Elite Home Inspections
Serving NC & VA

127 E ANYWHERE DRIVE, SOMEWERE, NC 12345
Inspection prepared for: REPORT SAMPLE
Real Estate Agent: -

Date of Inspection: 1/1/2021 Time: 9:00 AM
Age of Home: 1994 Size: 4300
Weather: Clear, 90

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Jeff Hardesty

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REPORT SUMMARY

The following discoveries indicate systems or components that do not function as intended, diversely affects the habitability of the dwelling, warrant further investigation by a specialist or requires subsequent observation. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function, efficiency or safety of the structure.
Client must read report in its entirety and not rely solely on the summary notes. This "Summary" page is not the entire report. The complete report may include additional information of interest or concern. It is strongly recommended that you promptly read the complete report.

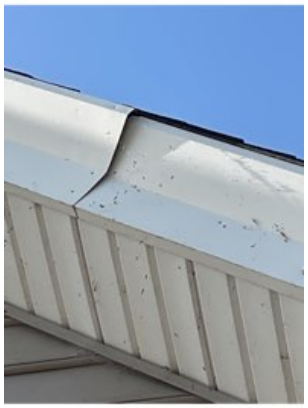
Forinformation regarding the negotiability of any item in this report under a real estate purchase contract, contact your state licensed real estate agent or an attorney.

Items throughout the report highlighted in yellow have definitions found on the glossary.

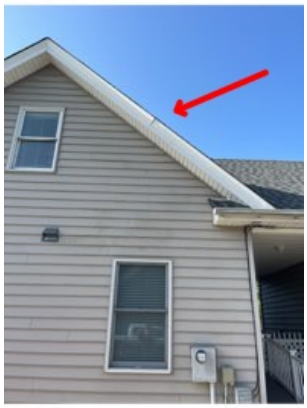
Exterior

Page 32 Item: 1 Exterior Observations	**1.5. There is a damaged /cracked or loose siding. Have this discovery further evaluated by a general contractor/siding contractor to determine the scope of the repairs and repaired to ensure that the exterior envelope of the home remains weather tight.** **breezeway garage side** **1.6. The PVC coated metal wrap used to cover the sub fascia's, rakes and associated trim systems has areas where the protective PVC surface treatment/ coating has adhesive failure.** **The metal trim wrap/ coil stock is coated with PVC at the factory as a surface treatment to protect the metal from corrosion.** **The loss of the PVC coating suggests a manufacturers defect and can allow for pre mature deterioration from weather / corrosion which can lead to damage to the metal wrap which can eventually allow enough deterioration for water intrusion.** **Therefore without corrections the risk of water intrusion from corrosion exists.** **recommend a general contractor further evaluate this discovery and makes corrections/ replace the affected areas before this occurs.** **1.7. There is one or more weather exposed entry doors that have evidence of water penetration from the outside into the interior. We recommend further evaluation and repairs** **SECOND FLOOR OFFICE DOOR** **SECOND FLOOR RIGHT BEDROOM DOOR** **1.8. The exterior entry doors located at the second floor office, left, second floor bedroom, right, second floor back movie room slider, back of garage at storage room, side garage are delaminating. Repair and/or replace to secure that the door operates, locks and seals.** **The delamination allows moisture intrusion that leads to decay** **A window/ door installer is recommended to evaluate all doors to determine repairs, replacement and life expectancy of all doors and windows** **1.9. There are areas around the exterior soffit,s, fascia,s, window and door,s and their associated components that the metal/ composite trim /covering are loose, gapped or are not weather tight.** **Loose areas, exposed sheathing or sub trim areas and/or areas that are simply in need of re-fitting were observed during the inspection of the exterior.** **Without corrections water intrusion and wind and wind driven related problems can occur and lead to damage and/or water penetration into the sub systems and structure. In many cases such as window trim and sills (example) water intrusion has lead to hidden decay, therefore invasive measures are recommended to ensure the scope of the found trim condition is known. without**

	invasive measures, decay can exist that should be repaired **It is recommended that a siding contractor further evaluate the exterior trim work by removing areas suspect and make adjustments, repairs and corrections to secure the exterior of the home remains weather tight.**

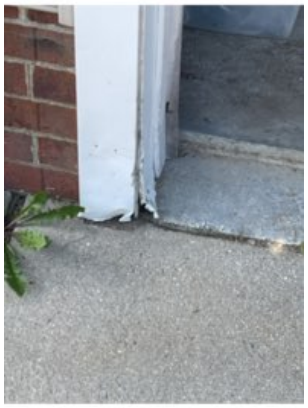


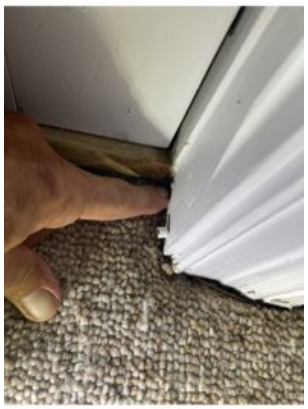
LOOSE RAKE TRIM, RIGHT SIDE



TRIM

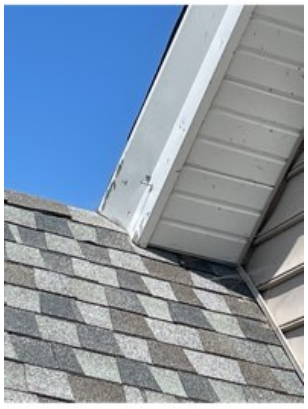
DAMAGED TRIM, LOWER GARAGE DOORS





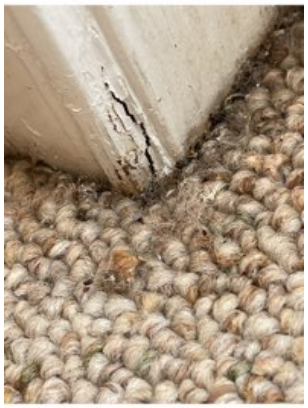
SECOND FLOOR OFFICE/ LEFT DOOR, SOFT INTERIOR JAMB
PULL CARPET BACK TO DETERMINE SCOPE

SECOND FLOOR OFFICE DOOR DELAMINATION

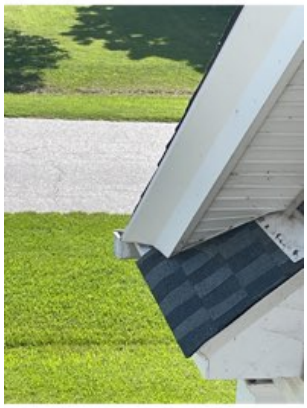


LOOSE TRIM
LEFT SIDE RAKES

SECOND FLOOR BEDROOM DOOR TO BALCONY

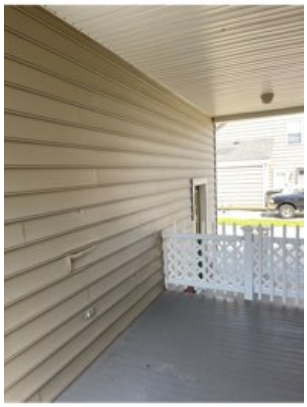


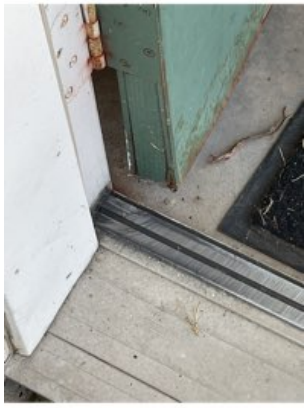
SECOND FLOOR BEDROOM DOOR TO BALCONY



LOOSE TRIM

BACK SLIDER
DECK BALCONY



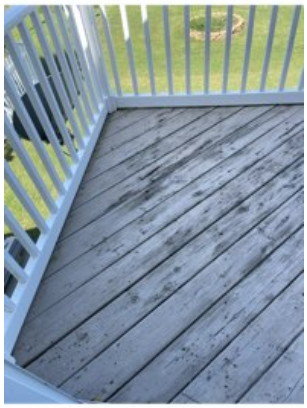


GARAGE SIDE ENTRY DOOR

BACK SHED DOOR

Page 52 Item: 2 Grounds Observations	**2.4. Safety issue noted due to inadequate railing attachment.** **Second floor office balcony and back elevated deck safety concern, general contractor recommended.** **2.5. : The deck (both back deck and elevated back deck (2 decks) inspection reveals obsolete structural connections, deterioration, decay, stair and railing deficiencies. This is a safety concern The deck surfaces and associated components should be further evaluated by a general contractor to determine the remaining life expectancy of the current deck and the scope of the repairs required to ensure the deck is current and safe. Without corrections further deterioration can occur. This is a safety concern** **2.6. There is water damaged wood decking at the porch floor/decking surfaces, front at entry area and back at chimney. The water damage is the result of exposure and end grain wicking. Without corrections further deterioration will occur and may cause the decking to become unstable and a safety hazard. Wet water damaged wood is also an invitation for wood destroying insects. Replacement of affected deck components is recommended.** **2.7. There is evidence of water draining into the crawlspace beneath this home. standing water, wet conditions observed making a crawl space inspection impossible The exact cause can't be immediately determined, although this is typically the result of improper exterior site drainage or poorly configured downspouts that channel water into the ground within six feet of the foundation. If those conditions are present, they are documented elsewhere in this report. If not, infiltration can be caused by such things as clogged/collapsed or improperly placed drains, site drainage and elevation or too high a water table. Having this condition further evaluated by a specialist in this field, to determine the cause and to make corrective measures is recommended.**

LOOSE RAILINGS



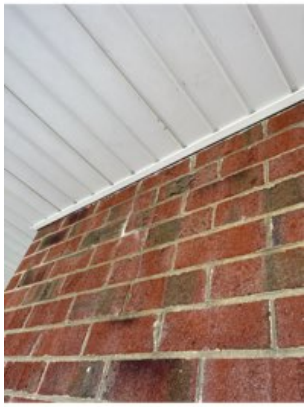
BACK ELEVATED DECK

PORCH DECKING AGING

FRONT WALK TRIP HAZARD

Roof

Page 69 Item: 4 Chimney Observations	**4.1. The mortar cap of this chimney, sometimes known as the 'crown', was found to be cracked, weather worn or damaged by exposure to weather, time and the corrosive effects of moss. When this occurs, water seeping past the crack can cause substantial damage to the masonry stack, as well as to the framing, walls and ceilings below. Having this stack and cap further evaluated/ repaired by a chimney mason or certified sweep is recommended. without corrections further water penetration can occur and lead to further deterioration of the fire box, chimney and any associated components in contact with the chimney** **4.2. It is impossible for us to determine, with any degree of certainty, whether any/all chimney flues are free of defects. It is also outside the scope of this home inspection. In accordance with recommendations made by the National Fire Prevention Association (NFPA) to have all chimneys inspected before buying/selling a home, the client(s) should consider having a CSIA (Chimney Safety Institute of America), or equivalently certified sweep, conduct a Level II inspection of all chimney flues prior to closing.**



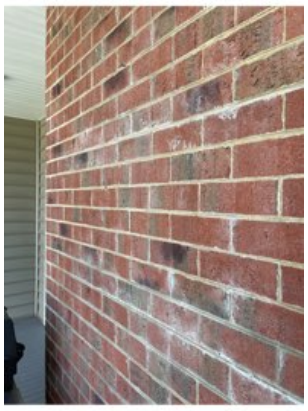
VEGETATION / MOSS GROWTH CHIMNEY

Structure

Page 74 Item: 2 Crawlspace Observations	**2.5. During our inspection of the crawlspace evidence of historical high moisture content is present on numerous darkened floor joists and/or wood structural components. This condition indicates a history of excessive moisture (abnormal water penetration and/or abnormal condensation).** **Probing reveals deterioration to the framing components in the floor system.** **Further evaluation is recommended and/or required to determine the extent "scope" of the discovery. Corrective work is recommended to prevent further deterioration (damage) of the wood framing components (system), and to address the moisture issues.** **Recommendation: Licensed General Contractor** **Location: Crawlspace** **2.6. The insulation system in the crawl space is falling down and/or streaming/delaminating. This condition is typical of high moisture and/or pest infiltration or both and reduces the effective value of the insulation.** **Insulation that is this condition impedes our inspection of the crawl space due to limited visibility and therefore puts limitations on the crawl space and its components and systems to include but not limited to, electromechanicals, mechanicals, structural and their associated components and sub systems. It is recommended that the insulation be reworked and/or replaced as required and correctly installed inside the floor joist bays and corrections made to address the cause. The crawl space should be reevaluated after this has been done as due to limitations. Any items reported on were readily accessible and therefore described.** **Recommendation:Insulation Contractor, Moisture & Pest Contractor** **Location:Crawlspace** **2.7. During our inspection of the crawlspace evidence of historical high moisture content is present around the framing of the fire place floor penetration structural components..** **From the interior at the fireplace, there is visible evidence that suggests this has migrated into the wall cavity.** **This discovery also suggests the chimney may be a catalyst for the moisture intrusion in and around the masonry system in the form of efflorescence and decay to the wood floor at the exterior where the chimney is in contact with the decking.** **Repairs to the deteriorated framing and corrective work is recommended to prevent further deterioration (damage) of the wood framing components (system), and to address the cause of the moisture issues.** **A general contractor is recommended.** **Without corrections further deterioration can lead to**

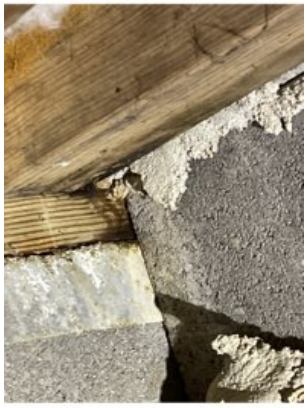
	damaged structural components. **2.8. There are damp conditions (pools of water, spongy/muddy soil, signs of moisture infiltration) under the home in the crawlspace. This may be the direct result of unsatisfactory conditions noted elsewhere in this report and be of no concern once corrections to these other areas have been made, or may be due to current high ground water conditions or heavy recent rains. This condition has the potential to lead to water, moisture and wood destroying insect problems. It is recommended that this condition be further evaluated to determine the cause and corrective measures made to stop further moisture infiltration.** **2.9. Remove from ground contact in crawlspace any electrical, plumbing, ductwork or construction/building debris and trash. The crawl space should be cleaned and free of any mechanical and/or electromechanical systems making ground contact, hanging from the floor system, and/or not adequately supported as well as all wood soil contact be removed as it is conducive to WDI infestation. A reinspection should be performed after this is done as down mechanicals, such as ductwork and electro mechanicals, make the inspection un-safe and/or in accessible in multiple areas, this discovery limits our ability to perform a thorough inspection and excludes the crawl space and all mechanicals, electro mechanicals, structural systems and all associated components. Any items or components reported on are readily accessible and/or visible.** **2.10. There is high moisture located in the crawl space on the plastic vapor barrier and condensation on the framing,insulation and any associated mechanicals.** **The wet conditions make a thorough inspection of the crawl space impossible as ponding water areas are not layed in or entered due to safety risk** **after corrective measures, a reinspection is recommended..** **At the time of the inspection, there is abnormally high moisture/ condensation in the crawl space** **A moisture control contractor can further evaluate this discovery to determine corrective measures. Without corrections further decay and damage is possible.** **2.11. Efflorescence was visible on the masonry chimney wall. This is a indication of historical water intrusion or a water source and path that can lead to structural deterioration and damage. It is recommended that this**

	discovery be further evaluated by a general contractor to determine the source, affect or condition of the CMU foundation wall below the chimney, the chimney,the framing around the chimney and associated wall cavities and corrective measures. Without corrections this condition can lead to further deterioration and movement SEE REPORT BODY FOR INFORMATION ON THIS



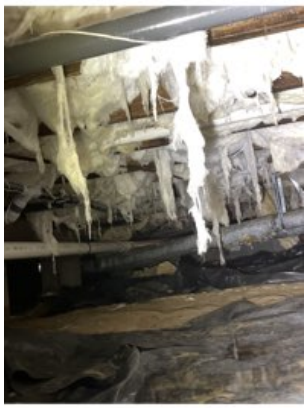
CHIMNEY EFFLORVESENCE

DEBRIS

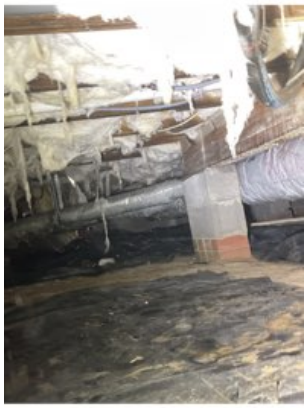


CHIMNEY FRAMING MOISTURE INFILTRATION

CHIMNEY AREA

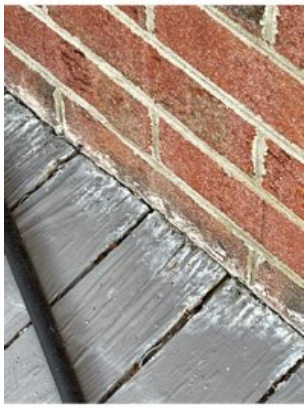


STREAMING INSULATION, SATURATED



PROBING REVEALS DETERIORATION IN AREAS

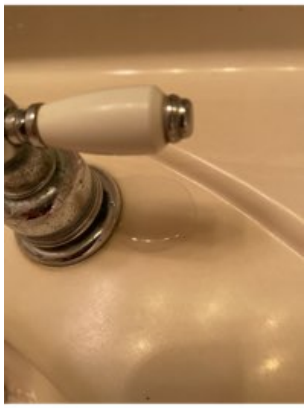
INTERIOR AROUND CHIMNEY



EXTERIOR PORCH AT MASINRY CHIMNEY WALL

Plumbing

Page 93 Item: 1 System Observations	**1.3. This home has a plumbing supply system that uses polybutylene plastic distribution lines and compression band fittings. Due to the nature of this latent defect, it was not possible to adequately assess the condition of the plumbing system during the home inspection. A licensed plumbing contractor should be consulted for a complete evaluation of the plumbing system to determine the significance of this concern.**
Page 95 Item: 2 Fixture Observations	**2.2. There is a leaking faucet handle/s located in the second floor back bath sink that need correction. The leaks are observed during the function/operation of the faucets. Without corrections the leaks can infiltrate into the sink base and cause water damage. Have a licensed plumber evaluate and make corrections**



SECOND FLOOR BACK BATHROOM SINK RIGHT SIDE VALVE LEAKS

BAR SINK, HOT WATER ONLY, RIGHT SIDE NO FLOW

Page 109 Item: 4 Water Heater Observations	**4.1. The water heater is located in the crawl space. This location is subject to high humidity, possible water intrusion as well as unconditioned space. The unit is sitting in damp conditions with no approved dedicated stand** **We recommend a licensed plumber further evaluate this installation and determine if the location is an approved location by the appliance manufacturer and local code requirements.** **Due to location our concern is electrical components in high humidity environment causing corrosion, possibly flooding causing multiple problems and freeze/thaw etc.....** **Have this evaluated by a licensed plumber and confirm if the appliance is approved for this location and or make corrections.**

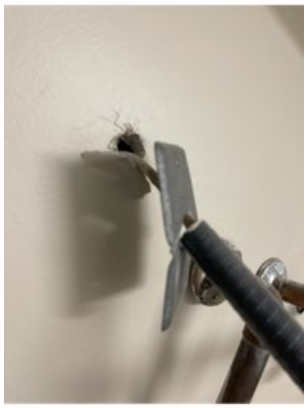
WATER HEATER IN CRAWL

Electrical

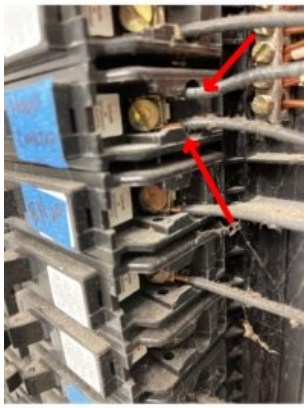
Page 116 Item: 2 Main Disconnect Observations	**2.1. : The service disconnect that is missing the protective cover that isolates the electrical conductors and lugs from contact.** **The subject disconnect box is missing this interior cover and is therefore a contact hazard and potentially can cause harm if contact is made. As well as is exposed to the weather which van lead to corrosion and or pest damage** **Have an electrician evaluate and make corrections by installing the correct cover intended for this disconnect box.** **Recommendation: Licensed Electrician** **Location: Attic**

ATTIC HVAC DISCONNECT MISSING COVER

Page 117 Item: 3 Service Panel Observations	**3.1. Double lugged breaker/s inside the service entrance panel was discovered. ONE, right side, pictured. Double lugging is where more than one branch circuit is connected to a single circuit breaker. Most breakers are not designed to accommodate more than one circuit. A licensed electrician should further evaluate this discovery to determine if this application is approved and it's combined load meets the circuit requirements. Without corrections the physical connection of the subject breaker is compromised which can lead to excessive heat and breaker damage. This is a safety discovery, therefore evaluation and correction by a licensed electrician is strongly recommended.** **3.2. : There is wiring entering the wall at the water heater service that is short in conduit coverage and that does not have approved strain relief bushings. Wiring that enters the any enclosure, box or cabinet is supposed to be solidly anchored and protected where it enters the enclosure/ device by a bushing so the sharp edges of the enclosure/ box does not cut into the wiring and cause a short which is a safety hazard. We recommend having a licensed electrician correct all un-bushed cables described.**



WATER HEATER SERVICE, LUANDRY ROOM WALL



DOUBLE TAP ON BREAKER MARKED HOOD COOK TOP

Page 124 Item: 5 Fixtures, Switches & Outlets Observations	**5.2. There is/ are light fixtures located in the master closet, second floor bedroom balcony exterior door, back second floor slider deck light that when tested do not function/ illuminate. There may be a visible bulb installed, there may not be. In many cases the new low voltage bulbs do not respond to a voltage tester.** **Therefore we believe that the named fixtures should be further evaluated, bulbs installed, replaced and or further evaluated by an electrician to determine the cause for no illumination.** **5.3. There are one or more/ multiple electrical ceiling light / light fan fixtures that have been removed and the conductors are exposed and live if switched. This discovery is a safety hazard and also does not allow for the associated circuits to be evaluated.The garage ceiling is subject.** **Have a licensed electrician evaluate the missing fixture circuits and install fixtures or cover for safety**

MASTER CLOSET LIGHT OUT

GARAGE CEILING

HVAC

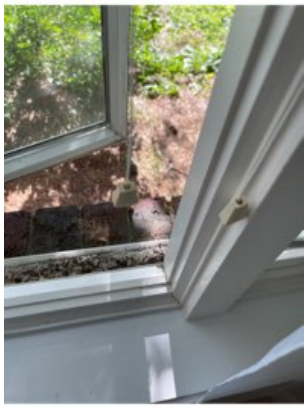
Page 142 Item: 2 Air Conditioner Observations	**2.1. Air conditioners have a life expectancy (statistical) of 8 to 12 years. Operation of the system will be noted in this report. However, it's statistical life expectancy is up. It is recommended that this system be serviced and qualified due to its age.** **2.2. There is an low temperature differential between incoming air temperature and outgoing air temperature in the first floor cooling/air conditioning system. Air temperature differential should be between 14° and 21°F. A low temperature differential is evidence the system is not cooling correctly and may have a refrigerant leak to the sealed system. Have an HVAC contractor further evaluate the system to include exterior unit, thermostat,interior unit and ducting to determine the cause and corrections/ repairs to the system are recommended.** **2.3. The condenser coils were found damaged, blocked, and dirty or clogged with debris. This will prevent this system from cooling adequately.**

FIRST FLOOR RETURN AIR

FIRST FLOOR REGISTER AIR

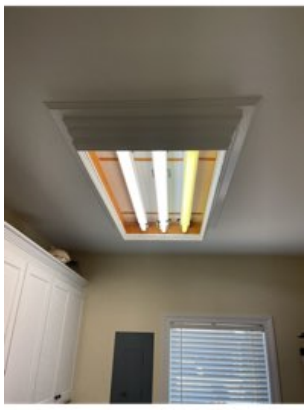
CONDENSER FINS CLOGGED

Interior	
Page 146 Item: 1 Interior Components Observations	**1.3. The wood window sashes have visible evidence of deterioration in the form of water staining and soft wood at the interior sashes and styles** **The windows have some deterioration at the bottom of the lower sash where it contacts the window sill.** **These windows are in a condition of "functional" but beginning to deteriorate. The cause is unknown however suggests water intrusion. Recommend a window contractor further evaluate this discovery and determine what corrections can be done/ repairs, what the remaining life expectancy is and makes repairs or replace to ensure the home is weather tight.** **Without corrections further moisture infiltration can lead to component failure and inoperable windows.** **1.4. The windows in this home are aged. All materials and components have a life expectancy.** **Multiple window deficiencies where discovered during the inspection.** **Decay at sashes or the beginning of this, mostly second floor** **Casements in the master bedroom and dining room that do not function as intended, will not close, latch or lock/ have damaged lower operators** **abnormal oxidation at the window sills suggesting moisture intrusion.** **Delamination of the vinyl wrap exposing the substrate** **The above list are examples but not limited to. Due to the age of the windows and operating characteristics it is an observation that these windows may be at the end of there expected service life. The windows as inspected have evidence that parts are in a failure mode and or have several found deficiencies that suggest the life expectancy is up, when in use/ operated are prone to more parts breakage etc..... It is our recommendation that the client understand the scope of this / costs' etc.... as replacement of the windows is nearing and is inevitable.** **It is recommended a window and door installer further evaluate all windows to determine corrective measures, repair or replace.**

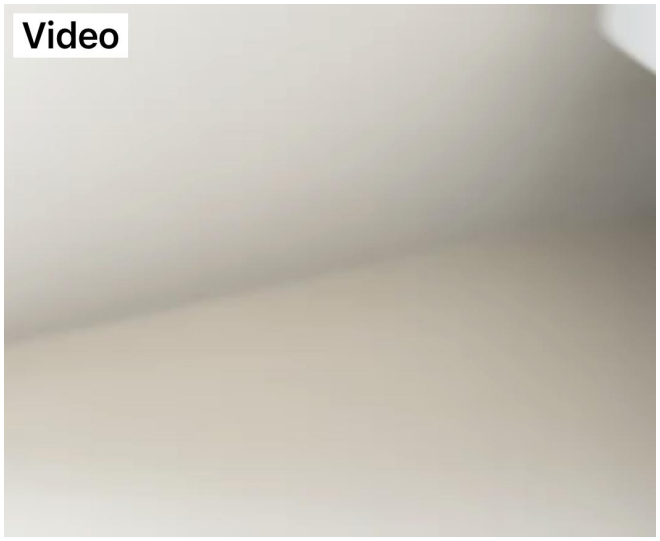


CASEMENT TRACKS AND OPERATOR REQUIRES CLEANING

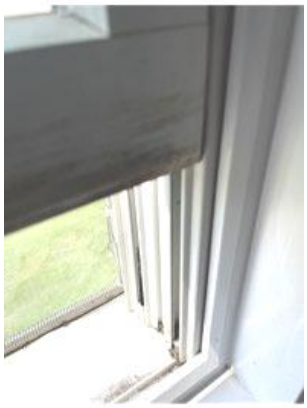
CASEMENTS
MASTER BEDROOM
FIVE TOTAL



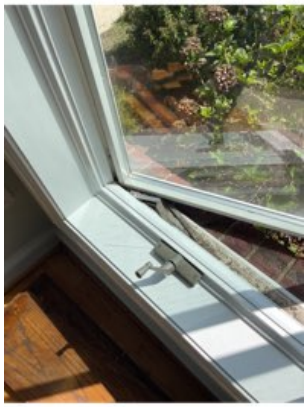
LAUNDRY ROOM LIGHT MISSING PRISMATIC LENS



WINDOW DECAY

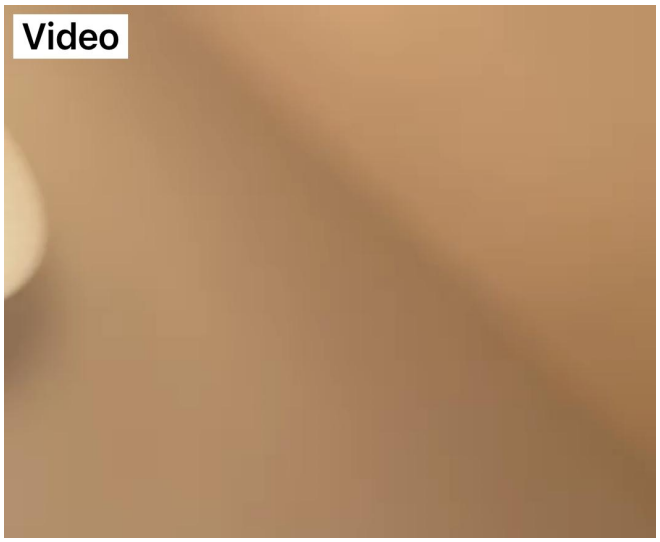


SECOND FLOOR BACK BEDROOM WEST



WINDOW SILLS

Page 174 Item: 2 Ventilation Observations	**2.1. There is a noisy/vibrating exhaust device (fan) located in the second floor back and front bathroom This may be an indication of failure and should be cleaned, serviced, repaired and/or replaced due to this.**



NOISY FAN

Page 175 Item: 3 Fireplace Observations	**3.1. The main Gas Logs where found sooted. Heavy soot suggesting improper combustion as well as dust and lint where found covering the logs , burner and associated components. Have a gas log technician or a gas contractor further evaluate the instalation and clean the appliance and test for safety and operate to ensure function. without corrections the gas logs may off gas harmful fumes**

DAMPER NOT FUNCTIONAL

Elite strongly recommends that all requested repairs are completed by licensed and qualified personnel in all applicable fields and advise that receipts are requested for all work performed. Reinspection of repairs are done to confirm WORK PERFORMED only and are not intended to approve licensed trade work practices and do not reflect any code compliance or specific trade practices.
We do not imply that we are an Engineering service and/or make Engineering or Contractor approvals, evaluations and/or determinations.
This report is the full report and is considered a completed inspection. If areas of the structure and/or components where reported on as not accessible, not inspected or excluded a reinspection may be requested, and is scheduled.
Re-inspections or repair verifications of all items reported on in the summary or the full report are done for a fee, must be paid in advance and are not refundable. Please refer to your confirmation (or the one provided to your agent for forwarding) for details regarding accessibility, subsequent fees and our policies.
In the case the property has been "flipped/renovated" it is recommended that the client verify documentation concerning all applicable permits. Flipped structures are freshly painted and remodeled, and can therefore conceal hidden defects that will only show after time and occupancy. Any and all mechanical, electromechanical or structural systems that were found as repair items, at the time of the inspection and that repair were performed on require a complete reinspection of the entire system. Without the recommended reinspection, changes after the date of the inspection, affect/change the condition the system and/or its associated components or any systems configured within the repaired system, and alter the reported condition as noted at the time of the original inspection. Without a reinspection, that system is now excluded from the inspection report, as it has been modified. Elite Technical Inspection Services will defer to the original documented report for any detail.

