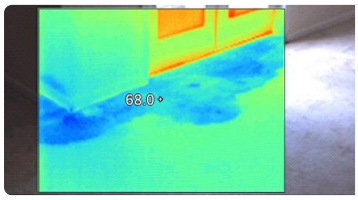
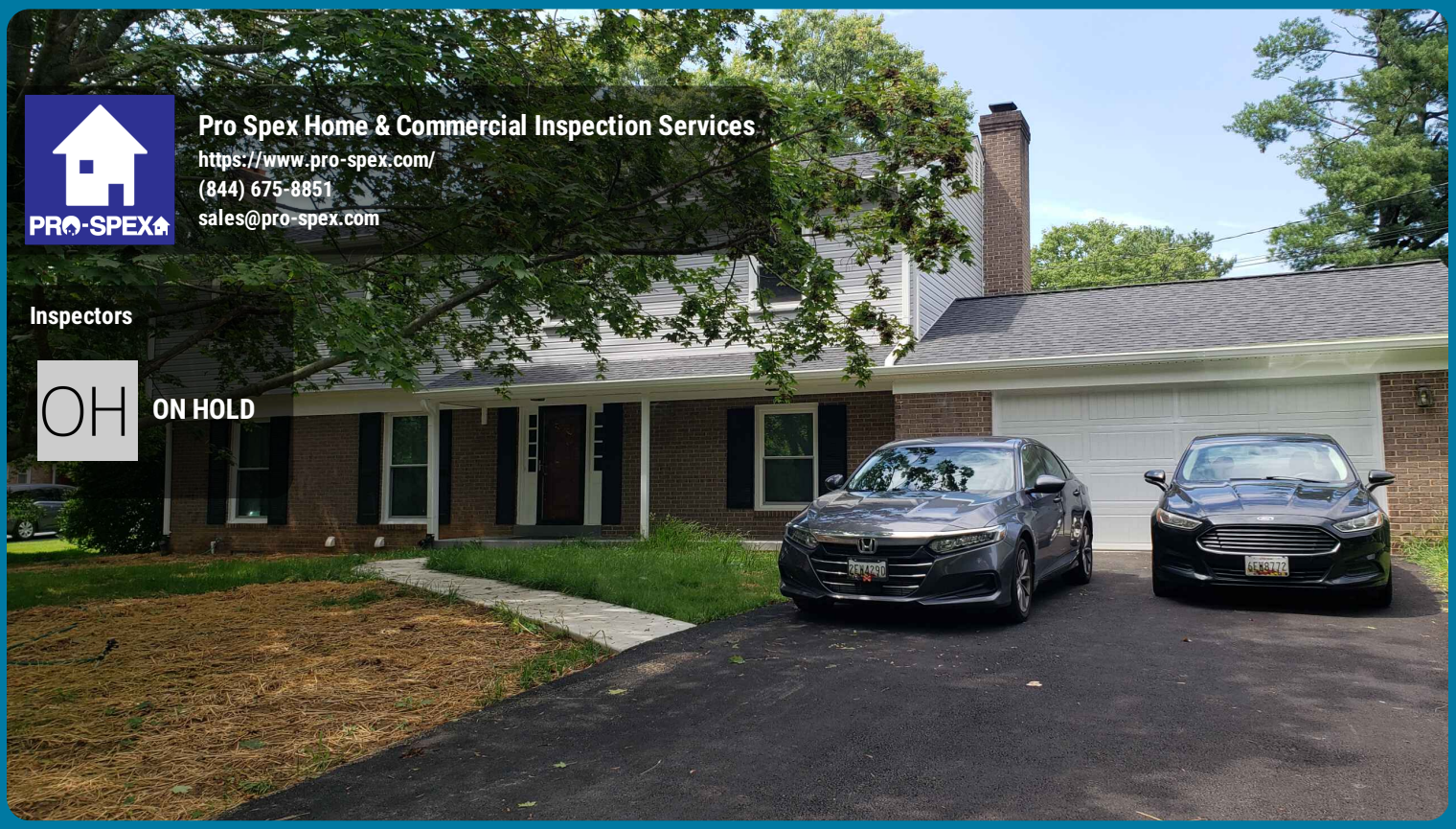


