Confidential Inspection Report

LOCATED AT:
1234 Sample
Omaha, Nebraska 68000

PREPARED EXCLUSIVELY FOR:
Mr. & Mrs. Elite Inspections Sample

INSPECTED ON:
Monday, October 22, 2018

Inspector, Aaron Whaley
Elite Inspection Services

Executive Summary

This is a summary review of the inspectors' findings during this inspection. However, it does not contain every detailed observation. This is provided as an additional service to our client, and is presented in the form of a listing of the items which, in the opinion of your inspector, merit further attention, investigation, or improvement. Some of these conditions are of such a nature as to require repair or modification by a skilled craftsman, technician, or specialist. Others can be easily handled by a homeowner such as yourself.

Often, following the inspector's advice will result in improved performance and/or extended life of the component(s) in question. In listing these items, your inspector is not offering any opinion as to who, among the parties to this transaction, should take responsibility for addressing any of these concerns. As with most of the facets of your transaction, we recommend consultation with your Real Estate Professional for further advice with regards to the following items:

Air Conditioning

CONDENSING UNIT
1: - The condensing unit appears to be properly installed and in serviceable condition with the exception of items noted below.

This unit needs to be cleaned and serviced by a licensed HVAC tech. The coils are fun of tree debris which will dramatically reduce the effective life of the unit.

Heat

Forced Hot Air

GENERAL COMMENT
2: - The heating is near the end of its expected service life. Although it responded to normal operating controls, the need for replacement should be expected within the next few years. Useful life may be extended with proper service. There have been no service records left on this furnace since it was installed.

Roofing

Composition Shingle

FLASHINGS: OVERALL
3: - The flashings are generally serviceable. Attention to the items noted, together with routine maintenance, will keep the flashings functional and maximize their expected useful life.

There is missing flashing where the windows meet the roof material. Currently this is exposed wood which is an area of concern due to moisture entry.

Water Heater

WATER CONNECTORS
4: - No cold water inlet valve to regulate water flow into the water heater was visible. We recommend installation of an approved valve.

Exterior/Site/Ground

WINDOWS
5: - Several windows are deteriorated. We recommend they be detailed, repaired and/or replaced. The 8 upstairs windows to the right when you go up the stairs that overlook the lower level show the most signs of deterioration, however many of the wood windows should similar deterioration.

FLASHING
6: - No flashing has been installed at the tops of most windows, as would be considered standard practice. We recommend an acceptable metal flashing be installed to prevent leakage.

Basement

OTHER RECEPTACLES
7: - The receptacle is an ungrounded three prong type. To provide an increased margin of safety, we recommend either the receptacle be repaired and grounded or equivalently protected by adding a GFCI receptacle.

Bathroom

DRAIN TRAP
8: - The drain is slow in the basement bathroom sink. We recommend the trap be cleaned of grease, hair, sludge, etc. and if this does not correct the problem, we recommend the line be 'snaked' by a professional sewer cleaning service. The trap also leaks

RECEPTACLES
9: - There is no GFCI (ground fault circuit interrupter) protection in some of the bathrooms. It is strongly recommended that a GFCI receptacle be installed for an increased margin of safety.

Garage

GARAGE DOORS
10: - The garage door appears to be properly installed, with exceptions noted below.

The door has signs of rot on the lower portions inside and out. It appears an additional support has been added to the lower interior portion of the garage door to support it.
The door doesn't seal and appears to need adjustments

PASSAGE DOOR
11: - Standards require the door between the garage and the living space to be a solid core door with an automatic closer. We recommend the existing door be replaced with an approved door which will provide a greater margin of safety.

Hallway

SWITCHES

12: - This area is equipped with a light switch. However, its operation did not control any of the adjacent lights or receptacles. We suggest consultation with the owner regarding possible uses for this switch.

Monday, October 22, 2018
Mr. & Mrs. Elite Inspections Sample
1234 Sample
Omaha, Nebraska 68000

Dear Mr. & Mrs. Elite Inspections Sample,

We have enclosed the report for the property inspection we conducted for you on Monday, October 22, 2018 at:

1234 Sample
Omaha, Nebraska 68000

Our report is designed to be clear, easy to understand, and helpful. Please take the time to review it carefully. If there is anything you would like us to explain, or if there is other information you would like, please feel free to call us. We would be happy to answer any questions you may have.

We thank you for the opportunity to be of service to you.

Sincerely,

Inspector, Aaron Whaley
Elite Inspection Services

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Introduction

We have inspected the major structural components and mechanical systems for signs of significant non-performance, excessive or unusual wear and general state of repair. The following report is an overview of the conditions observed.

In the report, there may be specific references to areas and items that were inaccessible. We can make no representations regarding conditions that may be present but were concealed or inaccessible for review. With access and an opportunity for inspection, reportable conditions may be discovered. Inspection of the inaccessible areas will be performed upon arrangement and at additional cost after access is provided.

We do not review plans, permits, recall lists, and/or government or local municipality documents. Information regarding recalled appliances, fixtures and any other items in this property can be found on the Consumer Product Safety website. These items may be present but are not reviewed.

Our recommendations are not intended as criticisms of the building, but as professional opinions regarding conditions present. As a courtesy, the inspector may list items that they feel have priority in the Executive Summary portion of the report. Although the items listed in this section may be of higher priority in the opinion of the inspector, it is ultimately the client's responsibility to review the entire report. If the client has questions regarding any of the items listed, please contact the inspector for further consultation.

Lower priority conditions contained in the body of the report that are neglected may become higher priority conditions. Do not equate low cost with low priority. Cost should not be the primary motivation for performing repairs. All repair and upgrade recommendations are important and need attention.

This report is a "snapshot" of the property on the date of the inspection. The structure and all related components will continue to deteriorate/wear out with time and may not be in the same condition at the close of escrow.

Anywhere in the report that the inspector recommends further review, it is strongly recommended that this be done PRIOR TO THE CLOSE OF ESCROW. This report is not intended for use by anyone other than the client named herein. No other persons should rely upon the information in this report. Client agrees to indemnify, defend and hold inspector harmless from any third party claims arising out of client's unauthorized distribution of the inspection report.

By accepting this inspection report, you acknowledge that you have reviewed and are in agreement with all of the terms contained in the standard contract provided by the inspector who prepared this report.

Introductory Notes

ORIENTATION
For purposes of identification and reporting, the front of this building faces northeast.

For purposes of identification and reporting, the front of the building is the side containing the primary access.

We will describe the locations of this property, left or right, as though viewing it from the front door.

NOTES
The house was estimated to be approximately 40 years old.

Over the course of this inspection the temperature was estimated to be between 60 and 70 degrees.

