



Inspection Report

Mr. Rent to Buy

Property Address:
1234 Money Well Spent Ln.
Charlotte NC



Americas Choice Inspections
PO Box 49271
Charlotte, NC 28277

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Date: 10/5/2013	Time: 02:00 PM	Report ID:
Property: 1234 Money Well Spent Ln. Charlotte NC	Customer: Mr. Rent to Buy	Real Estate Professional:

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI) = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this home or building.

Repair or Replace (RR) = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

Building Type:

Single Family.

Stories/Foundation:

2 Stories on a Crawlspace Foundation

Estimated Age In Years:

14 Years

Estimated Square Footage:

3000-3499 sqft

Weather:

Clear

Soil Conditions:

Dry

Outside Temperature (F):

Between 80 - 90 Degrees

Water Source:

Public

Sewage Disposal:

Public

Summary



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Important: **This summary page is not the entire report.** The complete report may include additional information of interest or concern to you. It is strongly recommended that you promptly read the complete report. For information regarding the negotiability of any item in this report under the real estate purchase contract, contact your North Carolina real estate agent or an attorney

The entire Inspection Report, including the Standards of Practice, limitations and scope of Inspection, and Pre-Inspection Agreement must be carefully read to fully assess the findings of the inspection. This list is not intended to determine which items may need to be addressed per the contractual requirements of the sale of the property. Any areas of uncertainty regarding the contract should be clarified by consulting an attorney or real estate agent.

I. EXTERIOR - FOUNDATION

General Summary

1.2 Siding Information/Limitations

Note: The sunroom appears to have been installed after the home was built. There are various items (noted in this report) which are not typical items that would have been over looked by the county. Have the seller provide the signed off permit information that was pulled during the remodel to ensure that the installation is correct. If the seller does not have the information, contact the city/county to see if they were pulled. If the information is not on record a permit may have not been pulled, but typically they are only held for 5 years, sometimes checking the tax record to see the taxes sqft of the home vs the advertised sqft of the home is a way to check if it's been more than 5 years. If the sqft differs on the two then it likely was not permitted, but if they are the same then it is more likely they may have been pulled. If permits were not pulled then they should be pulled and the addition evaluated by the local city/county inspector.

1.4 Trim Findings

Sealant is needed to fill gaps which were noted where the trim meets different materials. This is needed to prevent water penetration at the following locations. This will be yearly maintenance once you close on the home. Contact a licensed contractor for review and make any additional repairs as needed:



II. CRAWLSPACE/BASEMENT

General Summary

2.3 Crawl Space/Basement Findings

(1) Due to the following areas, but not limited too, contact a licensed termite company for treatment and a licensed contractor to determine the extent of any damages and make all repairs as needed:

1. Wood rot at the lower, left corner of the front door
2. Termite damage at the lower, right corner of the front door which has been puttied over
3. Termite damage at the lower, right inner frame of the front door
4. Termite holes noted inside the house at areas of the window-lite area
5. Termite holes noted at the formal dining room baseboard near the foyer corner
6. Termite holes noted in the foyer to formal dining hardwoods.
7. Termite damage noted to the front band sill below the front door
8. Termite tubs noted at the double joist between the right side of the front porch and the first girder/beam they meet.
9. Several termite tubes noted at the front door area, the left side of the porch (as you face the street) and at the first pier to the left of the porch (as you face the street) There were also tubes noted front band pieces from the porch to the formal dining pier previously noted.



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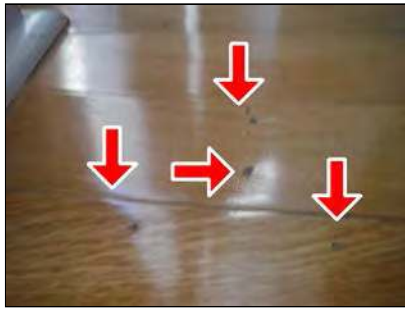


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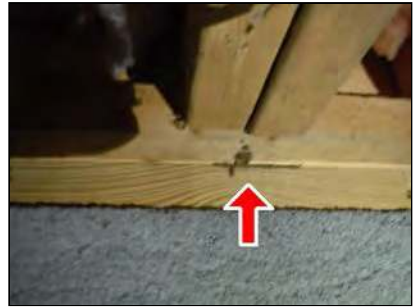
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Active termites



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(2) There were various areas of fallen or missing insulation. The right, rear corner appear to possibly have been from a pest. Contact a licensed contractor for review and make repairs as needed.



(3) Below the master whirlpool tub - when the insulation was pulled back around the waste pipe for the tub nuts fell out of the area. Ask the seller if a pest was dealt with in the past. If not, it should be treated as an active issue reviewed by a licensed exterminator.



(4) Front, middle of the crawl space - there was a drain line terminated in this area (Possibly for the attic water heater catch pan) Drain should not terminate in the crawl space as they create an unwanted condition when in use and also prevents you from knowing when there is an issue. The drain should be extended to daylight. Contact a licensed contractor for review and make any additional repairs as needed.



2.5 Moisture / drainage

There are signs of water entry under the home front the right side of the house over to the left side of the home. The source of the water needs to be determined and correction made to stop the issue. (See exterior grading as possible source) Contact a licensed crawl space ceiling company to review and make repairs as needed.



III. GROUNDS

General Summary

3.0 Grading Findings

The grade at foundation needs correction at the right. The grade slopes toward the home and needs correction or properly drainage installed to direct water away from the foundation. The tenant also noted that large amounts of water travel across the rear of the home and stand at the left, rear yard. It was noted that the neighbor has installed a pool and changed the original grading of the lot. There is a large drain at in that yard at the right, rear corner. This may be the cause of the pooling water. Corrections are needed so that the lot will drain properly.

It was also noted that water is pooling under the rear sunroom as noted by the stains on the wall and post. Have a licensed contractor or professional landscaper review and make the necessary corrections as needed. (see crawl space notes also)



Right side



Neighbors drain



Installed pool and fence



Below sunroom

3.2 Front Porch Findings

There is a large gap between the front porch stoop and the house wall. This can allow water penetration along this area. Have a licensed contractor for review and make any additional repairs as needed.



3.4 Deck Findings

(1) The following items were noted in need of repair and/or correction at the time of inspection. It is recommended that a licensed contractor review the entire deck and make any additional repairs as needed:

1. Various deck boards are cupping and/or loose. Protruding screw heads are also a safety hazard.
2. The staircase treads show signs of moisture damage and needed to be re-sealed.
3. The staircase stringers are not fully supported at the deck ledger. This can allow the stringers to split over time.



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(2) Below the sunroom - the insulation is installed backwards. This locks moisture inside the room not out of it. There were also signs of a pest living in an area of the insulation near the left corner of the home. Contact a licensed contractor for review and make repairs as needed.



3.5 Landscaping Findings

Trees are touching the roof on the home at the front, left side and the rear of the home. Tree branches can damage shingles and make easy access for pest to get onto the roof. Contact a licensed contractor for review and trim back as needed. This will be yearly maintenance once you move in.



IV. ROOF SYSTEM

General Summary

4.7 Roof Findings

(1) Due to the following, but not limited too, contact a licensed engineer for further evaluation of the entire structure. Make any additional repairs as deemed necessary in their report:

1. There is an addition sunroom on the rear of the home. The framing below it is not installed in a common manor. There are not proper footings at the drop girder on the at least the house end connection, the center

- post is not centered on the CMU block installed and the girder is not bolted to the current post at all connections
2. The bonus room attic tie back area nailed into the top flange of the I-joist. This can cause the flange to be disconnected as they are not designed for this force to be applied. I-joists generally require full decking to distribute loads and prevent point loading.
 3. The bonus room attic - there was no blocking between the ends of the I-joist and the wall framing. This is generally needed to prevent the joist from rolling, but can vary from manufacturer to manufacturer
 4. Upper attic - right and left ends of the hip roof - there were no tie backs installed at the rafters where the joist are opposing
 5. Upper attic - rear wall - the common rafters are framed with 2x6's. This is not common in a span if this distance. The rafter has begun to split about 3/4 of the way to the ridge. Where split someone at sometime has nailed the bottom of the rafter together at the split and installed sheathing on either side of the rafter.
 6. Upper attic - to your right as you reach the top of the staircase - the hip rafter is not posted where it joins the valley
 7. Upper attic - front of you as you reach the top of the staircase - the valley rafter and hip rafter are not posted at the ridge connection. The ridge is posted, but the other two are not. The post is also bowing and easily flexes when touched
 8. Multiple rafters and valley rafters were not cut at angles to allow the framing to sit flush at the meeting points. This is not typical and can allow the rafters to move or split over time.
 9. Upper attic - front gable to your left as you face the street - there was only 1 rafter tie in this area. Generally there is one on every other rafter to tie the two sides of the gable together and prevent them from sagging. The rear of the ridge is also not posted which can allow this end of the ridge to sag/fail.
 10. Upper attic - Above the staircase - there is a darker board between two halves of the common rafters. It appeared to be a continuation of the left side ridge board. Generally the end of the ridge is posted. Does it need to be posted in the situation?
 11. There was not a adequate amount of sheathing used at the ridge vent area. This has caused the sections to crack, split and or fall. This leaves the ridge vent improperly secured to the roof and could come off in a wind storm.
 12. Upper attic - front of the attic across from the HVAC unit - there is a hip rafter near the valley which is not posted. This can allow the rafter to sag/fail.



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(2) The following items were noted in need of repair and/or replacement on the roof. Contact a licensed roofing contractor for further evaluation and make any additional repairs as needed:

1. The rear addition roof is not flashed to the house in a typical fashion. A tar tape product is in use and there was no flashing at the left corner (as you face the street) There are signs of leaks noted inside the sunroom above the entry door (and the tenant said it does leak), at the rear soffit area and at the left side soffit area (as you face the street)
2. The rear addition roof has gaps at the seams running from front to rear. This can allow water penetration and needs to be corrected.
3. Garage - above the rear side of the garage door - there was a moisture stain at this area. There were no active readings at the time of inspection, but there has been no rain lately. Inside the attic above this area the sub-roof is stained at the house corner. There is also a "hard corner" above this area where the water from the

upper roof gutter is running down the roof to this corner. Ask the seller if a previous repair was made. If not then further evaluation and repairs are needed.

- 4. Right side of the garage roof - there are water stains at the soffit below the satellite dish. In the attic above this area the sub-roof is also stained at the roof screw penetrations.
- 5. Upper attic - above the formal living room - there were signs of water entry noted at the ridge connection of this roof to the main house roof. Repairs are needed to prevent water penetration.
- 6. There was not a adequate amount of sheathing used at the ridge vent area. This has caused the sections to crack, split and or fall. This leaves the ridge vent improperly secured to the roof and could come off in a wind storm.
- 7. Upper attic - front, left valley as you face the street - there were water stains noted at two of the nails in this location.
- 8. See engineers notes



No flashing to brickwork



Tar tape flashing to fascia



Gaps at seams



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4.12 Attic Findings

(1) There are various safety hazards noted in the attic areas which were in need of repair. Contact a licensed contractor for review and make any additional repairs as needed:

1. There are hand rails installed at the upper section, but no spindles to prevent a child from falling through them should they enter the attic area and there is not a graspable hand rail installed. There is no handrail at all on the lower section.
2. The staircase landing is not bolted to the post, only nailed which can pull loose.
3. Neither set of staircase stringers are secured to the ledgers properly. There is no ledger is hanger where they connect.
4. The bonus room attic and the upper attic areas do not have flooring or guard rails installed at either the entry door and/or off floored areas of the attic. This is a child safety hazard as kids open doors and go inside when playing and do not know that the sheet rock will not hold their weight. This allows the child to fall through the ceiling and into the room below causing serious and sometime fatal injury. It is recommended to install flooring or installed a locked handle to prevent children from entering.



