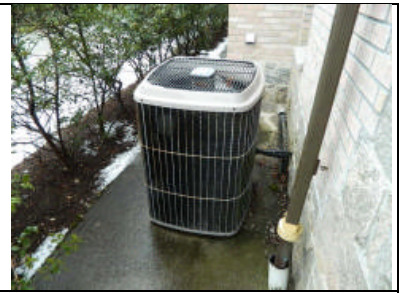
AIR CONDITIONING

This inspection offers no opinion on the cooling supply adequacy or the distribution balance of air flow. The inspector does not perform pressure tests on the coolant systems. Therefore, no representation is made regarding the coolant charge or line integrity. Subjective judgment of the systems capacity is not a part of this inspection. The inspection report is not intended to address the condition of specialized system components such as electronic air filters, due to their technical nature. Normal service and maintenance of the cooling systems is recommended on a yearly basis. The best preventative maintenance for air conditioners is the regular cleaning or changing of the air filters.

UNIT #1:

MANUFACTURER:

Carrier.



TYPE:

Central split.

DESIGN LIFE:

10-12 years.

APPROXIMATE AGE IN YEARS:

13 years, +/-

UNIT #2:

MANUFACTURER:

Carrier (3 units)



TYPE:

Central split.

DESIGN LIFE:

10-12 years.

APPROXIMATE AGE IN YEARS:

13 years, +/-

UNIT #3:

MANUFACTURER:

Carrier (2 units)



TYPE:

Central split.

DESIGN LIFE:

10-12 years.

APPROXIMATE AGE IN YEARS:

13 years, +/-

OPERATION:

POWER SOURCE:

A proper electrical disconnect is present and within sight of the condenser coil cabinet.

SYSTEM CONDITION:

The outside air temperature was below 60 degrees at the time of the inspection. We were unable to properly test the cooling systems at this time. ***Note: The blower units were operated in the fan only mode and appeared to function as intended. ***Note: We recommend having the A/C compressors further evaluated and serviced by a qualified contractor prior to closing. The air conditioning condensers are older units that are at or past the end of their designed life. Anticipate replacement in the near future.

CONTROLS:

The thermostats present were in good condition and functional at the time of the inspection.

REFRIGERANT LINES/INSULATION:

The refrigerant lines and insulation present was in acceptable condition at the time of the inspection.

BLOWER FAN/FILTER:

***NOTE: The air handlers and its associated components are older units that are at or past the end of their designed life. (Design life typically 20 years +/-). Anticipate replacement in the near future. An improperly sized or dirty air filter was present. Recommend installing and maintaining proper air filters where needed for improved operation of the air system.

EXPOSED DUCT WORK:

The duct work was in acceptable condition, where visible and appears to function as intended. ***Note: Because of individual preferences we do not render an opinion on the cooling adequacy or the supply distribution balance in each room. All forced air systems, including the duct systems should be periodically cleaned and maintained to help prevent excessive accumulations of dust, dirt and allergenic substances.

CONDENSATE LINE:

***Note: Condensate lines are present, appear to be adequately installed but could not be functionally evaluated by us at the time of the inspection. Recommend periodically checking and maintaining the lines to verify that they are clear and properly flowing when in use.

MISCELLANEOUS:

ADDITIONAL REMARKS:

***NOTE: The air conditioning compressors are older units that are at the end of their design life. Anticipate replacing in the near future. The design life specification is based on the compressors life derived from statistical averages. The air handlers and remaining components typically have a design life of 20+ years. ***NOTE: The air conditioning systems were not fully operated due to the low exterior temperatures present at the time of the inspection. (manufacturers recommend not operating the A/C systems unless the ambient air temperature has been a minimum of 60 degrees for the past 24 hours). Having the systems serviced and evaluated prior to closing by a qualified HVAC contractor is strongly advised. ***NOTE: For optimum performance, the air conditioning systems should be serviced annually prior to the cooling season by a qualified HVAC contractor. Try to obtaining any available service records from the current owners if available.

HEATING

This inspection does not address the heat supply adequacy, efficiency or the distribution balance of heat throughout the building. Subjective judgment of the systems heating capacity is not a part of this inspection. Normal service and maintenance is recommended for all heat systems on a yearly basis. Thermostats are operated but are not checked for proper calibration. System safety devices are not functionally tested by the inspector. Electronic air cleaners, humidifiers and dehumidifiers are beyond the scope of this inspection. ***NOTE: Asbestos materials have been commonly used in heating systems and its distribution. Verifying the actual presence of asbestos material can ONLY be done through laboratory testing. Determining the presence or condition of a buried or abandoned oil tank is beyond the scope of this inspection. Improperly abandoned or leaking oil tanks can become an environmental hazard.

HEATING SYSTEM #1:

MANUFACTURER:

Viessmann.



LOCATION OF UNIT:

Basement Utility Area.

SYSTEM TYPE:

Hot water boiler- Hydro-air system.

FUEL TYPE:

Natural Gas.

APPROXIMATE AGE IN YEARS:

3 years, +/-

HEATING SYSTEM #2:

MANUFACTURER:

Viessmann.



LOCATION OF UNIT:

Basement, Utility Area.

SYSTEM TYPE:

Hot water boiler- Hydro-air system.

FUEL TYPE:

Natural Gas.

APPROXIMATE AGE IN YEARS:

3 years, +/-

HEATING SYSTEM CONDITION:

OPERATION/CONDITION:

The general condition and operation of the unit was acceptable at the time of the inspection. ***Note: No recent service records were present. Recommend a general servicing and cleaning of the heating system by a licensed heat technician prior to closing.

VENTING/EXHAUST:

The general condition of the visible exhaust piping appears to be acceptable as installed.

BURNERS/HEAT EXCHANGERS:

The burner flame, color and height appears typical, where visible. Recommend having the burners cleaned and maintained annually by a licensed HVAC contractor.

BLOWER FAN:

***NOTE: The air handler and its associated components are an older units that are at or past the end of their designed life. (Design life typically 20 years +/-). Blower systems lack cleaning and have been neglected. The fan compartments are dirty and in need of a general cleaning and servicing. The lower level and bonus room blower unit in the attic were vibrating and making unusual noises when operating. Recommend further evaluation and repairs by a licensed contractor. Anticipate replacement of these units in the near future.



Older attic air handler

CIRCULATOR PUMP:

Pumps were functional and in acceptable condition at the time of the inspection.

PIPES, VALVES & CONTROLS:

The general condition and operation of the piping system, valves and controls were acceptable where visible.

COMBUSTION AIR:

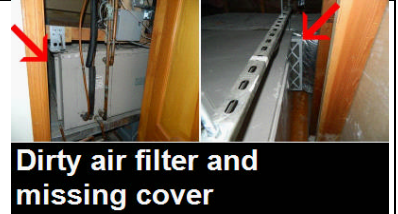
The availability of secondary air for combustion and flue draft appears to be acceptable at the time of the inspection.

AIR PLENUM:

Appears acceptable where visible.

AIR FILTERS:

A missing filter compartment cover was present at some of the air handlers. Recommend installing a proper fitting filter cover to prevent basement or attic air infiltration. Some dirty and/or clogged air filters were present. Recommend cleaning and/or changing the air filters and maintaining the filters when needed.