Details

PURPOSE AND SCOPE
It should be noted that a pre-purchase inspection is a visual assessment of the condition of the property at the time of the inspection. The inspection and inspection report are offered as an opinion only. Although every reasonable effort is made to discover and correctly interpret indications of previous or ongoing defects that may be present, it must be understood that no guarantee is implied nor responsibility assumed by the inspector or inspection company, for the actual condition of the building or property being examined. If the property is occupied, furniture, boxes, rugs, and other personal items may block, cover or impede the inspection, a re-inspection is recommended. A vacant structure may not show an active water or moisture problem until it has been occupied and the plumbing is in use for a period of time. To be able to make an informed decision concerning the property the client should be present during the inspection. Inspections shall provide the client with a better understanding of the property conditions, as observed at the time of the inspection. A thourugh walkthrough is always strongly recommended, if not a reinspection, prior to purchase.
All residential home inspections produced by Elite Technical Inspection Services, Inc. (DBA Elite Home Inspections) are performed in accordance with the Standards of Practice of the North Carolina Home Inspector Licensure Board or the Virginia State Licensing Board Standards of Practice, as applicable, as well as the National Association of Certified Home Inspectos. Commercial inspections follow those guidelines, where applicable.

1. Information

Details:

Occupancy: --, Occupied - See definition for exclusions

Present: Client, Homeowner

Arrived after start: --

Method of Entry into the Property: --, Homeowner Access

Property Type: --, Detached, Single Family

Exterior

The structure's exterior surfaces are randomly evaluated from the ground, for signs of moisture infiltration, damage (considering normal wear and tear), substandard work and/or structural stability and to ensure that a representative number of like components are evaluated and there condition described. This is not an exhaustive or invasive inspection. Areas that are blocked by vegetation, personal property or debris, that may cause damage to personal property and/or injury to the inspector, are not inspected and are excluded.
Only portions of the fascia/soffit and/or exterior wood cladding and trim components (including windows and doors) are inspected due to visibility or obstructed view (gutters, tree limbs, aluminum/vinyl wrap, etc.). If components are wrapped, the sub fascia and associated structural systems are not visible, cannot be inspected and are excluded. Our intention is to make aware the overall condition of the exterior systems, considering normal wear and tear and age factoring.
The cladding is the exterior visible siding of the structure intended to keep the structure weather tight. Caulking and/or sealing all wall penetrations, implement damage and/or appliance systems is recommended. Subsequent types of siding below the visible exterior are excluded. We assume no responsibility and/or liability for siding(s) not readily visible or accessible as they may contain asbestos fiber or hidden damage. Multiple siding layers would be outside of the scope of our inspection and if there is concern we recommend further evaluattion, by a professional in this field, and/or disclosure.
At least once a year, the exterior should be inspected for cracks, deterioration and staining caused by machinery, weather, roof leaks, overfilled gutters, trees or ice. The cladding should be touched up or repaired by appropriate contractors. Terminations around trim, doors and windows should be examined to ensure the cladding is weather tight and weeps at the base of the walls should be kept free of soil and debris. Trim around doors and windows should be examined, fastened, repaired, caulked and touched up where necessary. Routine maintenance is a critical component to maintain the life expectancy of the property.
If there is a pool and/or hot tub on the property we recommend having this further evaluated by a qualified individual. We do not inspect pools and/or hot tubs or their associated components. If there is no gate, fence or device in place to "gate" the pool and/or hot tub from entry, from the home, there is free access to the pool. This is a potential safety concern as anyone has free andunattended access.
Any determination of the absence or presence of lead is excluded from the inspection. The absence or presence of lead in any systems, components and/or surfaces, both interior and exterior, is outside the scope of this inspection.,. The client should understand that any structure/property has the potential to have lead products or byproducts, especially those built before the early1980's. Lead testing can be done by a third party laboratory.

Any determination of the absence or presence of asbestos is excluded from the inspection. This material is commonly found in aged structures. Asbestos has been proven to be a health hazard and presents a threat to occupants when it is in a friable (broken, crushed, particalized) state. In the event your report documents an aged structure, it is recommended to have the air sampled by an asbestos remediation specialist, to verify the absence of friable particulates or to determine the encapsulation or removal, as recommended by the specialist.

Landscaping and lot topography can have a significant impact on the building structure, and in this report is limited to the direct correlation the the structure, not the extending property. It is important that surface runoff water is adequately diverted away from the building, especially in areas that have expansive soil characteristics. Low spots or depressions in the topography can result in ponding water that may exert hydrostatic pressure against the foundation. This pressure can cause a variety of effects on the building. A high water table or excessive ground saturation can also impact septic systems. Over watering of gardens and shrubbery can also have a significant effect on buildings/topography and septic systems. A similar impact can result from tree roots growing against the foundation and causing cracking or movement of the structure. It is a standard recommendation that the lot grading slopes away from the building. Grading should fall a minimum of one inch every foot for a distance of six feet around the perimeter of the building. It is also important that tree branches are not permitted to overhang the roof and that all landscaping is kept well pruned and not permitted to grow up against any part of the building. This will help prevent the development of pest and insect problems. Grading and exterior cannot be evaluated if covered and or visibility is limited. Site drainage is limited to local weather conditions and or the absence or overabundance of rainfall and local conditions.

1. Exterior Observations

Information:

Exterior Cladding
Material: --, Vinyl, Brick Veneer

Exterior Trim Material: --, Vinyl and Metal; wrapped and/or covered, Wood-Wood

Exterior Door Material: --, Hinged Metal Clad Wood Core, Hinged Composite/Fiberglass

Inspected: The exterior entrance doors were examined for fit and function and found in generally good condition. The doors seal satisfactory, fit and operate functionally.

GARAGE

Garage Door(s) Material: --, Metal Sectional
Garage Door Safety: --, Safety Optic Observred

Garage Man Door Rating: --, N/A

The garage overhead door(s) was operated and examined for correct operation and any deterioration and was found to be in good condition at the time of the inspection.

Observations

1.1. The Exterior wall cladding was inspected at ground level, where "readily accessible" for visible evidence or signs of moisture infiltration, damage considering normal wear and tear such as typical masonry stress cracking, vinyl siding cracks and holes, weathered paint etc., sub standard work and or structural stability.
The exterior surfaces where found in a typical, servicable condition for it's age and location

Typical wear and tear was observed with minimal deterioration, cracking and mechanical damage. Exterior surfaces require routine maintenance to ensure the cladding remains weather tight

Exception will be listed in summary

1.2. The exterior aluminum, vinyl and or wood , wood composite/ composite trim and cornice work were inspected for moisture damage loose trim, and overall weather tight condition. The exterior trim components were found in generally serviceable condition. Wood trim requires routine maintenance, caulking, re-nailing, prime and paint. Usually some minor moisture damage at the end grains, due to capillary action, will be observed. The home, for its age, is in overall satisfactory condition with minimal (expected) deterioration. Routing maintenance, repair, caulking, priming and painting should be expected. It should be understood that wood exterior trim is evaluated randomly and a representative number of areas are inspected. Metal wrapped/ vinyl trim requires routine maintenence as well due to expansion and contraction as well as corrosion where the trim should be evaluated annually and re nailed, nails re-set, washed / cleaned and caulked as needed Gutters, vegetation and personal items all impede our ability to evaluate areas. This observation in a general one and should not be considered to find every area of deterioration. This observation is superceded by reporting on areas where decay/ damage has been observed

1.3. The weather exposed entry door (see locations on summary) has evidence of water penetration from the outside into the interior. Without corrections damage to finished flooring, wall cavities, interior trim or floor coverings, water infiltration into the sub-floor and framing beneath an entrance can or has occurred. Evidence suggests historical water penetration in the form of water staining at the interior trim and exterior door threshold. We recommend further evaluation of all affected components to include sub floor beneath the finished flooring and structural to include any

water damaged framing and sub flooring and correction by a competent carpenter or door/window professional to determine the scope of this discovery including any repairs required from the water intrusion. This is typically an indication of an improperly installed door.

1.4. Only a portion of the fascia/soffit and or exterior wood cladding and trim components (including windows and doors) were visible, due to obstructed view (gutters, tree limbs, aluminum/vinyl wrap, etc.). If the fascia, soffit and/or trim (including porches, all horizontal and vertical band trim and structural details) are wrapped in aluminum and vinyl, the sub fascia and associated structural systems are not visible, therefore cannot be inspected and are excluded. Invasive measures are only used when there is clear visible evidence that suggests a problem exists at the time of the inspection.

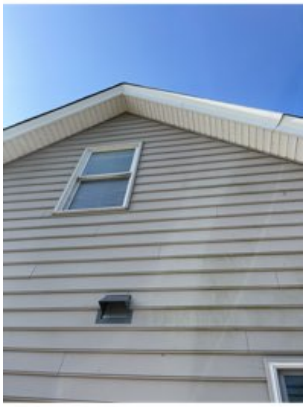
1.5. There is a damaged /cracked or loose siding.
Have this discovery further evaluated by a general contractor/siding contractor to determine the scope of the repairs and repaired to ensure that the exterior envelope of the home remains weather tight.
breezeway garage side

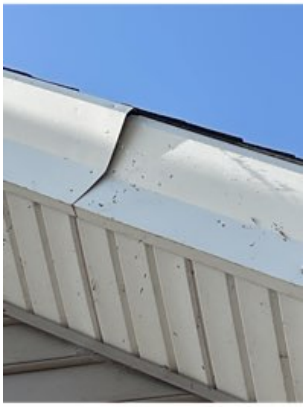
1.6. The PVC coated metal wrap used to cover the sub fascia's, rakes and associated trim systems has areas where the protective PVC surface treatment/ coating has adhesive failure.
The metal trim wrap/ coil stock is coated with PVC at the factory as a surface treatment to protect the metal from corrosion.
The loss of the PVC coating suggests a manufacturers defect and can allow for pre mature deterioration from weather / corrosion which can lead to damage to the metal wrap which can eventually allow enough deterioration for water intrusion.
Therefore without corrections the risk of water intrusion from corrosion exists.
recommend a general contractor further evaluate this discovery and makes corrections/ replace the affected areas before this occurs.

1.7. There is one or more weather exposed entry doors that have evidence of water penetration from the outside into the interior. We recommend further evaluation and repairs
SECOND FLOOR OFFICE DOOR
SECOND FLOOR RIGHT BEDROOM DOOR

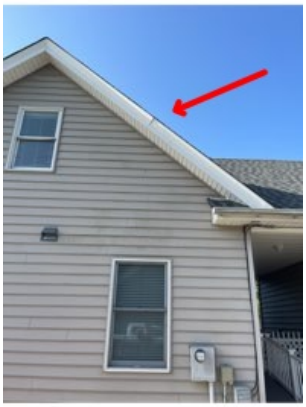
1.8. The exterior entry doors located at the second floor office, left, second floor bedroom, right, second floor back movie room slider, back of garage at storage room, side garage are delaminating. Repair and/or replace to secure that the door operates, locks and seals.
The delamination allows moisture intrusion that leads to decay
A window/ door installer is recommended to evaluate all doors to determine repairs, replacement and life expectancy of all doors and windows

1.9. There are areas around the exterior soffit,s, fascia,s, window and door,s and their associated components that the metal/ composite trim /covering are loose, gapped or are not weather tight.
Loose areas, exposed sheathing or sub trim areas and/or areas that are simply in need of re-fitting were observed during the inspection of the exterior.
Without corrections water intrusion and wind and wind driven related problems can occur and lead to damage and/or water penetration into the sub systems and structure. In many cases such as window trim and sills (example) water intrusion has lead to hidden decay, therefore invasive measures are recommended to ensure the scope of the found trim condition is known. without invasive measures, decay can exist that should be repaired
It is recommended that a siding contractor further evaluate the exterior trim work by removing areas suspect and make adjustments, repairs and corrections to secure the exterior of the home remains weather tight.

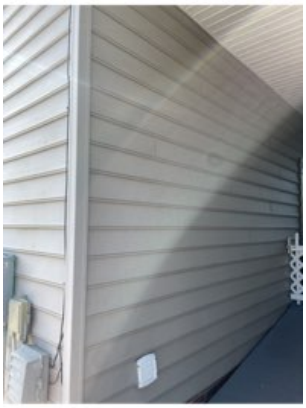


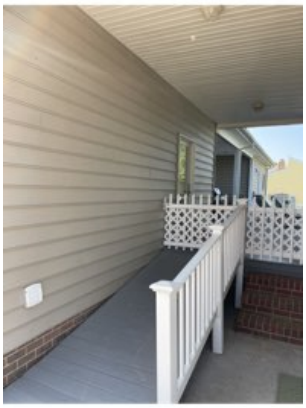


LOOSE RAKE TRIM, RIGHT SIDE

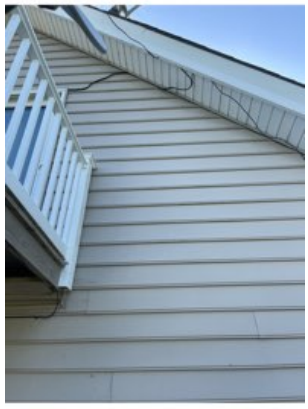


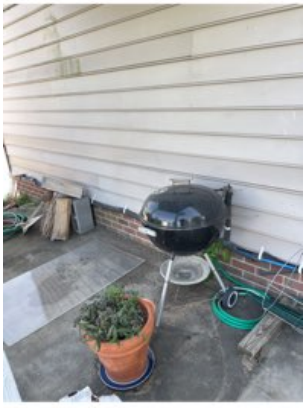
TRIM

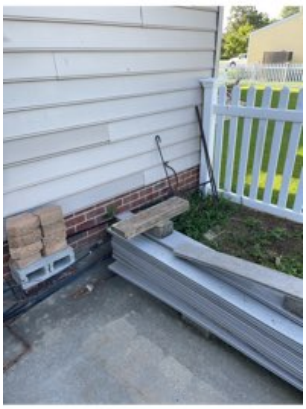


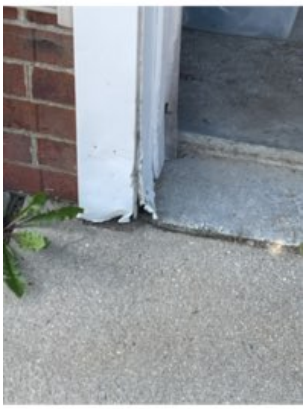


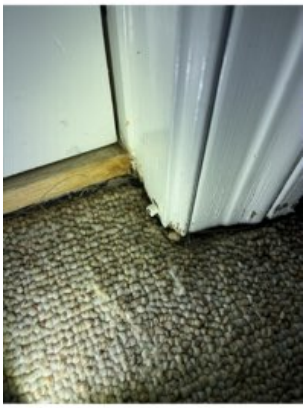
DAMAGED TRIM, LOWER GARAGE DOORS

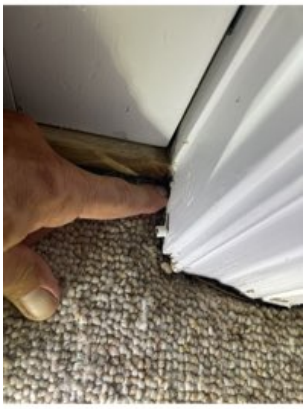


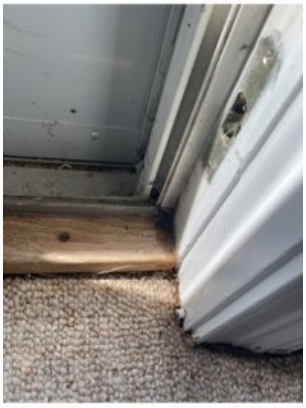




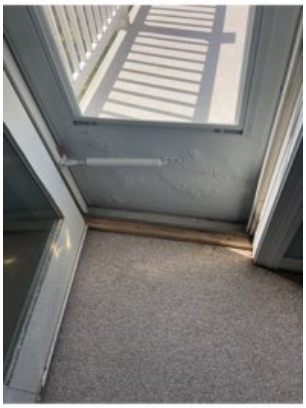






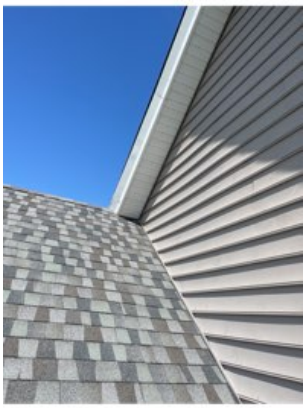


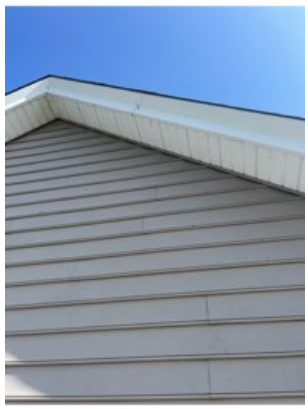
SECOND FLOOR OFFICE/ LEFT DOOR, SOFT INTERIOR JAMB
PULL CARPET BACK TO DETERMINE SCOPE

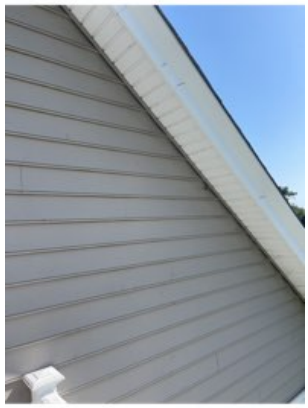


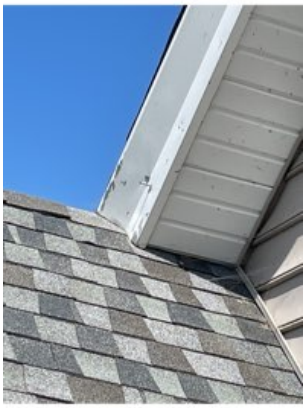
SECOND FLOOR OFFICE DOOR DELAMINATION

STORM DOOR LOWER PANEL DAMAGE







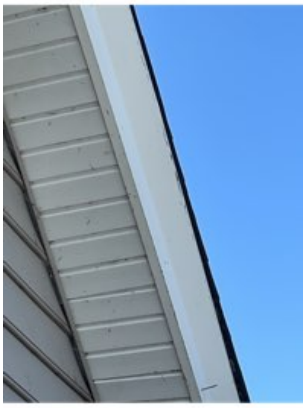


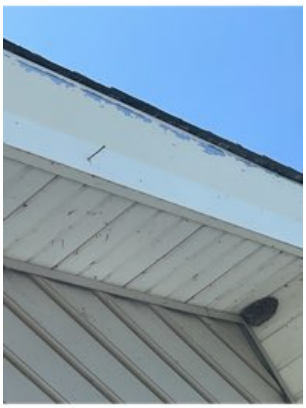
LOOSE TRIM
LEFT SIDE RAKES

SECOND FLOOR BEDROOM DOOR TO BALCONY

SECOND FLOOR BEDROOM DOOR TO BALCONY

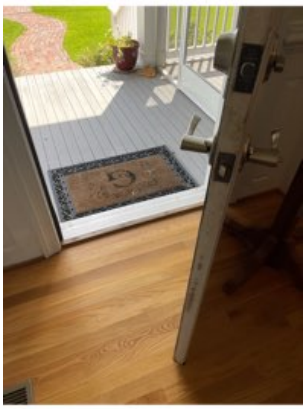
LOOSE TRIM

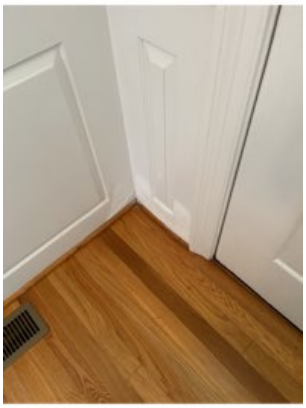


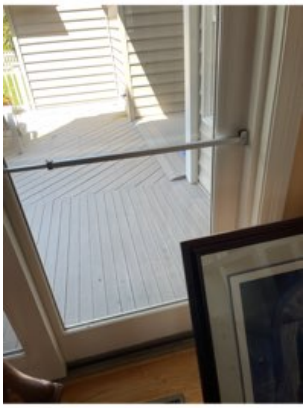


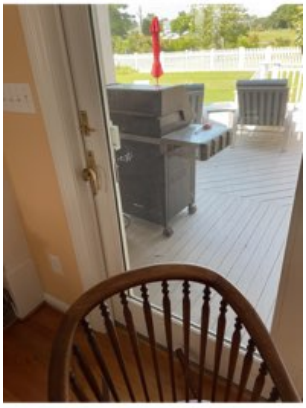
PVC ADHESIVE FAILURE

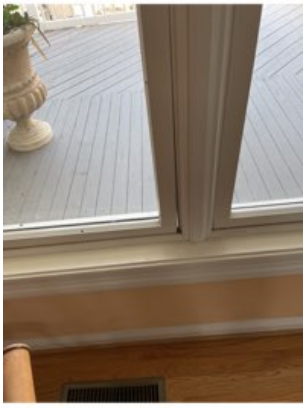
BACK SLIDER
DECK BALCONY

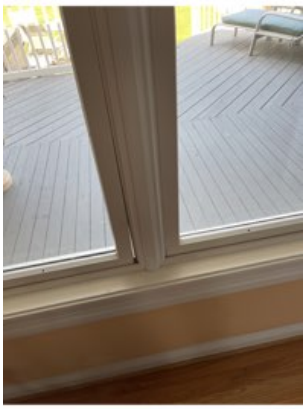




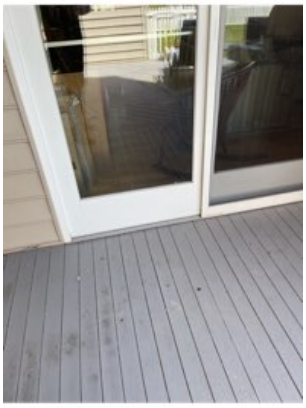


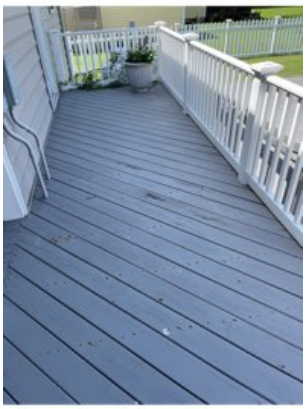


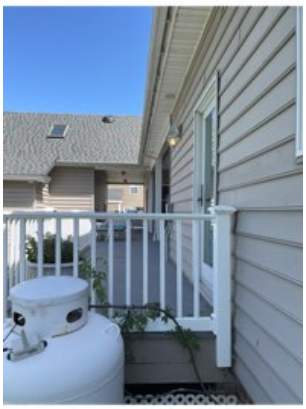


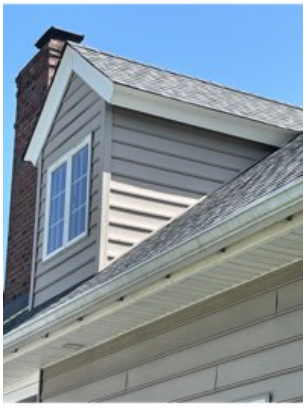


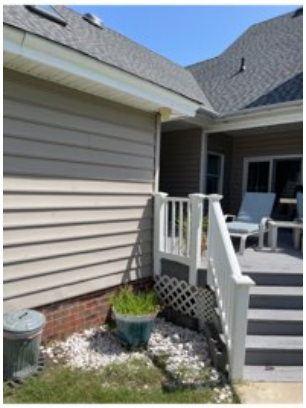
BACK FAMILY ROOM WINDOW GAPPED
DOES NOT SEAL

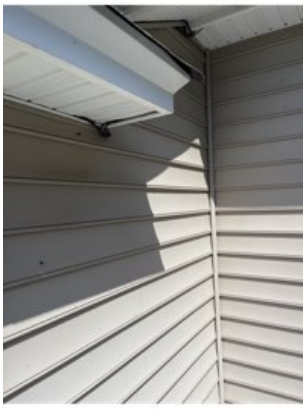


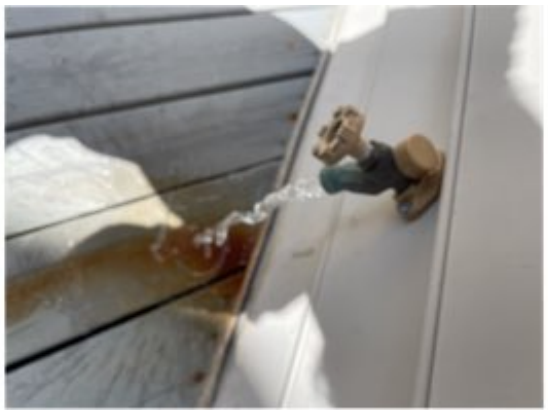


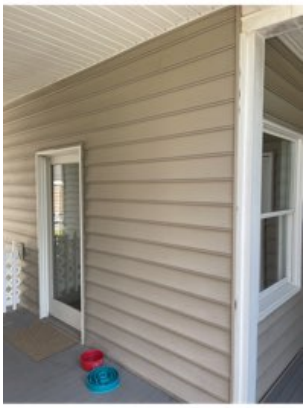


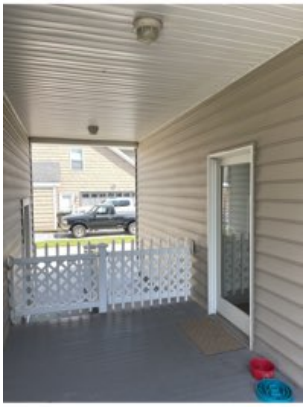


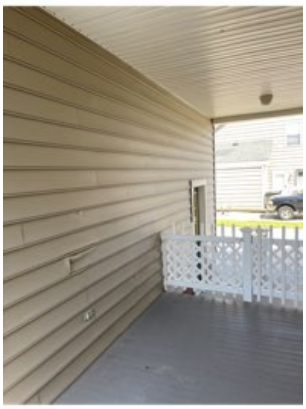


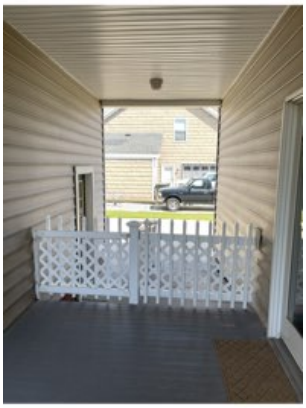


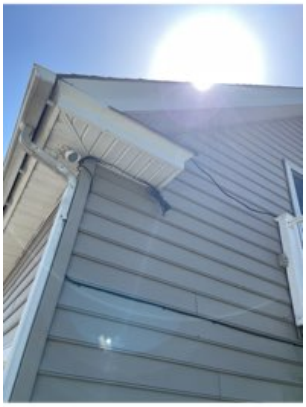


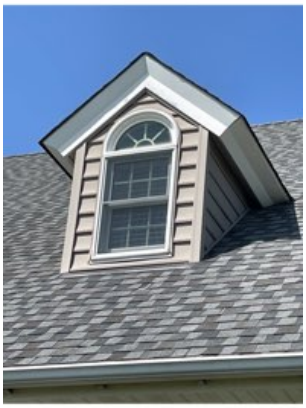


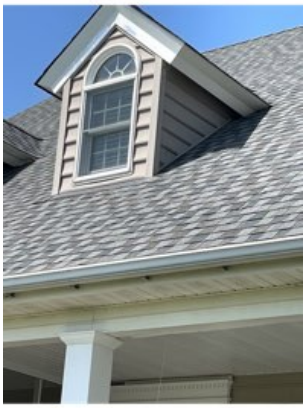


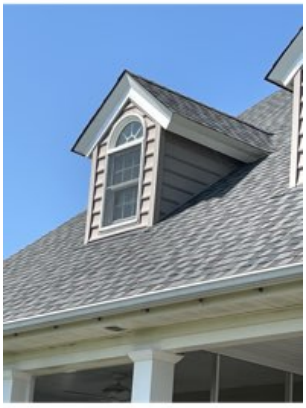


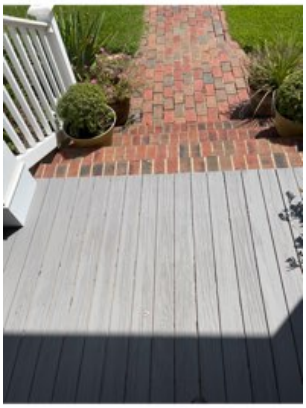


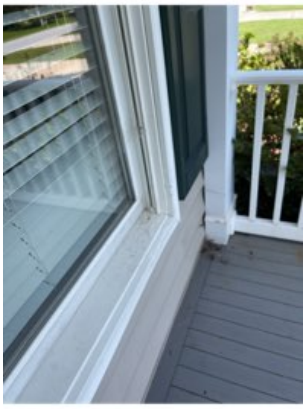




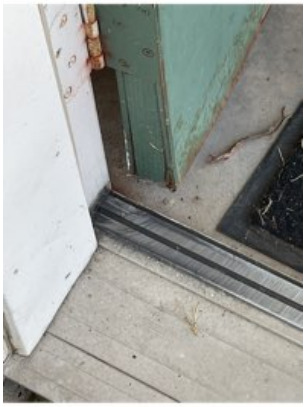


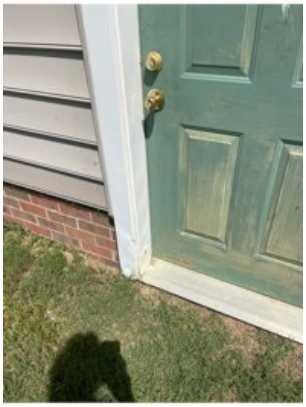




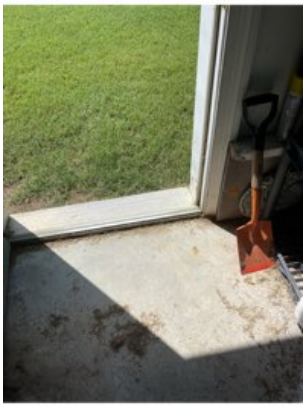



CAUTION!
NO SPIN ZONE

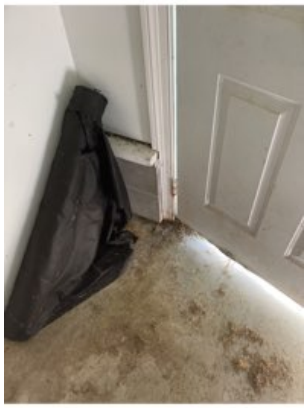


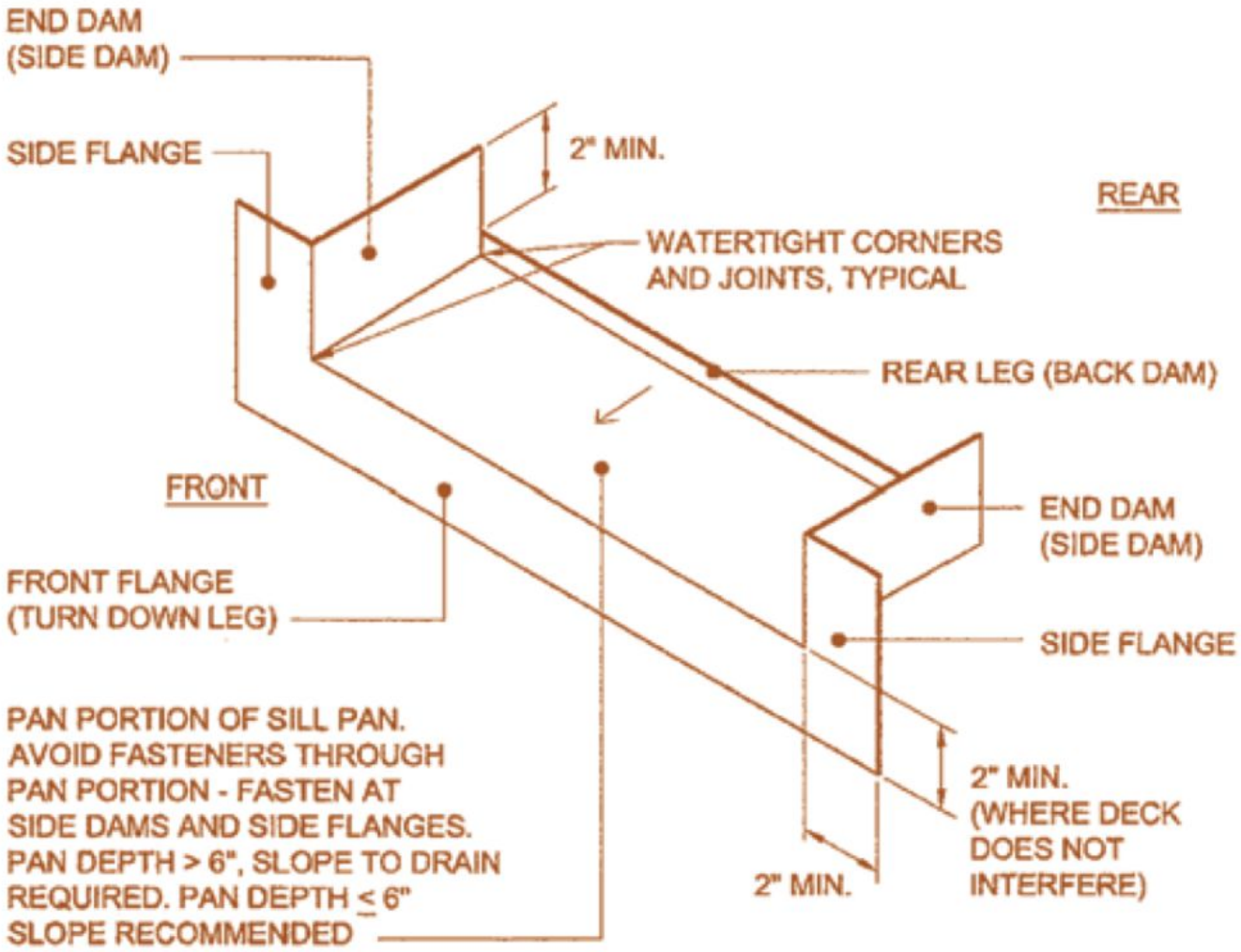


GARAGE SIDE ENTRY DOOR



BACK SHED DOOR





2. Grounds Observations

Information:

DECKS

Deck Location(s): --, Back, Elevated

Deck Construction & Material: --, Dimensional Lumber, Vinyl Composite

Deck Railing Material: --, Dimensional Lumber

Deck Columns: Dimensional lumber: into soil surface, inspected only to soil level, Enclosed, not visible with ready access. Excluded

PORCH

Porch Location(s):--, Front

Porch Material(s): --, Brick, Dimensional lumber

Porch Railing Material: --, Dimensional Lumber, Composite

Porch Columns: Composite

FLATWORK

Flatwork Locations: --, Driveway, Walkway, Garage

Flatwork Materials: --, Concrete, Pavers

Landscape & Site Drainage: --, Near Level

Observations:

2.1. Areas of the lot were soft and saturated with ground/surface water at the time of the inspection. This can be from excessive rain fall, gutter/roof drainage and poor site drainage that allow saturation from surface water / roof runoff and all contribute to the soil conditions. The ground appears to be at saturation. This is evaluated to determine if water intrusion into the building envelope has occurred, and reported on a a deficiency if it has. It is recommended that the client be aware of the current conditions and understand that this lot has a saturation which can overtime affect the building envelope.
For further information, a site drainage/ land scape contractor should be consulted.

2.2. Erosion was observed at the gutter down spouts and/or at the perimeter drip edge of the home to include: the masonry systems such as brick porches and steps, concrete or flatwork. Upgrading the home by installing splash guards, diverters, gutters, downspout extensions and/or drainage piping is recommended to redirect and/or remove water from the base of the foundation, weather exposed doors, porches and steps.

2.3. The bushes and/or trees around the exterior are placed or located in a way that is or may become detrimental to foundation ventilation as well as accessibility for routing maintenance and inspections. Trimming and/or being removed from the property is recommended. Improvement of restricted air circulation at or near foundation wall ventilation/exterior walls will result.
Shrubbery, trees and bushes impede our ability to inspect thoroughly and therefore limit our accessibility and view of the exterior surfaces. We cannot enter areas that are inaccessible and/or areas that we may cause damage to personal property. This therefore excludes these areas from the scope of this inspection.

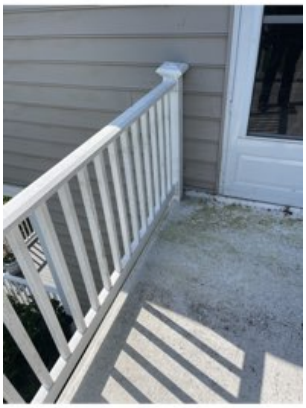
2.4. Safety issue noted due to inadequate railing attachment.
Second floor office balcony and back elevated deck
safety concern, general contractor recommended.

2.5. : The deck (both back deck and elevated back deck (2 decks) inspection reveals obsolete structural connections, deterioration, decay, stair and railing deficiencies. This is a safety concern The deck surfaces and associated components should be further evaluated by a general contractor to determine the remaining life expectancy of the current deck and the scope of the repairs required to ensure the deck is current and safe.
Without corrections further deterioration can occur.
This is a safety concern

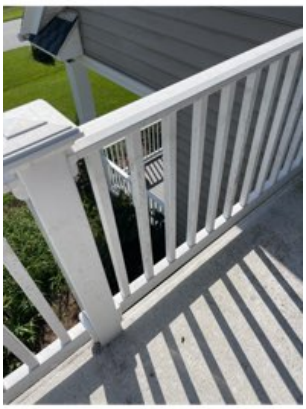
2.6. There is water damaged wood decking at the porch floor/decking surfaces, front at entry area and back at chimney. The water damage is the result of exposure and end grain wicking. Without corrections further deterioration will occur and may cause the decking to become unstable and a safety hazard. Wet water damaged wood is also an invitation for wood destroying insects. Replacement of affected deck components is recommended.

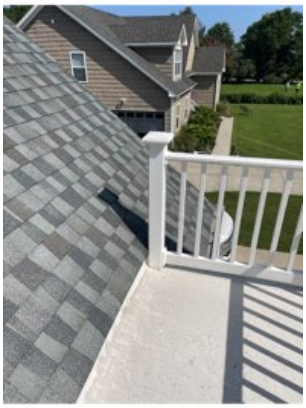
2.7. There is evidence of water draining into the crawlspace beneath this home. standing water, wet conditions observed making a crawl space inspection impossible The exact

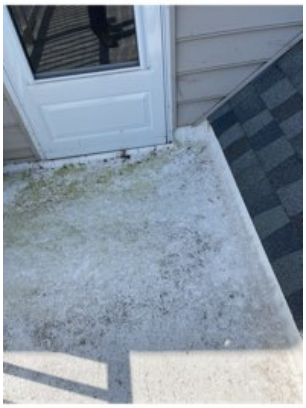
cause can't be immediately determined, although this is typically the result of improper exterior site drainage or poorly configured downspouts that channel water into the ground within six feet of the foundation. If those conditions are present, they are documented elsewhere in this report. If not, infiltration can be caused by such things as clogged/collapsed or improperly placed drains, site drainage and elevation or too high a water table.
Having this condition further evaluated by a specialist in this field, to determine the cause and to make corrective measures is recommended.

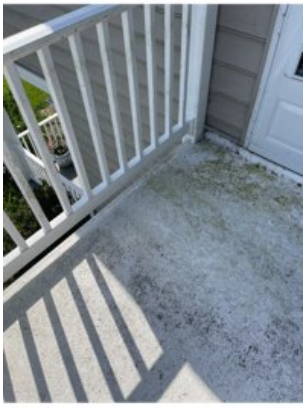


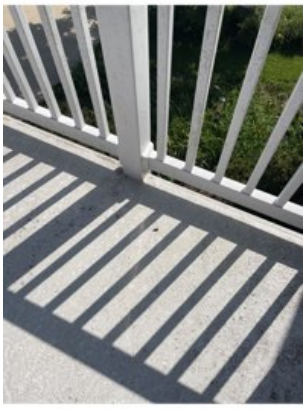
LOOSE RAILINGS

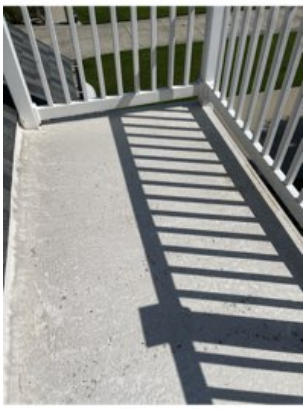


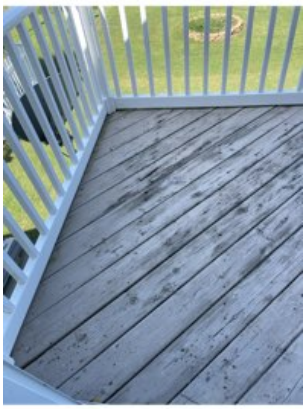




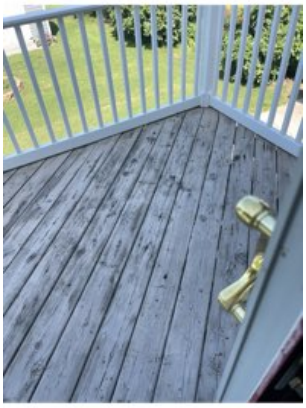


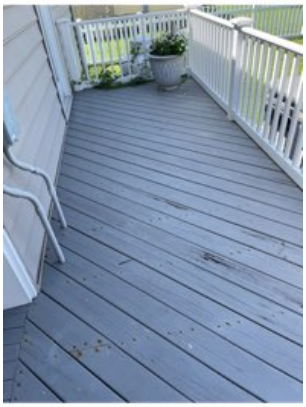


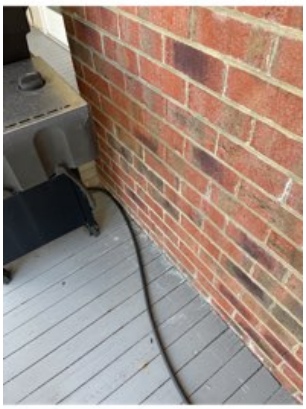


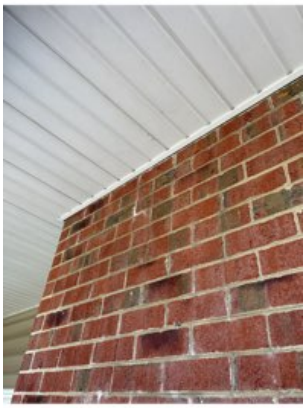


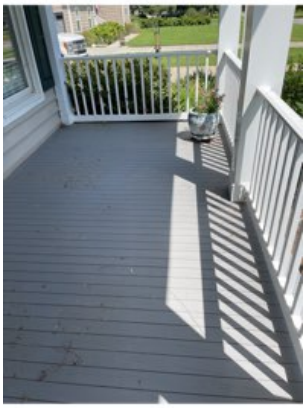
BACK ELEVATED DECK



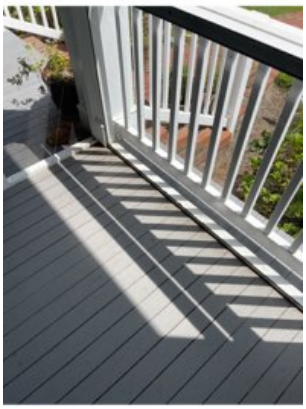








PORCH DECKING AGING



FRONT WALK TRIP HAZARD

Landscaping and lot topography are examined during a residential house inspection as they can have a significant impact on the building structure. It is important that surface runoff water is adequately diverted away from the building, especially in areas that have expansive soil characteristics. Low spots or depressions in the topography can result in ponding water that may exert hydrostatic pressure against the foundation. This pressure can cause a variety of effects on the building. A high water table or excessive ground saturation can also impact septic systems. Over watering of gardens and shrubbery can also have a significant effect on buildings/topography and septic systems. A similar impact can result from tree roots growing against the foundation and causing cracking or movement of the structure. It is a standard recommendation that the lot grading slopes away from the building. Grading should fall a minimum of one inch every foot for a distance of six feet around the perimeter of the building. It is also important that tree branches are not permitted to overhang the roof and that all landscaping is kept well pruned and not permitted to grow up against any part of the building. This will help prevent the development of pest and insect problems. Grading and exterior cannot be evaluated if covered and or visibility is limited. Site drainage is limited to local weather conditions, the absence or overabundance of rainfall, local conditions and to the direct relationship to the foundation perimeter.

Roof

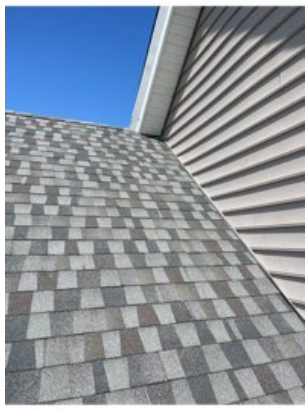
1. Roof Observations

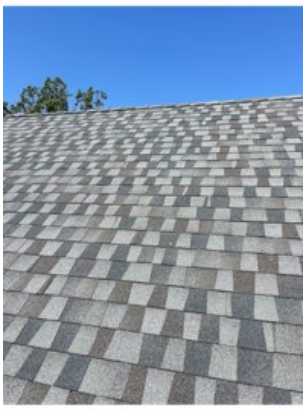
Information:

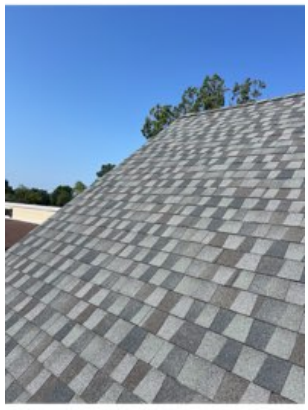
Inspected: --, Ground & Binoculars

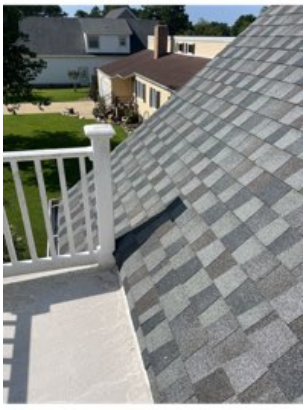
Roof Type: --, Gable w/Cross Gables, Gable w/Dormers, Gable & Cross Shed

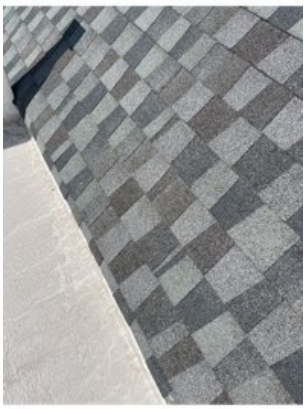
Roof Material: --, Architectural Shingles: , Glass Mat:

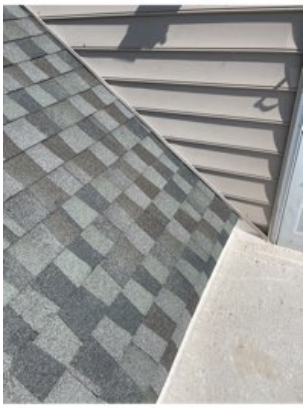


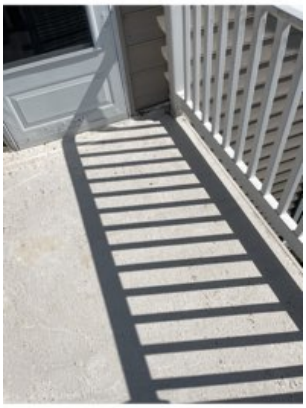


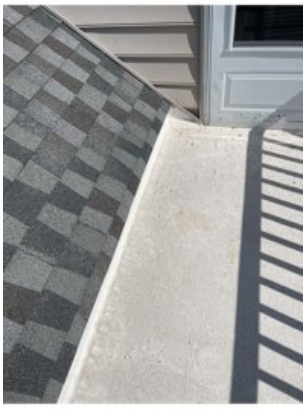


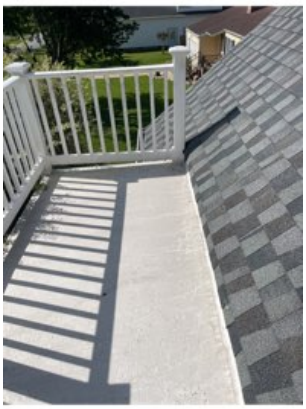


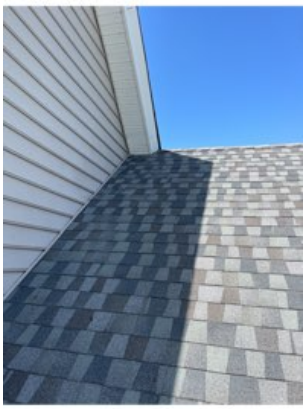


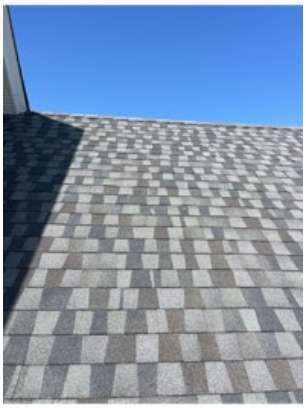


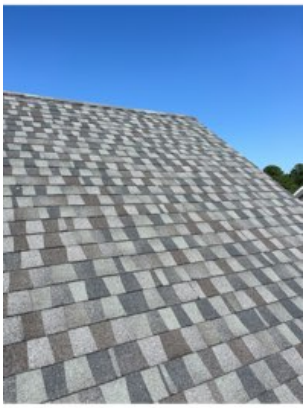


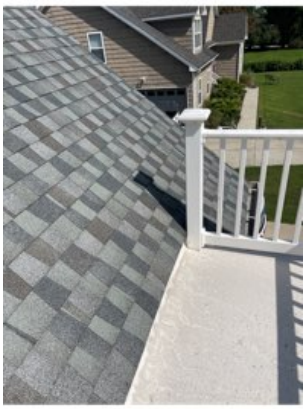


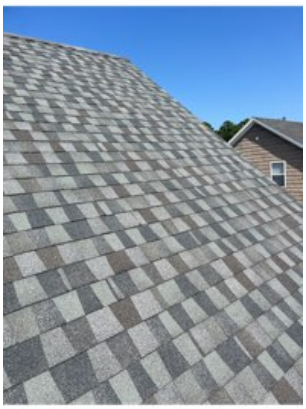


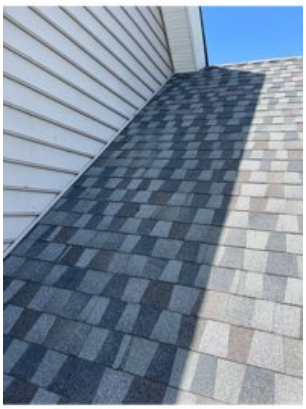


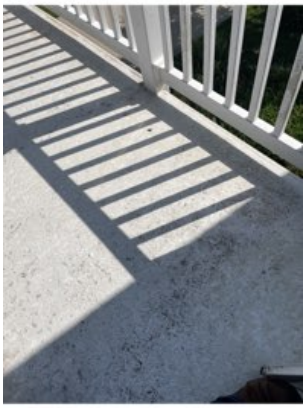


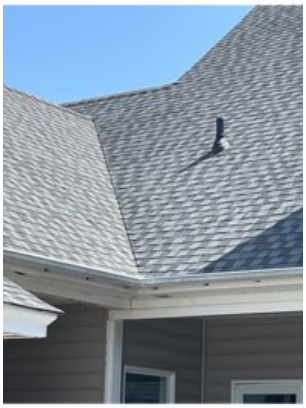


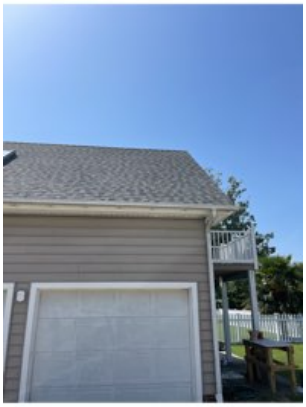


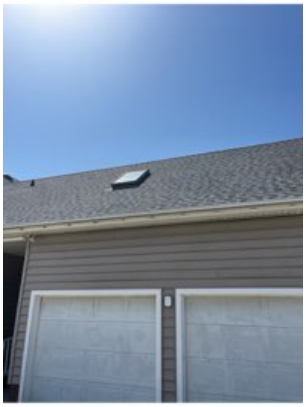












2. Flashing Observations

Information:

Flashing Type: --, Rubber W/metal, Aluminum

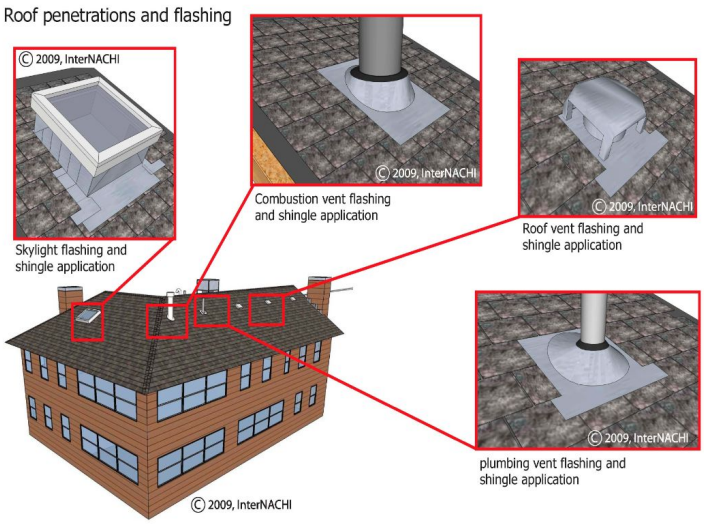
Flashing Location: --, DWV: storm collars, roof vents (self flashed) Expected service life when new - 10/12 years, B-Vent/Exhaust Stacks/Chimneys

Observations:

2.1. The visible accessible flashings were found in serviceable condition and will require routine monitoring and maintenance. Flashings such as storm collars at the roof DWV vents and wall flashings typically do not have the expected service life of the roof covering and statistically last 10 -12 years. Observations are limited to what can be seen by the employed method of inspecting the roof, as noted.

The estimated roof age is determined by several factors, such as age of the home; however we can never be sure.
If your roof covering is aged in the roof section of the report, this can give you an estimate of how soon these subject flashings may need replacement or repairs.

Exceptions will be listed in Summary



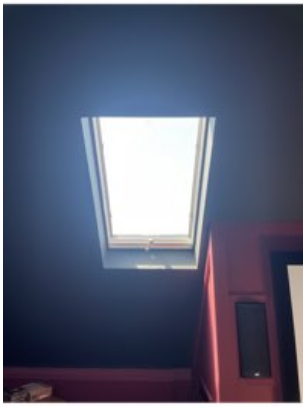
3. Skylight(s)

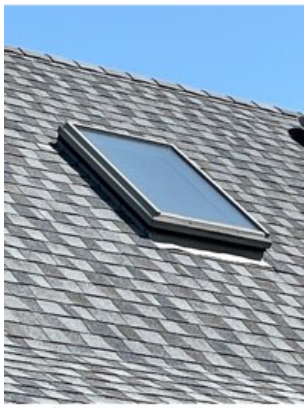
Information:

operable, glass, raised curb

Observations:

3.1. SKY LIGHTS NOT OPERATED





4. Chimney Observations

Information:

Masonry Stack: Chimney flues/internal components are outside the scope of a home inspection. In accordance with recommendations made by the National Fire Prevention Association (NFPA) to have all chimneys inspected before buying/selling a home, the client(s) should have a CSIA (Chimney Safety Institute of America), or equivalently certified sweep, conduct a Level II inspection of all chimney flues prior to closing.

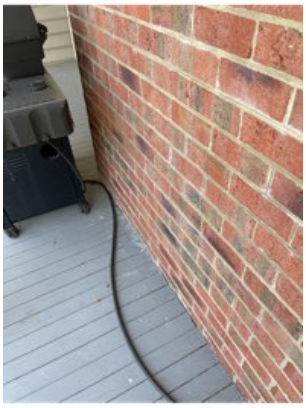
Limitations:

Flue: It is impossible for us to determine, with any degree of certainty, whether any/all chimney flues are free of defects. It is also outside the scope of this home inspection. In accordance with recommendations made by the National Fire Prevention Association (NFPA) to have all chimneys inspected before buying/selling a home, the client(s) should consider having a CSIA (Chimney Safety Institute of America), or equivalently certified sweep, conduct a Level II inspection of all chimney flues prior to closing.

Observations:

4.1. The mortar cap of this chimney, sometimes known as the 'crown', was found to be cracked, weather worn or damaged by exposure to weather, time and the corrosive effects of moss. When this occurs, water seeping past the crack can cause substantial damage to the masonry stack, as well as to the framing, walls and ceilings below. Having this stack and cap further evaluated/ repaired by a chimney mason or certified sweep is recommended. without corrections further water penetration can occur and lead to further deterioration of the fire box, chimney and any associated components in contact with the chimney

4.2. It is impossible for us to determine, with any degree of certainty, whether any/all chimney flues are free of defects. It is also outside the scope of this home inspection. In accordance with recommendations made by the National Fire Prevention Association (NFPA) to have all chimneys inspected before buying/selling a home, the client(s) should consider having a CSIA (Chimney Safety Institute of America), or equivalently certified sweep, conduct a Level II inspection of all chimney flues prior to closing.



VEGETATION / MOSS GROWTH CHIMNEY

5. Gutter Observations

Information:

Gutter Type: --, Metal

Limitations

No Rain: Roof runoff is conveyed via gutters and down spouts onto grade near the base of the foundation or into a underground system. If the gutters drain into an underground system past the gutter down spouts, this condition and performance is unknown unless rain is occurring at the time of the inspection.

Structure

The structure section describes the basic characteristics of the property. Some observations of certain areas of the structure, such as crawlspace and attic conditions, have been documented elsewhere in this report so it is important that the client read the entire report, in order to have the best understanding of the current condition.
The crawl space was inspected for moisture, structural and/or mechanical damage or problems. When building components have surface discolorations and decay typical of fungal growths, such as mold, mildew, and wood destroying fungi, the inspection focuses only on moisture concerns and evidence of damage, which if discovered will be reported on in this document. Health issues related to the presence of mold are beyond the scope of the inspection. If the client has concerns beyond the scope of the inspection, a certified professional such as an industrial hygienist should be consulted prior to the purchase.
All accessible floor penetrations, back filled porch areas and any breach in the wall openings that continue to the floor (door openings, deck attachments etc.) are inspected by removing the insulation (if present or possible) from these areas and visually observing the conditions (manufactured buildings and piling structures have an integral vapor retarder that prohibits any visibility to the structural and mechanical systems. The crawl space and sub floor area is inspected while the plumbing drain piping system is in full operation to determine if any leaking drain pipes or fittings are active. The water closet flanges are viewed in the same manner.

This report describes the foundation, floor, wall, ceiling and roof structures and the method used to inspect any accessible areas. Inspectors inspect and probe the structural components, including the foundation and framing, where deterioration is suspected or where clear indications of possible deterioration exist. Probing is not done when doing so will damage finished surfaces or when no deterioration is visible or presumed to exist. Inspectors are not required to offer an opinion as to the structural adequacy of any structural systems or components or provide architectural services or an engineering or structural analysis of any kind. Despite all efforts, it is impossible for an inspection to provide any guarantee that the foundation, and the overall structure and structural elements of the building are sound.