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(2) Upper walk-in attic - to your left past the first corner - there was a missing section of section of insulation which needs to be installed to prevent heat loss.



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(3) Bonus room attic - there did not appear to be any baffles installed between the roof and the installed ceiling insulation. This prevents air from traveling from the soffit to the ridge. Correction are needed so that the roof will vent properly. Contact a licensed contractor for review and make any additional repairs as needed.



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VI. ELECTRICAL SYSTEM

General Summary

6.3 Switches, Receptacles & Light Fixture Findings

(1) Multiple lights did not function when tested. Replace the bulb and re-test to be sure it functions and is not an electrical issue. Contact a licensed electrician if replacing the bulb does not correct the issue:



(2) Bonus room - there was a balloon string caught up in the fan which needed to be removed to prevent the motor from being damaged.



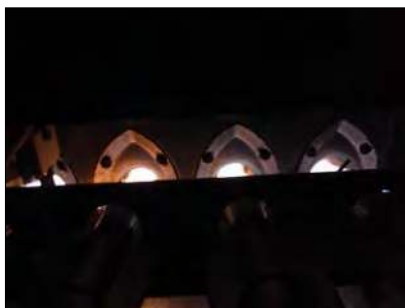
VII. 1st/MAIN FLOOR HEATING - AIR CONDITIONING

General Summary

7.2 Heating System - Findings

Due to the following, but not limited to, it is recommended that a licensed HVAC contractor further evaluate the entire system and make any additional repairs needed:

1. The air filter(s) were missing at the time of inspection, replacements needed to prevent dirt/dust particles from entering the unit. When filters are missing it is recommended that the interior components be serviced and cleaned as this can allow dirt, lint and dander to coat and cover vital parts of the a/c system. Any other items in need of repair found when the HVAC contractor cleans the unit should also be addresses.
2. The rust noted in the burner area and dancing/changing of the flame color from blue to red/orange when the house fan kicks on is an indication of a possible cracked heat exchanger. Contact a licensed HVAC contractor for a full, invasive inspection of the system. Repair/replace as needed.
3. There was rust noted at the left side of the exterior of the unit below the elbow of the vent pipe
4. Air gaps noted at the plenum need to be sealed.



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7.4 A/C System - Exterior Findings

More insulation is needed on the exterior Freon line where it is worn, torn or missing



VIII. 2nd FLOOR HEATING - AIR CONDITIONING

General Summary

8.2 Heating System - Findings

Due to the following, but not limited to, it is recommended that a licensed HVAC contractor further evaluate the entire system and make any additional repairs needed:

1. The air filter(s) were missing at the time of inspection, replacements needed to prevent dirt/dust particles from entering the unit. When filters are missing it is recommended that the interior components be serviced and cleaned as this can allow dirt, lint and dander to coat and cover vital parts of the a/c system. Any other items in need of repair found when the HVAC contractor cleans the unit should also be addresses.
2. There was rust in the catch pan. This is an indication of the primary line being clogged at some point. The unit was off when I arrived and only ran for about an hour which is often not long enough to see if this is still an active issue. Ask the seller if a previous repair was made, if not it should be treated as an active issue in need of further evaluation.
3. Horizontal Install - There is a not a secondary drain line installed at the bottom of the evaporator coil. The secondary drain line is needed in the event that the main condensate drain line becomes clogged. This will allow water to drain into the pan below indicating that there is a problem or issues with the unit. Without the secondary drain line the water may rise to heights within the coil box causing rust/damage. A secondary drain

line is recommended or sensor switch on the main drain line installed. The sensor will also shut down the unit if the primary line clogs to prevent damage



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8.4 A/C System - Exterior Findings

More insulation is needed on the exterior Freon line where it is worn, torn or missing



8.8 A/C System - Findings

See above note(s) for the summary.

IX. INTERIOR COMPONENTS

General Summary

9.0 Front Door Findings

The following issues were noted in the need of repair and or adjustment at the front door. Contact a licensed contractor for review and make and additional repairs as needed:

1. The bottom weather stripping was torn/damaged and needed to be replaced to prevent water penetration.
2. The bottom of the door is rusting. Determine cause and make repairs/replace as needed.



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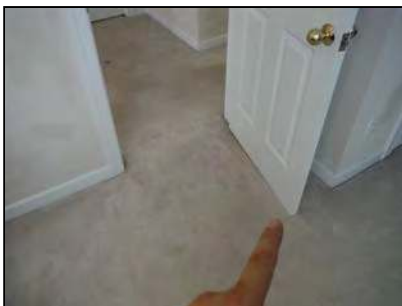
9.2 Interior Door Findings

(1) The strike plates need to be adjusted at the following doors. Currently the door handle does not need to be turned for the door to be opened:

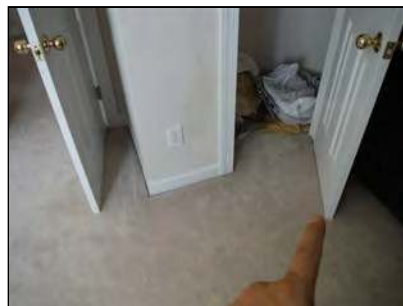
1. Master bathroom toilet closet door



(2) The upper, front, left bedroom entry and closet door(s) were rubbing the carpet and need to be adjusted. This causes premature wear to the carpeting, makes opening and closing the door difficult and also prevents the HVAC unit from allowing air travel between the rooms adequately. Contact a licensed contractor for review and make repairs as needed.



Entry door



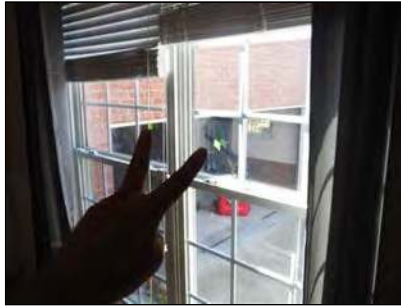
Closet door

9.4 Window Findings

(1) The following window(s) and/or sashes (but not limited to) were found to have a bad or broken thermal window seal. The thermal window seal is the gasket that prevents moisture from entering in between the interior of the window panes and causing them to fog. The window at this point has lost its gas thus reduces the original R-Value of the window: Note: All windows are located as if looking from the inside out toward the road or yard:

Note: Overcast days, dirty windows, and or rain can obstruct the view of the window or make it difficult to identify a bad thermal seal. Because of this It is recommend that all windows be cleaned and further evaluated by the licensed or qualified professional. Any additional windows that are found to have bad thermal seals at that time should also be repaired or replaced by a qualified professional.

1. Formal dining room - both upper sashes
2. Master bedroom - rear wall - right window - upper sash
3. Living room - both upper sashes
4. Formal living room - both upper sashes and possibly the half round
5. Sunroom - rear wall - rear wall - 2nd window to the left of the right corner and the far left window
6. Upper, left bedroom - front wall - both upper
7. Bonus room - front window - both sashes



(2) Master bathroom toilet closet window - there were water stains at the lower, right corner of the window. This area was also soft to the touch. There were no moisture readings found at the time of inspection. Ask the seller if there was a previous repair made. If not it should be treated as an active issue and further reviewed for repair by a licensed contractor.



(3) Sun room - rear wall - middle window - the window is out of the track guide and needs to be repaired so that the window can be locked and prevent unwanted entry. Contact a licensed contractor for review and make any additional repairs as needed.

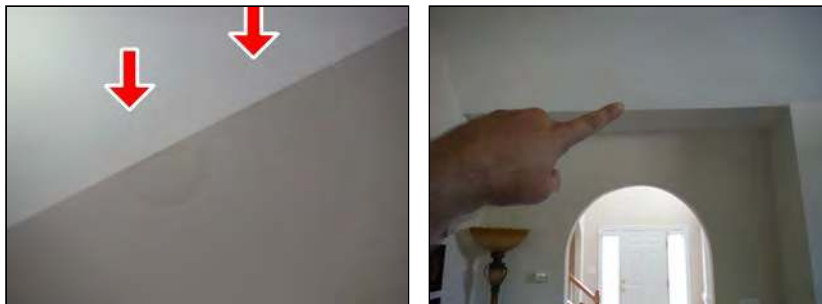


9.7 Ceiling Findings

(1) There was an active moisture leak noted at the Kitchen near the sink area. This is below an upper bathroom. The reading was 8%. Contact a licensed contractor for review, determine the source/cause and make any additional repairs as needed.



(2) Living room - above the entry way from the foyer at about the middle of the opening - there were two water stains noted in this location. Ask the seller if there was a past repair. If not, it should be treated as an active issue and further evaluated by a licensed contractor to determine the cause and make repairs as needed.



9.11 Smoke Detector Findings

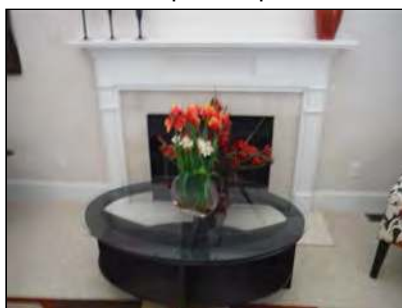
(1) Due to the gas fireplace/furnace/stove top/attached garage and/or gas appliances a carbon monoxide detector should be installed to ensure safety.

(2) The smoke detector outside the master bedroom was hanging loose from the ceiling and one of the wires has been cut. Contact a licensed electrician for review and make any additional repairs as needed.



9.12 Fire Place Findings

The pilot light was not lit at the time of inspection. Pilot lights must be lit at the time of inspection for the inspector to test them. If the unit has been off for some it can take a long time to get them to light and/or the air in the lines often need to be bled. The inspector does not carry lighting matches/lighters to lit units that do not have a auto igniter either. It is recommended that the pilot be lit and the unit be inspected prior to closing.



X. PLUMBING SYSTEM

General Summary

10.1 Plumbing Findings

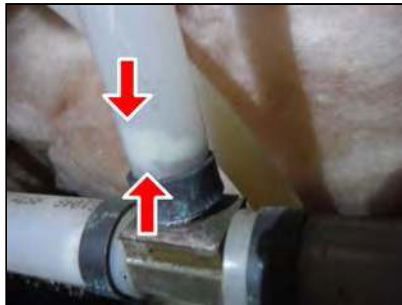
The visible plumbing lines in this home are plastic PEX with QPEX metal fittings manufactured by the Zurn Corporation. These plumbing fittings are the subject of a consumer class action lawsuit and settlement. After years of consumer complaints, the Zurn Corporation has acknowledged that it has seen an increased number of premature

failures and leaks in its QPEX fittings. The client should visit the class action settlement website for more information, www.PlumbingFittingSettlement.com. A licensed plumbing contractor should be consulted for a complete inspection of the plumbing system and to make recommendations for repairs.