THERMOSTAT CONTROLS:

The thermostats present were functional and operated as intended.

PRESSURE RELIEF VALVE:

Condition and operation appeared acceptable.

GENERAL SUGGESTIONS:

Mold and mildew noted at vent cover in the basement bedroom. ***Note: All forced air systems, including ducts systems should be cleaned as required to help prevent accumulations of dust, dirt and allergenic substances.



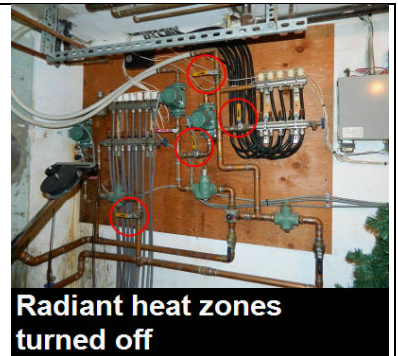
DUCTWORK/DISTRIBUTION:

TYPE:

Duct work & Radiant floor.

CONDITION:

The radiant floor heat zones were turned off at the time of the inspection and could not be functionally evaluated by us at the time of the inspection. A licensed heating contractor should be called in to further evaluate and verify that these radiant floor zones do not leak and function as intended prior to closing. The overall condition of the air duct heat distribution in the home appeared acceptable at the time of the inspection. ***Note: *Only a representative sampling of the heating distribution system is functionally tested on each level during the inspection. Because of individual preferences we do not render an opinion on the heat supply adequacy or the heat distribution balance in each room.*



FUEL SYSTEM:

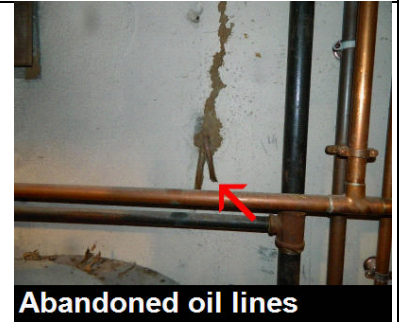
FUEL LINES:

The general condition of the readily visible fuel lines were acceptable.

OIL TANK

LOCATION-CONDITION:

***NOTE: Evidence of an abandoned fuel tank or previously removed fuel tank was noted. Abandoned oil lines were noted in the foundation wall in the basement utility area. Recommend obtaining documentation verifying that the fuel tank was properly abandoned and/or disposed of in compliance with all state and local regulations.



GAS METER

LOCATION-CONDITION:

Gas meter and main gas shut off valve is located at the exterior of the building. The general condition of the gas meter was acceptable where visible.



ADDITIONAL REMARKS:

***NOTE: Yearly service and tune-ups are advised on the heating systems by licensed heat technician. In addition you should periodically visually inspect the heating system yourself to make sure the system is not leaking or running improperly.

FIREPLACE & WOOD BURNING DEVICES:

Fires are neither ignited or extinguished during the inspection. No effort is made to determine draft characteristics of solid fuel burning appliances or to move fireplace inserts, stoves, or firebox contents. The chimney flue inspection is a level I inspection only. This is a visual evaluation of the readily accessible portions of the venting system and accessible portions of the connected appliance(s) and the chimney connections. A level II chimney inspection is performed by a licensed chimney specialist and is the recommended inspection for all sale or transfer of real estate property. A video scan of the interior of all chimney flues is recommended prior to closing. Such an inspection will be able to identify cracks in your chimney tiles and/or any damage to the mortar between the clay flue tiles. Automatic fuel feed devices, combustion make-up air devices and heat distribution assists, whether gravity or fan assisted are difficult by nature to inspect and are excluded from this inspection. All fireplaces and wood burning devices should be cleaned and inspected on a regular basis to make sure that no excessive creosote build up is present and that no cracks or deterioration have developed in the firebox or chimney flue. Caution should be used with large fires. They can overheat the firebox and flue, sometimes resulting in internal damage.

FIREPLACE OR WOOD BURNING DEVICE # 1:

LOCATION:

Basement.



TYPE:

Masonry fireplace.

CONDITION:

The firebox appears to be sound and useable in its current condition. ***Note: A gas shutoff valve is found inside the basement fire box. This type of installation is not recommended. The valve should be removed to a proper location.



FLUE & DAMPER:

Flue appears acceptable, where visible. ***Note: No flue damper was present inside the basement fireplace. Recommend having a qualified, licensed fireplace contractor install a proper flue damper as needed.

OTHER:

A gas log system is present. The gas was turned off and could not be functionally evaluated by us at the time of the inspection. Recommend having a qualified fireplace contractor verify the proper operation of the unit prior to closing.

FIREPLACE OR WOOD BURNING DEVICE # 2:

LOCATION:

Master bedroom.



TYPE:

Factory built fireplace.

CONDITION:

The firebox appears to be sound and useable in its current condition.

OTHER:

***NOTE: Due to the nature of the fireplace designed not to vent to the exterior, the installation of Carbon Monoxide Detectors is highly recommended. In addition, we suggest obtaining a current permit for installation of this unit from the local Fire Marshall..

FIREPLACE OR WOOD BURNING DEVICE # 3:

LOCATION:

Living room.

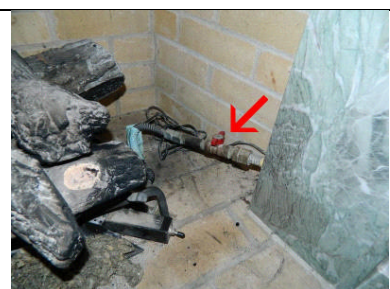


TYPE:

Masonry fireplace.

CONDITION:

The firebox appears to be sound and useable in its current condition. ***Note: A gas shutoff valve is found inside the living room fire box. This type of installation is not recommended. The valve should be removed to a proper location.



Gas shutoff valve inside firebox

FLUE & DAMPER:

Flue appears acceptable, where visible. A flue damper is present and was operational. ***NOTE: The damper for a gas log unit requires a retainer to prevent it from fully closing. This is a safety feature and should be installed by a qualified contractor.

OTHER:

A gas log system is present. The gas was turned off and could not be functionally evaluated by us at the time of the inspection. Recommend having a qualified fireplace contractor verify the proper operation of the unit prior to closing.

FIREPLACE OR WOOD BURNING DEVICE # 4:

LOCATION:

Office.



TYPE:

Free Standing gas stove.

CONDITION:

Recommend obtaining a current permit for the installation of the free standing gas stove from the local fire Marshall. The free standing stove present was not functionally evaluated.

OTHER:

***NOTE: Due to the nature of the gas stove designed not to vent to the exterior, the installation of Carbon Monoxide Detectors is highly recommended. In addition, we suggest obtaining a current permit for installation of this unit from the local Fire Marshall..

FIREPLACE OR WOOD BURNING DEVICE # 5:

LOCATION:

Family room.