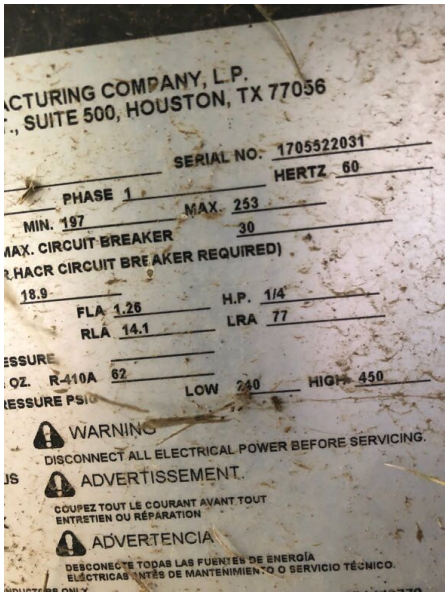
The weather was sunny at the time of our inspection.

Your inspector may choose to include photos in your inspection report. There are times when only a picture can fully explain the condition or if the client is unable to attend the inspection. Photo inclusion is at the discretion of the inspector and in no way is meant to emphasize or highlight the only conditions that were seen. We always recommend full review of the entire inspection report.

Air Conditioning

An air conditioning system consists of the cooling equipment operating and safety controls and a means of distribution. These items are visually examined for proper function, excessive or unusual wear, and general state of repair. Air conditioning systems are not tested if the outside temperature is too cold for proper operation. Detailed testing of the components of the cooling equipment or predicting their life expectancy requires special equipment and training and is beyond the scope of this inspection. This is a non-evasive, basic function review only. We do not dismantle, uncover or calculate efficiency of any system. Regular servicing and inspection of air conditioning equipment is encouraged.

BASIC INFORMATION
Type of system: Gas heat with air conditioning
Number of units: 1
Location of equipment: Split or remote system
Estimated to be approximately 2 years old.



Manufacturer: Goodman
Condenser location: Exterior
Condenser location: Rear of structure
Type of system: Window and/or wall units. Not reviewed/inspected

Electrical disconnect location: Adjacent to condensing unit

HVAC WIRING
All accessible wiring appears in good condition.

The HVAC equipment appears to be properly bonded to ground.

HVAC DISCONNECT
The equipment local disconnect acts as a shut off switch for use in an emergency or while servicing.

The local disconnect appears properly installed and in good condition.

CONDENSING UNIT
The condenser contains all the equipment necessary to reclaim the refrigerant gas and convert it back to a liquid. It consists of a compressor, condenser, hot gas discharge line, condenser fan, electrical panel box, and some accessory components.

The condensing unit appears to be properly installed and in serviceable condition with the exception of items noted below.

This unit needs to be cleaned and serviced by a licensed HVAC tech. The coils are fun of tree debris which will dramatically reduce the effective life of the unit.

EVAPORATOR COIL
An evaporator is a device used to transfer or absorb heat from the air surrounding the evaporator to the refrigerant. In doing so, the liquid refrigerant is evaporated or boiled off as it passes through the evaporator.

The evaporator coil is concealed within the furnace and was not directly observed. We found no signs of leakage and damage is not likely because the condensing unit operated normally.

REFRIGERANT LINES
The accessible refrigerant lines appear to be in good condition.

DUCTS
Both the heating system and the central air conditioning system share the same duct work. Please see the heating system for any comments regarding the duct work.

GENERAL COMMENT
The air conditioning is newer, responded to normal operating controls and with routine maintenance should be reliable for number of years if proper maintenance is done.

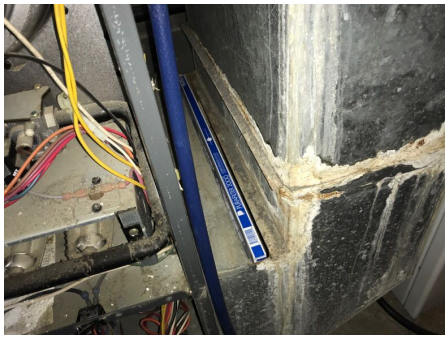
Heat

A heating system consists of the heating equipment, operating and safety controls, venting and the means of distribution. These items are visually examined for proper function, excessive or unusual wear and general state of repair. This is a non-evasive, basic function review only. We do not dismantle, uncover or calculate efficiency of any system. Regular servicing and inspection of heating systems is encouraged.

Forced Hot Air

BASIC INFORMATION
Furnace location: Basement
Furnace location: Utility room
Energy source: Natural gas
Furnace btu input rating: 60,000 btu's
Age: 13 years old

Filter size: 16 x 25 x 1 inch



Manufacturer: Goodman

SYSTEM NOTES
Forced air furnaces operate by heating a stream of air moved by a blower through a system of ducts. Important elements of the system include the heat exchanger, exhaust venting, blower, controls, ducting, and combustion air supply.

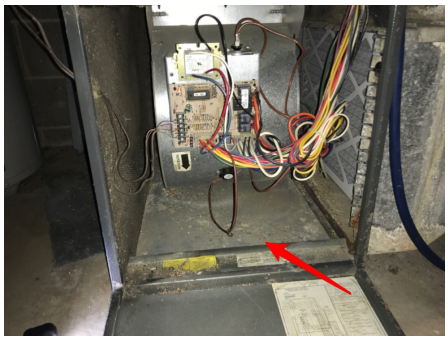
GAS SUPPLY
The gas piping includes a 90 degree shutoff valve for emergency use. The valve was not tested at the time of inspection. This age and style of valve is normally found to be operable by hand and generally trouble free.

REGULATOR & CONTROL
The gas pressure regulator and control valve appear to be properly installed and in serviceable condition.

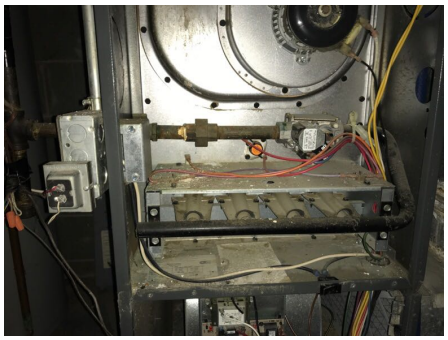
HEAT EXCHANGER
The heat exchanger was inaccessible and could not be visually examined.

IGNITION SYSTEM
The heating unit is equipped with an electronic ignition system, which is an energy saving feature that allows operation without the need for a continuously burning pilot light.

BLOWER/MOTOR
Dust and debris have built up on the blower and in the blower compartment. We recommend servicing and inspecting by a licensed HVAC tech.



Needs cleaning



Needs cleaning

AIR FILTERS
The air filter for the heating unit is a conventional, disposable filter.

VENT
The heating system vent is properly installed and appears in serviceable condition where seen.

COMBUSTION AIR
Combustion air provides the oxygen for fuel burning appliances. Adequate ventilation around all fuel burning appliances is vital for their safe operation. The air can come from inside or outside, providing industry standards are met.

There is adequate combustion air for this heating unit.