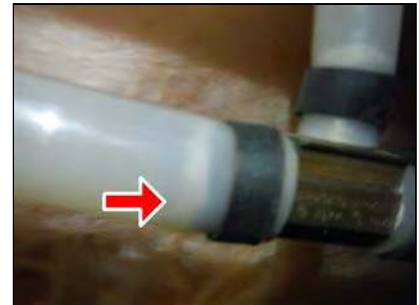
Multiple fittings in the crawl space show signs of failure as seen by the build up around the outside of the fitting and that can be seen through the translucent PEX on the interior.



QPEX



Build up inside pipe



Corrosion on exterior of fitting

10.2 #1 Water Heater Findings

Due to the following, but not limited to, it is recommended that a licensed plumbing contractor further evaluate the water heater and make any additional repairs needed:

1. The flue is crushed down on top of the top of the water heater. It appears to be too long. Corrections are needed so there is adequate dilution air to push the flue gases up and out of the flue.
2. There are scorch marks on the front of the service door area. This is a sign of flame roll out in need of correction.



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XI. LAUNDRY AREA

General Summary

11.1 Laundry Findings

(1) Right side of home - the dryer vent cover was off at the time of inspection needed to be repaired. The flap was also missing. Contact a licensed contractor for review and make any additional repairs as needed.



(2) The laundry room sink needs to be properly secured to the walls/floor. Currently the waste pipe and/or supply pipes are all that are holding it in place. If someone were to grab or hit the sink it could dislodge a pipe. Contact a licensed contractor for review and make any additional repairs as needed.



XII. LOWER FULL BATHROOM

General Summary

12.3 Toilet Findings

The toilet is loose at the floor and needs to be secured properly to prevent movement and or possible leakage. Note: A new wax ring should be installed under all loose toilets. As the toilet loosens the seal that is formed from the toilet loosens and the seal is not as tight as it once was. This may result in a leak allowing waste water or sewage gases into the home from a deformed wax ring. Contact a licensed plumber for review and make any additional repairs as needed.



XIII. HALL BATHROOM

General Summary

13.3 Toilet Findings

The following items were noted to be in need of repair and or corrections at the bathroom toilet at the time of inspection. Contact a licensed contractor or plumber for review and make any additional repairs as needed:

1. There are gaps around the tiles at the base of the toilet and the toilet itself. This can allow water to travel under the toilet as people get in and out of the shower or during mopping. The gap needs to be sealed.
2. The toilet continues to run after it has been flushed. The inlet valve float is not adjusted at a proper height and needs adjustment/replacement so that toilet will stop running when not in use.



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XIV. MASTER BATHROOM

General Summary

14.1 Bathroom Sink Findings

Right sink - The sink drains slow, corrections needed for the sink to drain properly. Clean the drain and re-inspect. If the sink is still slow to drain it could possibly be a venting issue. Contact a licensed contractor or plumber for further evaluation if cleaning the drain does not correct the issue.



14.5 Tub/Shower Surround Findings

(1) The weep holes at the base of the shower wall have been sealed. These holes should be left unsealed to allow any condensation that may get behind the walls to drain back into the basin. Please Note: - There are two small holes at the front left and right corners of the shower unit or pan. They are weep holes designed to allow condensation to drain back into the shower pan/basin that may become trapped behind tiles/marble surrounds. When these holes are sealed or caulked you may possibly see water stains on a ceiling below due to the condensation becoming trapped and not being able to drain back into the shower pan/basin.



(2) Several areas in the tub/shower surround that were noted in need of additional grout or re-grouting to sealed properly and prevent water penetration.



14.6 Tub/Shower Fixture Findings

The following items were noted to be in need of repair and or corrections at the bathroom shower/tub fixtures at the time of inspection. Contact a licensed contractor for review and make any additional repairs as needed:

1. Shower - There was a leak noted at the back of the shower head where it connects to the plumbing pipe. Repairs are needed to prevent water damage. This can often be as simple as adding additional teflon tape but could possibly be from a bad gasket at the ball inside the fixture or a cracked shower head. Contact a licensed contractor for review and make any additional repairs as needed.
2. Tub - the hot/cold handles are installed reverse of each other. This makes it confusing to turn the water off once on and needs to be corrected.



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14.9 Jacuzzi Style Tub Findings

The air valve at the front, right side of the tub did not function at the time of inspection. This is needed for you to be able to adjust the "bubbles" in the tub as it allows more or less air in. Contact a licensed plumber for review and make any additional repairs as needed.



XV. UPPER GUEST BATHROOM

General Summary

15.3 Toilet Findings

The following items were noted to be in need of repair and or corrections at the bathroom toilet at the time of inspection. Contact a licensed contractor or plumber for review and make any additional repairs as needed:

1. Staining or discoloration was noted on the floor around the toilet. This is indication that the toilet is leaking or has leaked in the past. Ask the sellers the history of the toilet and leaks that may have occurred. If the seller is unaware of the staining or discoloration then the toilet should be considered of having an active leak. Have a licensed plumbing contractor further evaluate the toilet and have a licensed general contractor further evaluate the flooring to ensure that there is not additional hidden or concealed damage. (See ceiling notes as possible source)
2. The toilet did not flush properly at the time of inspection. The handle must be held down to get a full flush.



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15.6 Tub/Shower Fixture Findings

The following items were noted to be in need of repair and or corrections at the bathroom shower/tub fixtures at the time of inspection. Contact a licensed contractor for review and make any additional repairs as needed:

1. The drain stopper was missing at the time of inspection. Replacement is needed so the tub can hold water properly when bathing.
2. The tub spout is loose in the wall and there is a large gap when the diverter is used. Gaps of this type and size should not be caulked as the caulk will just pull away from the wall. The spout needs to be secured properly to prevent water penetration behind the wall.



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XVI. KITCHEN - APPLIANCES

General Summary

16.1 Sink Findings

The sink faucet is loose at the base connection and needed to be re-secured. Contact a licensed contractor for review and make any additional repairs as needed.



16.9 Dishwasher Findings

The unit filled, but would not drain or wash. Contact a qualified appliance repair person review and repair/replace as needed.



Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Patrick Waddell

I. EXTERIOR - FOUNDATION

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

Styles & Materials

Siding Material:

Brick Veneer

Trim Material:

Wood

Metal

Foundation Types::

Crawl space main house

Poured in place concrete slab garage

Slab on dirt filled porch

Crawl space deck areas

Items

1.0 Utility Status

Comments: Inspected

All utilities were on at the time of inspection.

1.1 House Occupancy

Comments: Inspected

Note: Yes, the home was occupied at the time of inspection. When a home is occupied furniture, clothing, and other stored items obstruct the view and access to walls, receptacle outlets, under sinks and sometimes windows. All areas that could be accessed were inspected at the time of inspection. The report will note if areas were inaccessible.

1.2 Siding Information/Limitations

Comments: Repair or Replace

Note: The sunroom appears to have been installed after the home was built. There are various items (noted in this report) which are not typical items that would have been overlooked by the county. Have the seller provide the signed off permit information that was pulled during the remodel to ensure that the installation is correct. If the seller does not have the information, contact the city/county to see if they were pulled. If the information is not on record a permit may have not been pulled, but typically they are only held for 5 years, sometimes checking the tax record to see the taxes sqft of the home vs the advertised sqft of the home is a way to check if it's been more than 5 years. If the sqft differs on the two then it likely was not permitted, but if they are the same then it is more likely they may have been pulled. If permits were not pulled then they should be pulled and the addition evaluated by the local city/county inspector.

1.3 Siding Findings

Comments: Inspected

1.4 Trim Findings

Comments: Repair or Replace

Sealant is needed to fill gaps which were noted where the trim meets different materials. This is needed to prevent water penetration at the following locations. This will be yearly maintenance once you close on the home. Contact a licensed contractor for review and make any additional repairs as needed:



1.5 Eaves/Soffit/Fascia Information/Limitations

Comments: Not Inspected

Due to the installed gutter system a full view of the fascia boards can not be seen in those areas. The condition of the fascia behind the gutters is not known and not a part of this inspection.

1.6 Eaves/Soffit/Fascia Findings

Comments: Inspected

1.7 Foundation Information/Limitations

Comments: Not Inspected

Note: The exterior view of the foundation is limited to the portions visible above grade only.

1.8 Foundation Findings

Comments: Inspected

See crawl space section for detailed report

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

II. CRAWLSPACE/BASEMENT

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

Styles & Materials

Crawl space access location::	Method used to inspect crawl space/ basement::	Foundation wall type(s)::
Left side of home	Crawled with a flashlight, moisture meter and probing tool	Brick and CMU

Girder types::

Wood

Floor joist types::

Wood

Post/Column/Pier types::

Brick

CMU - concrete masonry units

Items

2.0 Access Information/Limitations:

Comments: Inspected

Crawl space is fully accessible

2.1 Access Condition & Findings

Comments: Inspected

Accessible at the time of inspection.

2.2 Crawl space/Basement Information/Limitations

Comments: Inspected

Note: The under the floor insulation, between the floor joists restricts viewing of the subfloor area and a percentage of the floor joists.

Note: The band sill along the rear deck had no water damage or signs of wood destroying pest damage at the time of inspection.

2.3 Crawl Space/Basement Findings

Comments: Repair or Replace

(1) Due to the following areas, but not limited too, contact a licensed termite company for treatment and a licensed contractor to determine the extent of any damages and make all repairs as needed:

1. Wood rot at the lower, left corner of the front door
2. Termite damage at the lower, right corner of the front door which has been puttied over
3. Termite damage at the lower, right inner frame of the front door
4. Termite holes noted inside the house at areas of the window-lite area
5. Termite holes noted at the formal dining room baseboard near the foyer corner
6. Termite holes noted in the foyer to formal dining hardwoods.
7. Termite damage noted to the front band sill below the front door
8. Termite tubes noted at the double joist between the right side of the front porch and the first girder/beam they meet.
9. Several termite tubes noted at the front door area, the left side of the porch (as you face the street) and at the first pier to the left of the porch (as you face the street) There were also tubes noted front band pieces from the porch to the formal dining pier previously noted.



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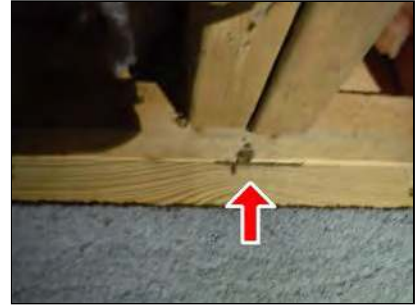
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Active termites



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(2) There were various areas of fallen or missing insulation. The right, rear corner appear to possibly have been from a pest. Contact a licensed contractor for review and make repairs as needed.