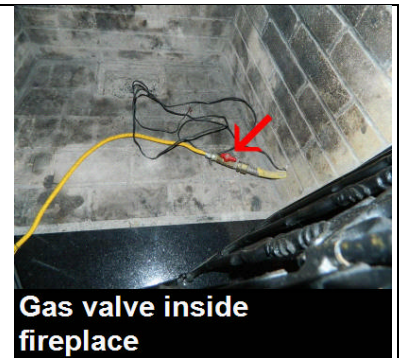


TYPE:

Free Standing gas stove.

CONDITION:

The firebox appears to be sound and useable in its current condition. ***Note: Recommend obtaining a current permit for the installation of the free standing stove from the local fire Marshall. The free standing stove present was not functionally evaluated. ***Note: A gas shutoff valve is found inside the family room fire box. This type of installation is not recommended. The valve should be removed to a proper location.



FLUE & DAMPER:

The fireplace flue and damper were not fully visible due to the installation of the free standing gas stove. Recommend cleaning and further evaluation of the flue by a qualified, licensed chimney contractor.

OTHER:

***NOTE: Due to the nature of the gas stove designed not to vent to the exterior, the installation of Carbon Monoxide Detectors is highly recommended. In addition, we suggest obtaining a current permit for installation of this unit from the local Fire Marshall..

FIREPLACE OR WOOD BURNING DEVICE # 6:

LOCATION:

Recreation room.



TYPE:

Masonry fireplace with a steel firebox.

CONDITION:

The firebox appears to be sound and useable in its current condition.

FLUE & DAMPER:

Signs of creosote and ash were observed inside the fireplace flue. Recommend cleaning of the flue by a licensed chimney contractor prior to use. A flue damper is present and was operational.

ELECTRICAL SYSTEM

This report addresses the primary electrical power distribution system serving the dwelling. Electrical repairs should not be attempted by anyone other than a licensed electrician. The operation or condition of any time clock motor is not addressed in this inspection. Inoperative light fixtures often lack bulbs or have dead bulbs installed. Light bulbs are not changed out during the course of this inspection. Smoke Alarms and carbon monoxide detectors should be installed on all levels of the home. Smoke alarms and carbon monoxide detectors should be tested regularly. Security alarm systems and their components are not addressed by this inspection. We recommend you consult with the current owners and the alarm monitoring company for further information.

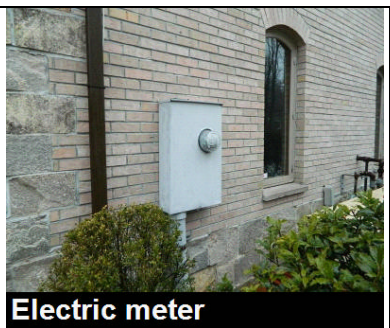
SERVICE:

SERVICE SIZE/TYPE:

400 Amp. 120/240 Volt Service.

SERVICE CABLE:

An underground electric service lateral is present. Service lines were functional but not visible.

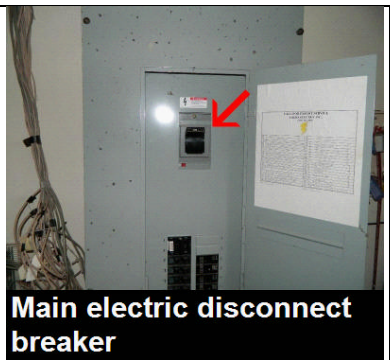


Electric meter

ELECTRICAL PANELS:

**MAIN ELECTRICAL SHUT OFF
LOCATION:**

Breaker. Located inside the main panel.



Main electric disconnect
breaker

SERVICE PANEL:

Breakers. Located in the garage.

SERVICE PANEL CONDITION:

Condition of the main service panel appeared acceptable where visible.



GROUND:

Grounding system is present and was functional.

DISTRIBUTION PANEL #1:

Breakers. Located in the basement.



DISTRIBUTION PANEL #2:

Breakers. Located in the garage.



SUB PANEL NOTES:

Circuit and wire sizing was acceptable in distribution panels. Grounding system is present and functioning as intended.

CONDUCTORS:

BRANCH CONDUCTORS:

Copper. Romex type, non-metallic conductors were present. The condition of the branch conductors was acceptable where visible at the time of the inspection.

SWITCHES & OUTLETS:

CONDITION:

A representative sampling of switches and receptacles were tested. As a whole, the receptacles and switches throughout the house are in acceptable condition.

GFI PROTECTION:

General operation and condition of the GFCI protection was acceptable at the time of the inspection.

SMOKE / FIRE DETECTOR:

COMMENTS:

Smoke detectors are present. Recommend testing units monthly. Recommend the installation of carbon monoxide detectors on all living levels. ***Note: All smoke and fire detector units including gas and carbon monoxide units should be properly maintained and tested monthly.

MISCELLANEOUS:

ADDITIONAL REMARKS:

***NOTE: Auxiliary generator equipment is present on site. This equipment was not tested or inspected by us and is only listed in the report as being present. The generator equipment is beyond the scope of this home inspection. We recommend that you verify the operation and review the maintenance records for the generator equipment with the current homeowners or a qualified specialist, prior to closing. ***NOTE: A security system is present. The security system was not operated or inspected by us. The system is beyond the scope of this home inspection. We recommend that you inquire about and verify the operation of the system with the current owners or with a qualified alarm specialist prior to closing.



On site generator

PLUMBING

All underground piping related to the water supply and waste are excluded from this inspection report. We recommend that you obtain an insurance policy that will protect you in the event of a break. Leakage or corrosion in any underground pipe or piping within a wall cavity cannot be detected by a visual inspection, nor can the presence of mineral build-up that may gradually restrict the inner diameter of a pipe and reduce the water volume or drain capacity. Plumbing components such as gas pipes, water supply pipes, drain and vent pipes and shut-off valves are not generally tested if not in daily use. 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 drainage systems, spa and swimming pool equipment, solar water heating equipment or verify the systems for proper sizing, design or use of materials.

The water pressure within pipes is commonly confused with water volume. High water volume is good, high water pressure is not. A regulator is recommended at the main water supply whenever street water pressure exceeds 80 psi. Regardless of pressure, leaks will occur in any system, and particularly in ones with older galvanized pipes, or ones in which high water pressure is present and begins to stress washers and diaphragms within various components. A waste and drain pipes condition is usually directly related to their age. Older ones are subject to damage through decay and root movement. You may wish to have the main sewer line video-scanned for defects prior to your closing. Older homes with galvanized or cast iron supply or waste pipes can be obstructed but still working during an inspection and then later fail once under heavy use. If the water is turned off or not used for a period of time (such as a vacant house or a summer home) rust or deposits within the pipes can further clog the piping system and should be flushed periodically.

If a private water source is present it may include a well, cistern, or exposed pond or lake. None of these sources have approved quality standards by the State or County Health Departments. the quality of the water supply along with the operational effectiveness of any installed water treatment equipment cannot be determined without laboratory testing. It is the homeowners responsibility to maintain continuous testing of the water source for its potability. It is not within the scope of this inspection to determine whether the water supply and waste disposal systems are public or private or if they will meet the demands you and your family may require.

WATER SOURCE-SEWAGE SERVICE:

WATER SOURCE:

Public municipal water source.