DUCTS
The ducts appear to be properly installed and are in serviceable condition.

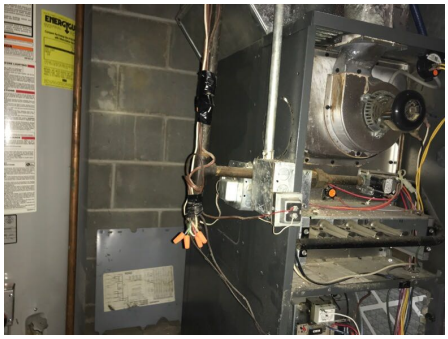
THERMOSTAT
The unit responded to the thermostat and it is generally properly installed, with exceptions noted below.

The thermostat is generally functioning but the buttons stick making it hard to program. It may be more efficient with a newer thermostat.

HVAC WIRING
All accessible wiring appears in good condition.

HVAC DISCONNECT
The equipment local disconnect acts as a shut off switch for use in an emergency or while servicing.

The local disconnect appears properly installed and in good condition.



GENERAL COMMENT

The heating is near the end of its expected service life. Although it responded to normal operating controls, the need for replacement should be expected within the next few years. Useful life may be extended with proper service. There have been no service records left on this furnace since it was installed.

Electrical System

An electrical system consists of the service, distribution, wiring and convenience outlets (switches, lights, and receptacles). Our examination of the electrical system includes the exposed and accessible conductors, branch circuitry, panels, overcurrent protection devices, and a random sampling of convenience outlets. We look for adverse conditions such as improper installation, exposed wiring, running splices, reversed polarity and circuit protection devices. We do not evaluate fusing and/or calculate circuit loads. The hidden nature of the electrical wiring prevents inspection of every length of wire.

BASIC INFORMATION

Service entry into building: Underground service lateral
Voltage supplied by utility: 120/240 volts
Capacity (available amperage): 100 amperes
System grounding source: Unable to locate

ELECTRIC METER

The electric meter is outside on the left side of the building.

MAIN SERVICE

The main electrical service panel is in the basement.

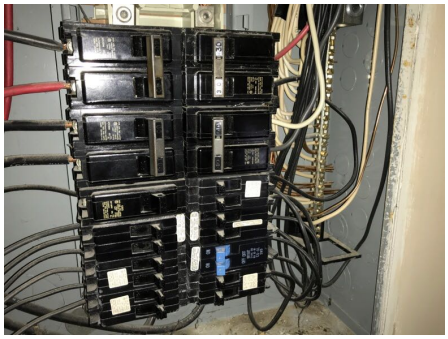
MAIN DISCONNECT
There is no main electrical service disconnect. See comments below under 'Main Disconnect'.

There is no single main electrical service disconnect. If all the devices in the main service panel are disconnected, electrical power will be completely shut off.

CB MAIN PANEL
The main service panel is in good condition with circuitry installed and fused correctly.

SERVICE CAPACITY
The service entrance conductors appear to be #4 Copper providing an ampacity of 100.

SERVICE GROUNDING
The system and equipment grounding appears to be correct.



CONDUCTOR MATERIAL
The accessible branch circuit wiring in this building is copper.

Interior

Our review of the interior includes inspection of walls, ceilings, floors, doors, windows, steps, stairways, balconies and railings. These features are visually examined for proper function, excessive wear and general state of repair. Some of these components may not be visible/accessible because of furnishings and/or storage. In such cases these items are not inspected.

BASIC INFORMATION
Number of bedrooms: 3 legal with a nonconforming 4th in the basement.

Number of bathrooms: 1 full, 1 3/4 bath, 2 powder rooms
Window material: Wood

Window type: Casement in the front, horizontal sliding on the sides and rear
Window glazing: Double pane
Finished ceiling material: Drywall
Finished floor material: Carpet and vinyl
Finished floor material: Tile
Finished wall material: Drywall

WALLS & CEILINGS
The wall and ceiling surfaces show wear but appear to be properly installed and in serviceable condition. Routine maintenance will restore appearance.

FLOORS: OVERALL
There are cosmetic floor blemishes which can be eliminated in the course of routine maintenance.

DOORS: OVERALL
The interior doors appear to be properly installed and in good condition, with exceptions noted below. Several doors close slightly harder than normal.

DOORS AND WINDOWS: OVERALL
The doors and windows need typical service, repair, and/or upgrading. Adjusting, lubricating, and/or weatherstripping maintenance can add to the energy efficiency of this home.

FIREPLACE
The fireplace was inaccessible and was not inspected.

DETECTORS: OVERALL
The smoke detectors were tested with their test buttons. This method only verifies battery and horn function, but does not test the sensor in the unit. After occupancy, and regularly thereafter, we advise testing with real or simulated smoke.

FIRE EXTINGUISHER
There are no portable fire extinguishers installed in this building. We recommend portable extinguishers be installed the kitchen and garage for use in an emergency.

HEAT SOURCE
We observed a permanent heat source in each room throughout the building.

GENERAL COMMENT
We make no attempt to list all cosmetic flaws and suggest that most of these deficiencies will be addressed by normal maintenance and upgrading.

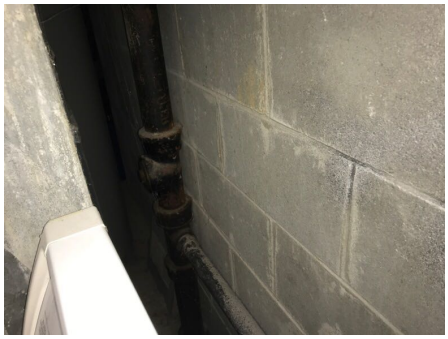
There is wear and tear throughout the house, of the type generally resulting from deferred maintenance. We make no attempt to list all cosmetic flaws, but do suggest attention to items relating to function and safety.

There are smoke detectors in this residence. These are reliable and inexpensive and are recommended by all local fire districts and required by most current building departments.

Plumbing

A plumbing system consists of the domestic water supply lines, drain, waste and vent lines and gas lines. Inspection of the plumbing system is limited to visible faucets, fixtures, valves, drains, traps, exposed pipes and fittings. These items are examined for proper function, excessive or unusual wear, leakage, and general state of repair. The hidden nature of piping prevents inspection of every pipe and joint. A sewer lateral test, necessary to determine the condition of the underground sewer lines, is beyond the scope of this inspection If desired, a qualified individual could be retained for such a test. Our review of the plumbing system does not include landscape watering, fire suppression systems, private water supply/waste disposal systems, or recalled plumbing supplies. Review of these systems requires a qualified and licensed specialist.

BASIC INFORMATION
Domestic water source: Public supply
Main water line: Copper
Supply piping: Copper where seen
Waste disposal: Municipal
Waste piping: Cast iron and galvanized steel



Water pressure: Mid-range of normal water pressure
Water pressure: 62 psi

WATER SHUTOFF LOCATION
The domestic water supply main shut-off valve is on the front wall in the basement.