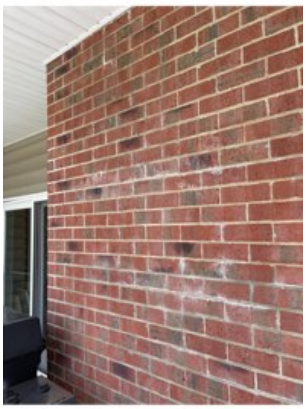
1. Structure Observations

Information:

Structure type: --, Two Story

Construction Type: --, Wood frame

Foundation Type: --, Masonry Pier Crawlspace



2. Crawlspace Observations

Information:

Method of Inspection: --, Flashlight: Ryobi TEK4

Probing:--, Screwdriver

Access Location:--, Exterior

Joists & Sub-loor Materials: --, Dimensional Lumber, Engineered Wood Composite floor sheathing, Dimensional Lumber, PlyWood floor sheathing

Insulation:--, Batting

Ventilation:--, Passive

Ground/Vapor Barrier:--, Partial Coverage

Ductwork:Rigid Metal, Plastic Flex

Crawlspace Observations:

2.1.
When building components have surface discolorations and decay typical of fungal growths, such as mold, mildew, and wood destroying fungi, the home inspection focuses only on moisture concerns and evidence of wood damage. which was discovered and reported on in this document. Health issues related to the presence of mold are beyond the scope of the home inspection. If the client has concerns beyond the scope of the home inspection, a certified professional such as an industrial hygienist should be consulted prior to purchasing the home.
Recommendation: Industrial Hygenist
Location: Overall General Area

2.2. Wood destroying organisms on wood components occurs when wood is under certain conditions of temperature, moisture and the presence of oxygen which causes deterioration. The organisms attack the wood cells (and the wood as a whole), causing the cells to collapse. The fungus that causes deterioration requires a temperature of roughly 40 degrees F. to 115 degrees F. to be ACTIVE. Above that temperature, the organisms can be killed and, below that temperature, the organisms become dormant, but can be reactivated once the temperature increases. Sufficient moisture has to be available for deterioration/damage (rot) to occur. When the moisture content of

the wood exceeds approximately 22%, spores which are naturally present in the atmosphere can be sustained and grow within the wood. Once the organisms “rot forming" is established, it will continue to grow and decay the wood while the wood retains its moisture content (remains wet). If the lumber dries below the 20% moisture content, the deterioration will stop and spread no further (become dormant).

As the deterioration progresses the wood cells collapse leading to loss of strength and the formation of cracks perpendicular and parallel to the grain. The wood can be broken off in small cubes in this state. Without corrective action, this discovery can lead to structural failure of the associated components. Many times high moisture can or is related to concealed mildew,mold or Fungus concerns, and require current moisture to thrive, This can be associated with ductwork, insulation, wood framing etc...

2.3. During our inspection of the crawlspace evidence of historical high moisture content is present on numerous darkened floor joists and/or wood structural components, in the crawl space, this condition is wood destroying Fungi. This condition indicates a history of excessive moisture (abnormal water penetration and/or abnormal condensation).

Evidence reveals deterioration (damage) to the framing components in the floor system. Further evaluation is recommended and/or required to determine the extent "scope" of the discovery and damage. Invasive measures to determine the extent of the Fungi, Repairs to the deteriorated framing and corrective work is recommended to prevent further deterioration (damage) of the wood framing components (system), and to address the moisture issues.

When building components have surface discolorations and decay typical of fungal growths, such as mold, mildew, and wood destroying fungi, the home inspection focuses only on moisture concerns and evidence of wood damage. Health issues related to the presence of mold are beyond the scope of the home inspection. If the client has concerns beyond the scope of the home inspection, a certified professional such as an industrial hygienist should be consulted prior to purchasing the home.

2.4. Efflorescence was visible on the garage CMU foundation wall. This is a indication of historical water intrusion or a water source and path that can lead to structural deterioration and damage. It is recommended that this discovery be further evaluated by a General Contractor or moisture contractor to determine the source, affect or condition of the CMU foundation wall and corrective measures. Without corrections this condition can lead to further deterioration of the foundation and movement

Efflorescence (which means "to flower out" in French) is the dissolved salts deposited on the surface of a porous material (such as concrete or brick) that are visible after the evaporation of the water in which it was transported. The moisture that creates efflorescence often comes from groundwater, but rainwater can also be the source. Efflorescence is an indication of moisture intrusion, which may compromise the structural material.
Destructive Pressures: When the capillary flow of water reaches the surface of a building material, evaporation occurs. As the water evaporates, salt is left behind. As this evaporation of capillary flow continues, the salt concentration increases, which creates an imbalance, and nature abhors imbalance and always wants to put things back into equilibrium. This is process is called osmosis. To re-establish equilibrium through osmosis, water rushes toward the salt deposit to dilute the concentration. This rush of water creates massive hydrostatic pressures within the porous material, and these pressures are destructive.

The pressure from osmosis can create incredibly strong hydrostatic pressure that can exceed the strength of building materials, including concrete.

Here are some examples of how that pressure translates:

diffusion vapor pressure: 0.3 to 0.5 psi

capillary pressure: 300 to 500 psi
osmotic pressure: 3,000 to 5,000 psi
As you can see from the list above, osmosis can create pressure that is greater than the structural strength of concrete, which can be from 2,000 psi to 3,000 psi. The action of water rushing to the surface due to capillary action creates incredible forces that can cause materials to crack, flake and break apart.

Spalling : When efflorescence leads to strong osmotic pressures—greater than the strength of the building material—and the material literally breaks apart, the resulting damage is called spalling. Hydrostatic pressure can cause spalling, but spalling can also be caused by freeze-thaw cycles in building materials that have a high moisture content.

2.5. During our inspection of the crawlspace evidence of historical high moisture content is present on numerous darkened floor joists and/or wood structural components. This condition indicates a history of excessive moisture (abnormal water penetration and/or abnormal condensation).

Probing reveals deterioration to the framing components in the floor system.
Further evaluation is recommended and/or required to determine the extent "scope" of the discovery. Corrective work is recommended to prevent further deterioration (damage) of the wood framing components (system), and to address the moisture issues.
Recommendation: Licensed General Contractor
Location: Crawlspace

2.6. The insulation system in the crawl space is falling down and/or streaming/delaminating. This condition is typical of high moisture and/or pest infiltration or both and reduces the effective value of the insulation. Insulation that is this condition impedes our inspection of the crawl space due to limited visibility and therefore puts limitations on the crawl space and its components and systems to include but not limited to, electromechanicals, mechanicals, structural and their associated components and sub systems. It is recommended that the insulation be reworked and/or replaced as required and correctly installed inside the floor joist bays and corrections made to address the cause. The crawl space should be reevaluated after this has been done as due to limitations. Any items reported on were readily accessible and therefore described.
Recommendation:Insulation Contractor, Moisture & Pest Contractor
Location:Crawlspace

2.7. During our inspection of the crawlspace evidence of historical high moisture content is present around the framing of the fire place floor penetration structural components..
From the interior at the fireplace, there is visible evidence that suggests this has migrated into the wall cavity.
This discovery also suggests the chimney may be a catalyst for the moisture intrusion in and around the masonry system in the form of efflorescence and decay to the wood floor at the exterior where the chimney is in contact with the decking.

Repairs to the deteriorated framing and corrective work is recommended to prevent further deterioration (damage) of the wood framing components (system), and to address the cause of the moisture issues.
A general contractor is recommended.
Without corrections further deterioration can lead to damaged structural components.

2.8. There are damp conditions (pools of water, spongy/muddy soil, signs of moisture infiltration) under the home in the crawlspace. This may be the direct result of

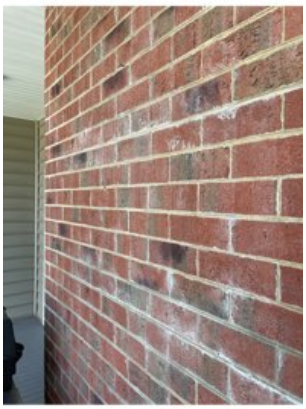
unsatisfactory conditions noted elsewhere in this report and be of no concern once corrections to these other areas have been made, or may be due to current high ground water conditions or heavy recent rains. This condition has the potential to lead to water, moisture and wood destroying insect problems. It is recommended that this condition be further evaluated to determine the cause and corrective measures made to stop further moisture infiltration.

2.9. Remove from ground contact in crawlspace any electrical, plumbing, ductwork or construction/building debris and trash. The crawl space should be cleaned and free of any mechanical and/or electromechanical systems making ground contact, hanging from the floor system, and/or not adequately supported as well as all wood soil contact be removed as it is conducive to WDI infestation. A reinspection should be performed after this is done as down mechanicals, such as ductwork and electro mechanicals, make the inspection un-safe and/or in accessible in multiple areas, this discovery limits our ability to perform a thorough inspection and excludes the crawl space and all mechanicals, electro mechanicals, structural systems and all associated components. Any items or components reported on are readily accessible and/or visible.

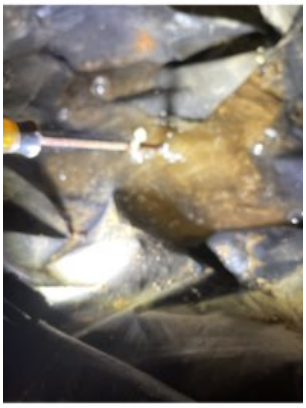
2.10. There is high moisture located in the crawl space on the plastic vapor barrier and condensation on the framing,insulation and any associated mechanicals.

The wet conditions make a thorough inspection of the crawl space impossible as ponding water areas are not layed in or entered due to safety risk
after corrective measures, a reinspection is recommended..
At the time of the inspection, there is abnormally high moisture/ condensation in the crawl space
A moisture control contractor can further evaluate this discovery to determine corrective measures. Without corrections further decay and damage is possible.

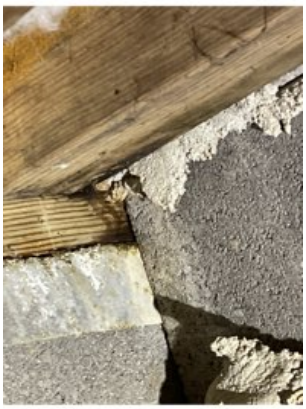
2.11. Efflorescence was visible on the masonry chimney wall. This is a indication of historical water intrusion or a water source and path that can lead to structural deterioration and damage. It is recommended that this discovery be further evaluated by a general contractor to determine the source, affect or condition of the CMU foundation wall below the chimney, the chimney,the framing around the chimney and associated wall cavities and corrective measures. Without corrections this condition can lead to further deterioration and movement
SEE REPORT BODY FOR INFORMATION ON THIS



CHIMNEY EFFLORVESENCE

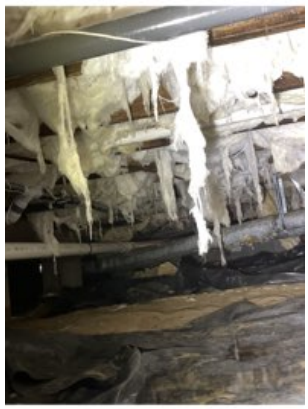


DEBRIS



CHIMNEY FRAMING MOISTURE INFILTRATION

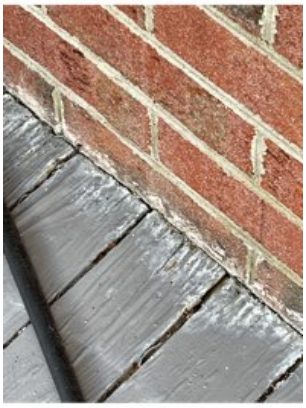
CHIMNEY AREA



STREAMING INSULATION, SATURATED

PROBING REVEALS DETERIORATION IN AREAS

INTERIOR AROUND CHIMNEY



EXTERIOR PORCH AT MASINRY CHIMNEY WALL

FRONT DOOR, MOISTURE PENETRATION, NOT ACCESSIBLE FROM CRAWL DUE TO WET CONDITIONS

3. Attic Observations

Information:

Attic Entrance: --, Ceiling Hatch, Knee Wall

Location:

Inspection Method: --, Flashlight: Ryobi TEK4

Roof Assembly & Sheathing: --, Wood Frame/OSB

Insulation: --, Batting, Wool/Glass, loose fill

Ventilation/Intake & Exhaust: Intake: soffit, exhaust ridge vent

Duct Type: --, Plastic Flex, Rigid Metal

Limitations:

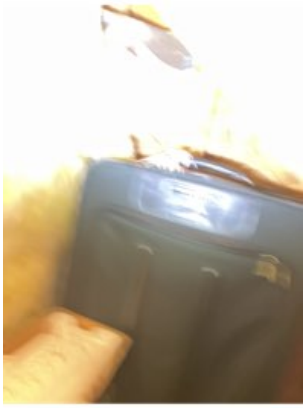
The homes structural design has limitations to access, inspect and determine the condition of the structural and mechanical systems where concealed with no access such as porches, cathedral ceilings, insufficient clearances, no access such as the scuttle located in the bedroom closet that has insufficient clearance, Manufactured homes, roof configurations etc. Insufficient clearances are subjective but determined by the individual inspector as to his ability to enter the space and actually inspect. These areas, if visible and accessible from a distance will be viewed with a flashlight from a distance that is deemed safe by the inspector. Clearances less than 30" are not entered Personal storage, furniture, mechanicals, insulation to deep to see joists are all examples of why an area can not be inspected. These areas are excluded from the inspection and unless reported on as entered where not.

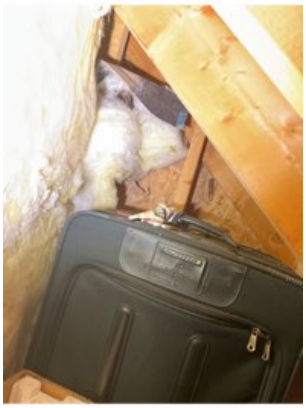
Observations:

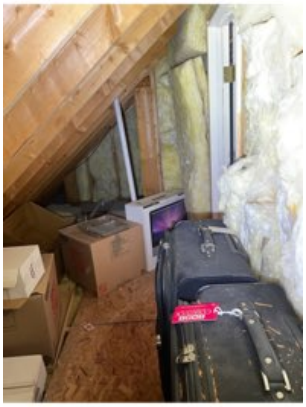
3.1. The homes structural design has limitations to access, inspect and determine the condition of the structural and mechanical systems where concealed with no access, such as porches, cathedral ceilings and roof configurations, insufficient clearances, Manufactured homes, etc. Insufficient clearances are subjective but determined by the individual inspector as to his ability to

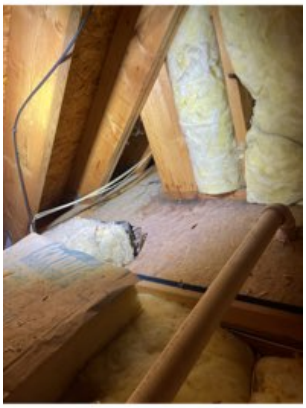
enter the space and actually inspect. These areas, if visible and accessible from a distance, will be viewed with a flashlight from a distance that is deemed safe by the inspector. Clearances less than 30" are not entered.
Personal storage, furniture, mechanicals and insulation too deep to see joists are all examples of why an area can not be inspected. These areas are excluded from the inspection, and unless reported on as entered where not.
The knee walls where blocked by personal storage and not entered.

3.2. There are old water stains in the attic at the sheathing and/or framing components. These stains are evidence of past leaks. At the time of the inspection there was no indication of current leaking and/or structural damage from the past water intrusion. Roof coverings, and their associated flashings, when aged will deteriorate and/or can become mechanically damaged from storms, tree limbs or other circumstances, and, as with all systems in the home require routine monitoring and maintenance.
Further disclosure from the home owner is recommended as stains are obvious indications that leaking has occurred.
Recommendation:Roofing Contractor
Location:

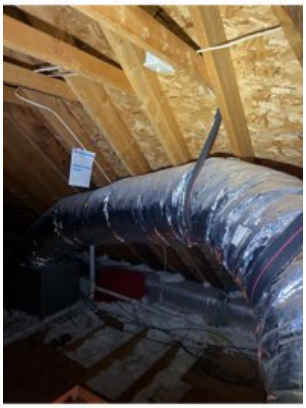


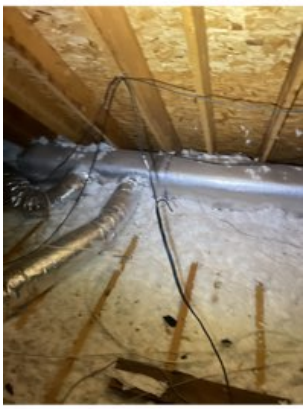


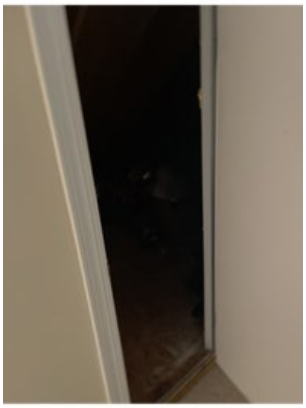


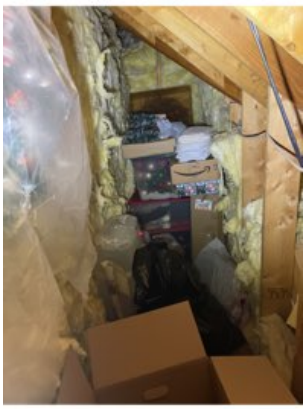


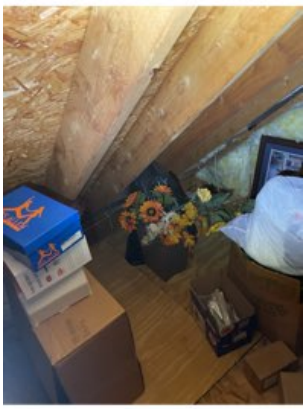
STAINS DRY, BACK KNEE WALL

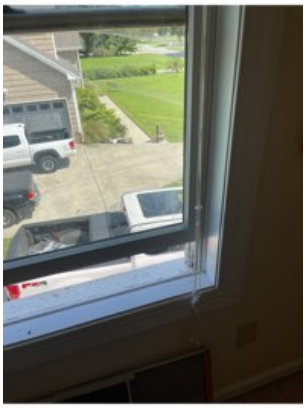


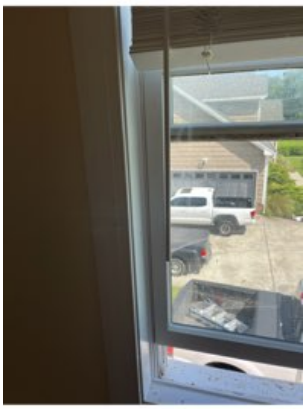


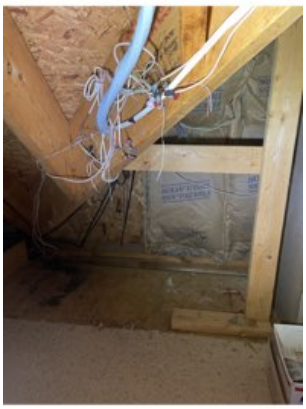


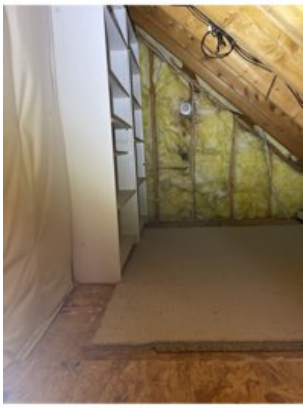


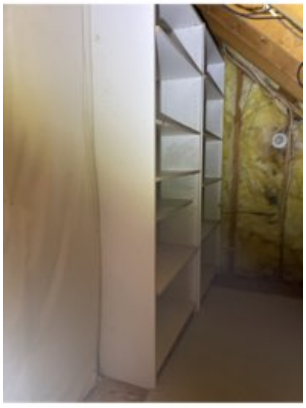


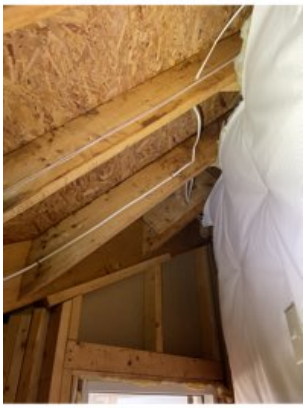


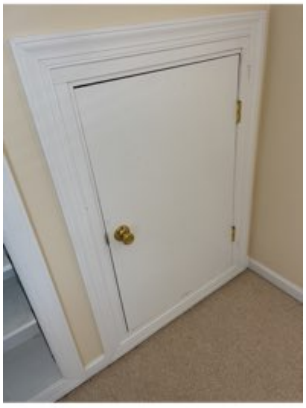


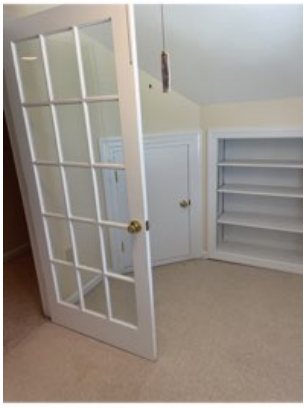


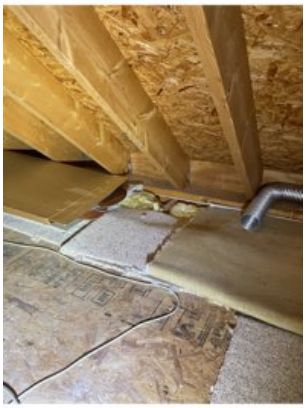












Plumbing

Due to foundation types, building practices and/or cluttered sink base areas (personal belongings) the actual supply and distribution piping can only be identified at the fixture level and the under sink condition (sink base, walls, etc.) that are blocked by personal belongings are not within the scope of the inspection. While every effort will be made to identify the actual piping material and condition used in the dwelling, the inspection is limited to visible plumbing and cannot be accountable for concealed conditions and/or materials. Any plumbing/piping/mechanicals in a slab foundation have limited/no visible access and are excluded from the inspection.

Washing machines, and their associated fixtures and valves are not tested, operated, inspected or verified for functional drainage. These fixtures and there operation are therefore excluded from the scope of the inspection.
Recommend washing machines should be fitted with anti-burst hoses, water heaters and washing machines be fitted with a drain pan under the units, and drain piping configured to drain the pan in a continuous plane to the exterior of the structure. This is a potential damp environment, especially when the location is on the second floor, attic and/or a building that is built on a crawl space. This is a recommended upgrade, but not reported on in your report unless there is a deficiency around the appliance and/or its associated components.
During the inspection, water is run for a minimum of 20 minutes throughout the fixtures and DWV system to determine functional flow, functional drainage, hot/cold reverse and if there are any leaks present at the time of the inspection. If possibe, when the property is on a crawl space, this is done while the crawl space is inspected to verify if any leaks are occurring from the functional drainage evaluation and if so where these are located.
Built in shower pans are tested by blocking the drains and fill the shower pan(s) with water, to the maximum allowable level. The water is held in the pan while the crawlspace/first floor area, or the floor below the pan, is inspected. The flooring, drains and structural components under the shower pans(s) are inspected, if accessible, while the pans are holding water. Any indications of failure will be observed as water leaking from the pan above, down through the floor. Shower pans are a hidden component and can fail at any time. These units typically leak when they are occupied, which is out of the scope of the home inspection. Shower pans can hide leaks, in this way. While every effort is made to secure that shower pans are not failing, the inspection and shower pan test are limited to a visual inspection, with no way to evaluate how the shower pan will function when occupied. As with all areas of the inspection, we cannot gurantee or imply future performance.
Aged cast iron and steel piping has a life expectancy and is reported on in this report as to type, visible condition and any observations concerning the found condition. In the event there is cast iron piping and or a partial pipe replacement, the future condition is unknown, however is reported on at the time of the inspection. No future performance is guaranteed or can be.
Manufacturer's Date (MFD) is soley based on specifications/data provided by the Manufacturer. Typically this information is coded on the serial number, we provide this information as a way to help our clients determine the remaining life expectancy of the unit, this date provided is an estimate based information available, to ensure the date of the unit it is recommended that the client contact the Manufacturer.

1. System Observations

Information:

Supply Material Type: --, Polybutylene

Branch Material Type: --, PEX, Polybutylene; See Definition

DWV Material Type: --, DWV: PVC plastic

Clean Out Location: --, Exterior: rear

Support & Insulation: --, Hangers observed: not insulated

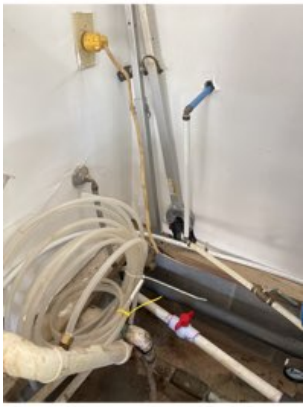
Main Water Shut Off Location: Municipal Meter

Observations:

1.1. This home has a plumbing supply system that uses polybutylene plastic distribution lines and compression band fittings.
from aprox. 1978 until mid-1990's,
it is no longer an approved plumbing system due to a history of
material failures. The failures were related to improper installation, improper handling, improper storage, and plastic deterioration due to chemical reactions with the water supply.
Due to the nature of this latent defect, it was not possible to adequately assess the condition of the plumbing system during the home inspection. A licensed plumbing contractor should be consulted for a complete evaluation of the plumbing system to determine the significance of this concern.

1.2. There is a private well located on the property, since the home is on minicipal water, this pump, its function, its plumbing circuit to include any cross connection etc.. was not verified or inspected.
This system is outside the scope of the home inspection, therefore if the client has any concerns or needs information, we recommend contacting a well installer or plumber.

1.3. This home has a plumbing supply system that uses polybutylene plastic distribution lines and compression band fittings.
Due to the nature of this latent defect, it was not possible to adequately assess the condition of
the plumbing system during the home inspection. A licensed plumbing contractor should be consulted for a complete evaluation of the plumbing system to determine the significance of this concern.



SHOWER DRAIN SUB FLOOR

PB PIPE

2. Fixture Observations

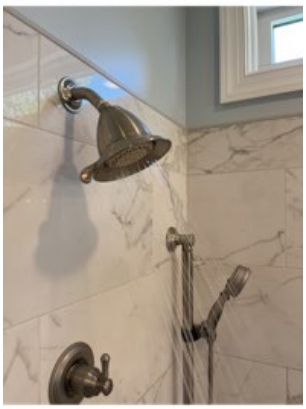
Information:

Inspected: --, Typical Wear and Tear

Observations:

2.1. The home has built in shower pans located in one or more bathrooms. Blocking the drains and filling the shower pan(s) with water, to the maximum allowable lever, is the method used to test the shower pan(s). The water is held in the pan while the crawl space area/ first floor, or floor below the pan is inspected, if accessible. The flooring, drains and structural components under the shower pans are inspected (if accessible) while the pans are holding water. Any indications of failure will be observed as water leaking from the pan above down through the floor.
Shower pans are a hidden component and can fail at any time, these units typically leak when they are occupied which is out of the scope of a home inspection. Shower pans can hide leaks in this way.
While every effort is made to secure that shower pans are not failing, the inspection and shower pan test are limited to a visual inspection, with no way to evaluate how the shower pan will function when occupied. As with all areas of the inspection, no guarantee is implied on future performance.