SEWAGE SERVICE:

Private septic system.

MAIN LINE:

MATERIAL:

Copper.

CONDITION:

The main water shutoff valve is located in the basement utility area. The main water service line was generally in acceptable condition where readily visible. You should operate the main water valve at least annually to help prevent the valve from freezing in the open position. ****Note: The water service line that connects the house to the main water supply can not be inspected by us and therefore we make no claim to the pipes condition in this inspection report.*



SUPPLY LINES:

MATERIAL:

Copper.

CONDITION:

The general condition of the readily visible water supply piping was acceptable. Adequate water pressure and flow was present at the fixtures when tested.

WASTE/DRAIN LINES:

MATERIAL:

PVC & Cast Iron.

CONDITION:

The general condition of the readily visible waste pipes was acceptable at the time of the inspection. ****Note: Because the majority of the drain lines are in the walls or floors and are not readily visible to us, we can only evaluate these drain pipes by running water through them and observing the water draw at the drain while watching for signs of slow draining or moisture stains on the finished surfaces. This is not a conclusive test but the only method we have available to us during a visual inspection.*

VENT PIPES:

MATERIAL:

PVC.

CONDITION:

The general condition of the readily visible plumbing vent piping was acceptable.

HOSE FAUCETS:

OPERATION:

Outdoor faucets were not functionally evaluated at the time of the inspection. Faucets appear to be shut off and winterized due to the cold outdoor temperatures. Recommend verifying the operation of all the exterior fixtures prior to closing. ****Note: Exposure to freezing temperature can result in broken valves or piping. You should locate the inside shutoff valve for each exterior faucet and shut off the water when freezing temperatures are anticipated. Do not leave garden hoses connected to the hose bibs when freezing temperatures are possible. Damage to the valve or piping could result.*

SEWAGE SYSTEM:

TYPE:

Private septic system.

SYSTEM CONDITION:

***NOTE: A "Private Sewage Disposal System" is present on site. Although the system appears to function it cannot be properly inspected by us and therefore we make no claim to the systems condition. We strongly recommend that you consult with a septic specialist for a complete evaluation of the system prior to making your final decision.

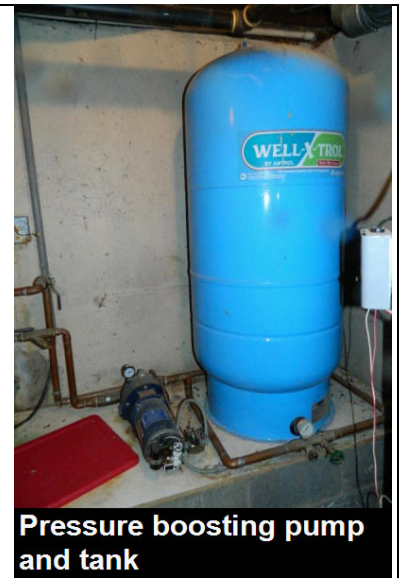
WELL TANK/PUMP EQUIPMENT:

TYPE:

Pressure boosting pump and expansion tank.

CONDITION:

The pressure boosting equipment that is present appears to be used for irrigation purposes only and was turned off at the time of the inspection. The system was not functionally evaluated or inspected by us and is not reflected in this report. We recommend verifying proper operation of the entire system and further evaluation by a licensed contractor as needed.



WATER HEATER:

MANUFACTURER:

A/O Smith.



TYPE:

Natural Gas Fired.

SIZE:

100 gallons.

DESIGN LIFE:

10-12 yrs. +/-

APPROXIMATE AGE IN YEARS:

14 years, +/-

LOCATION:

Basement utility area.

OPERATION/CONDITION:

The water heater was turned off at the time of the inspection. We are unable to functionally evaluate this water heater during the course of our inspection. We recommend having a licensed plumber further evaluate the unit once the heater has been turned back on and prior to closing. ***NOTE: Water heater is an older unit at the end of its design life. Recommend replacement of the unit in the near future.

TEMPERATURE/PRESSURE

RELIEF VALVE:

A temperature pressure relief valve is present and appears acceptable.

FUEL SUPPLY LINES:

There is no drip leg installed on the incoming gas line to the water heater. Installation of a drip leg is recommended to prevent debris from getting into the gas valve. Recommend having a licensed plumber evaluate further and make repairs as needed.

EXHAUST SYSTEM

A proper flue vent is intact and appears acceptable where visible.

WATER HEATER #2:

MANUFACTURER:

A/O Smith.



TYPE:

Natural Gas Fired.

SIZE:

100 Gallons.

DESIGN LIFE:

10-12 yrs. +/-

APPROXIMATE AGE IN YEARS:

14 years, +/-

LOCATION:

Basement.

OPERATION/CONDITION:

Water heater was functional, operated as intended and appears acceptable at the time of the inspection. ***Note: To avoid potential scalding we recommend adjusting and maintaining the water temperature below 120 degrees for safety. ***NOTE: Water heater is an older unit at the end of its design life. Recommend replacement of the unit in the near future.

TEMPERATURE/PRESSURE RELIEF VALVE:

A temperature pressure relief valve is present and appears acceptable.

FUEL SUPPLY LINES:

There is no drip leg installed on the incoming gas line to the water heater. Installation of a drip leg is recommended to prevent debris from getting into the gas valve. Recommend having a licensed plumber evaluate further and make repairs as needed.

EXHAUST SYSTEM

A proper flue vent is intact and appears acceptable where visible.

MISCELLANEOUS:

ADDITIONAL REMARKS:

***NOTE: A "Private Sewage Disposal System" is present on site. Although the system appears to function it cannot be properly inspected by us and therefore we make no claim to the systems condition. ***NOTE: Houses built in 1988 or before may have a high lead content in the potable water. Consumption of lead in water is considered a health risk, especially to children and pregnant women. It is strongly recommended that you test for the level of lead in your water.

KITCHEN - APPLIANCES - LAUNDRY

The built-in appliance inspections are basic visual observations only. The inspections performed are not in any way an expressed or implied warranty or guarantee of the useful life, adequacy, or performance of the individual appliances. The inspection of stand alone freezers and built-in ice makers are outside the scope of this inspection. No opinion is offered as to the adequacy of the appliance operation. Ovens, self or continuous cleaning operations, cooking functions, clocks, timing devices, lights, heat settings and thermostat accuracy are not tested during this inspection. Appliances are not moved during this inspection.

RANGE/COOK TOP AND OVEN:

TYPE/CONDITION:

Gas free standing range/oven present. The burners on the range and the heating elements in the oven were tested and were functional at the time of the inspection. ***Note: Recommend having a licensed appliance repair person adjust burner flames to a proper height for safety.

GARBAGE DISPOSAL:

CONDITION:

Units were functional and operated as intended at the time of the inspection. ***NOTE: The garbage disposal is not recommend for use with an on-site waste system.

DISHWASHER:

CONDITION:

The dishwashers were tested on one cycle and they appeared to function normally.

VENTILATION:

TYPE AND CONDITION:

An external vented fan & hood unit was present and operated as intended. ***Note: The range hood and exhaust fan/filter appears to be dirty or clogged in the lower level kitchen and needs to be cleaned. The accumulated grease can be a fire hazard. The fan should be periodically cleaned and maintained.