WATER SHUTOFF COMMENTS
The main shut-off valve was located but testing the operation of this valve is not within the scope of our inspection. Operation of the valve from time to time will keep it functional and maximize its useful life.

MAIN SUPPLY
There was no evidence of surface corrosion or leakage at the exposed and accessible main supply.

INTERIOR SUPPLY
The exposed and accessible supply piping generally appears to be properly installed and in good condition.

WATER PRESSURE
The system water pressure, as measured at the exterior hose bibs, is within the range of normal.

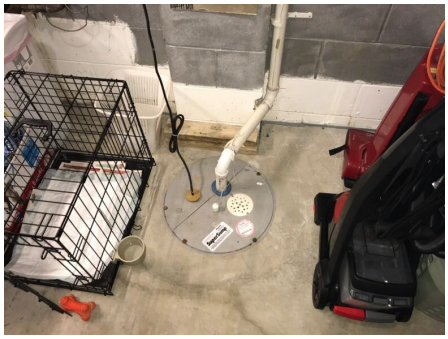
FIXTURES: OVERALL
The plumbing angle stops are old. Although no leaks were observed, we suggest replacement of all stops as preventative maintenance.

DRAIN LINES
The visible drain piping appears to be properly installed and in serviceable condition.

SEWER CLEANOUT
The sewer cleanout is located in the basement. Behind furnace

VENT LINES
The vent piping for the waste system appears to be properly installed and in good condition.

SUMP PUMP/SEWAGE EJECTOR
Sump Pumps, Sewage Ejectors and/or other private evacuation systems are beyond the scope of this inspection. We recommend further review by a licensed plumber.



The sump pump/sewage ejector electrical is improper and/or hazardous. We recommend further review by a licensed electrical contractor.

GAS PIPING
The gas piping appears to be properly installed and in serviceable condition. We detected no evidence of leakage at any of the exposed gas piping. Pressure testing may reveal leaks, but this procedure is beyond the scope of our inspection.

GAS METER LOCATION
The gas meter is outside on the left side of the building. The main gas supply shutoff valve is located on the riser pipe between the ground and the meter. This valve should be turned 90 degrees (either way) in order to shut off the gas.

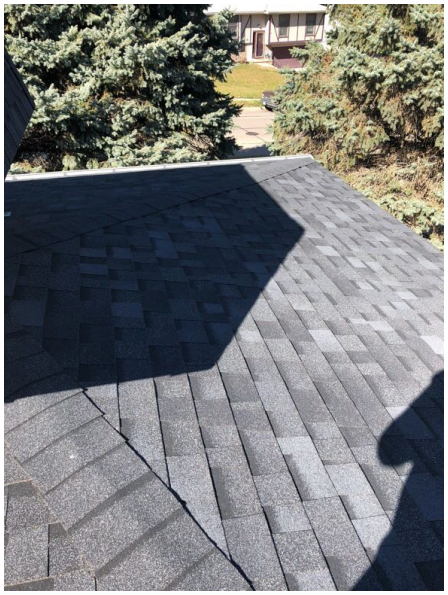
GENERAL COMMENT
The plumbing system appears to be in good condition.

Roofing

A roof system consists of the surface materials, connections, penetrations and drainage (gutters and downspouts). We visually review these components for damage and deterioration and do not perform any destructive testing. If we find conditions suggesting damage, improper application, or limited remaining service life, these will be noted. We may also offer opinions concerning repair and replacement. Opinions stated herein concerning the roof are based on a limited visual inspection. These do not constitute a warranty that the roof is, or will remain, free of leaks.

Composition Shingle

BASIC INFORMATION
Location: Covers whole building
Roof slope: Low pitch
Material: Asphalt composition shingle
Layers: Single layer
Age: Approximately 4-7 years old



Connections and penetrations: Sealed with a combination of metal and mastic seals

Roof drainage system: Gutters and downspouts

INSPECTION METHOD
Our inspection of this roof was conducted from the roof surface. The inspector walked upon the surface and visually examined the accessible roofing components.

SURFACE
The shingle surface appears to have been properly installed and is in good condition.

FLASHINGS: OVERALL
Metal flashing has been used to seal the connections and penetrations.

The flashings are generally serviceable. Attention to the items noted, together with routine maintenance, will keep the flashings functional and maximize their expected useful life.

There is missing flashing where the windows meet the roof material. Currently this is exposed wood which is an area of concern due to moisture entry.

No flashing

CHIMNEY AT ROOF
The chimney appears to be properly installed and in serviceable condition.

GUTTERS
Roof runoff water is diverted to the downspouts by gutters integrated into the roofing surface.

DOWNSPOUTS
The downspouts appear to be properly installed and in serviceable condition.

GENERAL COMMENT
This is a newer roof, and with routine maintenance should remain watertight for a number of years.

Structure

The structural elements of a building include foundation, footings, all lower support framing and components, wall framing and roof framing. These items are examined, where visible, for proper function, excessive or unusual wear and general state of repair. Many structural components are inaccessible because they are buried below grade or behind finishes. Therefore, much of the structural inspection is performed by identifying resultant symptoms of movement, damage and deterioration. Where there are no visible symptoms, conditions requiring further review or repair may go undetected and identification will not be possible. We make no representations as to the internal conditions or stabilities of soils, concrete footings and foundations, except as exhibited by their performance.

BASIC INFORMATION
Foundation type: concrete block
Slab material: Poured concrete
Mudsill: Bolted to slab
Exterior wall support: Inaccessible, materials cannot be identified

FOUNDATION
Due to the installation of finished surfaces, the slab is mostly inaccessible and could not be thoroughly inspected. However, we observed no signs of significant settlement or related interior cracking to suggest a major problem.

MOISTURE
Although access to the slab was limited due to the installation of finished flooring, we found no visible evidence of seepage or other moisture related conditions.

GENERAL COMMENT
All the visible structural elements appear to be in generally good condition and are performing as would be expected for a building of this age and type of construction.

Water Heater

Our review of water heaters includes the tank, water and gas connections, electrical connections, venting and safety valves. These items are examined for proper function, excessive or unusual wear, leakage and general state of repair. We do not fully review tankless/on-demand systems and suggest you consult a specialist. The hidden nature of piping and venting prevents inspection of every pipe, joint, vent and connection.

BASIC INFORMATION
Location: In the basement
Location: In the utility room
Energy source: Natural gas
Capacity: 40 gallons

Age: Estimated to be 20 years old
Unit type: Free standing tank
Water heater temperature settings should be maintained in the mid-range to avoid injury from scalding
Insulation: None present

T/P RELEASE VALVE
The water heater is equipped with a temperature and pressure relief valve. This device is an important safety device and should not be altered or tampered with. We observed no adverse conditions.