2.2. There is a leaking faucet handle/s located in the second floor back bath sink that need correction. The leaks are observed during the function/operation of the faucets. Without corrections the leaks can infiltrate into the sink base and cause water damage.
Have a licensed plumber evaluate and make corrections



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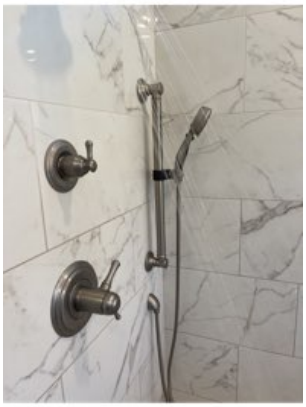
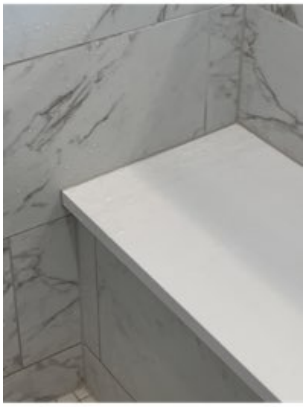
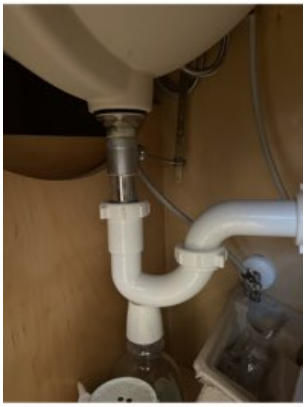
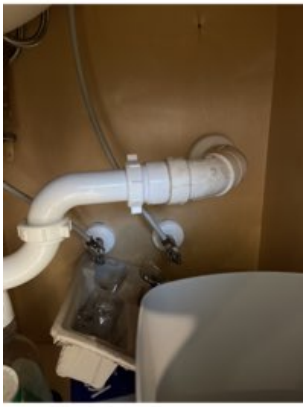
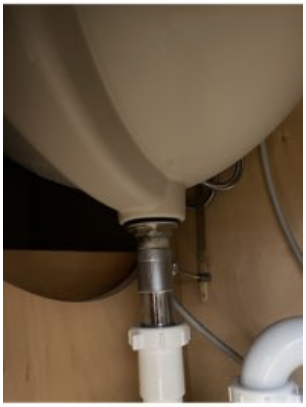
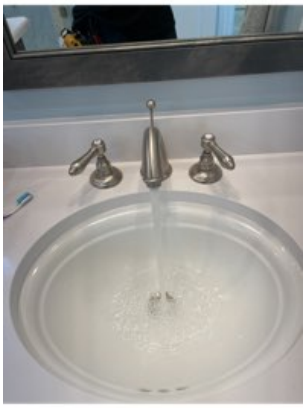


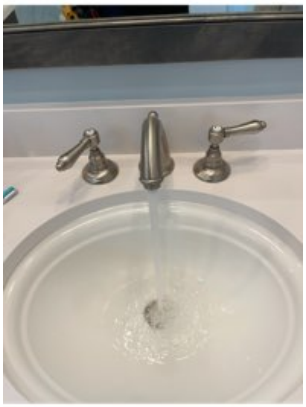


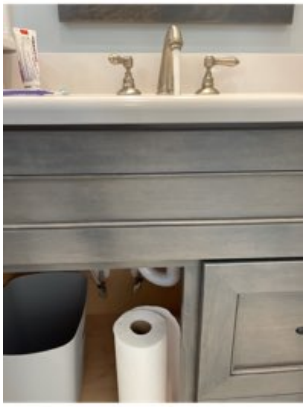


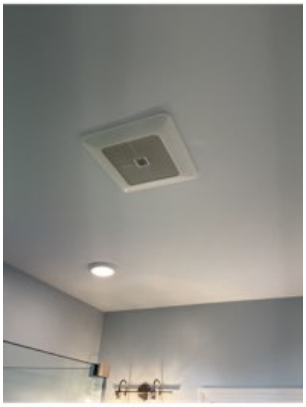


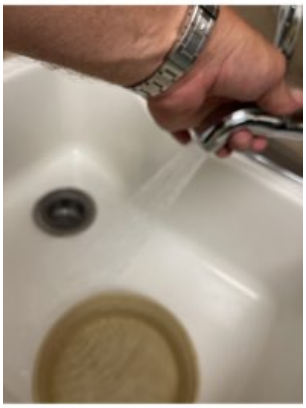


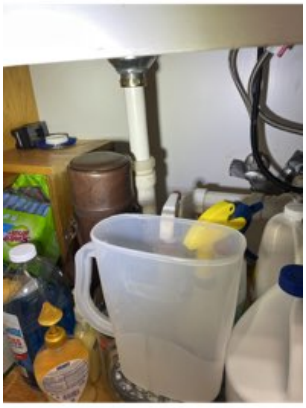


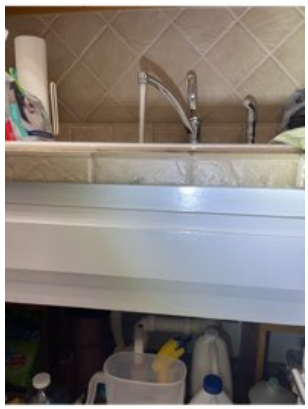


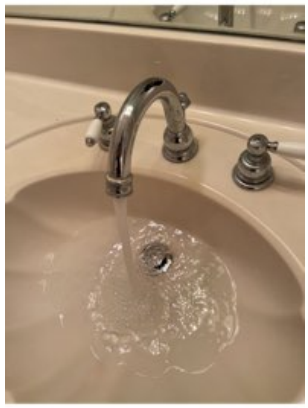


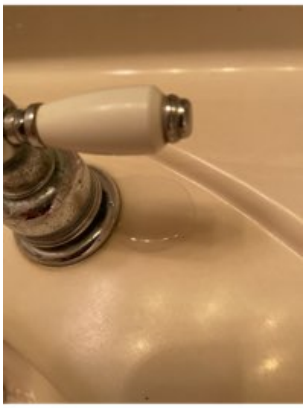




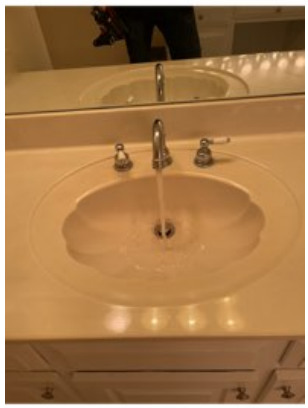




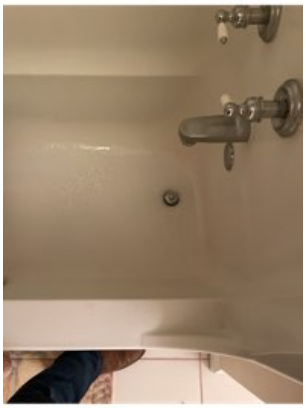


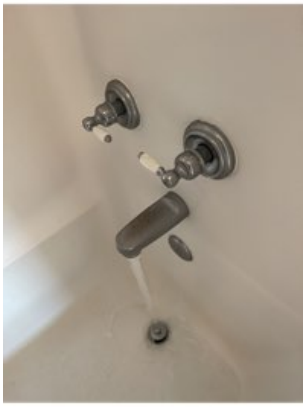


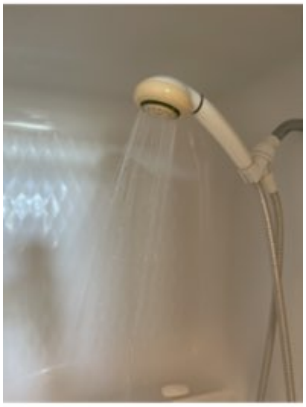
SECOND FLOOR BACK BATHROOM SINK RIGHT SIDE VALVE LEAKS

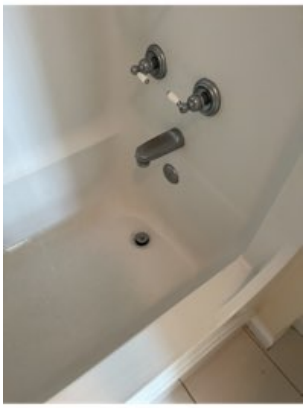


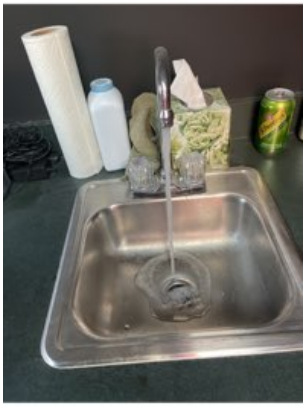
SURFACE SCRATCHING
SECOND FLOOR BACK BATHROOM SINK

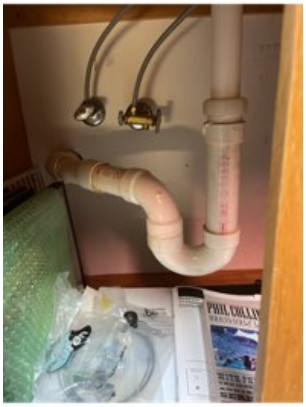


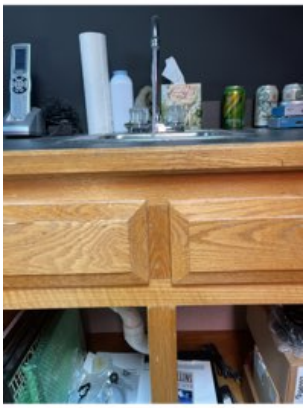




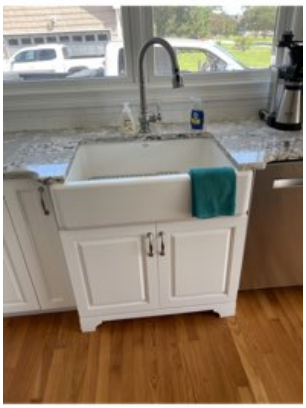


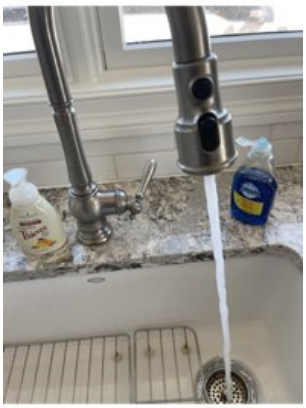


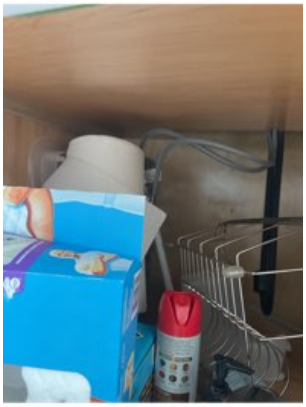


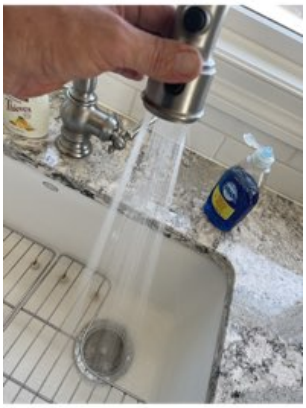


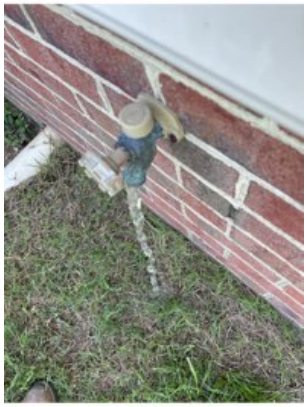
BAR SINK, HOT WATER ONLY, RIGHT SIDE NO FLOW











3. Function Flow/Drain Observations

Information:

Functional Flow: --, Observed

Functional Drainage: --, Observed

4. Water Heater Observations

Information:

Water Heater Location: --, Laundry Room

Water Heater Energy Source: --, Electric

Water Heater Type: --, Conventional

Water Heater Capacity (Gallons): --, 50

Manufacturer: --, Whirlpool

Manufacturer's Date: --, 2014

Drain and Pan: --, In Pan, with drain

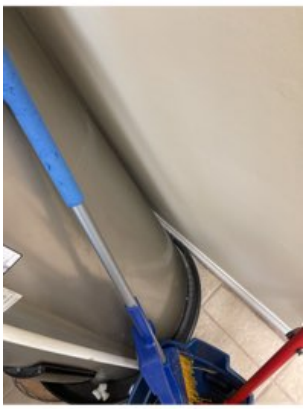
Disconnect: --, Not Present

Thermal Pressure Relief Valve (TPR): --, Observed

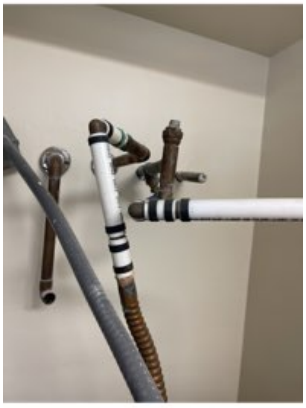
Vent & Shut-Off (if applicable): --, Not Applicable

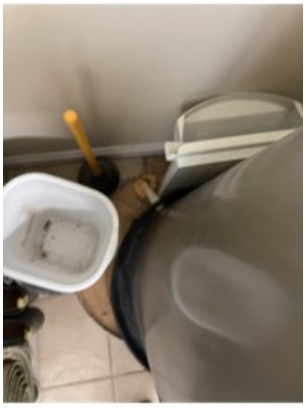
Observations:

4.1. The water heater is located in the crawl space. This location is subject to high humidity, possible water intrusion as well as unconditioned space. The unit is sitting in damp conditions with no approved dedicated stand
We recommend a licensed plumber further evaluate this installation and determine if the location is an approved location by the appliance manufacturer and local code requirements.
Due to location our concern is electrical components in high humidity environment causing corrosion, possibly flooding causing multiple problems and freeze/thaw etc.....
Have this evaluated by a licensed plumber and confirm if the appliance is approved for this location and or make corrections.




WARNING
WARNING





WATER HEATER IN CRAWL

5. Private Waste System Observations

Information:

Satisfactory: PLUMBING FUNCTIONAL FLOW ANALYSIS

COMPONENT DESCRIPTION:

The drain waste and vent system (DWV) being tested is attached to a private waste disposal system.

OBSERVATIONS AND RECOMMENDATIONS:

SATISFACTORY:
At the time of our inspection the drain waste and vent system visibly operated normally and adequately. There was no evidence of stopped main drains and no unusual sewer gas odors, the homes waste disposal system operated and functioned as intended.

PROCEDURE:
A dye pack or dye tablets (one tablet per 50 gallons of capacity, estimated 1000 gallon tank/20 tablets) are introduced into the drain waste system via a water closet, and the system is loaded to an estimated standard for the property, to represent normal daily usage of the homes fixtures and waste water produced. The waste water system is then tasked by loading all available fixtures to reflect normal demand on the homes DWV systems and associated components. The system is then unloaded or put into use concurrently tasking the drain, waste, venting and septic system. This is subject to current ground water levels and the amount of bedrooms in the dwelling. The test is adjusted for conditions.

The visible fixtures, visible soil and visible waste piping (crawl space is not entered specifically for this test) are examined during the unloading process, as well as a visual inspection of the ground surface area at the private waste disposal system. This area is checked for dye seepage or affluent and unusual septic odors to determine functional flow and drainage.

This is a stress test that determines functional flow and drainage performance at the time of the analysis, and under the conditions of that day. This analysis is only valid for the date, which it was performed. This document does not imply or predict any future performance of the DWV or septic system and/or its conditions. We assume no responsibility for a change in any condition that may result in a performance change.

The purpose of this process is to detect any visible problems as a result of the analysis. No compliance with any building code or licensing agency is considered.

Variants that can impact the outcome of the analysis, and can produce different conclusions on different days include, but are not limited to, dormancy, occupancy, weather, landscape, site drainage, and structure encroachment (permanent or otherwise).

If the property has been vacant more than a week, or the DWV system has been only minimally used, additional levels of testing and inspection are recommended, to determine system condition.

If the private waste disposal (PWD) system has been serviced recently, contact the septic pumping company to inquire about the type and condition of the waste disposal equipment.

If the PWD system has not been serviced recently, limited but important additional information regarding the condition of the system may be obtained by having a certified septic inspector open, clean and inspect the septic tank (and distribution boxes). Particularly in the case of older systems that have not been serviced. If the property owner will permit this step it is recommended.

Excavation and pumping are beyond the scope of our loading and dye-test procedure.

Ground water levels (saturation) due to rainfall or tidal surges have an impact on the outcome of the analysis. High ground water levels, at saturation, will typically flood a drain field and severely impact the drain field’s ability to absorb effluent. Ponding water is a significant indication of saturation.

Electrical

This report describes the amperage and voltage rating of the service, the location of the main disconnect and any sub panel(s), the branch circuit wiring and the presence or absence of smoke detectors and wiring methods. Inspectors are required to inspect the viewable portions of the service drop from the utility to the house, the service entrance conductors, cables and raceways, the service equipment and main disconnects, the service grounding, the interior components of the service panels and sub panels, the conductors, the over-current protection devices (fuses or breakers), ground fault circuit interrupters and a representative number
(for multiple identical components, one such component per room) of installed lighting fixtures, switches and receptacles or functionality, polarity and grounding.

Occupied structures, or heavy vegetation, conceal and/or limit our ability to test many fixtures, receptacles and switches. While reasonable effort is made to access them, receptacles, fixtuers, and switches that cannot be tested and are excluded from the scope of this inspection. This would include any receptacles blocked or occluded by any item or component. It is strongly recommended that before taking possession of an occupied property, a thorough walk through be done when vacant to test all fixtures, switches and receptacles. If a reinspection is requested for inspecting blocked areas, a reinspection fee is required.

If Ground Fault Circuit Interrupters (GFCI) and Arc Fault Circuit Interrupters (AFCI) were observed in the building(s) it will be reported on.

Most electricians agree that smoke detectors are good for about 5 years, and the breakers in your panel box have an expected life of about 20 years. Therefore, if this structure was built before 1990, consider having the panel box and breakers evaluated by a licensed electrician, as an overheated breaker can result in a structural fire.

All issues or concerns listed in this section should be construed as current and a potential personal safety or fire hazard. Repairs should be a priority, and should be made by a qualified, licensed electrician.

1. Service Drop, Ground & Meter Observations

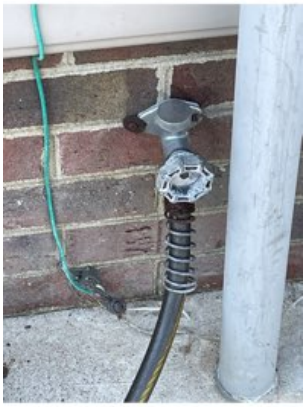
Information:

Service Drop Type: --, Underground

Ground Type & Location: --, Single Conductor Copper: Driven at Ground Rod

Meter Location: --, Exterior: Right Side

Final Service Rating: --, Class 200 Continuous Load



2. Main Disconnect Observations

Information:

Service Entrance Material: --, Stranded Aluminum

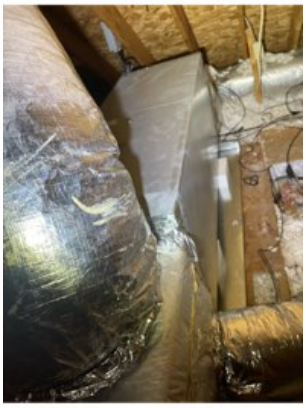
Type & Location: --, Breaker

Appliance/Service Disconnects: Aux. Disconnect Type: Blade cartridge; fuse block

Amperage: --, 200

Observations:

2.1. : The service disconnect that is missing the protective cover that isolates the electrical conductors and lugs from contact.
The subject disconnect box is missing this interior cover and is therefore a contact hazard and potentially can cause harm if contact is made. As well as is exposed to the weather which van lead to corrosion and or pest damage
Have an electrician evaluate and make corrections by installing the correct cover intended for this disconnect box.
Recommendation: Licensed Electrician
Location: Attic



ATTIC HVAC DISCONNECT MISSING COVER

3. Service Panel Observations

Information:

Service Panel Location: Laundry Room

Service Entry Conductor: --, Stranded Aluminum

Main Disconnect Type: --, Breaker

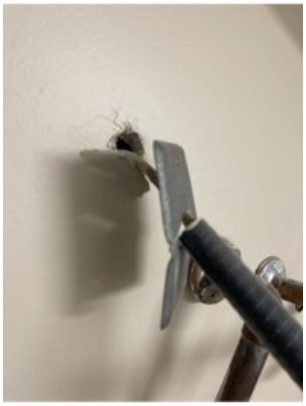
Main Disconnect Amperage Rating: --, 200

Branch Wiring Conductors: --, Copper

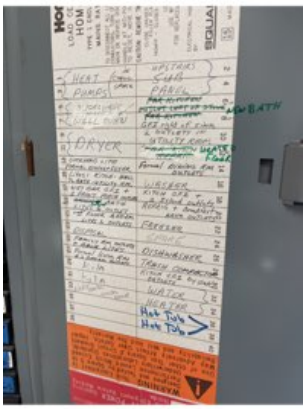
Observations:

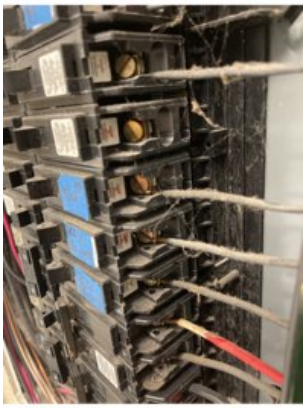
3.1. Double lugged breaker/s inside the service entrance panel was discovered. ONE, right side, pictured. Double lugging is where more than one branch circuit is connected to a single circuit breaker. Most breakers are not designed to accommodate more than one circuit. A licensed electrician should further evaluate this discovery to determine if this application is approved and it's combined load meets the circuit requirements. Without corrections the physical connection of the subject breaker is compromised which can lead to excessive heat and breaker damage. This is a safety discovery, therefore evaluation and correction by a licensed electrician is strongly recommended.

3.2. : There is wiring entering the wall at the water heater service that is short in conduit coverage and that does not have approved strain relief bushings. Wiring that enters the any enclosure, box or cabinet is supposed to be solidly anchored and protected where it enters the enclosure/ device by a bushing so the sharp edges of the enclosure/ box does not cut into the wiring and cause a short which is a safety hazard. We recommend having a licensed electrician correct all un-bushed cables described.



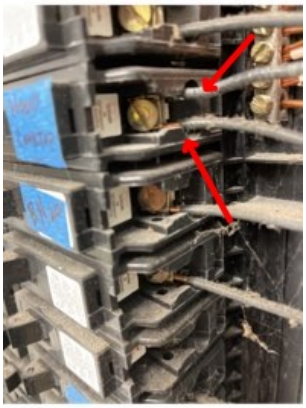
WATER HEATER SERVICE, LUANDRY ROOM WALL


DRYER
NEW BATH
Hot Tub
Hot Tub

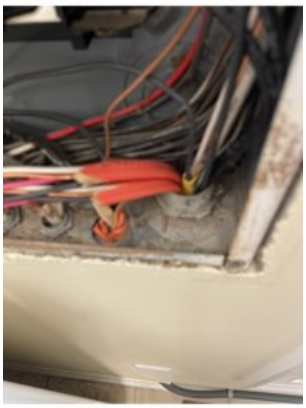


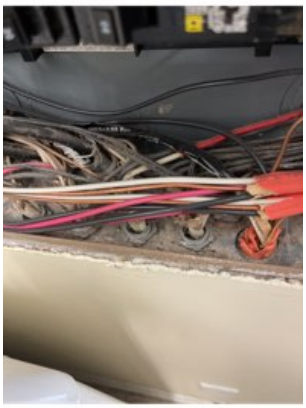

MICRO/
OVEN

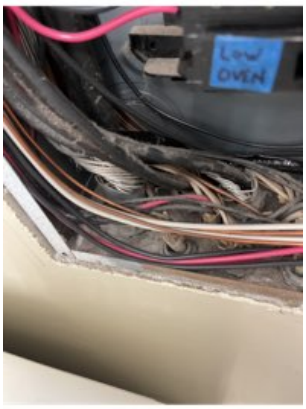

15
SINK
Bar #
LTS

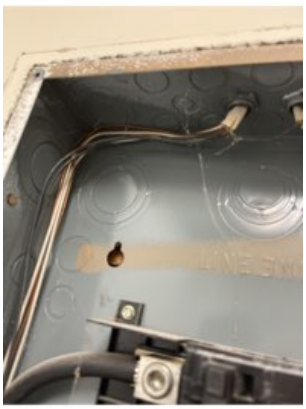


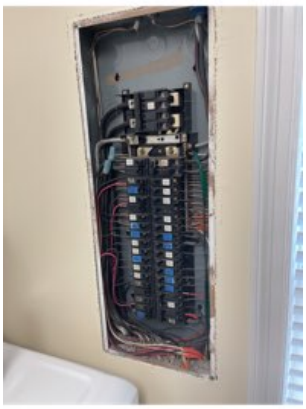
DOUBLE TAP ON BREAKER MARKED HOOD
COOK TOP









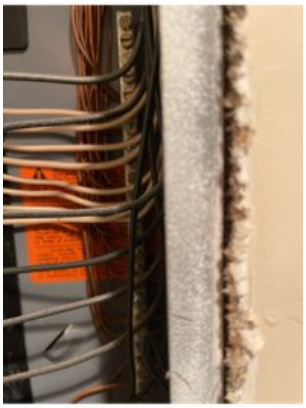


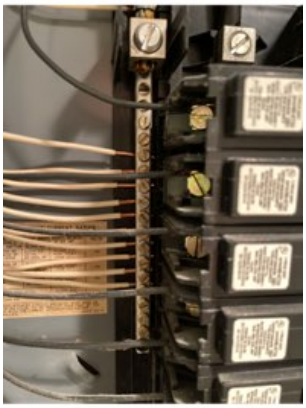
4. Sub-Panel Observations

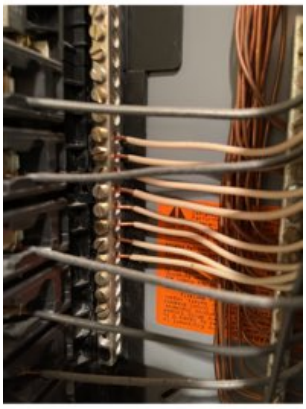
Information:

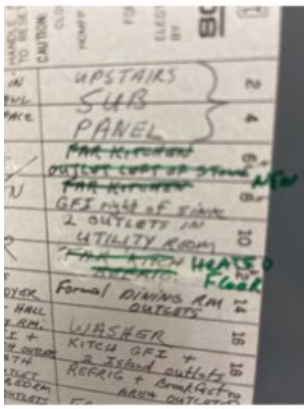
Sub Panel Location: --, Hallwaysecond floor

Sub Panel Amperate/Voltage: --, 60 Amp: 110/220 Volt









5. Fixtures, Switches & Outlets Observations

Information:

5.1. A representative number of fixtures, electrical outlets and switches were tested.

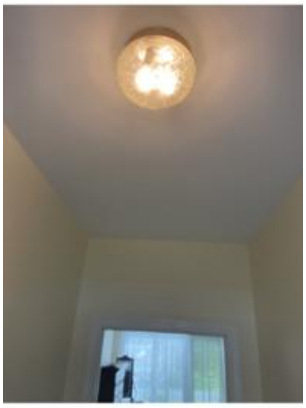
Occupied homes limit our ability to test many fixtures, receptacles and switches, as well conceal many. If the home is occupied at the time of the inspection and/or has heavy vegetation, this limits our ability to test said receptacles. The receptacles that are blocked cannot be tested and therefore are excluded from the scope of this inspection. This would include any receptacles where appliances, entertainment systems, computers, freezers, refrigerators, automatic systems and/or other areas not accessible. Every reasonable effort is made to access and test these units. These receptacles and their associated components are excluded from the inspection. Therefore, is strongly recommended that before taking possession of the home, a thorough walk-through be done when the home is vacant and testing all fixtures and associated components be performed.

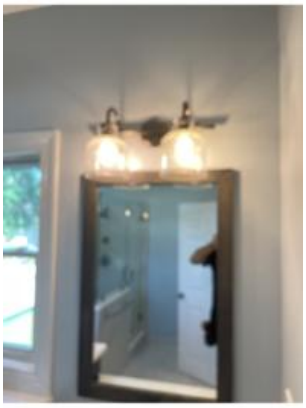
If a reinspection is requested for inspecting blocked areas, a reinspection fee is required.

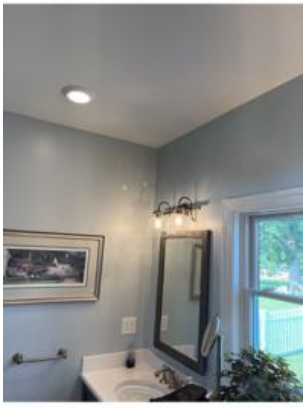
5.2. There is/ are light fixtures located in the master closet, second floor bedroom balcony exterior door, back second floor slider deck light that when tested do not function/ illuminate. There may be a visible bulb installed, there may not be. In many cases the new low voltage bulbs do not respond to a voltage tester.
Therefore we believe that the named fixtures should be further evaluated, bulbs installed, replaced and or further evaluated by an electrician to determine the cause for no illumination.

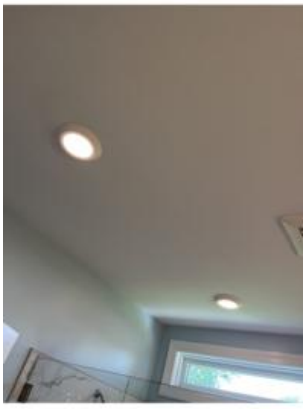
5.3. There are one or more/ multiple electrical ceiling light / light fan fixtures that have been removed and the conductors are exposed and live if switched. This discovery is a safety hazard and also does not allow for the associated circuits to be evaluated.The garage ceiling is subject.
Have a licensed electrician evaluate the missing fixture circuits and install fixtures or cover for safety

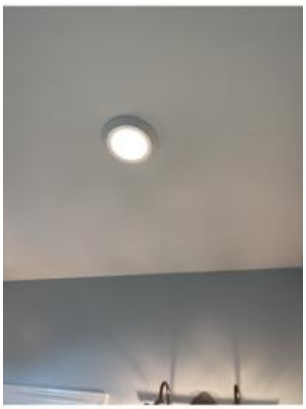
MASTER CLOSET LIGHT OUT

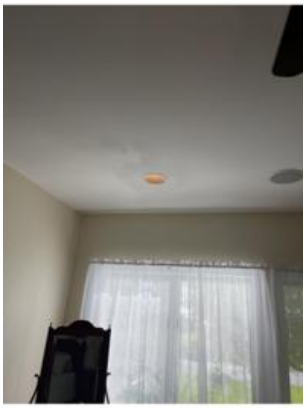


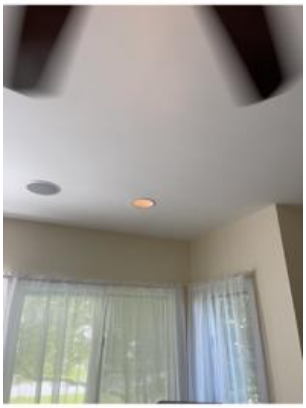


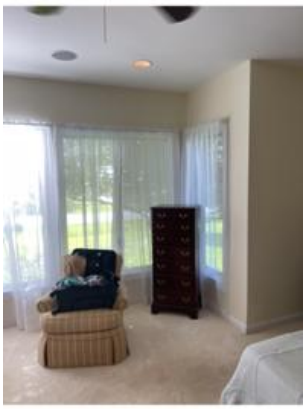


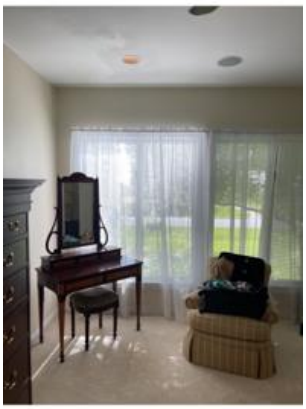


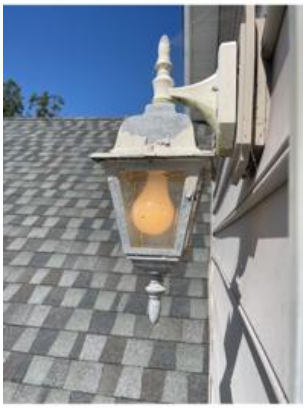


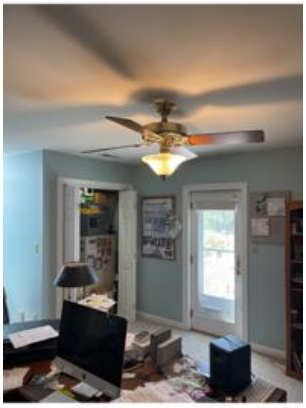


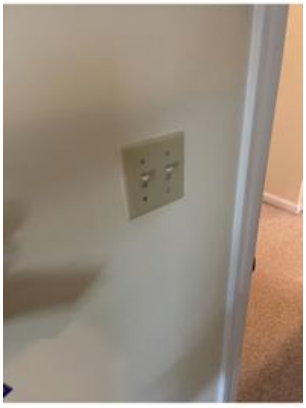


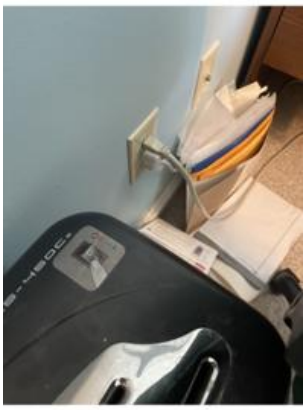


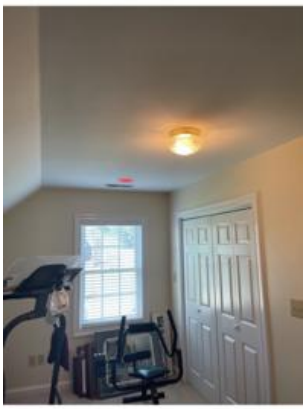


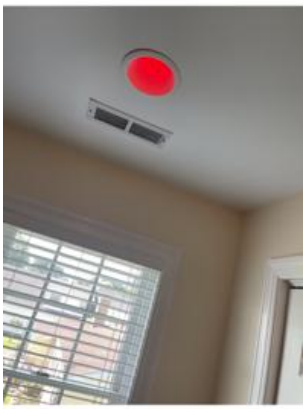


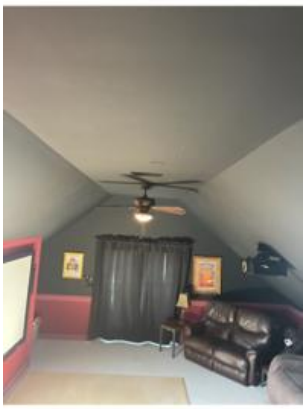




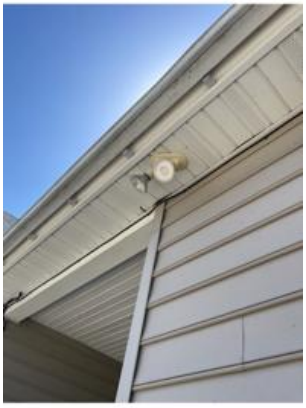








GARAGE CEILING



6. Polarity & Grounding Observations

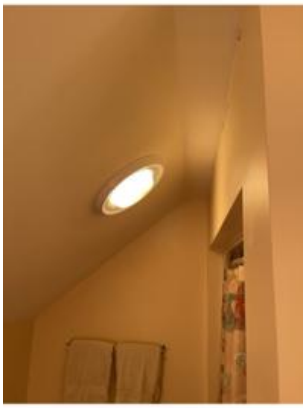
Polarity & Grounding Observations:

6.1. POLARITY AND GROUND CONFIRMED

A representative number of receptacles where inspected using a polarity and ground testing device, these receptacles where found to be configured as intended

Occupied homes limit our ability to test many fixtures, receptacles and switches, as well conceal many. If the home is occupied at the time of the inspection and/or has heavy vegetation, this limits our ability to test said receptacles. The receptacles that are blocked cannot be tested and therefore are excluded from the scope of this inspection. This would include any receptacles where appliances, entertainment systems, computers, freezers, refrigerators, automatic systems and/or other areas not accessible. Every reasonable effort is made to access and test these units. These receptacles and their associated components are excluded from the inspection. Therefore, is strongly recommended that before taking possession of the home, a thorough walk-through be done when the home is vacant and testing all fixtures and associated components be performed.