OTHER BUILT-INS:

MICROWAVE:

The microwave unit was functional and operated as intended at the time of the inspection.

INSTANT HOT WATER DISPENSER:

The instant hot water dispenser was not operational at the time of the inspection. Recommend having a licensed plumber further evaluate the unit and make repairs as needed.

TRASH COMPACTOR:

The unit was functional and operated as intended at the time of the inspection.

ICE MAKER

The Ice maker was turned off at the time of the inspection. Recommend turning the unit on and verifying proper operation of this unit prior to closing.

PLUMBING FIXTURES:

TYPE AND CONDITION:

Stainless steel sinks and faucets were functional and appeared acceptable at the time of the inspection.

INTERIOR COMPONENTS:

COUNTERS AND CABINETS:

Counter tops and cabinets are in acceptable condition.

INTERIOR WALLS & CEILINGS:

MATERIALS:

Tile.

CONDITION:

The general condition of the wall and ceiling surfaces were acceptable where visible.

FLOORS:

TYPE:

Tile.

CONDITION:

The general condition of the floor surfaces was acceptable where visible. Typical wear and tear was present.

DOORS:

CONDITION:

The general condition and operation of the doors was acceptable at the time of the inspection.

WINDOWS:

CONDITION:

A representative sampling of windows was done at the time of the inspection. The windows as a grouping were generally operational.

SWITCHES & OUTLETS:

CONDITION:

A representative sampling of switches and outlets were tested. As a whole, the outlets and switches were functional and in acceptable condition.

Laundry appliances are not tested or moved during the inspection. The condition of any walls or flooring hidden by them cannot be judged. Drain lines and water supply valves serving the washing machines are not operated during this inspection. Water supply valves may be subject to leakage if turned or manipulated.

LAUNDRY:

LOCATION:

Basement and 2nd. floor.

CONDITION:

Plumbing appears acceptable where visible. Dryer venting should be checked, maintained and cleaned periodically to help avoid excessive lint build up and potential fires.

MISCELLANEOUS:

ADDITIONAL REMARKS:

***NOTE: The built-in appliance inspections are basic visual observations only. Washer and dryer units (if present) are not operated or inspected as part of this home inspection. The inspections performed are not in any way an expressed or implied warranty or guarantee of the useful life, adequacy, or performance of the individual appliances.

BATHROOMS

This is a visual inspection of the readily accessible portions of the bathrooms and was not invasive. Therefore, it is a limited inspection and may not have noted any hidden defects. Flood testing of the shower pans is not included as part of this inspection. Shower pans are visually checked for signs of potential leakage. However, leaks often do not show except when the shower is in actual use. Determining whether shower pans, tub or shower surrounds are water tight is beyond the scope of this inspection. It is very important to maintain all grouting and caulking in the bath areas. Minor imperfections can allow water to get into the wall cavity or floor area and cause damage. Ongoing maintenance will be required in the future to maintain a water tight area.

LOCATION:

#1:

In bedroom # 1.

#2:

Lower level.

#3:

In bedroom # 3.

#4:

In bedroom # 4.

#5:

In bedroom # 5.

#6:

Master bedroom.

#7:

Main floor, hall.

#8:

Main floor off kitchen.

#9:

Main floor apartment.

INTERIOR WALLS & CEILINGS:

MATERIALS:

Drywall & Tile.

CONDITION:

The general condition of the wall and ceiling surfaces were acceptable where visible. ***Note: Typical cracking and blemishes were noted to the wall and/or ceiling surfaces. Recommend patching or repairing where needed.

FLOORS:

TYPE:

Tile.

CONDITION:

The general condition of the floor surfaces was acceptable where visible. Typical wear and tear was present.

DOORS:

CONDITION:

The general condition and operation of the doors was acceptable at the time of the inspection.

WINDOWS:

CONDITION:

The window in bathroom #3 was not fully latching or closing properly. Recommend adjusting or repairing the window as needed for proper operation. A representative sampling of windows was done at the time of the inspection. The windows as a grouping were generally operational.

SWITCHES & OUTLETS:

CONDITION:

A representative sampling of switches and outlets were tested. As a whole, the outlets and switches were functional and in acceptable condition.

COUNTERS AND CABINETS:

CONDITION:

The general condition of the counter tops and cabinets appear acceptable. ***Note: Recommend adjusting the cabinet doors as needed.

BATHROOM SINK/PLUMBING FIXTURES:

CONDITION:

The general condition of the sinks was acceptable. ***Note: Some drain stoppers were missing at the bathroom sinks. Recommend replacing these drain stoppers and adjusting as needed for proper operation.

TOILET:**CONDITION:**

The general condition of the toilet(s) was acceptable at the time of the inspection.

TUB/SHOWER PLUMBING FIXTURES:**CONDITION:**

Loose or improperly secured handles were noted at the tub/shower in the master bathroom. Recommend properly securing as needed. The following problems were noted at the tub/shower drains: Mechanical drain stopper is not operational at the tub in bath # 1. Recommend adjusting, repairing or replacing the drain stopper where needed. ***Note: The steam shower unit was inoperable or did not function as intended by using the normal operating controls. There are spa tubs present. The tubs appeared to function as intended.

TUB/SHOWER WALLS AND SURROUND:**CONDITION:**

The tub and shower areas were acceptable at the time of the inspection. Caulk and seal all tub and shower areas as a precaution against water intrusion.

VENTILATION:**CONDITION:**

The ventilation in all bathrooms appeared to be acceptable. The vent fans were functional and operated as intended. Recommend cleaning and maintaining fan units as needed.

MISCELLANEOUS:**ADDITIONAL REMARKS:**

***NOTE: Wall tile and surrounds in the tub and shower areas must be caulked periodically to prevent leakage problems from occurring. ***NOTE: From time to time you will have to replace items such as, but not limited to, toilet flappers, faucet washers or cartridges and P-traps, as these items wear out over time.

BEDROOMS

The condition of walls behind wall coverings, paneling and furnishings cannot be judged during this inspection. Only the general condition of the visible portions of flooring and walls is included in this inspection. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not typically reported. Determining the source of odors or like conditions is not a part of this inspection. Floor damage or stains may be hidden by furniture or covering. The condition of floors underlying floor coverings or furniture is not inspected or reported on. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with the owners for further information as needed. All directional references assume the reader is standing facing the front door of the building being referenced.

LOCATION:

#1:

Lower level, left.

#2:

Lower level, right.

#3:

Second floor, left.

#4:

Second floor, rear.

#5:

Second floor, center.

#6:

Second floor, right.

INTERIOR WALLS & CEILINGS:

MATERIALS:

Drywall.

CONDITION:

Evidence of past/present moisture stains are noted on the wall and/or ceiling surfaces in the 2nd. floor left side bedroom. Unable to determine if active leakage still exists. Make inquiry with the seller as to the history of the leak(s). Evidence of mold and/or mildew was present on the wall surfaces in the lower level bedrooms. Recommend further investigation and repair by a qualified licensed contractor.