(3) Below the master whirlpool tub - when the insulation was pulled back around the waste pipe for the tub nuts fell out of the area. Ask the seller if a pest was dealt with in the past. If not, it should be treated as an active issue reviewed by a licensed exterminator.



(4) Front, middle of the crawl space - there was a drain line terminated in this area (Possibly for the attic water heater catch pan) Drain should not terminate in the crawl space as they create an unwanted condition when in use and also prevents you from knowing when there is an issue. The drain should be extended to daylight. Contact a licensed contractor for review and make any additional repairs as needed.



2.4 Environmental Information/Limitations

Comments: Not Inspected

Note: During the home inspection the home is not inspected for mold, mildew, or other organic growth. The inspector is not a mold inspector and they are not certified in identifying types of mold within the home. Some types of organic growth are common and/or natural to see under a home however, if high moisture levels were noted to be above 20% during the inspection this may indicate, but does not guarantee, an organic growth problem. Many factors are needed to have an excessive growth within or under a home. If mold, mildew, or other organic growth is a concern have a licensed or certified fungus specialist further evaluate to determine if type of fungus within or under the home is dangerous and determine if removal is needed.

2.5 Moisture / drainage

Comments: Repair or Replace

There are signs of water entry under the home front the right side of the house over to the left side of the home. The source of the water needs to be determined and correction make to stop the issue. (See exterior grading as possible source) Contact a licensed crawl space ceiling company to review and make repairs as needed.



2.6 Insulation & Vapor Retardants

Comments: Inspected

Note: There is a vapor barrier installed. The earth under a home contains clay, and like a desiccant, it readily absorbs moisture, but gives it up more slowly. The floor is covered with an approved vapor/moisture retardant material.

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

III. GROUNDS

This inspection is not intended to address or include any geological conditions or site stability information. The inspector does not comment on coatings or cosmetic deficiencies or the wear and tear associated with the passage of time, which would be apparent to the average person. Any reference to grade is limited to only exposed areas around the exterior of foundation or exterior walls. The inspector cannot determine drainage performance of the site or the condition of any underground piping, including subterranean drainage systems and municipal water and sewer service piping or septic systems. Decks and porches are often built close to the ground, where no viewing or access is possible. Any areas too low to enter or not accessible are excluded from this report. The Inspector does not evaluate any detached structures such as storage sheds and stables, nor mechanical or remotely controlled components such as driveway gates. The inspector does not evaluate decorative or low-voltage lighting nor irrigation systems. Any such mention of these items is informational only and not to be construed as inspected. If you wish to know the condition of any of the option features on the home you should contact a qualified professional for evaluation of them before closing on the home.

Styles & Materials

Driveway type::

Concrete

Sidewalk Type::

Concrete

Porch types::

Open design, no cover

Front porch step type(s)::

Brick

Rear Deck Type::

Wood decking / Wood framing

Deck Post Railing Type(s)::

Wood

Deck Stair/Step Type(s)::

Wood

Items

3.0 Grading Findings

Comments: Repair or Replace

The grade at foundation needs correction at the right. The grade slopes toward the home and needs correction or properly drainage installed to direct water away from the foundation. The tenant also noted that large amounts of water travel across the rear of the home and stand at the left, rear yard. It was noted that the neighbor has installed a pool and changed the original grading of the lot. There is a large drain at in that yard at the right, rear corner. This may be the cause of the pooling water. Corrections are needed so that the lot will drain properly.

It was also noted that water is pooling under the rear sunroom as noted by the stains on the wall and post. Have a licensed contractor or professional landscaper review and make the necessary corrections as needed. (see crawl space notes also)



Right side



Neighbors drain



Installed pool and fence



Below sunroom

3.1 Driveway/sidewalk Information/Limitations

Comments: Inspected

There are cracks noted at the driveway and sidewalk(s) that need to be sealed and/or repaired properly to prevent water penetration and/or continual cracking. Continue to monitor and make and additional repairs as needed.

3.2 Front Porch Findings

Comments: Repair or Replace

There is a large gap between the front porch stoop and the house wall. This can allow water penetration along this area. Have a licensed contractor for review and make any additional repairs as needed.



3.3 Deck Information/Limitations

Comments: Not Inspected

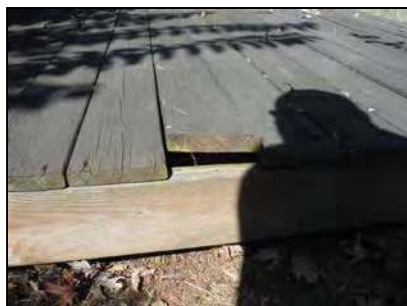
The deck is installed to close to grade to fully inspect. Height and/or lattice obstructed views

3.4 Deck Findings

Comments: Repair or Replace

(1) The following items were noted in need of repair and/or correction at the time of inspection. It is recommended that a licensed contractor review the entire deck and make any additional repairs as needed:

1. Various deck boards are cupping and/or loose. Protruding screw heads are also a safety hazard.
2. The staircase treads show signs of moisture damage and needed to be re-sealed.
3. The staircase stringers are not fully supported at the deck ledger. This can allow the stringers to split over time.



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(2) Below the sunroom - the insulation is installed backwards. This locks moisture inside the room not out of it. There were also signs of a pest living in an area of the insulation near the left corner of the home. Contact a licensed contractor for review and make repairs as needed.



3.5 Landscaping Findings**Comments:** Repair or Replace

Trees are touching the roof on the home at the front, left side and the rear of the home. Tree branches can damage shingles and make easy access for pest to get onto the roof. Contact a licensed contractor for review and trim back as needed. This will be yearly maintenance once you move in.



IV. ROOF SYSTEM

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

Styles & Materials

Roof Style:

Gable Roof
Hip roof

Roof Covering Type(s):

Ashphalt Shingles
Metal

Flashing Type(s):

Metal
Rubber
Caulking

Roof Framing Type/Materials:

Rafters
Conventional Wood Framing
Collar Ties
Oriented Strand Board

Visible Ventilation Type(s):

Gable End Vents
Ridge Vent
Soffit Vent

Insulation Type(s):

Blown Fiberglass
Fiberglas Batts

Eaves/Soffits/Fascia Type(s):

Metal Fascia / Vinyl Soffit

Items

4.0 Roof Access**Comments:** Inspected

Due to the pitch and or height of the roof, the roof was viewed from the ground with binoculars.

Note: When viewing the roof from the ground it is difficult to determine the extent of any granular loss and or possible hail damage. If it is noted that multiple homes throughout the neighborhood are receiving new roofs than there may be a possibility of hail damage throughout the neighborhood. Recommend having your insurance adjuster further evaluate the roof before purchase of the home to determine if there is hail damage and if repair and or replacement is required before purchasing the home.

Viewed the roof from the roofs edge on ladder.

4.1 Roof Information/Limitations

Comments: Inspected, Not Inspected

Due to the complex designs not all areas of the roof shingles or flashing could be viewed. Valleys of connecting roof lines, dormers and bump-outs hide some areas of the roof and siding from being able to be seen during this home inspection. . (These areas were not inspected and no claims can be made to their condition as they were not viewed at the time of inspection)

4.2 Flashing Information/Limitations

Comments: Inspected, Not Inspected

(1) Note: The flashings are not fully visible due to the construction methods or being covered by the siding.

(2) Note: The flashings are not fully visible due to the construction methods or being covered by the siding.

4.3 Valley Type(s)

Comments: Inspected

The valleys on the roof are closed, using either overlapping or interwoven strip shingles from both intersecting roof lines.

4.4 Gutter System Type(s)

Comments: Inspected

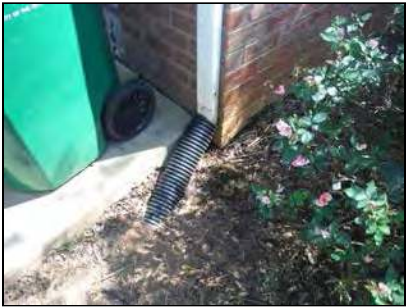
Full gutter system.

4.5 Gutter System Information/Limitations

Comments: Not Inspected

Note: Sub-surface drains noted, but not tested. They are not part of this inspection. The inspector does not carry camera equipment to chase underground systems.

Note: Due to the height of the home the gutters could not be viewed from the top side. The condition of the interior of the gutters is not known.



4.6 Roof Information/Limitations

Comments: Inspected

4.7 Roof Findings

Comments: Repair or Replace

- (1) Due to the following, but not limited too, contact a licensed engineer for further evaluation of the entire structure. Make any additional repairs as deemed necessary in their report:
1. There is an addition sunroom on the rear of the home. The framing below it is not installed in a common manor. There are not proper footings at the drop girder on the at least the house end connection, the center post is not centered on the CMU block installed and the girder is not bolted to the current post at all connections
 2. The bonus room attic tie back area nailed into the top flange of the I-joist. This can cause the flange to be disconnected as they are not designed for this force to be applied. I-joist generally require full decking to distribute loads and prevent point loading.
 3. The bonus room attic - there was no blocking between the ends of the I-joist and the wall framing. This is generally needed to prevent the joist from rolling, but can vary from manufacturer to manufacturer
 4. Upper attic - right and left ends of the hip roof - there were no tie backs installed at the rafters where the joist are opposing
 5. Upper attic - rear wall - the common rafters are framed with 2x6's. This is not common in a span if this distance. The rafter has begun to split about 3/4 of the way to the ridge. Where split someone at sometime has nailed the bottom of the rafter together at the split and installed sheathing on either side of the rafter.
 6. Upper attic - to your right as you reach the top of the staircase - the hip rafter is not posted where it joins the valley
 7. Upper attic - front of you as you reach the top of the staircase - the valley rafter and hip rafter are not posted at the ridge connection. The ridge is posted, but the other two are not. The post is also bowing and easily flexes when touched
 8. Multiple rafters and valley rafters were not cut at angles to allow the framing to sit flush at the meeting points. This is not typical and can allow the rafters to move or split over time.
 9. Upper attic - front gable to your left as you face the street - there was only 1 rafter tie in this area. Generally there is one on every other rafter to tie the two sides of the gable together and prevent them from sagging. The rear of the ridge is also not posted which can allow this end of the ridge to sag/fail.
 10. Upper attic - Above the staircase - there is a darker board between two halves of the common rafters. It appeared to be a continuation of the left side ridge board. Generally the end of the ridge is posted. Does it need to be posted in the situation?
 11. There was not a adequate amount of sheathing used at the ridge vent area. This has caused the sections to crack, split and or fall. This leaves the ridge vent improperly secured to the roof and could come off in a wind storm.
 12. Upper attic - front of the attic across from the HVAC unit - there is a hip rafter near the valley which is not posted. This can allow the rafter to sag/fail.