GAS SUPPLY
The gas piping for the appliance includes a local 90 degree shut-off valve for use in an emergency or in case of repair. The valve was not tested at the time of inspection, but is of a type usually found to be serviceable.

VENTING
The water heater vent is properly installed and appears in serviceable condition.

COMBUSTION AIR
Combustion air provides the oxygen for fuel burning appliances. Adequate ventilation around all fuel burning appliances is vital for their safe operation. The air can come from inside or outside, providing industry standards are met.

Combustion air is supplied by passive ducts bringing air from the exterior and terminating in the area of the water heater. This configuration is commonly used in modern construction to ensure a proper combustion air supply even in closed areas.

The combustion air supply is adequate.

IGNITION SYSTEM
The standing pilot light is controlled by a thermocouple which ensures that the pilot gas valve will close if the pilot light is extinguished. This system appears to be in serviceable condition.

BURNERS
The burner is generally clean and appears to be in serviceable condition.

WATER CONNECTORS
The cold water inlet and hot water outlet connections appear properly installed and in serviceable condition.

No cold water inlet valve to regulate water flow into the water heater was visible. We recommend installation of an approved valve.

Valves may leak when operated after a period of inactivity. For this reason, they are not tested during the home inspection.

INSULATION
There is no insulation blanket installed. Because this is an older unit, its thermal efficiency does not meet present standards. Upgrading the unit with an insulating blanket should be considered.

GENERAL COMMENT
This water heater is beyond its expected service life. Although it is still operating, the need for replacement should be expected in the near future. Most water heaters has an expected life of 10-12 years. This unit is 20 years old therefore it is required to be labeled near end of its useful life even though it is currently functioning.

Exterior/Site/Ground

BASIC INFORMATION
Site grading: Sloped away from structure
General lot topography: Uneven lot
Driveway: Concrete on grade
Walkways: Concrete
Primary exterior wall covering: Vinyl siding
Primary exterior window materials: Combination of wood and metal frames

GAS PIPING
The gas piping appears to be properly installed and in serviceable condition. We detected no evidence of leakage at any of the exposed gas piping. Pressure testing may reveal leaks, but this procedure is beyond the scope of our inspection.

GAS METER LOCATION
The gas meter is outside on the left side of the building. The main gas supply shutoff valve is located on the riser pipe between the ground and the meter. This valve should be turned 90 degrees (either way) in order to shut off the gas.

VINYL SIDING
The vinyl siding appears to be properly installed and generally in serviceable condition, with exceptions noted below. Dirty with some small movement in the vinyl. Some pieces missing where deck is attached.

Missing siding

SHINGLES
The shingle siding appears to be properly installed and in serviceable condition.

DOORS
The exterior doors appear to be properly installed and generally in serviceable condition, with exceptions noted below.


Door needs adjustments

WINDOWS
The vinyl/steel replacement windows appear to be properly installed and in serviceable condition.

Several windows are deteriorated. We recommend they be detailed, repaired and/or replaced. The 8 upstairs windows to the right when you go up the stairs that overlook the lower level show the most signs of deterioration, however many of the wood windows should similar deterioration.


Rotten


Rotten


Caulk and paint on rotten windows

GLAZING
The glazing putty is dry and cracked at many of the windows. This condition is not urgent but should be attended to when the house is painted.

GRADING
The grading of the lot appears to properly and adequately drain excess surface water and roof runoff away from the structure.

DRAINAGE
The drainage system appears to be properly installed, but it was not water tested during the inspection. We make no representations as to its effectiveness and recommend its operation be observed during adverse weather.

GUTTERS
Roof runoff water is diverted to the downspouts by gutters integrated into the roofing surface.

Roof runoff water is channeled to the downspouts by a metal gutter system attached to the fascia boards or to the ends of the rafters along the edge of the roof.

The gutters appear to be properly installed and are in serviceable condition, but should be checked for debris and cleaned on a regular basis to prolong their useful life.

DOWNSPOUTS
The downspouts appear to be properly installed and in serviceable condition.

DRIVEWAY
The driveway appears to be properly installed and is generally in good condition, with exceptions noted below.

Minor cracks

WALKWAYS
The walkways appear to be properly installed and are in serviceable condition.

DECK
Like fences and other exposed wood construction, decks have a finite service life. Even the best maintained deck will need repair and eventual replacement. We urge regular treatment with combination wood preservative/UV inhibiting sealers.

The deck appears to be properly constructed and generally in serviceable condition, with no need for significant maintenance or repair at this time.

DECK SUPPORTS
The deck is supported by wooden posts set over concrete pier blocks.

STAIRS
The exterior stairs appear to be properly constructed and are generally in serviceable condition, with exceptions noted below.

Slight pitching from left to right as you look at the stairs


Stair pitch

RAILINGS
The railings appear to properly installed and are in serviceable condition.

HAND RAILS
The railings appear to properly installed and are in serviceable condition.

FENCING
The fences appear to be properly installed and generally in serviceable condition, with exceptions noted below.


Fence rail missing


Bent fencing

GATES
The gate was operating. Routine maintenance will keep it functional and maximize its service life.

CHIMNEY
The chimney appears to be in good condition. No major problems were observed that would affect the satisfactory operation of the fireplace.

FLASHING
No flashing has been installed at the tops of most windows, as would be considered standard practice. We recommend an acceptable metal flashing be installed to prevent leakage.

No flashing

PAINT/STAIN
The exterior finishes are generally in good condition and have an attractive appearance, with exceptions noted below.

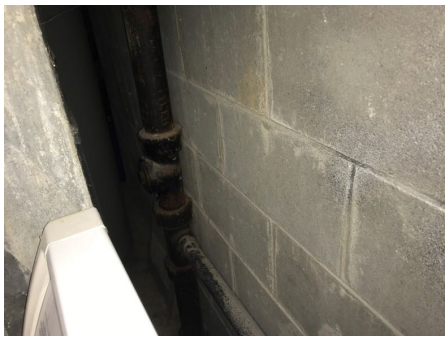
Wood windows appear to be freshly painted in an attempt to cover up dry rot

Basement

The basement is where much of the building's structural elements and many of its mechanical systems are located. These include foundation, structural framing, electrical, plumbing and heating. Each accessible component and system is examined for proper function, excessive, or unusual wear and general state of repair. It is not unusual to find occasional moisture in basements. Substantial and/or frequent water accumulation can adversely affect the building foundation and support system and would indicate the need for further evaluation by a specialist. Although observed in the basement, some items

will be reported under the individual systems to which the belong.

BASIC INFORMATION
Foundation type: Raised perimeter
Foundation material: Concrete block



Mudsill: Bolted to foundation
Wall system: Wood stud walls
Floor system: Wood joists supported by walls

ACCESS
The basement is accessible from an interior stair.