FLOORS:

TYPE:

Pre fabricated wood flooring & Tile.

CONDITION:

The general condition of the tile floor surfaces was acceptable where visible. ***Note: Lifting, damage and/or deterioration is noted to the wood floor surface in multiple bedrooms. Recommend consulting with a wood floor specialist and refinish or repair the floor surface where needed.

DOORS:

CONDITION:

Some bedroom doors rub, stick & wont properly close. Recommend adjusting the doors as needed for proper operation. The sliding glass doors, tracks and/or rollers are in need of cleaning, lubricating, adjustment or replacement for improved operation. The sliding glass door onto the front deck in the master bedroom appears to be misaligned and does not fully close and/or seal. Recommend further evaluation and repair by a qualified licensed contractor.

WINDOWS:

CONDITION:

A representative sampling of windows was done at the time of the inspection. The windows as a grouping were generally operational.

SWITCHES & OUTLETS:

CONDITION:

A representative sampling of switches and outlets were tested. As a whole, the outlets and switches were functional and in acceptable condition. ***Note: Some missing outlet and/or switch cover plates were noted. Recommend replacing the covers where needed for safety.

CLOSETS:

WALLS/CEILINGS/FLOORS:

Past/present moisture stains were present on the ceiling surfaces in the master bedroom closet. Some water damage is present to the ceiling. Recommend further investigation and repair by a qualified licensed contractor.

DOORS:

The general condition and operation of the closet doors was acceptable at the time of the inspection.

SWITCHES & FIXTURES:

The operation of lights and switches was acceptable at the time of the inspection.

MISCELLANEOUS:**ADDITIONAL REMARKS:**

***NOTE: Any small cracks at the interior walls and ceilings are minor and should be considered as cosmetic flaws. No effort was made to move furniture, floor covering, or other stored items. ***NOTE: Acceptable ratings are based on considerations of the age of the house, typical building practices and expected wear.

MAIN ROOMS

Most small cracks at interior walls & ceilings are minor and should be considered as cosmetic flaws. Repair includes patching, caulking and painting. Cosmetic items such as paint, wallpaper and other finish treatments, including carpeting and window coverings are not the subject of this inspection. A representative number of doors and windows and a representative number of installed cabinets are checked during the inspection of the building interior. No effort is made to move occupants personal belongings, furniture, rugs, plants or ceiling tiles during the inspection. The presence of these items often restricts viewing of the interior areas. All directional references assume the reader is standing facing the front door of the building being referenced.

LOCATION:**Living Room:**

Main floor, center right.

Dining Room:

Main floor, front center.

Family Room:

Main floor, rear.

2nd. Family Room:

Lower level.

Office:

Main floor, right.

Recreation Room:

Main floor, left.

Sun Room:

Main floor, left rear.

Home Theater:

Main floor, center.

Bonus Room:

Over garage.

Apartment

Main floor, rear right.

INTERIOR WALLS & CEILINGS:**MATERIALS:**

Drywall.

CONDITION:

Evidence of past/present moisture stains are noted on the wall and/or ceiling surfaces in the sunroom around the skylights and from the center balcony. Moisture damage was noted to walls and/or ceiling surfaces in the office from the deck above and in the apartment from the rear balcony in the master bedroom. Recommend further investigation and repair by a qualified licensed contractor prior to closing. Patches were noted to some walls and/or ceilings in the family room and 2nd. floor bonus room over the garage. Recommend inquiring with the current seller as to the history of the patches.

FLOORS:

TYPE:

Carpet, Pre fabricated wood flooring & Tile.

CONDITION:

Buckling, gaps and/or lifting was noted to the wood flooring in multiple areas on the main floor and 2nd. floor areas. Recommend consulting with a wood floor specialist and repairing or replacing the floors where needed. ***Note: The wood floor finish is worn in multiple areas. Recommend consulting with a wood floor specialist and refinish or repair the floor surface where needed. Cracks were noted in the floor tiles on the lower level. Recommend patching, repairing or replacing the floor tiles as needed.

DOORS:

CONDITION:

The general condition and operation of the doors was acceptable at the time of the inspection.

WINDOWS:

CONDITION:

***Note: Sill decay and/or deterioration was present at the casement window by the fireplace in the recreation room. Recommend further evaluation and repairs by a qualified contractor. Some windows in the 2nd. floor bonus room were difficult to operate or could not be operate under normal force. Some repairs or adjustments are needed to these windows for improved operation.

SWITCHES & OUTLETS:

CONDITION:

A representative sampling of switches and outlets were tested. As a whole, the outlets and switches were functional and in acceptable condition. ***Note: Missing outlet and/or switch cover plates were noted on the lower level. Recommend replacing the covers where needed for safety.

CLOSETS:

WALLS/CEILINGS/FLOORS:

The walls and ceilings were in acceptable condition at the time of the inspection.

DOORS:

The general condition and operation of the closet doors was acceptable at the time of the inspection.

MISCELLANEOUS:

ADDITIONAL REMARKS:

***NOTE: Any small cracks at the interior walls and ceilings are minor and should be considered as cosmetic flaws. No effort was made to move furniture, floor covering, or other stored items. ***NOTE: Acceptable ratings are based on considerations of the age of the house, typical building practices, and expected wear.

SUMMARY OF AREAS REQUIRING FURTHER EVALUATION OR REPAIR

This summary is provided to allow the reader a brief overview of the report. The inspection summary report reflects the visual conditions of the property observed at the time of the inspection. This page is not encompassing, and is not a substitute for reading the report in its entirety. The entire Inspection Report, including the Pre-Inspection Agreement, Standards of Practice and Scope of the Inspection must be carefully read to fully understand and assess the findings of the inspection. Any hidden or concealed defects are not included in this inspection report or summary. This summary is not intended to determine which items will need to be addressed per the contractual requirements of the sale of the property. Any areas of uncertainty regarding the purchase contract should be clarified by consulting a qualified attorney or real estate agent.

This inspection summary is not the full report. Other items are noted in the inspection report and should receive additional attention. The complete report will include additional information and concerns about the house. Some of which are the result of normal wear and tear.

Each of the items below should be further evaluated and repaired or replaced, as needed, by appropriate licensed contractors. We recommend that you obtain competitive estimates and seek advice in regards to the items noted in this inspection report and for additional concerns that may be outside our area of expertise and/or the scope of our inspection.

In our opinion, the following items or discoveries warrant further observation, investigation, repair or replacement and should be further evaluated or repaired by appropriately licensed contractors prior to closing on the property.

GROUND

SIDEWALKS:

CONDITION:

***Note: Areas of loose or missing mortar was noted in the walkway. Recommend patching, sealing or repairing to help avoid further damage.

EXTERIOR STAIRS/STOOPS:

CONDITION:

***Note: Missing, loose or deteriorated mortar joints were noted to the steps and/or stoop. Recommend patching or repairing as needed to help avoid further damage.

PATIO:

CONDITION:

***Note: Loose or missing mortar was noted on the patio. Recommend patching, sealing or repairing to help avoid further damage.