If a reinspection is requested for inspecting blocked areas, a reinspection fee is required.



7. GFCI/AFCI Observations

Information:

GFCI Locations: --, Kitchen, Bathroom(s), Exterior, Garage

AFCI Locations: --, AFCI's - See Definition, None

Limitations:

Occupied/Blocked: The GFCI devices that should be installed in the garage, exterior kitchens and bathrooms could not be evaluated and not tested, Polarity and grounding is verified. The home is occupied and or has appliances plugged into receptacles assumed to be GFCI protected, and or GFCI receptacle's where not visible or readily accessible and or the risk of the GFCI not re-setting at these damp locations exists, therfore not tripped and not tested, many times the GFCI reset can not be located and reset. In cases a GFCI test will leave the device shut off due to a faulty GFCI and therefore cannot be re-energized. This/these safety device/s are not tested and are excluded from the inspection. We recommend having the areas above confirmed at walk through or when the home is empty and determine the absence or presence of a GFCI and any GFCI 's further evaluated when the home is not occupied or this appliance

8. CO & Smoke Detectors Observations

Information:

Smoke Detectors: --, Hard Wired and Battery Powered

Carbon Monoxied Detectors: --, Hard Wired and Battery Powered

HVAC

Heating and cooling units are tested using normal operating controls and are reported on in the HVAC system.

Heating and cooling systems are only operated during the season they are intended for. Operating the system(s) when the structure is under a conditioned load can cause damage to the system that is running, the system being tested and/or components of the systems and/or the property. The air conditioning system is not tested during seasons when the operating systems require the home to be heated. This means when temperatures have been below 60 degrees Fahrenheit within the past 24 hours, or when the property is in the heat mode and the heat is running. The method of inspecting all air conditioning systems is reported on in the heating system.

We do not starty systems that are shut down or intentionally test systems that are not a part of the seasonal system running (air conditioning during cold heating months and vise-versa) as it puts a higher than normal load/duty on the system. If this system is not tested, because the climate/seasonal conditions impede the evaluation it is excluded from the scope of this inspection. This includes any safety devices and associated components of the system(s). In these circumstances, have a professional HVAC contractor evaluate this air conditioning system.

HVAC systems are described based on our interpretation of the visible and accessible system configuration, at the time of the inspection. The system is described to the best of our ability, within that limitation. Therefore, no warranty or guarantee applies to the heat system description, type, size and/or fuel source. We only inspect installed air conditioning units.

We will operate the system using normal controls and describe the energy source and any distinguishing characteristics. We do not determine if the system is adequately sized for the home, pressure test the system, inspect for leaking refrigerant, program digital thermostats/controls or operate the setback features of thermostats/controls.

HVAC systems have a statistical life expectancy of 8 to 12 years. While the system may operate correctly if it is an older unit it may be nearing the end of its life. It is recommended that aged systems have a complete evaluation by a licensed HVAC contractor to determine the condition of the unit inside the cabinet. These units are not disassembled during the inspection and may have non-visible deterioration or alterations.

1. System Observations

Information:

System Type: --, Heat Pump: air source, Forced Air, Self Contained Package Unit: Forced Air - PAC/Gas:

Energy Source: --, Electric, Propane

Shut off switch Location: --, At or within sight of the unit

Filter Location: --, Return Intake

Thermostat Location: --, First Floor Hallway, Second Floor Hall

Thermostat Type: --, Digital

Zone Controller Installed: --, No: Not necessary

Duct Material: --, Rigid Metal, Plastic Flex

2nd Heat Pump Interior Unit Make: Goodman

Energy Source: --, Electric

Interior Unit Location: --, Attic

Interior Unit MFD: --, 2020

Interior Unit Ton/BTU (in thousandths): --

Interior Unit Disconnect: --, Present

Emergency Drain Pipe Observed: --, No: Recommended

Condensate Management (Water Bug) Installed: --, Water Bug - Yes

EZ Trap Installed: --, Yes, EZ Trap Installed

Condensate Pump Installed: N/A

2nd Heat Pump Exterior Unit Make: Goodman

Energy Source: --, Electric

Exterior Unit Location: Left Side

Exterior Unit MFD: --, 2020

Ton/BTU (in thousandths): --, 3.5/42

Disconnect: --, Present

Exterior Furnace Unit Make: --, Trane

Exterior Fuel Type: Propane

Exterior Unit Location: --, Left Side

Exterior Unit MFD: 2010

Disconnect: Present

Vent & Shut-Off:Vent: at the exterior mounted unit, Shut off: On the fuel line, Shut Off: At the fuel Tank

System Location & Access:

Temp: The heat system for this home was not tested due to outside temperatures Due to exterior heat/temperature and the cooling system running and conditioning the home we do not task the homes system as it may cause harm and affect the interior of the home as it is occupied. Therefore while the heat system was reported on and visually inspected, the unit was not operated. A professional HVAC contractor should be contacted to further evaluate this system/s and determine it's absolute functional condition as needed in the winter/cold times.

Observations:

1.1. The proper temperature split between supply and intake air in an air conditioner / heat pump in cooling mode is 14 to 20°F. The second floor system is operating within specified temperature

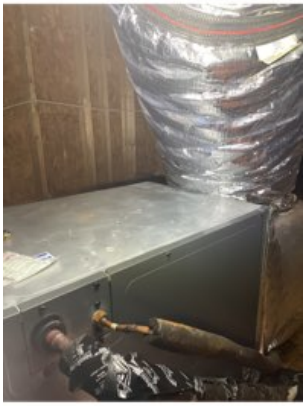
limits.

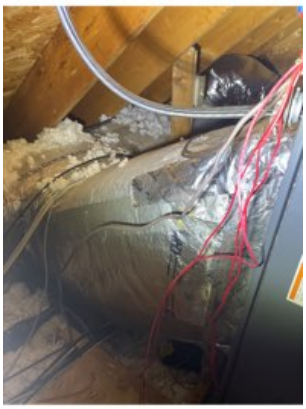
1.2. The heat system for this home was not tested due to seasonal/ high/hot outside temperature and or the home is running full load in the cooling mode. Due to exterior heat, we do not task the homes system as it may cause harm to the system and affect the interior of the home as it is occupied.
Therefore while the heat system was reported on and visually inspected, the unit was not operated. A professional HVAC contractor should be contacted to further evaluate the heating system and run this system.

SUPPLIMENTAL FLOOR HEAT, NOT TESTED

SECOND FLOOR REGISTER SUPPLY AIR TEMP

SECOND FLOOR RETURN REGISTER AIR TEMP





OLDER UNIT, FIRST FLOOR GAS PAC

2. Air Conditioner Observations

Information:

System Type:See Heating Section For Details:, PAC: Central Air conditioning inside the pac w/furnace

Energy Source & Cutoff:Electric energy source, cutoff mounted on the unit

Temperature Split: Low: There is an low temperature differential

1st AC Exterior Unit Make: --, Trane

Energy Source: Electric

Exterior Unit Location: Left Side

Exterior Unit MFD: --, 2010

Ton/BTU (in thousandths): --, 3/36

Disconnect: Present

Observations:

2.1. Air conditioners have a life expectancy (statistical) of 8 to 12 years. Operation of the system will be noted in this report. However, it's statistical life expectancy is up. It is recommended that this system be serviced and qualified due to its age.

2.2. There is an low temperature differential between incoming air temperature and outgoing air temperature in the first floor cooling/air conditioning system. Air temperature differential should be between 14° and 21°F. A low temperature differential is evidence the system is not cooling correctly and may have a refrigerant leak to the sealed system. Have an HVAC contractor further evaluate the system to include exterior unit, thermostat,interior unit and ducting to determine the cause and corrections/ repairs to the system are recommended.

2.3. The condenser coils were found damaged, blocked, and dirty or clogged with debris. This will prevent this system from cooling adequately.

FIRST FLOOR RETURN AIR

FIRST FLOOR REGISTER AIR

CONDENSER FINS CLOGGED

3. Furnace Observations

Information:

3.1. There is radiant floor heat or evidence of the system installed in the master bathroom This heat is supplemental and is not tested

4. Fuel Meters, Cutoffs and Tanks Observations

Information:

Fuel Type: --, Propane

Fuel Line Material Type: --, Copper

Fuel Meter Location: --, Back

Fuel Tank Location: --, Above Ground

Fuel Cutoff Location: --, Tank, Appliance

Interior

Interior surveys are for the intention of description and donot to include and/or describe any cosmetic defects such as paint, trim and/or other finishes and are only the opinion of the inspector when describing materials and or finish type.
The stove/Range/Oven, clothes washing appliance and dryer and their associated components and drains are excluded from the scope of this inspection due to potential liabilities to the personal property and/or Inspection Company. The compactor, disposal and dishwasher, if installed and accessible, are all operated during the inspection if possible/if power is on. This is done by operating the dishwasher through a normal cycle, no detergents added. The appliances are operated using normal operating controls and are not actually tasked to confirm they perform the functions intended. Any appliance that is included is checked for general operation and is only cycled using the normal operating controls with no load, chemicals, detergents or testing devices for evaluation. Any appliances that are occupied/occluded will not be operated at the time of the inspection and should be evaluated at walk-through or via a reinspection.
A representative number of windows/doors were inspected, limited to the accessibility of the windows/doors. We make every effort to reach all windows/doors, however, jnder no circumstances do we touch, move and/or enter areas that have personal items in the way of the windows, this can be window/door treatments, personal belongings at or on the window components, furniture and/or other items. We strongly recommend a walk-through be done when the home is empty to determine the overall condition of the windows/doors before closing.
Occupied dwellings limit access to a thorough inspection due to walls, floors and interior components being blocked and/or in use by personal devices, furniture, etc. A reinspection or walk through inspection is strongly recommended, prior to purchase. Any observations may require further evaluation and/or repairs. Any signs and or indications of moisture, mold or settlement should be monitored for further activity.
Any determination of the absence or presence of lead is excluded from the inspection. The absence or presence of lead in any systems, components and/or surfaces, both interior and exterior, is outside the scope of this inspection.,. The client should understand that any structure/property has the potential to have lead products or byproducts, especially those built before the early1980's. Lead testing can be done by a third party laboratory.

Any determination of the absence or presence of asbestos is excluded from the inspection. This material is commonly found in aged structures. Asbestos has been proven to be a health hazard and presents a threat to occupants when it is in a friable (broken, crushed, particalized) state. In the event your report documents an aged structure, it is recommended to have the air sampled by an asbestos remediation specialist, to verify the absence of friable particulates or to determine the encapsulation or removal, as recommended by the specialist.

1. Interior Components Observations

Information:

Interior: --, Inspected: Blocked - Areas, Garage Inspected: Blocked

Ceilings: --, Plaster/Drywall, Inspected for evidence of movement or water intrusion

Walls: --, Plaster/Drywall, Inspected for evidence of movement or water intrusion

Windows and Doors: --, Inspected: A representative number of readily accessible windows and doors were evaluated. , Wood thermal pane, Double hung vinyl thermal pane, Casement vinyl thermal pane

Appliances: Dishwasher inspected: normal cycle without load - limitations to compel cycle are in place due to time restrictions

Windows and Doors: Inspected: A representative number of readily accessible windows and doors were evaluated. This is limited and or performed when the interior of the home is made accessible.

It is imperative the client understands that under no circumstances do the Inspector/s touch, move and/or enter areas that have personal storage or items blocking access to the windows. This is as simple as window treatments, curtains, blinds, personal items on or in the window openings, furniture, beds, toys etc. Therefore we strongly recommend at walk through or before this, when the home has been vacated or the windows made accessible/personal storage removed be done/A reinspection be performed to thoroughly evaluate/Inspect the windows for signs of water intrusion, functional operation and overall condition. Windows are an important part of the home and therefore without accessibility, the windows can not be Inspected.

Floors: Inspected: for evidence of movement. Floor materials and or its content to include any materials deemed to be harmful to health is outside the scope of a home inspection and a third party such as an Industrial Hygienist or materials testing lab and or both be consulted for direction and implications.

Limitations:

Interior Blocked: Areas of the interior appliances, fixtures, electrical, plumbing, windows, heating and air, walls, floors and attic spaces are covered/blocked/not accessible. When the home is occupied in is very important to perform a walk through before closing, while we make every effort to operate and inspect the interior systems and components of the home, we under no circumstances will remove, operate or touch the homeowner's personal belongings. This means that in many cases even one window per room cannot be operated or inspected due to access. The home will take a completely different aspect when empty. Again, we recommend that all windows, doors kitchen appliances and interior systems be reviewed before closing by doing a walk through inspection. The base boards had very minimal accessibility/ access due to furnished interior. In the event the client requests a reinspection (recommended) to allow for a more detailed and thorough inspection of the interior and its associated components to include but not limited to windows, receptacles, wall switch’s electrical panels, there is a reinspection fee. Refer to the inspection confirmation sent to you and or your agent for details. It is recommended that the home be reinspected when empty/ vacant to verify systems not visible/ blocked by personal storage The inspection is considered a full inspection and a complete report with or without access to blocked areas.

Garage Blocked: We were unable to inspect areas of the interior systems and components of the garage due to storage and/or personal items. These areas are therefore excluded from the scope of this inspection. The garage has personal storage making a thorough evaluation of the room, floors, walls ceilings, switches, receptacles and mechanicals impossible.

Observations:

1.1. There are repairs and wall blemishes throughout the home that are of no real significance to this inspection. We only report on individual conditions that are significant and that indicate underlying defects of a more serious nature, such as settling, structural inadequacies, water intrusion, rot or insect damage.
Small cracks tape joint cracking, poorly done repairs and nail pops are not normally cause for concern; they are the effect of drying and shrinkage that is associated with "conditioning" of the homes indoor air.
Many times these cracks will be vertical at walls above door and window openings or run along ceiling seams. As always, this information is for the client and if the client has further concirns then a drywall contractor, or general contractor can be contacted for further opinions and advice on the scope of having this repaired.

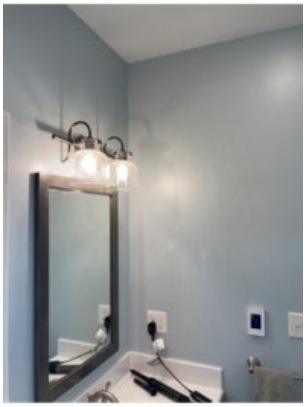
1.2. IMPORTANT: We noted water stained walls and/or ceilings and or repaired/ patched plaster that appear to be from water intrusion issues. While no current moisture was identified, and we saw nothing to indicate a current source of intrusion, these issues may have been the result of former roof or wall leaks that have long since been repaired but were never touched up. We can't say how

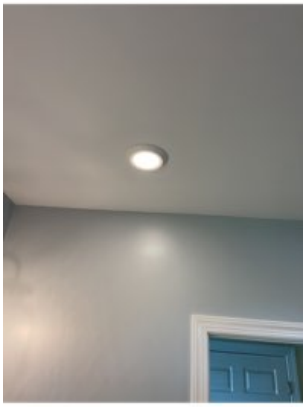
these issues have affected those unseen areas behind the finished surfaces. These stained areas should be further evaluated, cleaned and/or repainted as necessary. Many times the source of water intrusion (leak path) in this form cannot be identified without invasive and/or exhaustive measures and only occur during rare weather conditions that are wind driven and are producing heavy rains or snow. Invasive inspections and/or technically exhaustive testing are outside the scope of this home inspection. It is also recommended that the current owner/occupier of the home and/or their agents be advised of the findings for any disclosure of information that may be useful in determining a solution. Many times water leaks can or are related to concealed mildew,mold or Fungus concerns, and require current moisture to thrive.

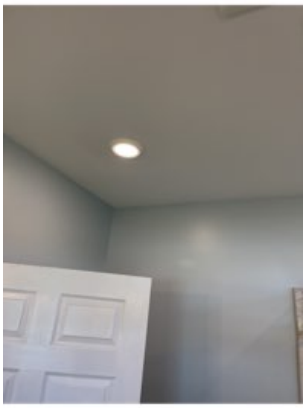
When building components have surface discolorations and decay typical of fungal growths, such as mold, mildew, and wood destroying fungi, the home inspection focuses only on moisture concerns and evidence of wood damage. Health issues related to the presence of mold are beyond the scope of the home inspection. If the client has concerns beyond the scope of the home inspection, a certified professional such as an industrial hygienist should be consulted prior to purchasing the home.

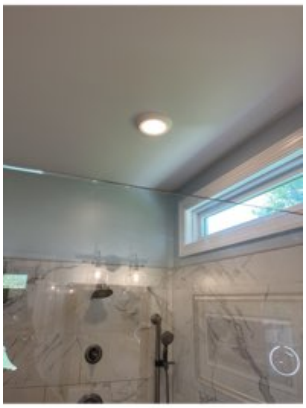
1.3. The wood window sashes have visible evidence of deterioration in the form of water staining and soft wood at the interior sashes and styles
The windows have some deterioration at the bottom of the lower sash where it contacts the window sill.
These windows are in a condition of "functional" but beginning to deteriorate. The cause is unknown however suggests water intrusion. Recommend a window contractor further evaluate this discovery and determine what corrections can be done/ repairs, what the remaining life expectancy is and makes repairs or replace to ensure the home is weather tight.
Without corrections further moisture infiltration can lead to component failure and inoperable windows.

1.4. The windows in this home are aged. All materials and components have a life expectancy.
Multiple window deficiencies where discovered during the inspection.
Decay at sashes or the beginning of this, mostly second floor
Casements in the master bedroom and dining room that do not function as intended, will not close, latch or lock/ have damaged lower operators
abnormal oxidation at the window sills suggesting moisture intrusion.
Delamination of the vinyl wrap exposing the substrate
The above list are examples but not limited to. Due to the age of the windows and operating characteristics it is an observation that these windows may be at the end of there expected service life. The windows as inspected have evidence that parts are in a failure mode and or have several found deficiencies that suggest the life expectancy is up, when in use/ operated are prone to more parts breakage etc..... It is our recommendation that the client understand the scope of this / costs' etc.... as replacement of the windows is nearing and is inevitable.
It is recommended a window and door installer further evaluate all windows to determine corrective measures, repair or replace.