BASE FOUNDATION
The foundation and other visible elements of the support structure have performed well and are in good condition for the age of the structure.

WALLS
The basement walls have performed well and are in good condition for the age of the structure.

FLOOR
The basement floor is a concrete slab. Minor cracks are visible. These cracks are considered cosmetic in nature and are not structurally significant. No action is indicated.

MOISTURE
The basement was dry at the time of our inspection. We observed an area in the basement bedroom that looked to have moisture in the past however at the time of inspection no moisture was registered.

SUMP PUMP
A sump pump has been installed to remove occasional water from the sump. The pump was not tested under normal working conditions, but the motor was found to be in working condition.

HOT WATER SHUTOFF
We were unable to locate the main shut-off for the domestic water supply system.

COLD WATER SHUTOFF
The main shut-off valve was located but testing the operation of this valve is not within the scope of our inspection. Operation of the valve from time to time will keep it functional and maximize its useful life.

INTERIOR SUPPLY
The exposed and accessible supply piping generally appears to be properly installed and in good condition.

DRAIN LINES
The visible drain piping appears to be properly installed and in serviceable condition.

SEWER CLEANOUT
The sewer cleanout is located in the garage.

The sewer cleanout is located in the basement.

VENT LINES
The vent piping for the waste system appears to be properly installed and in good condition.

OTHER RECEPTACLES
The receptacle is an ungrounded three prong type. To provide an increased margin of safety, we recommend either the receptacle be repaired and grounded or equivalently protected by adding a GFCI receptacle.

DUCTS
The ducts appear to be properly installed and are in serviceable condition.

A/C DUCTS
Both the heating system and the central air conditioning system share the same duct work. Please see the heating system for any comments regarding the duct work.

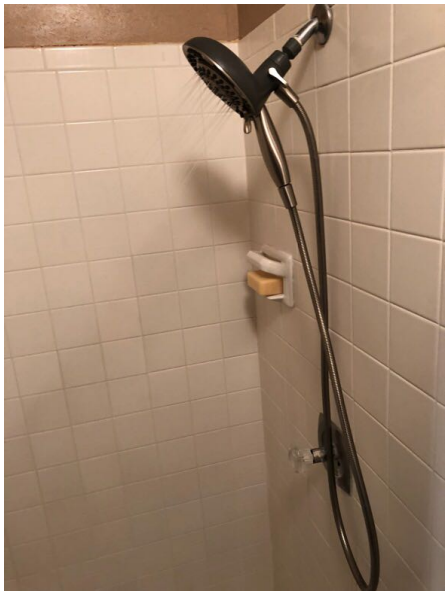
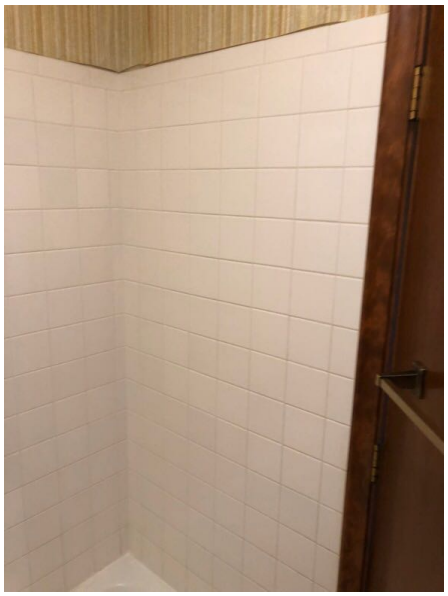
GENERAL COMMENT
All of the structural elements appear to be performing as would be expected for a building of this age and type. However, we direct your attention to the items noted above. Additional basement comments can be found under the heading basement.

Bathroom

Bathrooms are visually inspected for proper function of components, active leakage, excessive or unusual wear and general state of repair. Fixtures are tested using normal operating features and controls. Due to finished surfaces such as drywall/plaster, tile, and flooring, much of the bathroom is considered

inaccessible. We do not test or confirm proper application of secondary equipment including but not limited to steam units, spa tubs, heated towel bars, etc.

BASIC INFORMATION
Toilet: Ceramic unit with a porcelain finish
Wash basins: Corian or cultured marble
Bathtub: Pressed steel with a porcelain finish
Shower walls: Mastic set ceramic tile

DRAIN TRAP

The drain trap and associated piping are ABS plastic.

The drain pipe fitting is leaking. We recommend it be repaired or replaced.

The drain is slow in the basement bathroom sink. We recommend the trap be cleaned of grease, hair, sludge, etc. and if this does not correct the problem, we recommend the line be 'snaked' by a professional sewer cleaning service. The trap also leaks

TOILET

The toilet was flushed and appeared to be functioning properly.

BATHTUB

The surface finish of the bathtub is marred. Refinishing should be considered.

There are mineral deposits on the bathtub surface. There is no guarantee that they can be cleaned and removed.

SHOWER

The shower was operated for the inspection and appeared to be in serviceable condition.

RECEPTACLES
There is no GFCI (ground fault circuit interrupter) protection in some of the bathrooms. It is strongly recommended that a GFCI receptacle be installed for an increased margin of safety.
The GFCI protection for this bathroom is provided by a GFCI receptacle located in the master bathroom. We advise testing on a monthly basis.

The GFCI protection for this bathroom is provided by a GFCI receptacle located in the garage. We advise testing on a monthly basis.

No GFCI in the basement bathroom and the upstairs hallway bathroom.

INTERIOR WALLS
The wall surfaces are blemished, and can be repaired in the course of routine maintenance.

There are minor wall cracks. These can be patched, prepared and finished in the course of routine maintenance. It should be understood that this type of cosmetic cracking may recur due to minor movement in the structure.

SHOWER WALLS
The shower walls appear to be properly installed and in serviceable condition.

GLASS ENCLOSURE
The glass shower enclosure is safety labeled and appears to be in good condition.

VENTILATION
Ventilation in this bathroom is provided by ceiling fans. The fans were operated and were found to be working satisfactorily.

GENERAL COMMENT
This area is in need of repair as noted above or in other sections of this report.

Bedroom

RECEPTACLES
The receptacles were found to be properly installed and in serviceable condition. The number of receptacles is considered adequate for the size of the room.

WALLS
The wall surfaces are blemished, and can be repaired in the course of routine maintenance.

There are minor wall cracks. This type of cracking in this material is common and does not indicate a structural deficiency. These can be patched, prepared and finished in the course of routine maintenance.

CEILING
There are minor ceiling cracks. This type of cracking in this material is common and does not indicate a structural deficiency. These can be patched, prepared and finished in the course of routine maintenance.

GENERAL COMMENT
The finished surfaces, hardware, windows, and doors were found to be generally in good condition at the time of our inspection.

Windows were not tested due to ongoing Radon testing in progress

Entry Area/Hall

WALLS
The wall surfaces are blemished, and can be repaired in the course of routine maintenance.