DECKS/BALCONY:

CONDITION:

Balcony and deck rails are loose or improperly secured in some areas. Recommend properly securing the rails for safety. Water seepage from the rear balconies was noted to the finished wall and ceiling surfaces below. Some damage and deterioration was present to the tile floors at the rear balconies. Poor drainage was noted on the balconies and front deck area. The center rear balcony was constructed without a proper floor drain. The potential for water ponding and/or further damage is present. Recommend having a qualified licensed contractor further evaluate the deck and balcony areas and advise you on repairs prior to closing.

FENCES & GATES:

CONDITION:

***Note: The gates or latching hardware present at the pool area do not meet the safety standards required today for all pool areas. Recommend installing proper gate closers, latches and locking hardware where required for safety around the pool area.

MISCELLANEOUS:

WINDOW WELLS:

Basement window wells were present. Signs of past present water penetration into the basement area behind the

finished walls was present below each of the window wells. Recommend keeping all window wells clean and free of debris to maintain good drainage. By keeping the window wells clean and free of debris you will help to avoid an inviting environment for insects and lessen wood rot or moisture damage by helping to permit the sub-grade levels to be properly ventilated. Further evaluation of the water seepage in and around the window wells by a qualified basement waterproofing contractor is advised prior to closing.

EXTERIOR

EXTERIOR #1:

CONDITION:

***Note: Some cracking was present in the bricks under the 2nd. floor front and left side windows. These cracks appear to be signs of building settling and can indicate a more serious structural condition. Recommend further evaluation and repair by a qualified, licensed mason contractor prior to closing.

SOFFITS & EAVES:

CONDITION:

***Note: There are some vent screens that are loose or falling out. Recommend properly securing or replacing the venting where needed. ***Note: Mold and/or mildew is present on some surfaces. Recommend power washing, cleaning or treating as needed to remove the mildew and/or mold.

MISCELLANEOUS:

ELECTRICAL:

***Note: A missing exterior light fixtures was noted by the front driveway. We recommend repairing or replacing the light fixture or covering the wires as needed for safety.

ROOF SYSTEM

ROOF #1:

ROOF COVERING STATUS:

Some loose or missing ridge shingles were noted. These shingles should be replaced as soon as possible to avoid potential roof leakage or further damage. Be sure to contact reputable licensed contractors for roof repair estimates, prior to closing.

ROOF #2:

ROOF COVERING STATUS:

***Note: Unable to fully view the roof covering or material condition due to the wood decking. Signs of a past/present roof leak are present on the ceiling in the office area below the deck. Further evaluation by a roofing contractor is advised, prior to closing.

SKYLIGHTS:

CONDITION:

Signs of past/present leaks were noted at the skylights. Moisture stains and water damage was present to the finished surfaces around the skylights. Recommend further evaluation and repair by a licensed roofing contractor. Recommend patching or repairing the damage around the skylights as needed.

STRUCTURE

FOUNDATION:

CONDITION:

***Note: Typical cracks for age were noted in the foundation. We recommend patching, caulking and sealing these cracks in addition to monitoring the cracks for any additional movement as part of an ongoing maintenance program for the foundation.

FRAMING:

FLOOR JOISTS/TRUSSES:

Some wood destroying insect damage was noted to the floor, rim and sill joists over the water heaters in the utility room. ***Note: Some areas of undetected hidden damage may be present. Recommend repairing or replacing the floor joists where needed.

STAIRS & HANDRAILS:

CONDITION:

Handrails are loose at the main stairway. Recommend properly securing all handrails for safety.

MISCELLANEOUS:

ADDITIONAL REMARKS:

Evidence of active termite infestation was present. ***Note: See the separate termite inspection report and treatment estimate that was provided to you from All County Pest Control at the time of the inspection.

ATTIC

MISCELLANEOUS:

WATER PENETRATION:

Evidence of past/present water penetration was noted on the sheathing under the roof valley by the center chimney. ***Note: Stains present were tested with a moisture meter and did not appear to be active at the time of the inspection. Recommend inquiring about the history of the stain with the current home owner and monitoring the area during future rain storms.

ADDITIONAL REMARKS:

Some buckling and lifting was noted to the finished hardwood floors in the attic. Recommend further evaluation and repair of the floors by a qualified wood floor contractor prior to closing.

BASEMENT & CRAWL SPACE

BASEMENT:

WALLS-CEILING:

Mold and/or mildew was noted to some finished surfaces in the basement. Signs of suspected mold/fungus growth was noted on the basement walls under and around the exterior basement window wells. This is caused by water penetration, lack of ventilation, high humidity and/or any other type of problem that results in creating moisture. Failure to remedy the source of the moisture can result in continued mold infestation. Prolonged exposures to mold can result in health problems, ranging from mild allergy type symptoms to severe health effects such as respiratory problems. Even though no industry standards exist for this condition at the present time, further evaluation and testing of these areas should to be taken into consideration. We suggest that the mold be physically removed from the home and the areas cleaned using the appropriate controls and precautions of a trained professional. In addition, all associated moisture sources that led to the problem must be corrected. ***Note: *This inspection does not include testing for mold types or toxicity. A health hazard may exist from what appears as a simple mold/fungus. Further evaluation and testing by a certified mold inspector is recommended and needed to determine the type and the toxicity levels in the home.* ***Note: *Testing for airborne mold spores is also excluded from this inspection. Certain molds have been recorded as having various levels of mycotoxins and are known to produce respiratory and neural conditions of various intensities. We recommend consulting with a certified air quality specialist and having air quality testing completed in this home prior to closing.*

WATER PENETRATION-DRAINAGE:

Evidence of past water penetration is noted on the walls under the basement window wells. Recommend further evaluation and consultation by a licensed basement waterproofing company, prior to closing.

AIR CONDITIONING

OPERATION:

BLOWER FAN/FILTER:

***NOTE: The air handlers and its associated components are older units that are at or past the end of their designed life. (Design life typically 20 years +/-). Anticipate replacement in the near future. An improperly sized or dirty air filter was present. Recommend installing and maintaining proper air filters where needed for improved operation of the air system.

HEATING

HEATING SYSTEM CONDITION:

BLOWER FAN:

***NOTE: The air handler and its associated components are an older units that are at or past the end of their designed life. (Design life typically 20 years +/-). Blower systems lack cleaning and have been neglected. The fan compartments are dirty and in need of a general cleaning and servicing. The lower level and bonus room blower unit in the attic were vibrating and making unusual noises when operating. Recommend further evaluation and repairs by a licensed contractor. Anticipate replacement of these units in the near future.

AIR FILTERS:

A missing filter compartment cover was present at some of the air handlers. Recommend installing a proper fitting filter cover to prevent basement or attic air infiltration. Some dirty and/or clogged air filters were present. Recommend cleaning and/or changing the air filters and maintaining the filters when needed.

GENERAL SUGGESTIONS:

Mold and mildew noted at vent cover in the basement bedroom. ***Note: All forced air systems, including ducts systems should be cleaned as required to help prevent accumulations of dust, dirt and allergenic substances.

DUCTWORK/DISTRIBUTION:

CONDITION:

The radiant floor heat zones were turned off at the time of the inspection and could not be functionally evaluated by us at the time of the inspection. A licensed heating contractor should be called in to further evaluate and verify that these radiant floor zones do not leak and function as intended prior to closing.