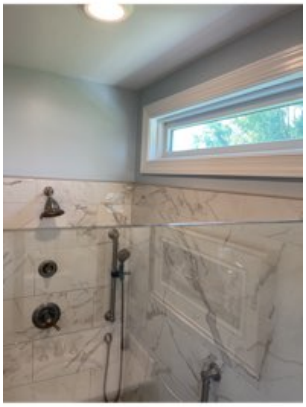


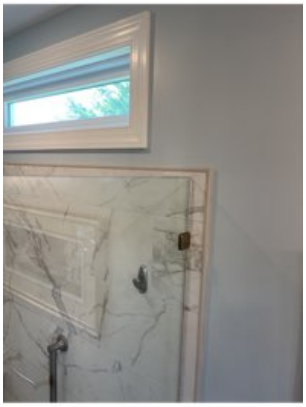


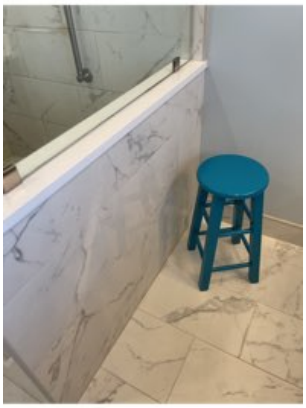


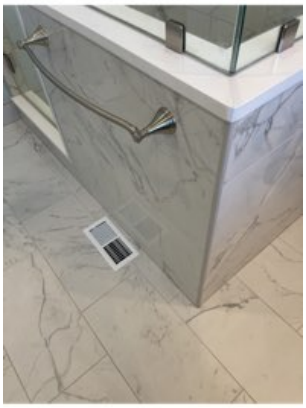


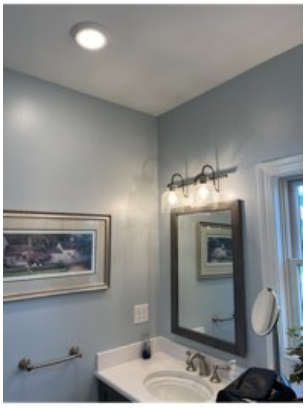
SECOND FLOOR FRONT EAST BEDROOM WINDOW

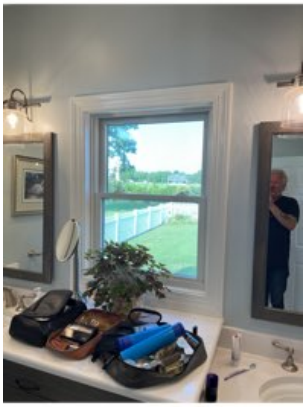


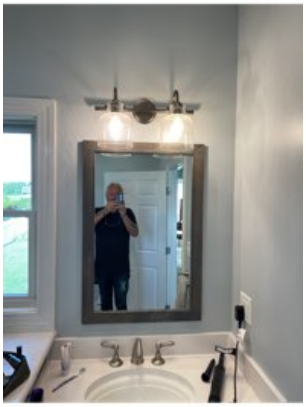


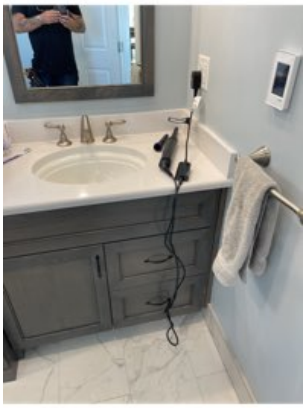


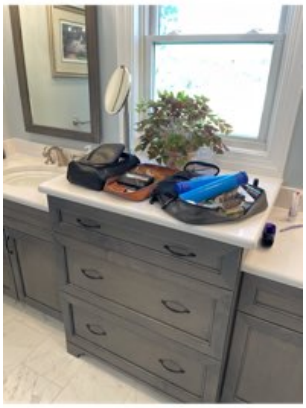


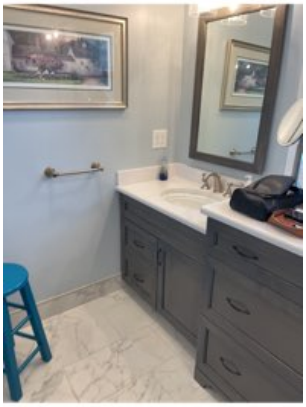


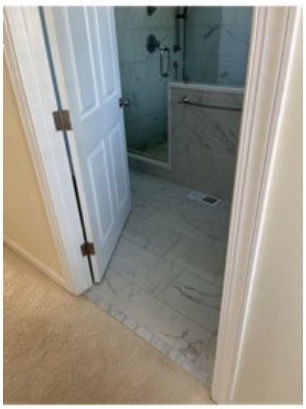


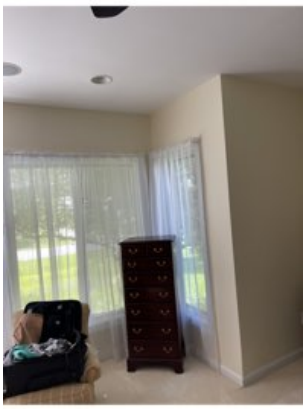


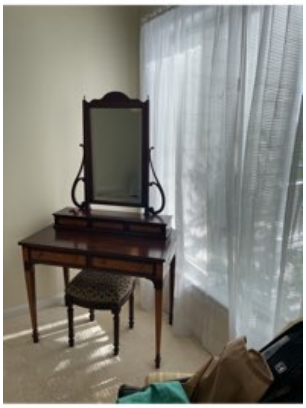


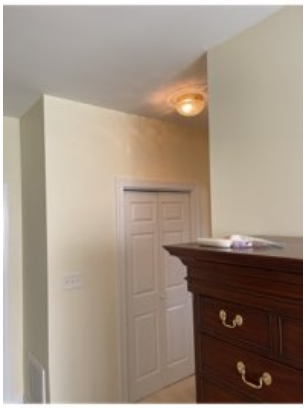


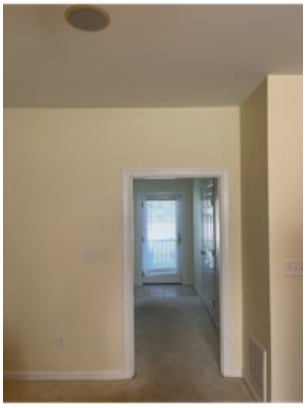


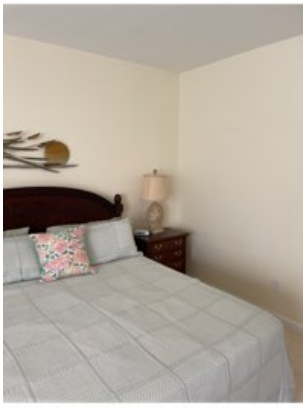


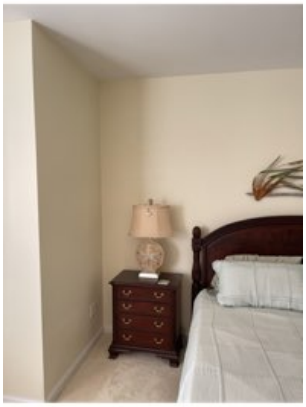


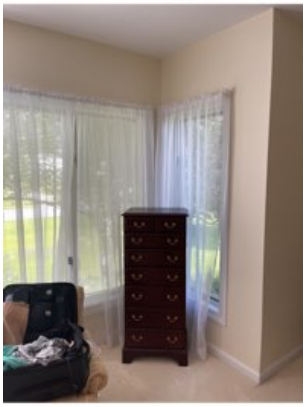


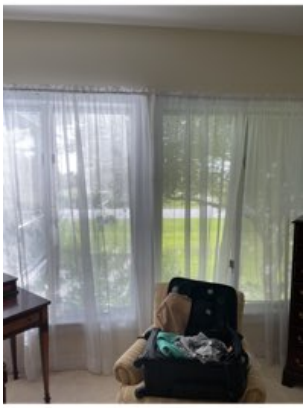


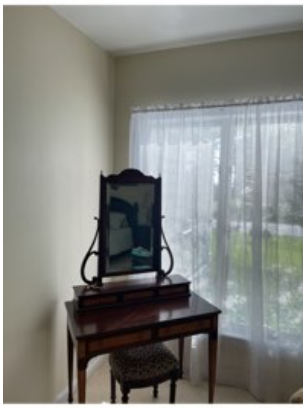


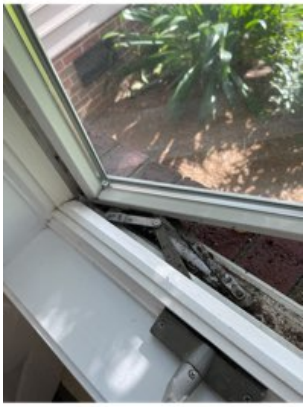


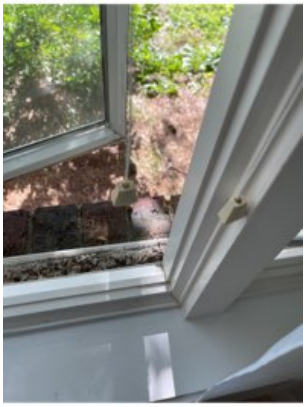


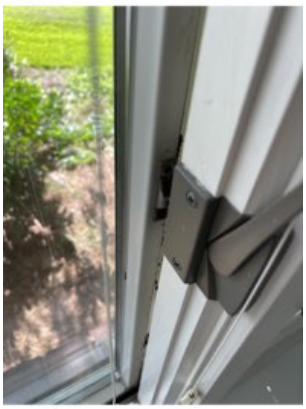




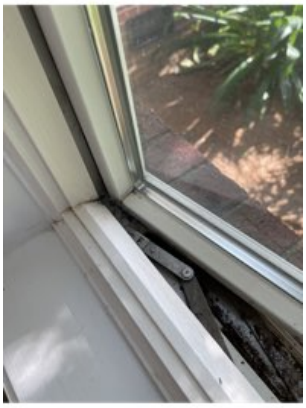




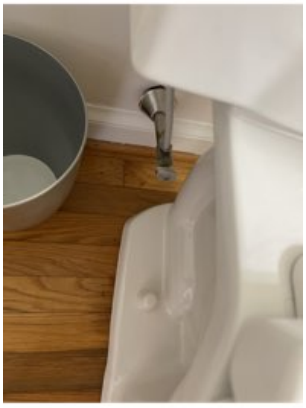


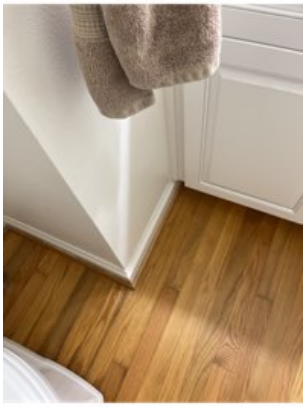


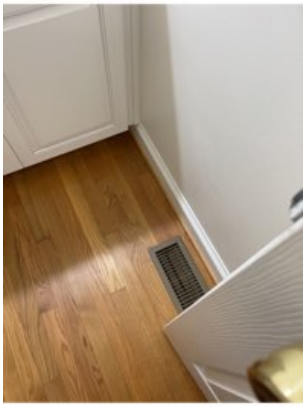
CASEMENT TRACKS AND OPERATOR REQUIRES CLEANING

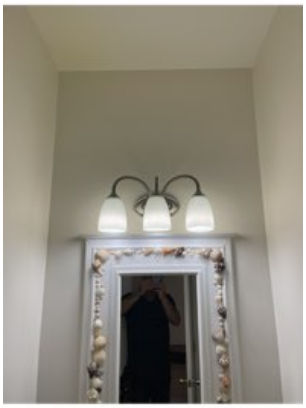


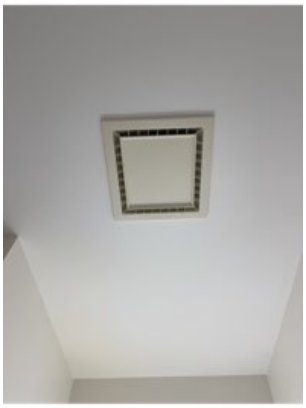
CASEMENTS
MASTER BEDROOM
FIVE TOTAL

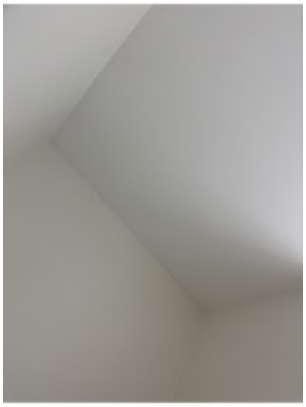


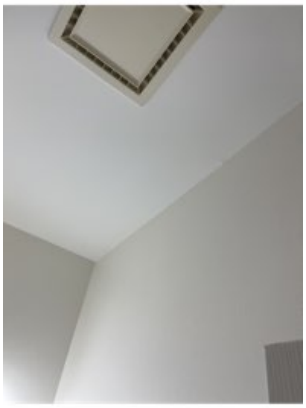


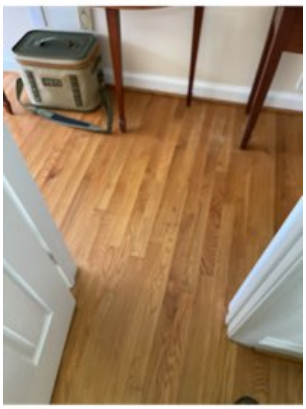


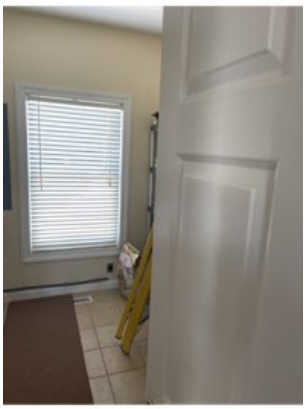


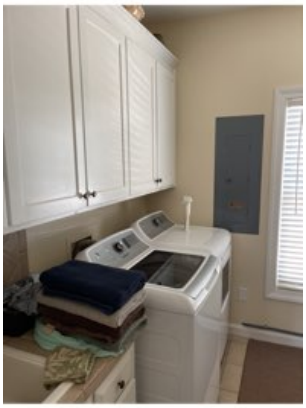


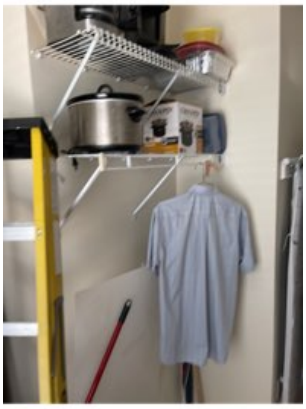


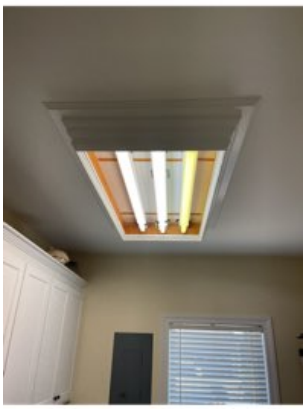




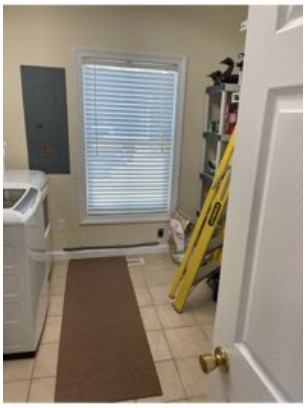


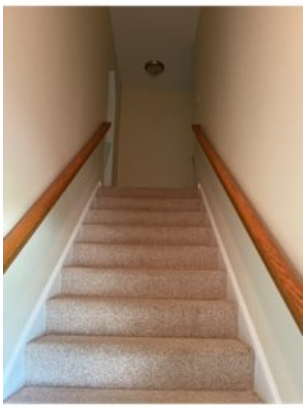


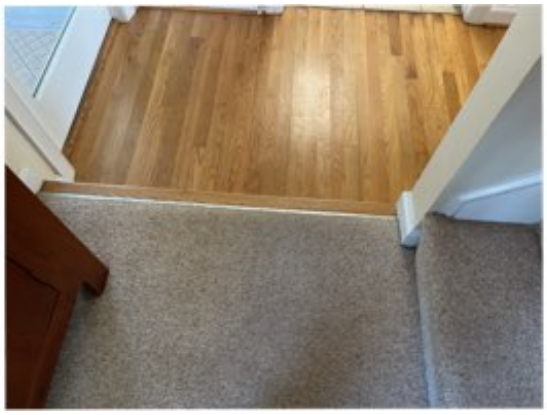


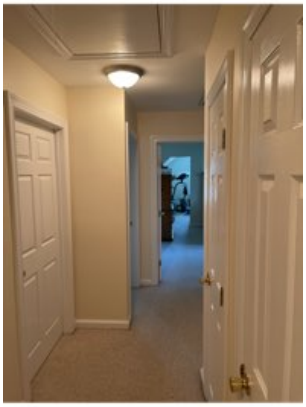


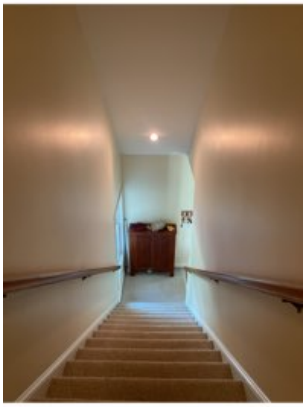
LAUNDRY ROOM LIGHT MISSING PRISMATIC LENS

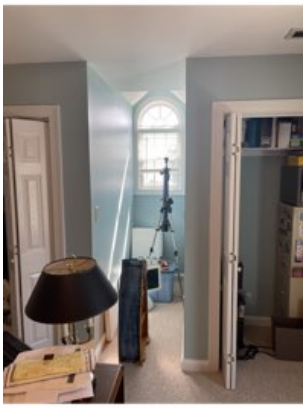


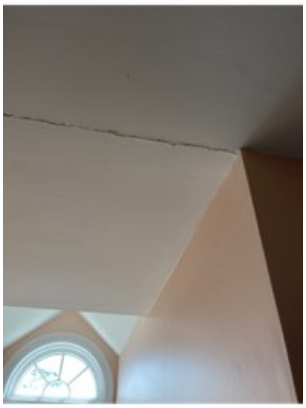




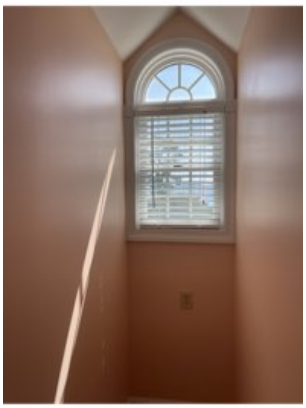


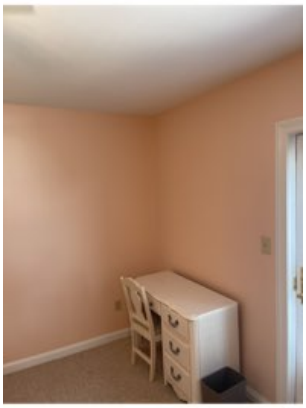


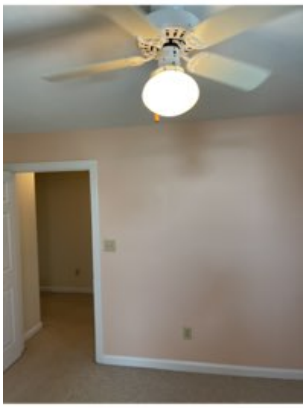


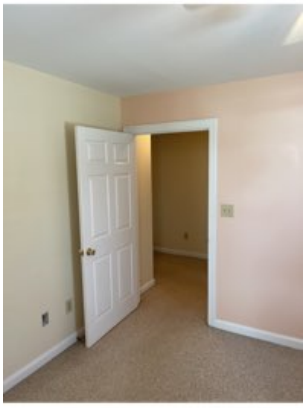


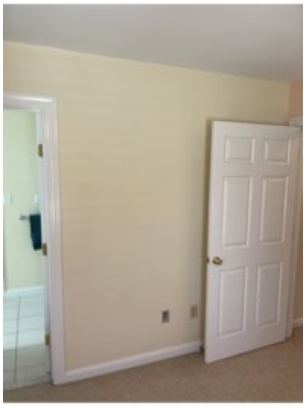
WINDOW NOT ACCESSIBLE OFFICE SECOND FLOOR

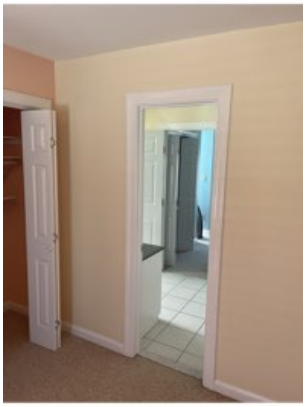


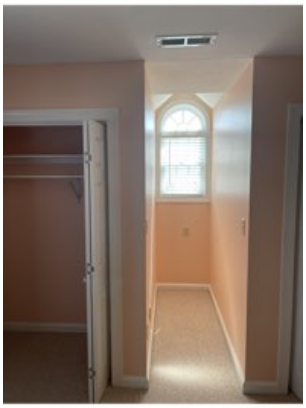


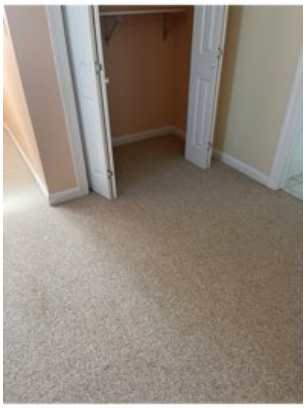


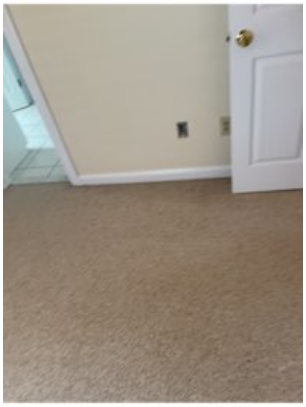


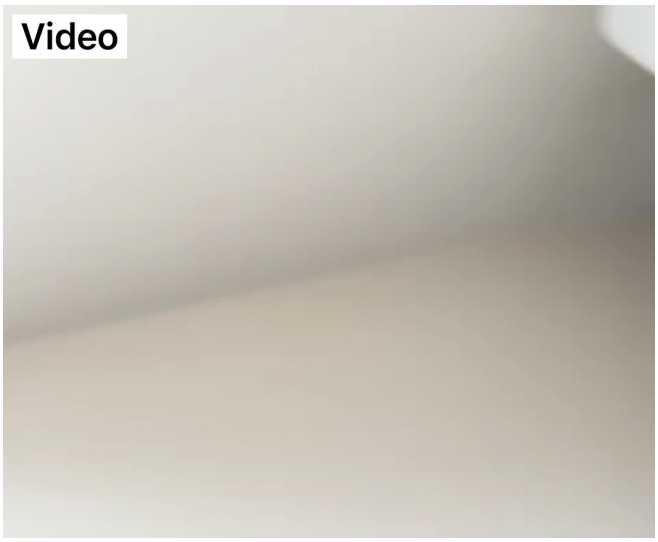




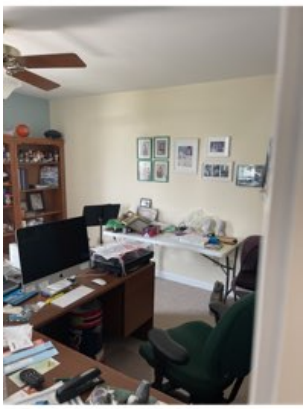


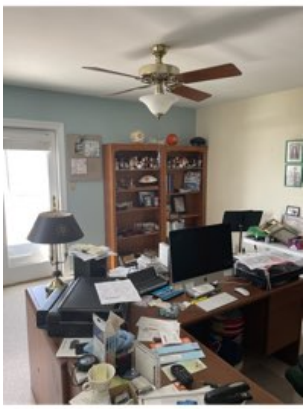


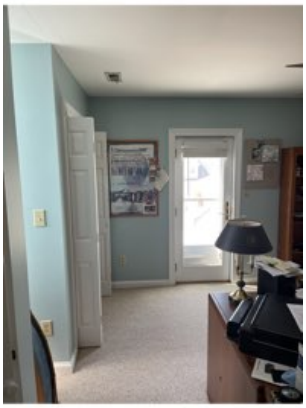


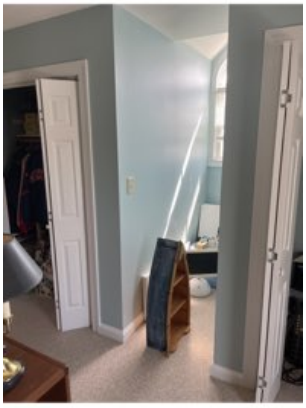


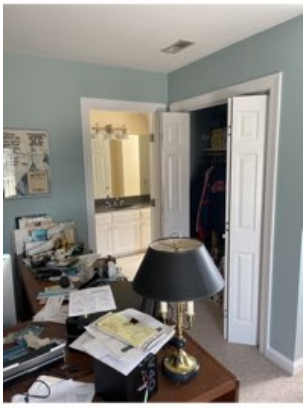
WINDOW DECAY

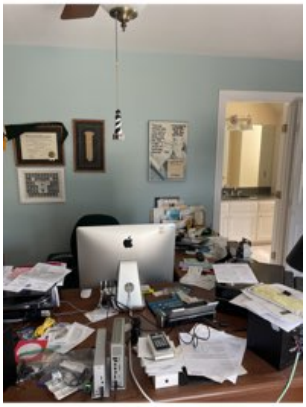


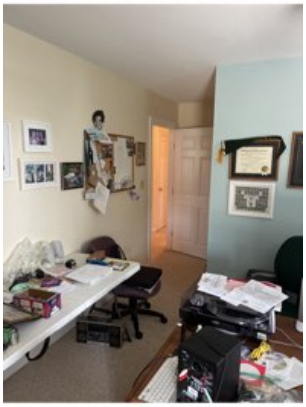


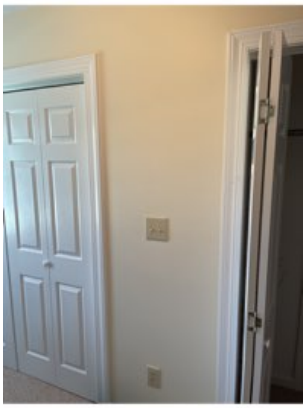


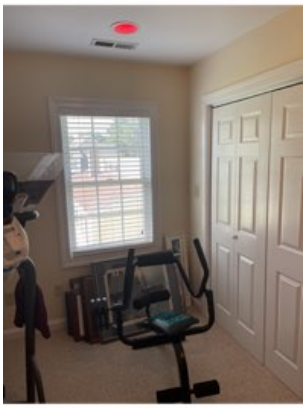


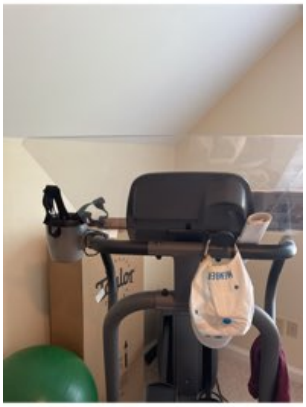


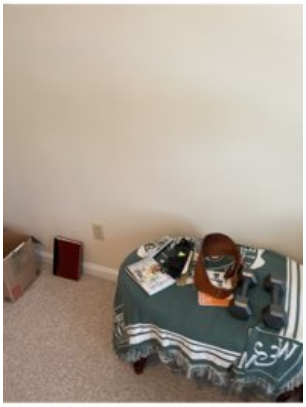


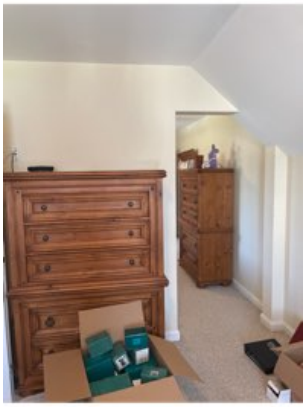




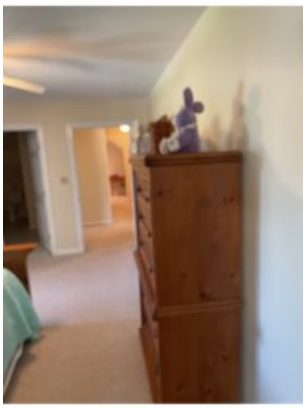


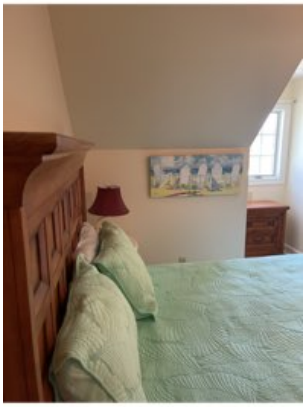


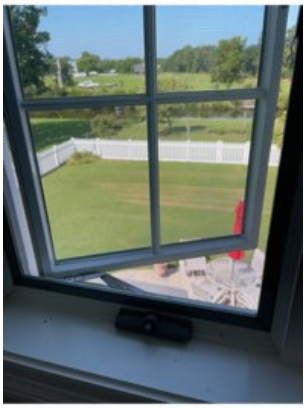


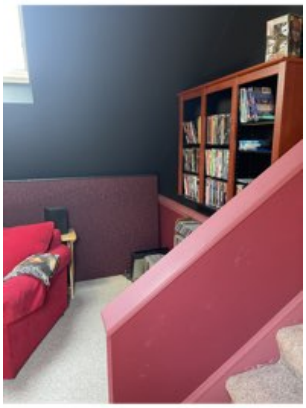


SECOND FLOOR BACK BEDROOM
WEST

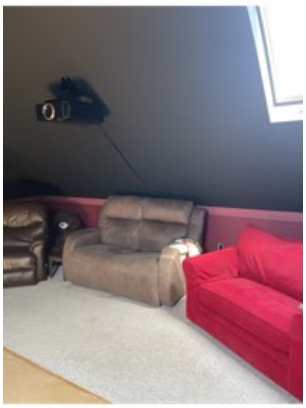


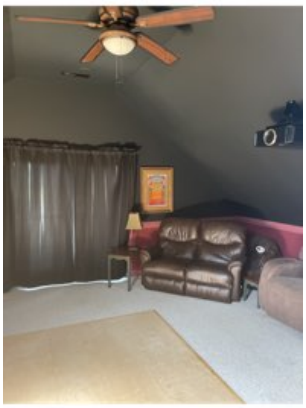


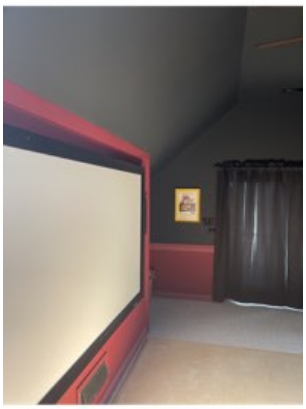


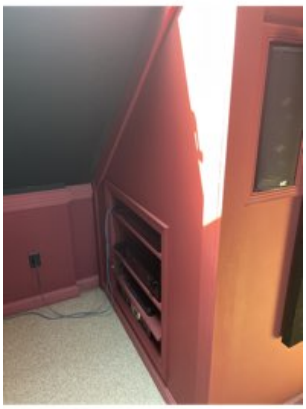


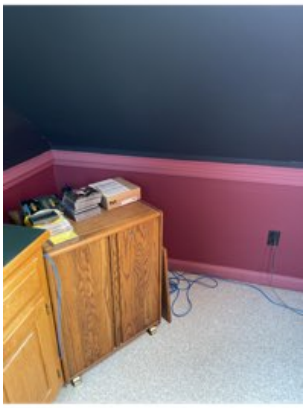
HANDLE MISSING

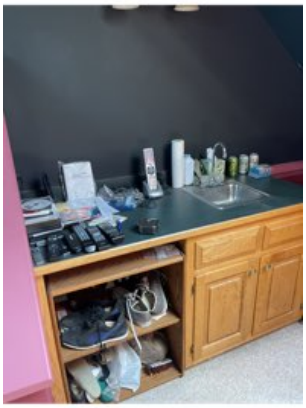


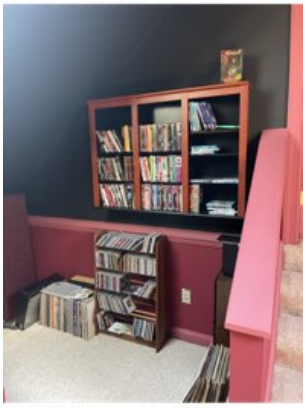


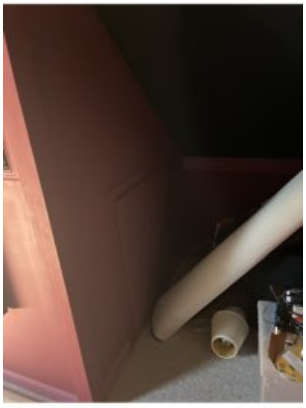


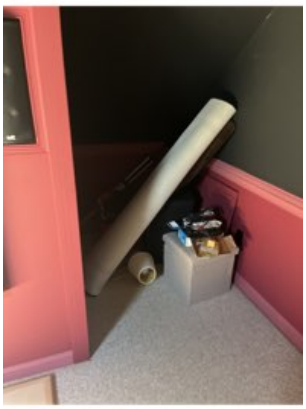


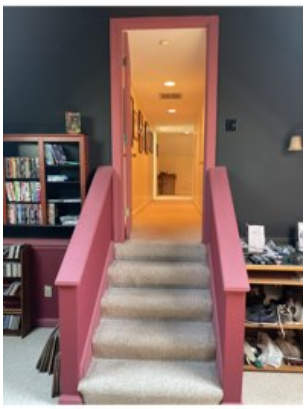


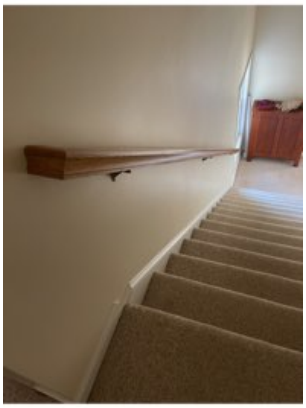


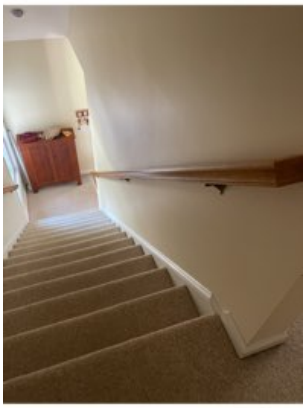


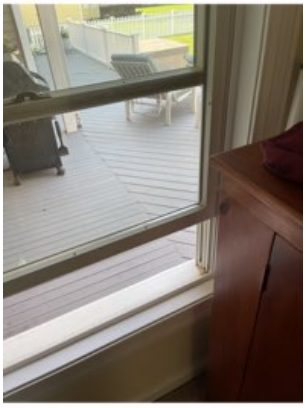


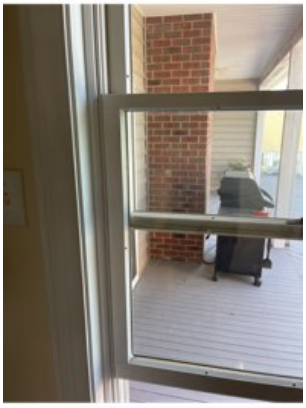


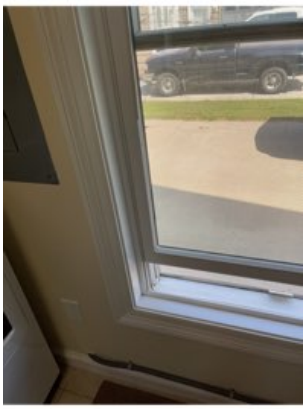


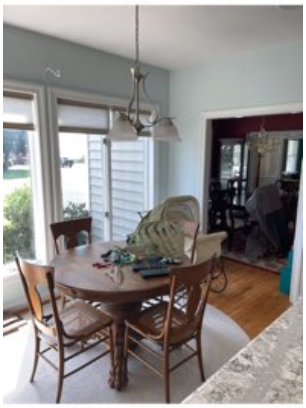


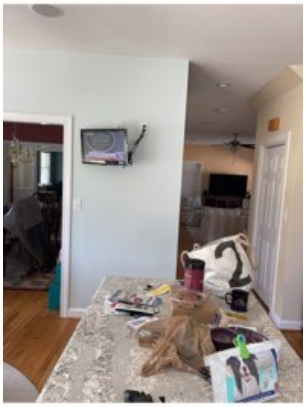


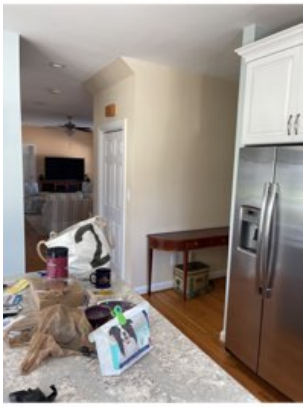


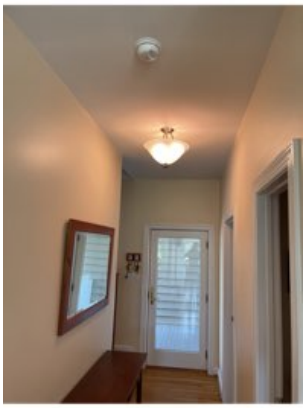


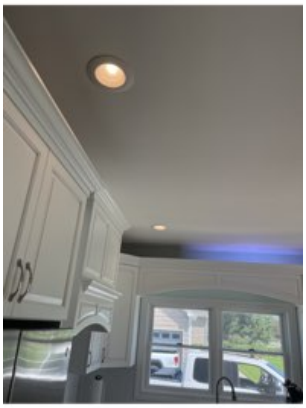


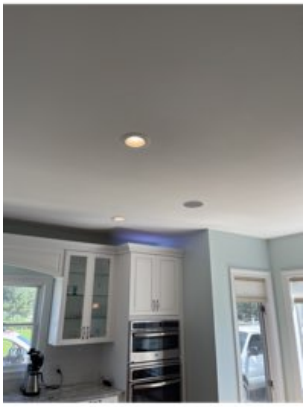


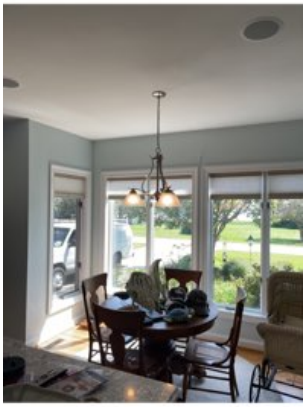


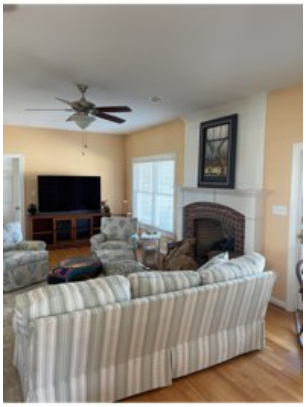


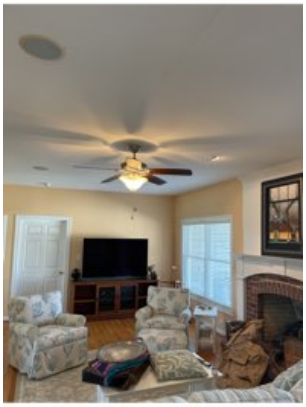


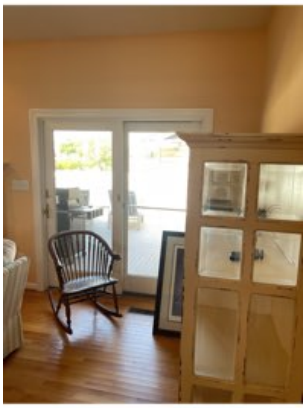


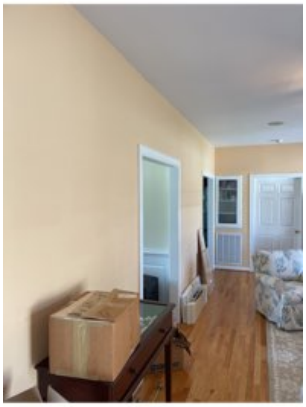


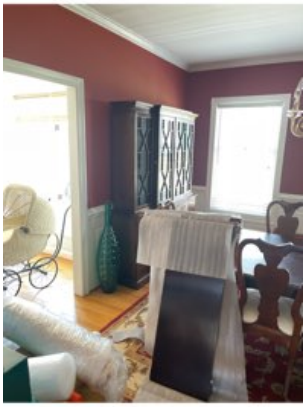


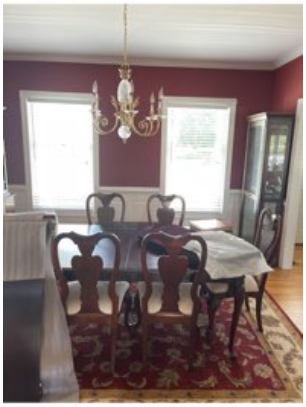


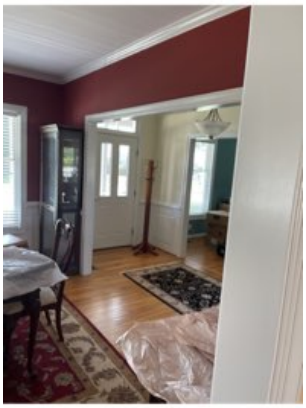


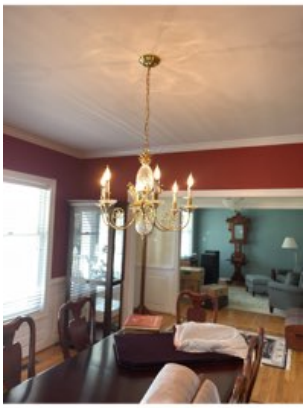


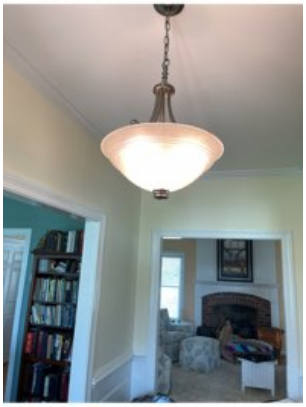


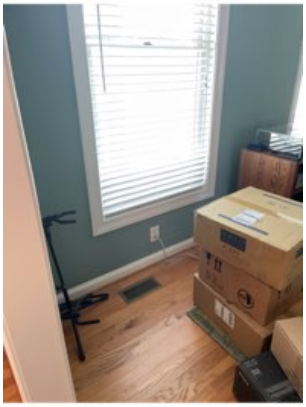


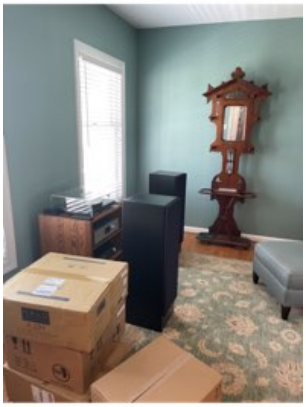


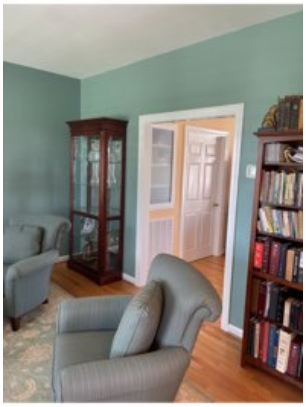


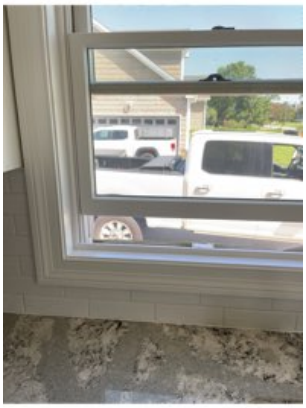


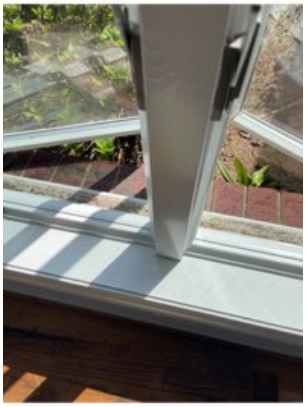


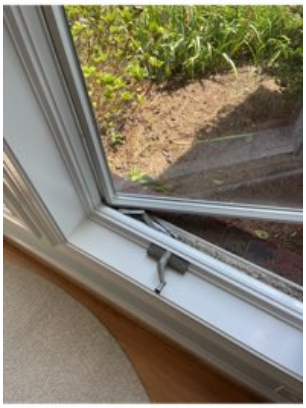




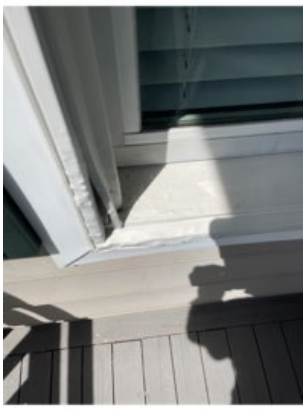


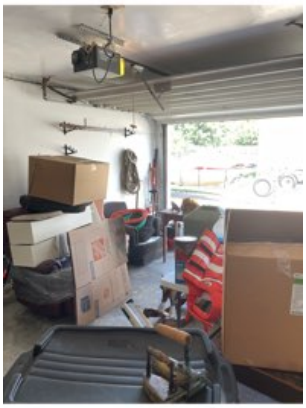


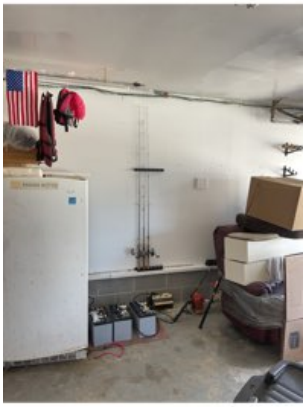


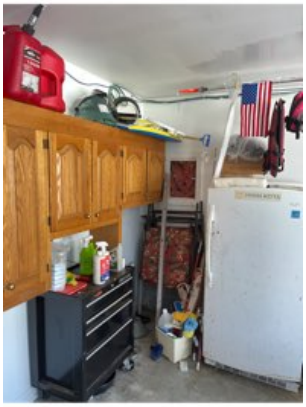


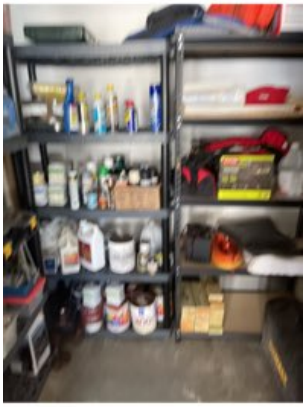
WINDOW SILLS

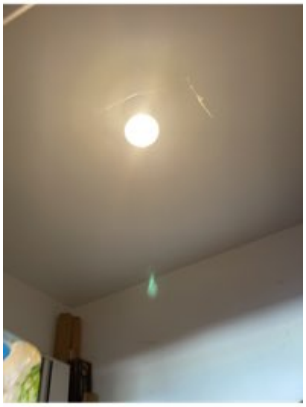


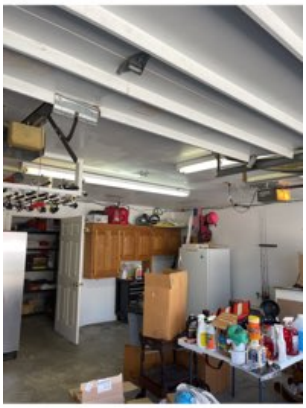


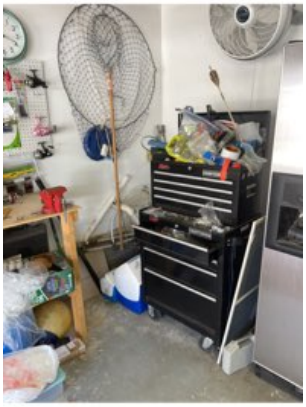


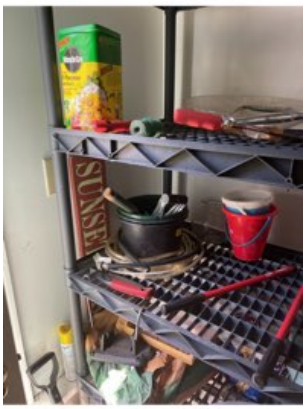


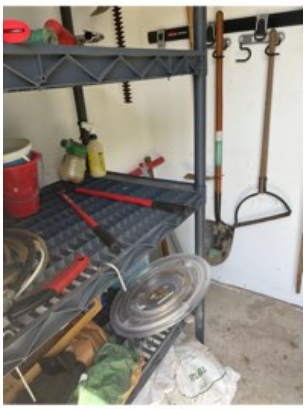


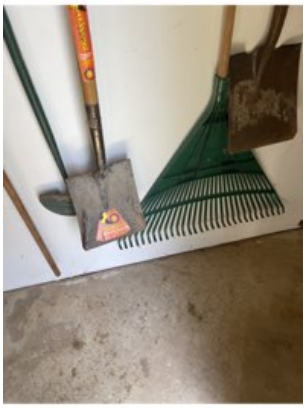


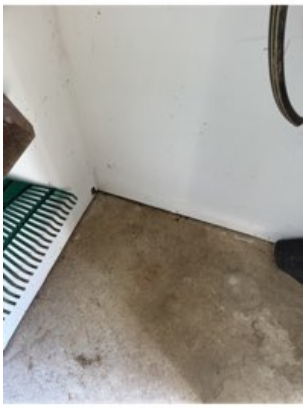


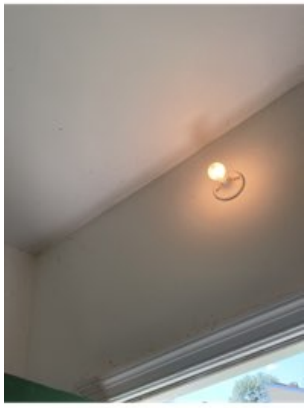












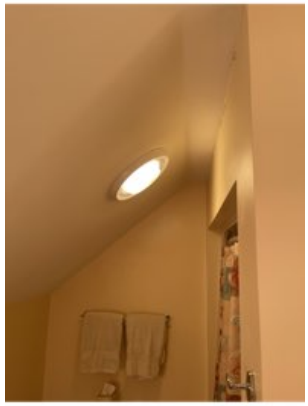
2. Ventilation Observations

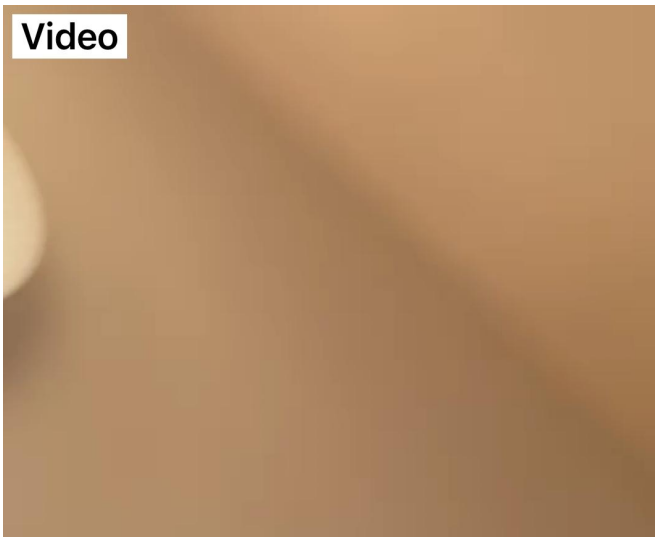
Information:

Exhaust Devices: --, Kitchen: direct vent, Bathrooms:

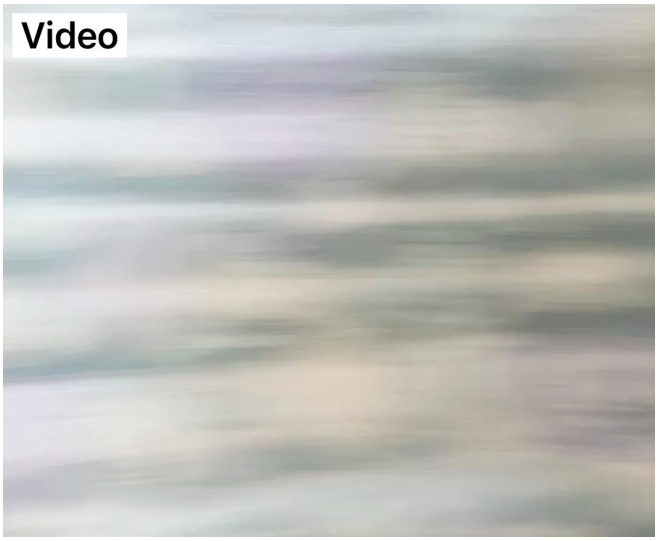
Observations:

2.1. There is a noisy/vibrating exhaust device (fan) located in the second floor back and front bathroom
This may be an indication of failure and should be cleaned, serviced, repaired and/or replaced due to this.





NOISY FAN



3. Fireplace Observations

Materials:

Fuel Source: --, Propane Gas Log

Supply Air: --, Ventless

Liner: --, Firebrick

Location: --, Family Room

Operation: --, Not Tested: due to conditioned space and excessive outside temperatures.

Observations:

3.1. The main Gas Logs where found sooted. Heavy soot suggesting improper combustion as well as dust and lint where found covering the logs , burner and associated components. Have a gas log technician or a gas contractor further evaluate the instalation and clean the appliance and test for safety and operate to ensure function.
without corrections the gas logs may off gas harmful fumes

DAMPER NOT FUNCTIONAL

Regards

Thank you for allowing us the opportunity to serve you.

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Should you have any questions, please do not hesitate to contact our office directly by phone or email.

Sincerely.

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Elite Home Inspections
elitehomeinspections@me.com
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Glossary

Term	Definition
AFCI's	Arc Fault Circuit Interrupters (AFCI) involve a technology that detects arcing/faults in electrical circuits that could cause fires. By recognizing characteristics unique to arcing and functioning to de-energize the circuit when an arc-fault is detected, AFCI's further reduce the risk of fire beyond the scope of conventional fuses and circuit breakers. These are not tested, only reported on as absent or present. Effective January 1, 2002, NFPA 70, The National Electrical Code (NEC), Section 210-12, requires that all branch circuits supplying 125 Volt single phase, 15 and 20 amp outlets installed in dwelling unit bedrooms be protected by an arc-fault circuit interrupter. If this home is older than 2002, this information is given as a recommended upgrade and is not a deficiency of the home. Locations:
Architectural Shingles:	An architectural shingle is typically a 30 year (or more) rated service life shingle, dependent on roof ventilation, pitch and exposure. A thirty year dimension shingle is rated at higher wind speeds, is less prone to roof leaks and is heavier than a builders grade 20 year shingle.
Brick Veneer	Bricks have been around since people started building permanent structures. Brick veneer remains one of the most popular wall coverings in many markets, especially in higher end homes. Most of what we discuss here also applies to natural stone. Both brick veneer and natural stone veneer are called anchored veneer because they are anchored to the structure using strips of metal or wires called wall ties. This anchoring helps stop the veneer from bulging out and rotating away from the structure.
DWV	In modern plumbing, a drain-waste-vent (or DWV) is part of a system that removes sewage and greywater from a building and regulates air pressure in the waste-system pipes, facilitating flow. Waste is produced at fixtures such as toilets, sinks and showers, and exits the fixtures through a trap, a dipped section of pipe that always contains water. All fixtures must contain traps to prevent sewer gases from leaking into the house. Through traps, all fixtures are connected to waste lines, which in turn take the waste to a soil stack, or soil vent pipe. At the building drain system's lowest point, the drain-waste vent is attached, and rises (usually inside a wall) to and out of the roof. Waste is removed from the building through the building drain and taken to a sewage line, which leads to a septic system or a public sewer.

Double Tap	A double tap occurs when two conductors are connected under one screw inside a panelboard. Most circuit breakers do not support double tapping, although some manufacturers, such as like Cutler Hammer, make hardware specially designed for this purpose. Double tapping is a defect when it is used on incompatible devices. If the conductors come loose, they cause overheating and electrical arcing, and the risk of fire is also present. A double tap can be accommodated by installing a new circuit board compatible with double tapping. It is also possible to add another circuit breaker or install a tandem breaker to the existing breaker box.
Drip Edge	Drip edge is a metal flashing applied to the edges of a roof deck before the roofing material is applied. The metal may be galvanized steel, aluminum (painted or not), copper and possibly others.
EZ Trap	A float switch in line unit is installed at the evaporator. This type of system is an in line condensate management system that detects a blockage in the HVACR/ evaporators main condensate drain. These have a float switch installed that detects the presence of water backing up past the condensate drain trap and shut down the unit. These sensors are installed to monitor, detect and arrest condensate. When the presence of any condensate water back up from the main condensate drain is detected, this type of system system automatically turns off the primary cause of the condensing water: the HVAC/R unit. By turning off the HVAC/R unit, the condensate system protects the property/dwelling from potential water damage to ceilings, walls, insulation,woodwork and wood flooring, carpets, furniture and other residential or commercial property. This type of system is on duty 24/7. Most of these systems meet or exceed both ICC Codes (307.2.3 Auxiliary and Secondary Drain Systems) and local municipal building codes These units are not tested for function.
Firebirck:	Routine maintenance and evaluation should always be performed before use or closing on the purchase of the property. The interior firebox, flues and associated components are excluded.
Functional drainage	Functional drainage means a drain is functional when it empties in a reasonable amount of time and does not overflow when another fixture is drained simultaneously.
Functional flow	Functional flow means a reasonable flow rate at the highest fixture in a dwelling when another fixture is operated simultaneously. Laundry room/washing machines and their associated fixtures are not tested or operated during the inspection. The hot and cold water valves are not operated or inspected; the functional drainage of this fixture is also not tested or inspected. These fixtures and their operation are therefore excluded from the scope of the inspection.
Furnished	When properties are furnished, staged or have activity going on at the time of the inspection, access to some items such as electrical outlets/receptacles, switches, plumbing, windows, wall/floor surfaces, and cabinet interiors may be restricted by furniture or personal belongings. Any such items are excluded from this inspection report.

GFCI	GFCI are safety devices that sense a ground fault in an electrical system and cut power to a circuit faster than one's nervous system can react. Modern codes require any branch circuits at kitchen counters, in bathrooms, basements, garages or exterior outlets, to be GFCI protected. At the time this home was built it may, or may not have, required GFCI protection at these circuits. Nonetheless, we strongly recommend they be added at all damp locations as an extra preventative safety measure.
Garage Inspected: Blocked	We were unable to inspect areas of the interior systems and components of the garage due to storage and/or personal items. These areas are therefore excluded from the scope of this inspection. The garage has personal storage making a thorough evaluation of the room, floors, walls ceilings, switches, receptacles and mechanicals impossible.
Glass Mat:	Glass mat roofing consists of a layer of fiberglass reinforced asphalt fabric that has been rolled out on a bed of hot-mopped asphalt cement, overlapped at adjoining courses and then hot-mopped again with another layer of asphalt, to seal the surface. Of all types of roofing used for low pitch or flat roof applications, this type of cover costs the least and is the least durable, having an expected service life of only about 7 years from the date of installation.