There are minor wall cracks. This type of cracking in this material is common and does not indicate a structural deficiency. These can be patched, prepared and finished in the course of routine maintenance.

CEILING
The ceiling surface is blemished, and can be repaired in the course of routine maintenance.

There are minor ceiling cracks. This type of cracking in this material is common and does not indicate a structural deficiency. These can be patched, prepared and finished in the course of routine maintenance.

FLOOR
The wood flooring is mostly covered by carpeting. The visible areas are serviceable, but we made no attempt to uncover and examine the entire floor.

RAILINGS
The railings appear to properly installed and are generally in serviceable condition, with exceptions noted below.

The railing leading to upstairs stops 3-4 steps short of the top. Railings should be made to the top of the last stair.

SMOKE DETECTOR
There is no smoke detector in this area, as required. We recommend one be installed.

GENERAL COMMENT
The finished surfaces, hardware, windows, and doors were found to be generally in good condition at the time of our inspection. However, this area is in need of routine maintenance as noted above or in other sections of this report.

Family Room

WALLS
The wall surfaces are blemished, and can be repaired in the course of routine maintenance.

There are minor wall cracks. This type of cracking in this material is common and does not indicate a structural deficiency. These can be patched, prepared and finished in the course of routine maintenance.

CEILING
The ceiling surface is blemished, and can be repaired in the course of routine maintenance.

There are minor ceiling cracks. This type of cracking in this material is common and does not indicate a structural deficiency. These can be patched, prepared and finished in the course of routine maintenance.

FLOOR
The wood flooring is mostly covered by carpeting. The visible areas are serviceable, but we made no attempt to uncover and examine the entire floor.

FIREPLACE
Our inspection does not include actual operation of the fireplace and we cannot offer opinions regarding its performance. We suggest inquiries of the owner or occupant in this regard.

GENERAL COMMENT
The finished surfaces, hardware, windows, and doors were found to be generally in good condition at the time of our inspection. However, this area is in need of routine maintenance as noted above or in other sections of this report.

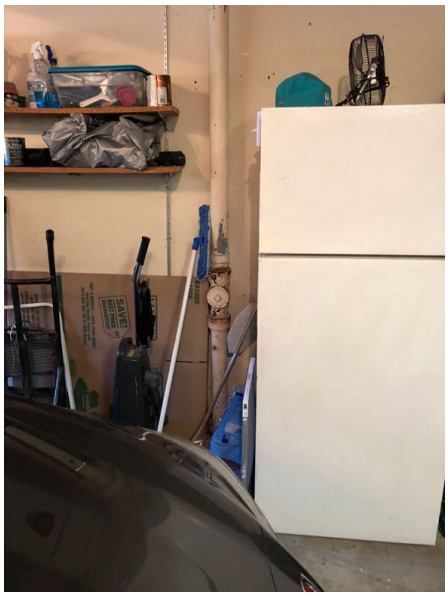
Garage

Garages and/or vehicle storage areas are visually inspected for general state of repair. Due to the presence of the storage and personal property, our review of these areas is limited.

FRAMING
The wall framing appears properly installed and, based on conventional construction standards, is adequate to resist lateral movement. The garage framing can usually serve as an indicator of the type and quality of the framing in general.

WALL FRAMING
In the areas where the wall framing is visible, all components appear to be properly installed and generally in good condition.

DRAIN LINES
The visible drain piping appears to be properly installed and in serviceable condition.



GARAGE DOOR OPENER
The garage door opener(s) operated properly to raise and lower the doors, including the auto-reverse mechanisms, which stopped and reversed the direction of the doors when they struck objects in their path.

The garage door opener is working properly but it is quite noisy. We recommend that the moving parts be lubricated to reduce the noise and prolong the life of the mechanism.

WALLS
The walls are drywall.

There are minor cracks in the walls. This type of cracking in this material is common and does not indicate a structural deficiency.

CEILING
The ceiling has surface blemishes but is in serviceable condition.

FLOOR
The floor is a concrete slab.

DOORS
The door doesn't latch. We recommend minor adjustments to the hardware to restore proper function.

GARAGE DOORS

The garage door is a single roll up design.

The garage door appears to be properly installed, with exceptions noted below.

The door has signs of rot on the lower portions inside and out. It appears an additional support has been added to the lower interior portion of the garage door to support it.

The door doesn't seal and appears to need adjustments

Door doesn't;t close and seal

Rot near lower portions of door

PASSAGE DOOR

Standards require the door between the garage and the living space to be a solid core door with an automatic closer. We recommend the existing door be replaced with an approved door which will provide a greater margin of safety.

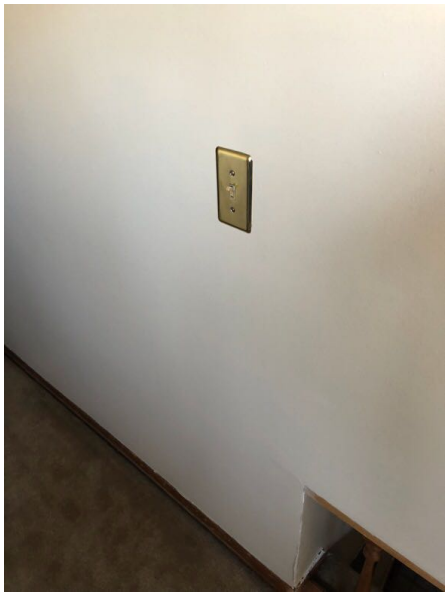
FIRE EXTINGUISHER

We recommend a portable fire extinguisher be installed in the garage and kitchen for use in an emergency.

GENERAL COMMENT
This area is in need of repair as noted above or in other sections of this report.

Hallway

SWITCHES
This area is equipped with a light switch. However, its operation did not control any of the adjacent lights or receptacles. We suggest consultation with the owner regarding possible uses for this switch.



THERMOSTAT
The unit responded to the thermostat and it is generally properly installed, with exceptions noted below.

See comment in HVAC section

WALLS
There are minor wall cracks. This type of cracking in this material is common and does not indicate a structural deficiency. These can be patched, prepared and finished in the course of routine maintenance.

STAIRS
The stairs were used several times during the inspection. The various components appear to be properly installed and no deficiencies were noted during use. The handrails were securely attached.

RAILING
The railings appear to properly installed and are in serviceable condition.

SMOKE DETECTOR
The smoke detector alarm was activated when the test button was depressed.