FUEL SYSTEM:

OIL TANK LOCATION-CONDITION:

***NOTE: Evidence of an abandoned fuel tank or previously removed fuel tank was noted. Abandoned oil lines were noted in the foundation wall in the basement utility area. Recommend obtaining documentation verifying that the fuel tank was properly abandoned and/or disposed of in compliance with all state and local regulations.

FIREPLACE & WOOD BURNING DEVICES:

FIREPLACE OR WOOD BURNING DEVICE # 1:

CONDITION:

***Note: A gas shutoff valve is found inside the basement fire box. This type of installation is not recommended. The valve should be removed to a proper location.

FLUE & DAMPER:

***Note: No flue damper was present inside the basement fireplace. Recommend having a qualified, licensed fireplace contractor install a proper flue damper as needed.

FIREPLACE OR WOOD BURNING DEVICE # 3:

CONDITION:

***Note: A gas shutoff valve is found inside the living room fire box. This type of installation is not recommended. The valve should be removed to a proper location.

FLUE & DAMPER:

***NOTE: The damper for a gas log unit requires a retainer to prevent it from fully closing. This is a safety feature and should be installed by a qualified contractor.

FIREPLACE OR WOOD BURNING DEVICE # 5:

CONDITION:

***Note: Recommend obtaining a current permit for the installation of the free standing stove from the local fire Marshall. The free standing stove present was not functionally evaluated. ***Note: A gas shutoff valve is found inside the family room fire box. This type of installation is not recommended. The valve should be removed to a proper location.

PLUMBING

SEWAGE SYSTEM:

SYSTEM CONDITION:

***NOTE: A "Private Sewage Disposal System" is present on site. Although the system appears to function it cannot be properly inspected by us and therefore we make no claim to the systems condition. We strongly recommend that you consult with a septic specialist for a complete evaluation of the system prior to making your final decision.

WELL TANK/PUMP EQUIPMENT:

CONDITION:

The pressure boosting equipment that is present appears to be used for irrigation purposes only and was turned off at the time of the inspection. The system was not functionally evaluated or inspected by us and is not reflected in this report. We recommend verifying proper operation of the entire system and further evaluation by a licensed contractor as needed.

WATER HEATER:

OPERATION/CONDITION:

The water heater on the left was turned off at the time of the inspection. We are unable to functionally evaluate this water heater during the course of our inspection. We recommend having a licensed plumber further evaluate the unit once the heater has been turned back on and prior to closing. ***NOTE: Water heater is an older unit at the end of its design life. Recommend replacement of the unit in the near future.

FUEL SUPPLY LINES:

There is no drip leg installed on the incoming gas line to the water heater. Installation of a drip leg is recommended to prevent debris from getting into the gas valve. Recommend having a licensed plumber evaluate further and make repairs as needed.

WATER HEATER #2:

OPERATION/CONDITION:

***NOTE: Water heater is an older unit at the end of its design life. Recommend replacement of the unit in the near future.

FUEL SUPPLY LINES:

There is no drip leg installed on the incoming gas line to the water heater. Installation of a drip leg is recommended to prevent debris from getting into the gas valve. Recommend having a licensed plumber evaluate further and make repairs as needed.

KITCHEN - APPLIANCES - LAUNDRY

OTHER BUILT-INS:

INSTANT HOT WATER DISPENSER:

The instant hot water dispenser was not operational at the time of the inspection. Recommend having a licensed plumber further evaluate the unit and make repairs as needed.

ICE MAKER

The Ice maker was turned off at the time of the inspection. Recommend turning the unit on and verifying proper operation of this unit prior to closing.

BATHROOMS

WINDOWS:

CONDITION:

The window in bathroom #3 was not fully latching or closing properly. Recommend adjusting or repairing the window as needed for proper operation.

BATHROOM SINK/PLUMBING FIXTURES:

CONDITION:

***Note: Some drain stoppers were missing at the bathroom sinks. Recommend replacing these drain stoppers and adjusting as needed for proper operation.

TUB/SHOWER PLUMBING FIXTURES:

CONDITION:

Loose, missing or improperly secured handles were noted at the shower in the master bathroom. Recommend properly securing as needed. The following problems were noted at the tub/shower drains: Mechanical drain stopper is not operational at the tub in bath # 1. Recommend adjusting, repairing or replacing the drain stopper where needed. ***Note: The steam shower unit was inoperable or did not function as intended by using the normal operating controls.

BEDROOMS

INTERIOR WALLS & CEILINGS:

CONDITION:

Evidence of past/present moisture stains are noted on the wall and/or ceiling surfaces in the 2nd. floor left side bedroom. Unable to determine if active leakage still exists. Make inquiry with the seller as to the history of the leak(s). Evidence of mold and/or mildew was present on the wall surfaces in the lower level bedrooms. Recommend further investigation and repair by a qualified licensed contractor.

FLOORS:

CONDITION:

***Note: Lifting, damage and/or deterioration is noted to the wood floor surface in multiple bedrooms. Recommend consulting with a wood floor specialist and refinish or repair the floor surface where needed.

DOORS:

CONDITION:

Some bedroom doors rub, stick & wont properly close. Recommend adjusting the doors as needed for proper operation. The sliding glass doors, tracks and/or rollers are in need of cleaning, lubricating, adjustment or replacement for improved operation. The sliding glass door onto the front deck in the master bedroom appears to be misaligned and does not fully close and/or seal. Recommend further evaluation and repair by a qualified licensed contractor.

CLOSETS:

WALLS/CEILINGS/FLOORS:

Past/present moisture stains were present on the ceiling surfaces in the master bedroom closet. Some water damage is present to the ceiling. Recommend further investigation and repair by a qualified licensed contractor.

MAIN ROOMS

INTERIOR WALLS & CEILINGS:

CONDITION:

Evidence of past/present moisture stains are noted on the wall and/or ceiling surfaces in the sunroom around the skylights and from the center balcony. Moisture damage was noted to walls and/or ceiling surfaces in the office from the deck above and in the apartment from the rear balcony in the master bedroom. Recommend further investigation and repair by a qualified licensed contractor prior to closing. Patches were noted to some walls and/or ceilings in the family room and 2nd. floor bonus room over the garage. Recommend inquiring with the current seller as to the history of the patches.

FLOORS:

CONDITION:

Buckling, gaps and/or lifting was noted to the wood flooring in multiple areas on the main floor and 2nd. floor areas. Recommend consulting with a wood floor specialist and repairing or replacing the floors where needed. ***Note: The wood floor finish is worn in multiple areas. Recommend consulting with a wood floor specialist and refinish or repair the floor surface where needed. Cracks were noted in the floor tiles on the lower level. Recommend patching, repairing or replacing the floor tiles as needed.

WINDOWS:

CONDITION:

***Note: Sill decay and/or deterioration was present at the casement window by the fireplace in the recreation room. Recommend further evaluation and repairs by a qualified contractor. Some windows in the 2nd. floor bonus room were difficult to operate or could not be operate under normal force. Some repairs or adjustments are needed to these windows for improved operation.