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(2) The following items were noted in need of repair and/or replacement on the roof. Contact a licensed roofing contractor for further evaluation and make any additional repairs as needed:

1. The rear addition roof is not flashed to the house in a typical fashion. A tar tape product is in use and there was no flashing at the left corner (as you face the street) There are signs of leaks noted inside the sunroom above the entry door (and the tenant said it does leak), at the rear soffit area and at the left side soffit area (as you face the street)
2. The rear addition roof has gaps at the seams running from front to rear. This can allow water penetration and needs to be corrected.
3. Garage - above the rear side of the garage door - there was a moisture stain at this area. There were no active readings at the time of inspection, but there has been no rain lately. Inside the attic above this area the sub-roof is stained at the house corner. There is also a "hard corner" above this area where the water from the upper roof gutter is running down the roof to this corner. Ask the seller if a previous repair was made. If not then further evaluation and repairs are needed.
4. Right side of the garage roof - there are water stains at the soffit below the satellite dish. In the attic above this area the sub-roof is also stains at the roof screw penetrations.
5. Upper attic - above the formal living room - there were signs of water entry noted at the ridge connection of this roof to the main house roof. Repairs are needed to prevent water penetration.
6. There was not a adequate amount of sheathing used at the ridge vent area. This has caused the sections to crack, split and or fall. This leaves the ridge vent improperly secured to the roof and could come off in a wind storm.
7. Upper attic - front, left valley as you face the street - there were water stains noted at two of the nails in this location.
8. See engineers notes



No flashing to brickwork



Tar tape flashing to fascia



Gaps at seams



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4.8 Attic locations**Comments:** Inspected

Main Attic above the majority or entire home.

Attic area above the garage

Bonus room wall(s)

4.9 The Attic Access Type**Comments:** Inspected

There is a wall scuttle access panel or door installed at bonus room wall and a walk-in attic door at the top of the staircase

4.10 Method used to inspect attic**Comments:** Inspected

Due to the design openness of the hip roof and limited floored area. The attic was inspected from the floored landing area only by flashlight.

4.11 Attic Information/Limitations**Comments:** Inspected

Note: Typical compaction where someone has walked through the attic before, fluffing or covering the walked through areas is recommend to return the insulation back to the original R-Value.

4.12 Attic Findings**Comments:** Repair or Replace

(1) There are various safety hazards noted in the attic areas which were in need of repair. Contact a licensed contractor for review and make any additional repairs as needed:

1. There are hand rails installed at the upper section, but no spindles to prevent a child from falling through them should they enter the attic area and there is not a graspable hand rail installed. There is no handrail at all on the lower section.
2. The staircase landing is not bolted to the post, only nailed which can pull loose.
3. Neither set of staircase stringers are secured to the ledgers properly. There is no ledger is hanger where they connect.
4. The bonus room attic and the upper attic areas do not have flooring or guard rails installed at either the entry door and/or off floored areas of the attic. This is a child safety hazard as kids open doors and go inside when playing and do not know that the sheet rock will not hold their weight. This allows the child to fall through the ceiling and into the room below causing serious and sometime fatal injury. It is recommended to install flooring or installed a locked handle to prevent children from entering.



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(2) Upper walk-in attic - to your left past the first corner - there was a missing section of section of insulation which needs to be installed to prevent heat loss.



(3) Bonus room attic - there did not appear to be any baffles installed between the roof and the installed ceiling insulation. This prevents air from traveling from the soffit to the ridge. Correction are needed so that the roof will vent properly. Contact a licensed contractor for review and make any additional repairs as needed.



The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

V. GARAGE - CARPORT

Determining the heat resistance rating of firewalls is beyond the scope of this inspection company. Flammable materials should not be stored within closed garage areas. Garage door openings are not standard, so you may wish to measure the opening to ensure that there is sufficient clearance to accommodate your vehicles. It is not uncommon for moisture to penetrate garages, particularly with slabs on-grade construction, and this may be apparent in the form of efflorescence or salt crystal formations on the concrete. Unless otherwise noted in this report that efflorescence is considered a cosmetic issue.

Styles & Materials

Garage/Carport Type & Size: Attached garage Two car garage	Number of overhead door(s):: One door	Number of overhead automatic openers:: One
Garage door type(s):: Metal	Roof type(s):: Same as house - see roof report elsewhere in the report	Ceiling type(s):: Drywall
Wall type(s):: Fully finished drywall	Stair type(s):: Brick steps	Floor type(s):: Concrete

Items

5.0 Recommendations/Information

Comments: Inspected

Note: The garage door open was tested and responded by reversing when testing the tension and testing the reverse floor reverse sensors (when applicable).

Note: This home is equipped with key pad that remotely opens and closes the garage door. Have the seller provide the key pad code at or before closing. If the seller is unable to provide the key pad code contact the manufacturer for instructions on how to reset and set the key pad with a new code.



5.1 Findings

Comments: Inspected

5.2 Limitations

Comments: Not Inspected

The garage walls were not fully visible due to stored items along the walls in the garage. Due to the stored items obstructing the viewing of the foundation within the garage there is no way to determine if there is termite activity. During the final walk through it is recommended that you thoroughly inspect the foundation walls for any mud tubes or you can elect to have us come back out and re-inspect the foundation walls for an additional trip fee before closing.



VI. ELECTRICAL SYSTEM

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

Styles & Materials

Service Type::

Underground

Grounding Equipment:

Ground rod

Main Panel Location::

Garage, rear wall

Sub-panel#1 Location(s)::

HVAC Location

Exterior

Items

6.0 Electrical Panel Information/Limitations

Comments: Not Inspected

Due to the installed shelving the main electrical panel was not inspected. There should be a 36" clearance on all sides of the panel. Safe access was not available. Have the electrician review while on-site for the other noted repairs. If any items are found inside the panel they should be addressed at that time.



6.1 GFCI Findings

Comments: Inspected

The following items were noted to be in the need of repair at GFCI locations. The conditions are safety hazards. Contact a licensed electrician for review and make any additional repairs as needed:

1. The garage outlets did not trip at the time of inspection. There was a GFCI on the rear wall, but it did not respond when tested.
2. Due to the laundry sink, all outlets within 6' should be GFCI protected and were not.
3. The sunroom outlets are installed in the floor and not floor outlets. They did not trip the installed GFCI outlet and the electrical under the sunroom was not secured adequately nor inside a conduit.



1



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6.2 Switches, Receptacles & Light Fixtures Information/Limitations

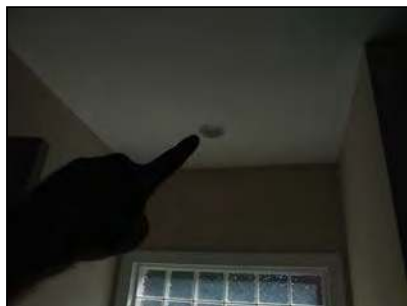
Comments: Not Inspected

Note: There are stored items throughout the home that prevent access and testing at some switches.

6.3 Switches, Receptacles & Light Fixture Findings

Comments: Repair or Replace

(1) Multiple lights did not function when tested. Replace the bulb and re-test to be sure it functions and is not an electrical issue. Contact a licensed electrician if replacing the bulb does not correct the issue:



(2) Bonus room - there was a balloon string caught up in the fan which needed to be removed to prevent the motor from being damaged.



The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

VII. 1st/MAIN FLOOR HEATING - AIR CONDITIONING

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

Styles & Materials

Gas Meter Location:: Right side of home	#1 - Heating Equipment Type:: Force Hot Air - 90% efficiency - Plastic Flue	#1 Heating System Manufacturer:: Trane Model/Serial# : TUC060C942B6 P27425R7G
#1 Heating System Age:: 14 years	#1 Heating System Capacity:: 100,000 BTU's	#1 Heating Equipment Fuel Type:: Natural Gas
#1 System Ductwork Type(s):: Fiberglass Ductboard Flexible round ductwork	1st/Main Floor Air Conditioning Type:: Central, Split system	1st/Main Floor Air Conditioning System Manufacturer:: Trane Model/Serial# : TTB042C100A1 P242N2NBF
1st/Main Floor Air Conditioning System Age:: 14 years	1st/Main Floor Air Conditioning System Fuel Source:: Electric 220 Volt	1st Floor Air Conditioning System - Capacity: 3.5 tons

Items

7.0 Heating System - Flues, Vents Limitations

Comments: Inspected, Not Inspected

Note: During this inspection it is impossible to determine the condition of the interior of the flue/vents. The interior of the flue/vents may be deteriorated, but during a visual inspection the interior walls were not inspected as this would require disassembly.

7.1 Heating System - Supply temperature findings

Comments: Inspected

The heat supply temperature was 107 Degrees at the time of inspection.



7.2 Heating System - Findings

Comments: Repair or Replace

Due to the following, but not limited to, it is recommended that a licensed HVAC contractor further evaluate the entire system and make any additional repairs needed:

1. The air filter(s) were missing at the time of inspection, replacements needed to prevent dirt/dust particles from entering the unit. When filters are missing it is recommended that the interior components be serviced and cleaned as this can allow dirt, lint and dander to coat and cover vital parts of the a/c system. Any other items in need of repair found when the HVAC contractor cleans the unit should also be addresses.
2. The rust noted in the burner area and dancing/changing of the flame color from blue to red/orange when the house fan kicks on is an indication of a possible cracked heat exchanger. Contact a licensed HVAC contractor for a full, invasive inspection of the system. Repair/replace as needed.
3. There was rust noted at the left side of the exterior of the unit below the elbow of the vent pipe
4. Air gaps noted at the plenum need to be sealed.



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7.3 A/C System- Exterior disconnect provided

Comments: Inspected

The exterior disconnect is located behind the exterior condenser

7.4 A/C System - Exterior Findings

Comments: Repair or Replace

More insulation is needed on the exterior Freon line where it is worn, torn or missing



7.5 A/C System - Exterior Information/Limitations**Comments:** Inspected

It is recommend to install rock beds around the AC unit(s) to avoid hitting or damaging the unit when cutting the lawn. It will also help keep the compressor clean from debris.

Note: Air conditioning systems of this type have expected service lives of 10 to 15 years. Any component of a central cooling and heating system which is over 10 years age is categorized as being in fair condition, primarily due to its increased likelihood of breakdown and need for replacement in the future. Any service life in excess of 15 years is in the realm of good fortune and should only be viewed as such.

7.6 A/C System - Return and Supply Air Temp**Comments:** Inspected

The ambient air test was performed by using thermometers on the air handler of 1st/Main Floor Unit: to determine if the difference in temperatures of the supply and return air are between 14 degrees and 22 degrees which indicates that the unit is cooling as intended. The supply air temperature on your system read 51 degrees, and the return air temperature was 71 degrees. This indicates the range in temperature is normal..

**7.7** A/C System - Information/Limitations**Comments:** Inspected, Not Inspected

Note: The interior coil was not inspected as it could not be viewed at the time of inspection as it is taped sealed. The fan units were operated, but not visually observed.

NOTE: There is a lift pump installed. These units are not tested. It was noted that the unit appeared to be functioning as it was not full or overflowing with water at the time of inspection unless noted elsewhere in the report.

7.8 A/C System - Findings**Comments:** Inspected

See above note(s) for the summary.

7.9 A/C System - Ductwork Information/Limitations**Comments:** Not Inspected

Note: During this inspection it is impossible to determine the condition of the interior of the duct work or vent systems. The interior of the duct work or vent systems may be deteriorated, but during a visual inspection the interior walls were not inspected as this would require disassembly.