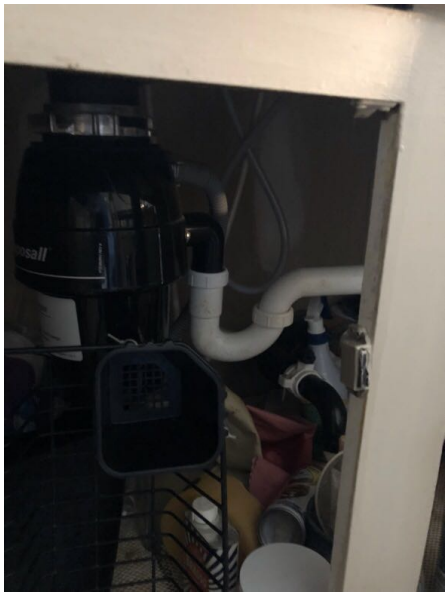
GENERAL COMMENT
The finished surfaces, hardware, windows, and doors were found to be generally in good condition at the time of our inspection. However, this area is in need of routine maintenance as noted above or in other sections of this report.

Kitchen

The kitchen is visually inspected for proper function of components, active leakage, excessive or unusual wear, and general state of repair. We inspect built-in appliances to the extent possible using normal operating controls. Freestanding stoves are operated, but refrigerators, small appliances, portable dishwashers, and microwave ovens are not tested.

BASIC INFORMATION
Energy: Gas (or propane) stove with electric hook-up available
Ventilation: None other than typical window
Refrigerators, wine coolers, and other cooling appliances are beyond the scope of this inspection
Microwave ovens and trash compactors, although operated, are beyond the scope of this inspection

DRAIN TRAPS
The drain trap and associated piping are ABS plastic.



AIR GAP
The dishwasher drain is equipped with an air-gap fitting (the cylinder protruding above the sink). This assures separation of the supply water from the waste water.

SINK
The sink is metal.

There is a double sink.

The sink appears to be properly installed. When operated, it was observed to be fully functional and in serviceable condition.

GAS SUPPLY
There is no accessible gas shut-off valve near the stove. We recommend an approved valve be installed in an approved location near this appliance.

RECEPTACLES
The receptacles appear to be properly installed and were operational.

GFCI (ground fault circuit interrupter) protection has been installed providing an increased margin of safety. We recommend testing the device on a monthly basis.

WALLS
The wall surfaces are blemished, and can be repaired in the course of routine maintenance.

CEILING
The ceiling surface is blemished, and can be repaired in the course of routine maintenance.

COUNTERTOPS
The countertop shows typical wear and tear, normal for this heavily used component. We considered the flaws cosmetic in nature with no action indicated.

VENTILATION
There is no exhaust fan in this kitchen. There is no requirement that a fan be installed, but depending on the style of cooking preferred, the lack of a fan could be an inconvenience.

FIRE EXTINGUISHER
There are no portable fire extinguishers installed in this building. We recommend portable extinguishers be installed the kitchen and garage for use in an emergency.

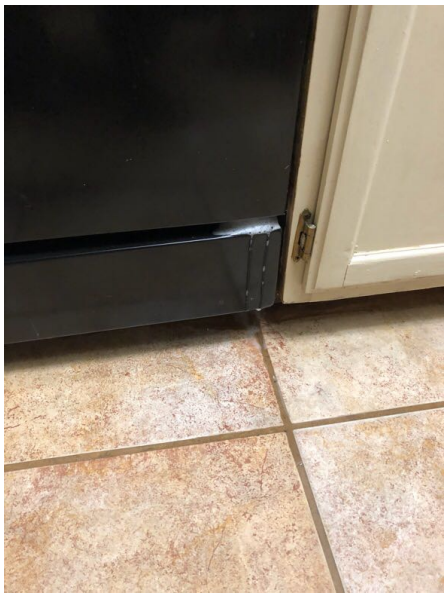
APPLIANCES: OVERALL
All appliances were tested using normal operating controls and were found to be in satisfactory working condition.

STOVE
The stove was turned on with the normal operating controls and found to be in satisfactory working condition.

OVEN
The oven was turned on with the normal operating controls and found to be in satisfactory working condition.

DISPOSAL
The disposal was turned on with normal user controls and observed to be in satisfactory working condition.

DISHWASHER
The dishwasher is leaking around the door. We recommend this condition be repaired before damage to the floor results. Water was leaking all the way to the dining room.



MICROWAVE
The microwave oven appears to be have been installed without a dedicated circuit. We suggest further review by a licensed electrician.

GENERAL COMMENT
The finished surfaces, hardware, windows, and doors were found to be generally in good condition at the time of our inspection.

Locations of Emergency Controls

In an emergency, you may need to know where to shut off the gas, the water and/or the electrical system. We have listed below these controls and their location for your convenience. We urge that you familiarize yourself with their location and operation.

ELECTRIC METER
ELECTRICAL SYSTEM
The electric meter is outside on the left side of the building.

MAIN SERVICE
ELECTRICAL SYSTEM
The main electrical service panel is in the basement.

MAIN DISCONNECT
ELECTRICAL SYSTEM
There is no main electrical service disconnect. See comments below under 'Main Disconnect'.

There is no single main electrical service disconnect. If all the devices in the main service panel are disconnected, electrical power will be completely shut off.

WATER SHUTOFF LOCATION
PLUMBING
The domestic water supply main shut-off valve is on the front wall in the basement.

SEWER CLEANOUT
PLUMBING
The sewer cleanout is located in the basement. Behind furnace

GAS METER LOCATION
PLUMBING
The gas meter is outside on the left side of the building. The main gas supply shutoff valve is located on the riser pipe between the ground and the meter. This valve should be turned 90 degrees (either way) in order to shut off the gas.

GAS METER LOCATION
EXTERIOR/SITE/GROUND
The gas meter is outside on the left side of the building. The main gas supply shutoff valve is located on the riser pipe between the ground and the meter. This valve should be turned 90 degrees (either way) in order to shut off the gas.

HOT WATER SHUTOFF
BASEMENT
We were unable to locate the main shut-off for the domestic water supply system.

SEWER CLEANOUT
BASEMENT
The sewer cleanout is located in the garage.

The sewer cleanout is located in the basement.

Environmental Concerns

Environmental issues include but are not limited to radon, fungi/mold, asbestos, lead paint, lead contamination, toxic waste, formaldehyde, electromagnetic radiation, buried fuel oil tanks, ground water contamination and soil contamination. We are not trained or licensed to recognize or discuss any of these materials. We may make reference to one of more of these materials in this report when we recognize one of the common forms of these substances. If further study or analysis seems prudent, the advice and services of the appropriate specialists are advised.

Conclusion

COMMENTS
This structure appears to be of standard quality, in need of miscellaneous repair and upgrading. There is also maintenance in need of attention. Examples of these conditions have been described in this report.

If performed routinely, this type of construction requires average maintenance to keep it in serviceable condition.

Most of the items that are in need of immediate attention and/or possible major cost items that would require repair in the near future are listed in the Action Items Review. Please be sure to refer to this document for further useful information.

Many homes built prior to 1996 lack modern safety and energy efficient items.

This home is in need of general maintenance/minor repair. Examples include lubricating, tightening, cleaning, etc.