Ground & Binoculars	The roof may be inspected from ground level to avoid damage to the roof and/or risk to the inspector. Roof leaks are difficult to detect unless there has been a recent and/or heavy rain. While every reasonable effort is made to detect roof leaks, they may go undetected unless it is actually raining, rain combined with heavy wind, or other heavy storm conditions are present during the inspection. Stains on ceiling, walls and/or structural components may be the result of previously corrected problems. Sagging and/or other deformities may be part of the original construction and merely cosmetic. No estimated remaining life expectancy is guaranteed or implied on roofing material and is simply an opinion. Inspection of the roof includes the cover, flashing, venting, skylights and chimneys, as applicable. In situations where walking is not possible, observations are limited to what can be seen by the employed method.

Inspected: Blocked - Areas	Inspected: Blocked - Areas of the interior appliances, fixtures, electrical, plumbing, windows, heating and air, walls, floors and attic spaces are covered/blocked/not accessible. When the home is occupied in is very important to perform a walk through before closing, while we make every effort to operate and inspect the interior systems and components of the home, we under no circumstances will remove, operate or touch the homeowner's personal belongings. This means that in many cases even one window per room cannot be operated or inspected due to access. The home will take a completely different aspect when empty. Again, we recommend that all windows, doors kitchen appliances and interior systems be reviewed before closing by doing a walk through inspection. The base boards had very minimal accessibility/ access due to furnished interior. In the event the client requests a reinspection (recommended) to allow for a more detailed and thorough inspection of the interior and its associated components to include but not limited to windows, receptacles, wall switch’s electrical panels, there is a reinspection fee. Refer to the inspection confirmation sent to you and or your agent for details. It is recommended that the home be reinspected when empty/ vacant to verify systems not visible/ blocked by personal storage The inspection is considered a full inspection and a complete report with or without access to blocked areas.
Metal:	Routine maintenance and evaluation should always be performed before use or closing on the purchase of the property. The interior firebox, flues and associated components are excluded.
Near Level	The drainage around this home with respect to configuration is typical for this region however is conducive to ponding water around the foundation wall and possible crawl space infiltration in the event of heavy long term rains. This is simply an observation based on the site / landscaping and is not intended to be a repair item unless specifically mentioned as such In order for drainage to be effective, the landscaping must be configured so that the yard is sloped away from the foundation at a pitch of no less than one inch per foot for at least the first six feet from the foundation. Failure to maintain sufficient drainage can cause rain and surface runoff to drain toward the foundation where it can seep into basements and crawl spaces or beneath slabs where, depending on soil conditions, it may cause settling or heaving. We recommend configuring the landscape to grade the yard around the home or devise means of diverting rainwater and runoff away from the foundation as appropriate.
Occupied	When properties are furnished, staged or have activity going on at the time of the inspection, access to some items such as electrical outlets/receptacles, switches, plumbing, windows, wall/floor surfaces, and cabinet interiors may be restricted by furniture or personal belongings. Any such items are excluded from this inspection report.
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.

Polybutylene:	Polybutylene plumbing supply pipe (PB) is installed as the main water supply from the municipal water source into the home of the property. PB was used as water supply and distribution piping in many homes built from the mid 1980's until the mid 1990's. The piping and associated fittings have had a failure rate and subsequent leakage sufficient to have been the subject of several nationwide class action lawsuits. Copper and brass fittings used in later years reduced the failure rate, but the piping may still fail due to problems with poor installation, improper handling, or chemical reaction with the water supply. Since the piping installed from the meter into the home is a buried, not visible component, the fittings associated with this pipe can not be identified therefore you may wish to have this discovery and or the plumbing system evaluated by a licensed plumbing contractor.
Safety Optic	The garage overhead door(s) safety reverse system functioned with an optic style interrupter and is tested by interrupting the safety beam when garage is closing. All safety optic eyes should be a maximum of 6" off the ground.
Self Contained Package Unit: Forced Air	PAC/Electric Air Source Heat Pump: Self contained package, this unit contains both the evaporator, fan/ air handler and compressor/ condensing unit. AIR SOURCE: A heat pump that is an air source type that gathers latent heat from the exterior air and transfers it to the interior coil in order to heat the home in the winter. When used to cool a home, the latent heat from the interior is gathered through the interior coil and transferred to the outside air. Air at any temperature above absolute zero contains some energy. An air-source heat pump transfers ('pumps') some of this energy as heat from one place to another, for example between the outside and inside of a building. This can provide space heating and/or hot water. A single system can be designed to transfer heat in either direction, to heat or cool the interior of the building in winter and summer respectively. For simplicity, the description below focuses on use for interior heating. The technology is similar to a refrigerator or freezer or air conditioning unit: the different effect is due to the physical location of the different system components. Just as the pipes on the back of a refrigerator become warm as the interior cools, so an ASHP warms the inside of a building whilst cooling the outside air. The main components of an air-source heat pump are: An outdoor heat exchanger coil, which extracts heat from ambient air An indoor heat exchanger coil, which transfers the heat into hot air ducts, an indoor heating system such as water-filled radiators or underfloor circuits and/or a domestic hot water tank Air source heat pumps can provide fairly low cost space heating. A high efficiency heat pump can provide up to four times as much heat as an electric heater using the same energy.[1] In comparison to gas as a primary heat source, however, the lifetime cost of an air source heat pump may be affected by the price of electricity compared to gas (where available). Use of gas may be associated with higher carbon emissions, depending upon how the electricity is generated. A "standard" domestic air source heat pump can extract useful heat down to about −15 °C (5 °F).[2] At colder outdoor temperatures the heat pump is less efficient; it could be switched off and the premises heated using only supplemental heat (or emergency heat) if the supplemental heating system is large enough. There are specially designed heat pumps that, while giving up some performance in cooling mode, will provide useful heat extraction to even lower outdoor temperatures.

Temperature Split	The proper temperature split between supply and intake air in an air conditioner/heat pump in cooling mode is 14 to 20°F. A low temperature differential is evidence the system is not cooling correctly and may have a refrigerant leak to the sealed system. Have an HVAC contractor further evaluate the system to include exterior unit, thermostat, interior unit and ducting to determine the cause and corrections/ repairs to the system are recommended.
Ventless	CO detector recommended Ventless fireplaces fueled by gas or propane rely on indoor air for combustion, and they exhaust a low level of their combustion gases into the room in which they're located. A chimney or flue isn't necessary. The risk to your health is a long-standing and ongoing debate. Proponents suggest that any emissions are negligible, and well within indoor-air quality guidelines as set by various regulatory agencies. Essentially, these products must meet the general requirements for all combustible heating appliances established in the 2002 version of the National Fire Protection Association's standards that require ventless fireplaces to have factory-installed carbon monoxide monitors and oxygen detection safety devices (ODS). These safety devices automatically shut off the fireplace if the carbon monoxide level in the room rises above 25 parts per million, and/or the oxygen level falls below 18% — levels for indoor air quality suggested (but not standardized or regulated) by the U.S. Environmental Protection Agency.
Vinyl	Vinyl : Vinyl siding offers all the characteristics and charm of wood siding without the maintenance worries, rotting, splitting, or insect damage. Unlike other exterior cladding, vinyl siding only requires simple, periodic cleaning with mild soap and water from a garden hose. Routine inspection of your vinyl is required to ensure the vinyl has not become loose by wind or vegetation. Wash vinyl siding with a soft cloth or ordinary long-handled, soft bristle brush. For textured surfaces, use only a soft bristle brush to keep the grooves in the texture stain-free. For best results, start at the bottom of the house and work up and rinse the cleaning solution completely before it dries. If your house has brick facing, cover the brick so that it is not affected by the runoff. Small spots of mold and mildew can be handled with cleaners such as Fantastik® or Windex®. For larger sections, a solution of vinegar (30%) and water (70%) has proven successful. Alternatively, you also could try the following solution: 1/3 cup (2 2/3 ounces) powdered laundry detergent (e.g., Tide®, Fab®, or equivalent), 2/3 cup (5 1/3 ounces) powdered household cleaner (e.g., Spic & Span®, Soilax®, or equivalent), 1 quart (32 fluid ounces) liquid laundry bleach, and 1 gallon (128 fluid ounces) of water. Cover vinyl siding when using stains, sealants, and wet concrete as part of other home renovation projects. Certain insecticides or herbicides can potentially stain vinyl siding. Consult the product labels and/or the insecticide or herbicide manufacturer before applying.

Water Bug	A condensate management system is installed in the air handler emergency drain pan. These sensors such as "Aqua Guard" are engineered to monitor, detect and arrest condensate water overflow. When the presence of any condensate water overflow is detected, A condensate management system automatically turns off the primary cause of the condensing water: the HVAC/R unit. By turning off the HVAC/R unit, the condensate management system protects the property/dwelling from potential water damage to ceilings, walls, insulation,woodwork and wood flooring, carpets, furniture and other residential or commercial property. This type of system is on duty 24/7. Most of these systems meet or exceed both ICC Codes (307.2.3 Auxiliary and Secondary Drain Systems) and local municipal building codes. With these units installed, there is no requirement for any other condensate removal system These units are not tested for function, the pan was not flooded
Wood-Wood	When water damaged wood trim is reported on, The water damage is typically the result of time and exposure, lack of routine maintenance, roof water runoff, leaking or improperly installed/configured gutters and end grain wicking. Wood exterior trim requires routine servicing and repairs and is a higher maintenance exterior which needs consistent routine monitoring and updating. If left unserviced/ repaired, further deterioration can allow water penetration into the structural system and leaves the home vulnerable to moisture related problems. Typical wear and tear and or a "serviceable" wood trim exterior, still will typically have the beginning of some type of deterioration
Zone Controller	The air handler and ductwork have a separate controller system for the second floor or different areas of the home. The system is a single or one split system with a zone controller unit installed allowing 2 or more standard electronic thermostats to connect to the single heating and cooling system to control the heating and cooling temperatures of different areas or floors independently. For further information contact an HVAC contractor. If the home does NOT have a Zone Controller, The heating and cooling system may be sized correctly but can heat and cool the home in an un-balanced way due to size and room configuration. While not required, it is recommended a zone controller unit be installed allowing 2 or more standard electronic thermostats to connect to the single heating and cooling system to control the heating and cooling temperatures of different areas or floors independently. For further information contact an HVAC contractor.

condensate pump	Yes: A condensate pump is installed in the air handler unit. Condensate pumps are usually electrically powered centrifugal pumps. As used in homes and individual heat exchanger./evaporators Condensate pumps usually run intermittently and have a tank in which condensate can accumulate. Eventually, the accumulating liquid raises a float switch energizing the pump. The pump then runs until the level of liquid in the tank is substantially lowered. The termination point of the condensate/ system must drain into a drain system associated with the appliance or homes waste water removal system or exit the homes interior envelope to day light. The AC condensate pipe and or condensate removal system or condensate management system associated with your homes heating and cooling system in your home plays a critical role in the indoor cooling process. The line is an exit route for moisture collected by the evaporator coil as air passes over it. The coil removes humidity from the air and converts it into water. The water drains into the pump or condensate drain pan, enters the drain line, travels down the drain pipe and is deposited outside near the AC's outdoor unit.