7.10 A/C System - Ductwork Findings**Comments:** Inspected

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

VIII. 2nd FLOOR HEATING - AIR CONDITIONING

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

Styles & Materials

2nd Floor - Heating Equipment Type:: Force Hot Air - 80% Efficiency - Metal flue	2nd Floor - Heating System Manufacturer:: Trane Model/Serial# : TUE040A924K2 P202YR02G	2nd Floor - Heating System Age:: 14 years
2nd Floor - Heating System Capacity:: 50,000 BTU's	2nd Floor - Heating Equipment Fuel Type:: Natural Gas	2nd Floor - System Ductwork Type(s):: Fiberglass Ductboard Flexible round ductwork
2nd Floor Air Conditioning Type:: Central, Split system	2nd Floor Air Conditioning System Manufacturer:: Goodman Model/Serial# : GSC130241AE 0806272063	2nd Floor Air Conditioning System Age:: 5 years
2nd Floor Air Conditioning System Fuel Source:: Electric 220 Volt	2nd Floor Air Conditioning System - Capacity: 2 tons	

Items

8.0 Heating System - Flues, Vents Limitations

Comments: Inspected, Not Inspected

Note: During this inspection it is impossible to determine the condition of the interior of the flue/vents. The interior of the flue/vents may be deteriorated, but during a visual inspection the interior walls were not inspected as this would require disassembly.

8.1 Heating System - Supply temperature findings

Comments: Inspected

The heat supply temperature was 116 Degrees at the time of inspection.



8.2 Heating System - Findings

Comments: Repair or Replace

Due to the following, but not limited to, it is recommended that a licensed HVAC contractor further evaluate the entire system and make any additional repairs needed:

1. The air filter(s) were missing at the time of inspection, replacements needed to prevent dirt/dust particles from entering the unit. When filters are missing it is recommended that the interior components be serviced and cleaned as this can allow dirt, lint and dander to coat and cover vital parts of the a/c system. Any other items in need of repair found when the HVAC contractor cleans the unit should also be addresses.
2. There was rust in the catch pan. This is an indication of the primary line being clogged at some point. The unit was off when I arrived and only ran for about an hour which is often not long enough to see if this is still an active issue. Ask the seller if a previous repair was made, if not it should be treated as an active issue in need of further evaluation.
3. Horizontal Install - There is a not a secondary drain line installed at the bottom of the evaporator coil. The secondary drain line is needed in the event that the main condensate drain line becomes clogged. This will allow water to drain into the pan below indicating that there is a problem or issues with the unit. Without the secondary drain line the water may rise to heights within the coil box causing rust/damage. A secondary drain line is recommended or sensor switch on the main drain line installed. The sensor will also shut down the unit if the primary line clogs to prevent damage



2,3

8.3 A/C System- Exterior disconnect provided

Comments: Inspected

The exterior disconnect is located behind the exterior condenser

8.4 A/C System - Exterior Findings

Comments: Repair or Replace

More insulation is needed on the exterior Freon line where it is worn, torn or missing



8.5 A/C System - Exterior Information/Limitations

Comments: Inspected

Note: Air conditioning systems of this type have expected service lives of 10 to 15 years. Any component of a central cooling and heating system which is over 10 years age is categorized as being in fair condition, primarily due to its increased likelihood of breakdown and need for replacement in the future. Any service life in excess of 15 years is in the realm of good fortune and should only be viewed as such.

It is recommend to install rock beds around the AC unit(s) to avoid hitting or damaging the unit when cutting the lawn. It will also help keep the compressor clean from debris.

8.6 A/C System - Return and Supply Air Temp

Comments: Inspected

The ambient air test was performed by using thermometers on the air handler of 2nd Floor Unit: to determine if the difference in temperatures of the supply and return air are between 14 degrees and 22 degrees which indicates that the unit is cooling as intended. The supply air temperature on your system read 63 degrees, and the return air temperature was 78 degrees. This indicates the range in temperature is normal..



8.7 A/C System - Information/Limitations

Comments: Inspected, Not Inspected

Note: The interior coil was not inspected as it could not be viewed at the time of inspection as it is taped sealed. The fan units were operated, but not visually observed.

Note: This home has a secondary back-up system for the HVAC unit. In case the main line ever clogs there is a secondary drain which terminates in the soffit at the right side of the home. If you are ever mowing the lawn and see water dripping from this location it is the sign of a problem. Contact a licensed contractor for review and make any repairs as soon as you see it.



8.8 A/C System - Findings

Comments: Inspected

See above note(s) for the summary.

8.9 A/C System - Ductwork Information/Limitations

Comments: Not Inspected

Note: During this inspection it is impossible to determine the condition of the interior of the duct work or vent systems. The interior of the duct work or vent systems may be deteriorated, but during a visual inspection the interior walls were not inspected as this would require disassembly.

8.10 A/C System - Ductwork Findings

Comments: Inspected

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

IX. INTERIOR COMPONENTS

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

Styles & Materials

Main Entry Door Type::

Standard Entry Door

Exteior Door Type(s)::

Standard entry door
Standard garage house entry door

Window Type(s)::

Vinyl, single hung, thermal insulated
Tilt-in windows

Interior Wall Material(s)::

Drywall

Ceiling type(s)::

Drywall

Flooring type(s)::

Carpet

Tile
Wood

Fire place type(s)::

Ventless - Prefabricated Insert with natural/
LP logs

Items

9.0 Front Door Findings**Comments:** Repair or Replace

The following issues were noted in the need of repair and or adjustment at the front door. Contact a licensed contractor for review and make and additional repairs as needed:

1. The bottom weather stripping was torn/damaged and needed to be replaced to prevent water penetration.
2. The bottom of the door is rusting. Determine cause and make repairs/replace as needed.



1



2

9.1 Exterior Door Findings**Comments:** Inspected**9.2 Interior Door Findings****Comments:** Repair or Replace

(1) The strike plates need to be adjusted at the following doors. Currently the door handle does not need to be turned for the door to be opened:

1. Master bathroom toilet closet door



(2) The upper, front, left bedroom entry and closet door(s) were rubbing the carpet and need to be adjusted. This causes premature wear to the carpeting, makes opening and closing the door difficult and also prevents the HVAC unit from allowing air travel between the rooms adequately. Contact a licensed contractor for review and make repairs as needed.



Entry door



Closet door

9.3 Window Information/Limitations

Comments: Not Inspected

Note: Overcast days, dirty windows, and or rain can obstruct the view of the window or make it difficult to identify a bad thermal seal. Because of this it is recommend that all windows be cleaned and re-evaluated before closing.

9.4 Window Findings

Comments: Repair or Replace

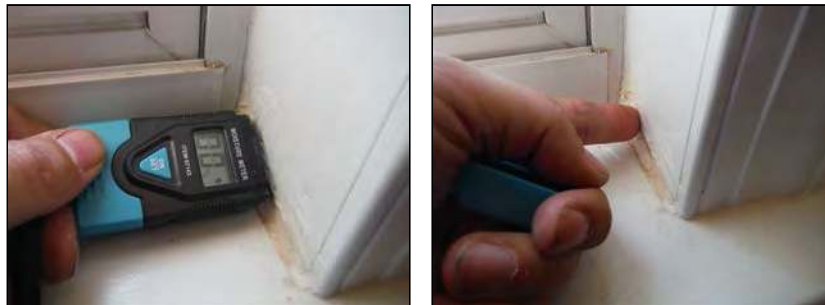
(1) The following window(s) and/or sashes (but not limited to) were found to have a bad or broken thermal window seal. The thermal window seal is the gasket that prevents moisture from entering in between the interior of the window panes and causing them to fog. The window at this point has lost its gas thus reduces the original R-Value of the window: Note: All windows are located as if looking from the inside out toward the road or yard:

Note: Overcast days, dirty windows, and or rain can obstruct the view of the window or make it difficult to identify a bad thermal seal. Because of this It is recommend that all windows be cleaned and further evaluated by the licensed or qualified professional. Any additional windows that are found to have bad thermal seals at that time should also be repaired or replaced by a qualified professional.

1. Formal dining room - both upper sashes
2. Master bedroom - rear wall - right window - upper sash
3. Living room - both upper sashes
4. Formal living room - both upper sashes and possibly the half round
5. Sunroom - rear wall - rear wall - 2nd window to the left of the right corner and the far left window
6. Upper, left bedroom - front wall - both upper
7. Bonus room - front window - both sashes



(2) Master bathroom toilet closet window - there were water stains at the lower, right corner of the window. This area was also soft to the touch. There were no moisture readings found at the time of inspection. Ask the seller if there was a previous repair made. If not it should be treated as an active issue and further reviewed for repair by a licensed contractor.



(3) Sun room - rear wall - middle window - the window is out of the track guide and needs to be repaired so that the window can be locked and prevent unwanted entry. Contact a licensed contractor for review and make any additional repairs as needed.



9.5 Interior Wall Limitations

Comments: Not Inspected

Note: Some areas of the interior walls can not be fully inspected to determine their type due to installed wall coverings (Wall paper, brick and stone facade, ect)

Note: Unable to fully view the walls due to wall coverings, pictures, mirrors, etc throughout the home.

Note: Stored items and furniture in the home prevent full viewing of the wall and floor surfaces. This inspection report applies to viewable surfaces only.



9.6 Interior Wall Findings

Comments: Inspected

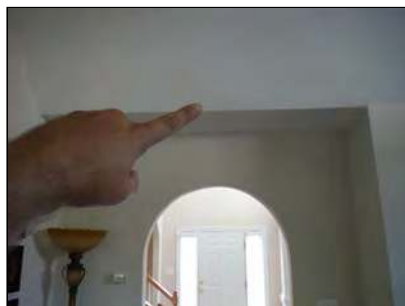
9.7 Ceiling Findings

Comments: Repair or Replace

(1) There was an active moisture leak noted at the Kitchen near the sink area. This is below an upper bathroom. The reading was 8%. Contact a licensed contractor for review, determine the source/cause and make any additional repairs as needed.



(2) Living room - above the entry way from the foyer at about the middle of the opening - there were two water stains noted in this location. Ask the seller if there was a past repair. If not, it should be treated as an active issue and further evaluated by a licensed contractor to determine the cause and make repairs as needed.



9.8 Floor Information/Limitations

Comments: Not Inspected

Note: Unable to view the flooring structure conditions due to floor coverings throughout the home.

Note: Unable to view or determine the 2nd floor framing due to floor coverings and the 1st floor ceiling below.

Note: Stored items and/or rugs prevented a full viewing of the floored areas

Note: Stored items and furniture prevent a full viewing of wall surfaces and floor surfaces. The inspection report applies to viewable surfaces only.

9.9 Floor Findings

Comments: Inspected

9.10 Staircase Information/Limitations

Comments: Inspected

The stair handrail/railing was secure at the time of inspection.

9.11 Smoke Detector Findings

Comments: Repair or Replace

(1) Due to the gas fireplace/furnace/stove top/attached garage and/or gas appliances a carbon monoxide detector should be installed to ensure safety.

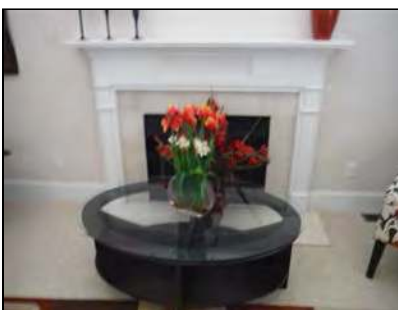
(2) The smoke detector outside the master bedroom was hanging loose from the ceiling and one of the wires has been cut. Contact a licensed electrician for review and make any additional repairs as needed.



9.12 Fire Place Findings

Comments: Repair or Replace

The pilot light was not lit at the time of inspection. Pilot lights must be lit at the time of inspection for the inspector to test them. If the unit has been off for some it can take a long time to get them to light and/or the air in the lines often need to be bled. The inspector does not carry lighting matches/lighters to lit units that do not have a auto igniter either. It is recommended that the pilot be lit and the unit be inspected prior to closing.



The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

X. PLUMBING SYSTEM

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

Styles & Materials

Main Water Shut Off Location::

Unable to located due to stored items

Main Plumbing Line Type::

PEX

Supply Line Type(s)::

Copper
PEX
Plastic

Waste Line Type(s)::

PVC

Vent Pipe Type(s)::

PVC
Metal

#1 Water Heater Power Source:

Gas

#1 Water Heater Capacity::

50 gallons

#1 Water Heater Location::

Attic

#1 Water Heater Manufacturer::

A.O. Smith
Model# Serial# : FSG242
MA99-0067661-H43

Items

10.0 Plumbing Information/Limitations

Comments: Inspected, Not Inspected

Note: We do not test the water main shut off valve or shut-off valves to individual fixtures. By turning the valves it may cause them to leak causing damage to the property. Shut off valves are not turned, tested, or operated.

Note: All plumbing fixtures throughout the home were tested at the time of inspection, unless the water was off and or stated below.

Note: Vent pipes sections which are located in the walls can not be seen during a visual inspection. These sections are not a part of this inspection. In condo and multi-family units attics may not be accessible and/or rooms and units above the unit are not accessible.

10.1 Plumbing Findings

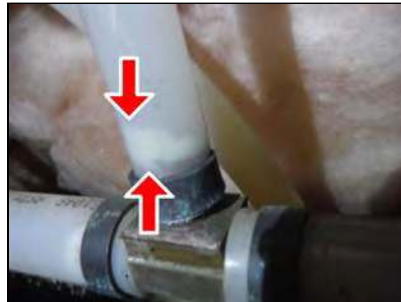
Comments: Repair or Replace

The visible plumbing lines in this home are plastic PEX with QPEX metal fittings manufactured by the Zurn Corporation. These plumbing fittings are the subject of a consumer class action lawsuit and settlement. After years of consumer complaints, the Zurn Corporation has acknowledged that it has seen an increased number of premature failures and leaks in its QPEX fittings. The client should visit the class action settlement website for more information, www.PlumbingFittingSettlement.com. A licensed plumbing contractor should be consulted for a complete inspection of the plumbing system and to make recommendations for repairs.

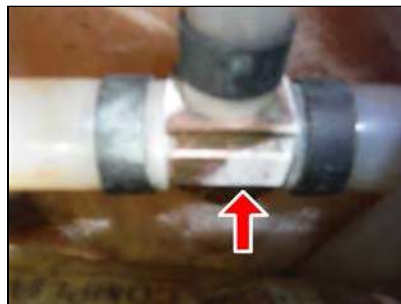
Multiple fittings in the crawl space show signs of failure as seen by the build up around the outside of the fitting and that can be seen through the translucent PEX on the interior.



QPEX



Build up inside pipe



Corrosion on exterior of fitting

10.2 #1 Water Heater Findings

Comments: Repair or Replace

Due to the following, but not limited to, it is recommended that a licensed plumbing contractor further evaluate the water heater and make any additional repairs needed:

1. The flue is crushed down on top of the top of the water heater. It appears to be too long. Corrections are needed so there is adequate dilution air to push the flue gases up and out of the flue.
2. There are scorch marks on the front of the service door area. This is a sign of flame roll out in need of correction.



1



2

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

XI. LAUNDRY AREA

Laundry appliances are not tested or moved during the inspection and the condition of any walls or flooring hidden by them cannot be judged. Drain lines and water supply valves serving washing machines are not operated. Water supply valves may be subject to leaking if tested and therefore damage the property. See Plumbing and Electrical pages for more details about those types of system components.

Styles & Materials

Laundry Room Location(s)::

Off garage entry

Dryer Connection Type(s)::

Electric 4-prong connector

Items

11.0 Laundry Information/Limitations

Comments: Not Inspected

Note: Washer and dryers are not tested at the time of inspection.

Note: The washer connections are not tested at the time of inspection. The inspector visually looks at the connections and the wall around the area (when accessible or not blocked by the height of some washers) There were no signs of stains or leaks noted at the time of inspection unless noted in the findings section below for further review or evaluation



11.1 Laundry Findings

Comments: Repair or Replace

(1) Right side of home - the dryer vent cover was off at the time of inspection needed to be repaired. The flap was also missing. Contact a licensed contractor for review and make any additional repairs as needed.



(2) The laundry room sink needs to be properly secured to the walls/floor. Currently the waste pipe and/or supply pipes are all that are holding it in place. If someone were to grab or hit the sink it could dislodge a pipe. Contact a licensed contractor for review and make any additional repairs as needed.



XII. LOWER FULL BATHROOM

Tub overflows are not tested at the time of inspection. Inspectors are unable to determine if the overflow is connected properly in the wall at the time of inspection. If the overflow line is not connected properly testing them can cause damage to the property. The shut off valves under sinks are not tested. By turning the valves it may cause them to leak also causing damage to the property. Shut off valves are not turned, tested, or operated.

Items

12.0 Bathroom Sink Information/Limitations

Comments: Not Present

No overflow installed - The sink(s) do not have an overflow device installed. If the stopper is in use the sink will overflow into the bathroom if not turned off. Overflow devices are not required, but a great safety device. You may wish to consider replacing the sinks when you move in as an added safety feature.

12.1 Bathroom Sink Findings

Comments: Inspected

12.2 Toilet Information/Limitations

Comments: Inspected

Note: There were no leaks noted at the tank bolt connection where it attaches to the base of the toilet at the time of inspection

12.3 Toilet Findings

Comments: Repair or Replace

The toilet is loose at the floor and needs to be secured properly to prevent movement and or possible leakage. Note: A new wax ring should be installed under all loose toilets. As the toilet loosens the seal that is formed from the toilet loosens and the seal is not as tight as it once was. This may result is a leak allowing waste water or sewage gases into the home from a deformed wax ring. Contact a licensed plumber for review and make any additional repairs as needed.



12.4 Tub/Shower Types

Comments: Inspected

Tile surround

12.5 Tub/Shower Surround Information/Limitations

Comments: Inspected

Note: If the tub/shower surround in the home is tile. This will require continually maintenance, the grout sealant is a typical part of home maintenance and should be resealed every 6 months to a year to prevent water penetration or concealed damage behind walls and under floors.

12.6 Tub/Shower Fixture Findings

Comments: Inspected

12.7 Bathroom Ventilation Type

Comments: Inspected

Electric power exhaust vent

12.8 Bathroom Vent Information/Limitations

Comments: Inspected

Only the viewable parts of the vent can be seen during a home inspection. Vent lines can be chased inside of walls and buried below insulation in the attic. These areas are not viewable during a home inspection.

XIII. HALL BATHROOM

Tub overflows are not tested at the time of inspection. Inspectors are unable to determine if the overflow is connected properly in the wall at the time of inspection. If the overflow line is not connected properly testing them can cause damage to the property. The shut off valves under sinks are not tested. By turning the valves it may cause them to leak also causing damage to the property. Shut off valves are not turned, tested, or operated.

Items

13.0 Bathroom Sink Information/Limitations

Comments: Not Inspected

No overflow installed - The sink(s) do not have an overflow device installed. If the stopper is in use the sink will overflow into the bathroom if not turned off. Overflow devices are not required, but a great safety device. You may wish to consider replacing the sinks when you move in as an added safety feature.

13.1 Bathroom Sink Findings

Comments: Inspected

13.2 Toilet Information/Limitations

Comments: Inspected

Note: There were no leaks noted at the tank bolt connection where it attaches to the base of the toilet at the time of inspection

13.3 Toilet Findings

Comments: Repair or Replace

The following items were noted to be in need of repair and or corrections at the bathroom toilet at the time of inspection. Contact a licensed contractor or plumber for review and make any additional repairs as needed:

1. There are gaps around the tiles at the base of the toilet and the toilet itself. This can allow water to travel under the toilet as people get in and out of the shower or during mopping. The gap needs to be sealed.
2. The toilet continues to run after it has been flushed. The inlet valve float is not adjusted at a proper height and needs adjustment/replacement so that toilet will stop running when not in use.



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13.4 Tub/Shower Types

Comments: Inspected

Prefabricated plastic surround.

13.5 Tub/Shower Surround Findings

Comments: Inspected

13.6 Tub/Shower Fixture Findings

Comments: Inspected

13.7 Bathroom Ventilation Type

Comments: Inspected

Electric power exhaust vent

13.8 Bathroom Vent Information/Limitations

Comments: Inspected

Only the viewable parts of the vent can be seen during a home inspection. Vent lines can be chased inside of walls and buried below insulation in the attic. These areas are not viewable during a home inspection.

XIV. MASTER BATHROOM

Tub overflows are not tested at the time of inspection. Inspectors are unable to determine if the overflow is connected properly in the wall at the time of inspection. If the overflow line is not connected properly testing them can cause damage to the property. The shut off valves under sinks are not tested. By turning the valves it may cause them to leak also causing damage to the property. Shut off valves are not turned, tested, or operated.

Items

14.0 Bathroom Sink Information/Limitations

Comments: Not Present

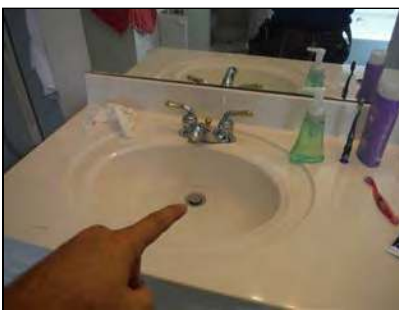
No overflow installed - The sink(s) do not have an overflow device installed. If the stopper is in use the sink will overflow into the bathroom if not turned off. Overflow devices are not required, but a great safety device. You may wish to consider replacing the sinks when you move in as an added safety feature.



14.1 Bathroom Sink Findings

Comments: Repair or Replace

Right sink - The sink drains slow, corrections needed for the sink to drain properly. Clean the drain and re-inspect. If the sink is still slow to drain it could possibly be a venting issue. Contact a licensed contractor or plumber for further evaluation if cleaning the drain does not correct the issue.



14.2 Toilet Information/Limitations

Comments: Inspected

Note: There were no leaks noted at the tank bolt connection where it attaches to the base of the toilet at the time of inspection

14.3 Tub/Shower Types

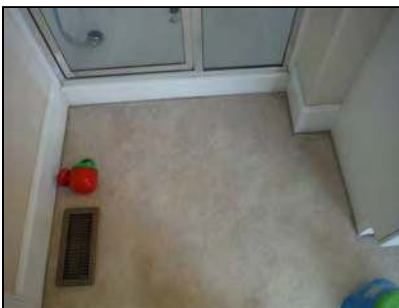
Comments: Inspected

Tile surround

14.4 Tub/Shower Surround Information/Limitations

Comments: Not Inspected

Note: There is carpet installed on the flooring. Carpeting in a bathroom can hold moisture causing unseen water damage to the sub flooring along the front of the tub/shower(s). Due to installed flooring or carpeting the sub floor could not be viewed at the time of inspection. It is recommended to continually monitor the sub-flooring in front of the tub/shower unit(s) to ensure that water is not being trapped and/or organic growth is not occurring.



14.5 Tub/Shower Surround Findings

Comments: Repair or Replace

(1) The weep holes at the base of the shower wall have been sealed. These holes should be left unsealed to allow any condensation that may get behind the walls to drain back into the basin. Please Note: - There are two small holes at the front left and right corners of the shower unit or pan. They are weep holes designed to allow condensation to drain back into the shower pan/basin that may become trapped behind tiles/marble surrounds. When these holes are sealed or caulked you may possibly see water stains on a ceiling below due to the condensation becoming trapped and not being able to drain back into the shower pan/basin.



(2) Several areas in the tub/shower surround that were noted in need of additional grout or re-grouting to sealed properly and prevent water penetration.



14.6 Tub/Shower Fixture Findings**Comments:** Repair or Replace

The following items were noted to be in need of repair and or corrections at the bathroom shower/tub fixtures at the time of inspection. Contact a licensed contractor for review and make any additional repairs as needed:

1. Shower - There was a leak noted at the back of the shower head where it connects to the plumbing pipe. Repairs are needed to prevent water damage. This can often be as simple as adding additional teflon tape but could possibly be from a bad gasket at the ball inside the fixture or a cracked shower head. Contact a licensed contractor for review and make any additional repairs as needed.
2. Tub - the hot/cold handles are installed reverse of each other. This makes it confusing to turn the water off once on and needs to be corrected.



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14.7 Jacuzzi Style Tub Access Location**Comments:** Inspected

The access panel for the jacuzzi style tub is located at the right side wall in the toilet closet area

14.8 Jacuzzi Style Tub Information/Limitations**Comments:** Inspected, Not Inspected

Note: The jacuzzi tub is required to be on a GFCI protected circuit. If you ever do not have power check in the following location to see if the breaker/outlet is tripped: Inside the toilet closet. There is also a wall switch to turn the power on/off.

Note: Due to the door being screws shut the access panel was not removed to view under the tub.

Note: It is not recommended to use bubble bath in a jacuzzi tub. The bubbles can get sucked into the pump motor and burn it out.

Note: People often use their tubs when they first move in, but after the "newness" wears off they can tend to sit. If you do not use your tub for some time the sediment inside the jet lines can build up and blow out into the tub the next time you use it. This leaves black looking debris in the lines. It is recommended you run the tub at least once or twice a month. If you go a long time without use there are several cleaner products on the market you can purchase to clean them.



Wall switch



GFCI and access door

14.9 Jacuzzi Style Tub Findings

Comments: Repair or Replace

The air valve at the front, right side of the tub did not function at the time of inspection. This is needed for you to be able to adjust the "bubbles" in the tub as it allows more or less air in. Contact a licensed plumber for review and make any additional repairs as needed.



14.10 Bathroom Ventilation Type

Comments: Inspected

Electric power exhaust vent

14.11 Bathroom Vent Information/Limitations

Comments: Inspected

Only the viewable parts of the vent can be seen during a home inspection. Vent lines can be chased inside of walls and buried below insulation in the attic. These areas are not viewable during a home inspection.

XV. UPPER GUEST BATHROOM

Tub overflows are not tested at the time of inspection. Inspectors are unable to determine if the overflow is connected properly in the wall at the time of inspection. If the overflow line is not connected properly testing them can cause damage to the property. The shut off valves under sinks are not tested. By turning the valves it may cause them to leak also causing damage to the property. Shut off valves are not turned, tested, or operated.

Items

15.0 Bathroom Sink Information/Limitations

Comments: Not Inspected

No overflow installed - The sink(s) do not have an overflow device installed. If the stopper is in use the sink will overflow into the bathroom if not turned off. Overflow devices are not required, but a great safety device. You may wish to consider replacing the sinks when you move in as an added safety feature.

15.1 Bathroom Sink Findings

Comments: Inspected

15.2 Toilet Information/Limitations

Comments: Inspected

Note: There were no leaks noted at the tank bolt connection where it attaches to the base of the toilet at the time of inspection

15.3 Toilet Findings

Comments: Repair or Replace

The following items were noted to be in need of repair and or corrections at the bathroom toilet at the time of inspection. Contact a licensed contractor or plumber for review and make any additional repairs as needed:

1. Staining or discoloration was noted on the floor around the toilet. This is indication that the toilet is leaking or has leaked in the past. Ask the sellers the history of the toilet and leaks that may have occurred. If the seller is unaware of the staining or discoloration then the toilet should be considered of having an active leak. Have a licensed plumbing contractor further evaluate the toilet and have a licensed general contractor further evaluate the flooring to ensure that there is not additional hidden or concealed damage. (See ceiling notes as possible source)
2. The toilet did not flush properly at the time of inspection. The handle must be held down to get a full flush.



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15.4 Tub/Shower Types**Comments:** Inspected

Prefabricated plastic surround.

15.5 Tub/Shower Surround Findings**Comments:** Inspected**15.6 Tub/Shower Fixture Findings****Comments:** Repair or Replace

The following items were noted to be in need of repair and or corrections at the bathroom shower/tub fixtures at the time of inspection. Contact a licensed contractor for review and make any additional repairs as needed:

1. The drain stopper was missing at the time of inspection. Replacement is needed so the tub can hold water properly when bathing.
2. The tub spout is loose in the wall and there is a large gap when the diverter is used. Gaps of this type and size should not be caulked as the caulk will just pull away from the wall. The spout needs to be secured properly to prevent water penetration behind the wall.



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15.7 Bathroom Ventilation Type**Comments:** Inspected

Electric power exhaust vent

15.8 Bathroom Vent Information/Limitations**Comments:** Inspected

Only the viewable parts of the vent can be seen during a home inspection. Vent lines can be chased inside of walls and buried below insulation in the attic. These areas are not viewable during a home inspection.

XVI. KITCHEN - APPLIANCES

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

Styles & Materials

Kitchen Sink Type(s)::

Porcelian w/sprayer wand

Disposal Brand(s)::

In-Sink-Erator

Model # Serial # : 5-84 13041546716

Cook Top Type(s)::

Electric

Cook Top Brand(s)::

GE
Model# Serial# : JP340B0A1BB
GV720881Q

Oven Type #1::

Wall Oven

Oven Brand #1::

GE
Model# Serial # : JKP85B0A2BB
FV668678Q

Exhaust Vent Type(s)::

Internal Vent Hood

Exhaust Hood Brand(s)::

GE
Model# Serial# : JV3470X1BB LV820128C

Microwave Brand(s)::

GE

Dishwasher Type(s)::

Built-in Standard Dishwasher

Dishwasher Brand(s)::

GE
Model# Serial# : GSD3320C04BB
LV78674B

Refrigerator Brand(s)::

Whirlpool
Model# Serial# : ED5PVEXWS14
S22120563

Cabinet Material(s)::

Wood

Countertop Type(s)::

Formica/Laminate

Items

16.0 Sink Information/Limitations

Comments: Inspected, Not Inspected

Note: There were stored items under the sink that obstructed viewing the cabinet and full views of the drain and supply lines at the time of inspection.

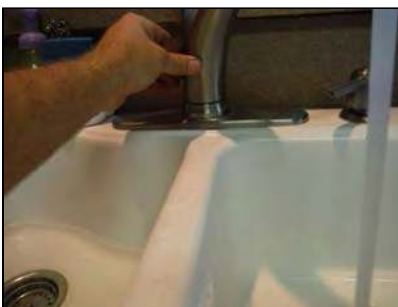
Note: There are water stains noted under the kitchen cabinet. This is an indication that a previous leak has occurred. No leak was identified at the time of inspection and the damage to the cabinet is considered cosmetic. Continue to monitor as it is not uncommon for leaks to occur under the kitchen sink due to stored items hitting the drain piping

Note: typical wear noted at the sink

16.1 Sink Findings

Comments: Repair or Replace

The sink faucet is loose at the base connection and needed to be re-secured. Contact a licensed contractor for review and make any additional repairs as needed.

**16.2** Disposal Type(s)

Comments: Inspected

Continuous-feed models operate by a wall switch, or accessory air switch (button on the counter top). The garbage disposal was tested for basic functionality at the time of inspection. Unless otherwise noted in this report

16.3 Range/Oven Information/Limitations

Comments: Inspected

Note: The range/wall oven top surface elements/burners (when applicable) and interior element(s) responded when testing at the time of inspection unless otherwise noted in this report

Note: The installed timers and clocks are not tested at the time of inspection.



16.4 Cooktop Information/Limitations

Comments: Inspected

Note: The cooktop surface elements/burners responded when testing at the time of inspection unless otherwise noted in this report



16.5 Exhaust Information/Limitations

Comments: Inspected

Internal via a hood vent



16.6 Microwave Information/Limitations

Comments: Inspected

Note: The unit responded to controls at the time of inspection. Convection ovens responded also unless otherwise noted in this report.

Note: The installed timers and clocks are not tested at the time of inspection.



16.7 Refrigerator Information/Limitations

Comments: Not Inspected

Note: Refrigerators are not inspected nor are the icemaker lines inspected. If there is a refrigerator installed in the home at the time of inspection we do not move the refrigerator to inspect behind it. By moving the refrigerator it may cause damage to the floor, icemaker line and/or the refrigerator itself.



16.8 Dishwasher Information/Limitations

Comments: Inspected

Note: The dishwasher is controlled by a wall switch to the right or left of the sink. If the unit does not have power check the switch to ensure that it is in the "on" position before calling an electrician. They will charge you a trip fee just for flipping the switch.



16.9 Dishwasher Findings

Comments: Repair or Replace

The unit filled, but would not drain or wash. Contact a qualified appliance repair person review and repair/replace as needed.



16.10 Cabinet/Countertop Information/Limitations

Comments: Inspected

Note: Stored items such as pots, pans, glass ware, food, ect obstructed views of the cabinets at the time of inspection. This is typical for any lived in home, but a limitation to this companies home inspection. Visible areas of the cabinets were inspected only.

16.11 Cabinet/Countertop Findings

Comments: Inspected

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.