PRO-SPEX

Residential & Commercial Inspection Services



Pro Spex Home & Commercial Inspection Services
https://www.pro-spex.com/
(844) 675-8851
sales@pro-spex.com

Inspectors

OH ON HOLD

606 Main St, Laurel, Maryland 20707
Property Inspection Report-V8
Prepared for

Apr 29, 2022 at 08:00 AM

DON'T MAKE YOUR SMARTEST INVESTMENT YOUR BIGGEST MISTAKE

Summary Quick Links

REPORT INTRODUCTION

Property & Inspection Information

Prepared For: _____ (Name of Client)

Concerning: **606 Main St, Laurel, Maryland, 20707**
(Address or Other Identification of Inspected Property)

By: **ON HOLD** (Name and License Number of Inspector) | **08/01/2022** (Publish Date) | **-** (Revised Publish Date)

-
(Name, License Number of Sponsoring Inspector)

Inspection Date & Time	Year Built	Square Footage
Apr 29, 2022 08:00 AM	**2022**	**4000**

Property Location

PRO SPEX PROPERTY INSPECTION SCOPE OF WORK

SCOPE OF WORK

NOTICE: This inspection report is protected by copyright laws, any use or distribution by persons not party to the inspection contract for which this report is intended, is strictly prohibited. Refer to the inspection contract for terms of use.

A Pro Spex (here after referred to as Inspection Company) building Inspection is intended to be more than a report on the condition of the systems and components of the subject structure. It's an comprehensive documentation of, and an education in, the various systems and components. In addition to documenting conditions in specified systems and components, the information developed in the course of a property Inspection is intended to help you in managing maintenance costs and preserving your property, by providing a basic understanding of how various systems work, and idea of age, documenting manufacturer and many other aspects.

Client understands that by accepting this building Inspection report, it is a limited and primarily visual, non-destructive, and non-technical examination (using normal operating controls where appropriate) of the applicable, safely accessible and readily accessible systems and components specified in the property Inspection Contract and Scope of Inspection and in the Inspection Report. Only the visible, safely accessible and readily accessible portions of the specified systems and components will be inspected. A building Inspection is intended to assist you in identifying these conditions. It is not a technical inspection, it is not a code compliance inspection.

Destructive testing and/or disassembly of materials of components, other than the removal of access covers intended to allow normal homeowner maintenance, is excluded. Barriers, carpet, walls, ceilings, tile, obstacles, personal goods or stored items are not removed or moved to gain access or to provide a clearer view.

Examination of certain systems and components and specific testing, evaluation, and remedial design work requires substantial additional time and the services of licensed contractors or individuals with necessarily narrow and highly specialized training. Such services may be provided by us as separate services but are not a part of this Inspection. These include but are not limited to the performance of engineering services, the inspection of swimming pools, spas, solar systems, irrigation, well and septic systems, or inspections for insects, pests, toxic substances and environmental hazards. If inspections or other services not included in the Home Inspection are desired, the Inspection Company, under a separate contract and for an additional fee, may provide some of these services or you may also seek any of these services independently.

This building Inspection is not a warranty, guarantee, or insurance of any kind. By accepting the report, client understands that the report represents the conditions of the property at the time of the inspection and these conditions may change immediately following this inspection. It is not a substitute for a seller's disclosure statement or a pre-closing walk through. It does not replace insurance to protect against eventual deterioration of systems or components. Contact your real estate professional, insurance agent, or lender for information about this type of insurance.

This property inspection is not a code compliance inspection. While the inspector at his discretion may discuss issues that are related to the building code, the inspector does not have the authority to perform a code compliance inspection under the terms of this agreement. If client desires a technical code compliance inspection, for an additional fee, this can be provided separately and may involve the services of other professionals.

This building Inspection should not be seen as a termite or wood destroying organism (WDO) or wood destroying insect (WDI) inspection as required by some mortgage companies. When termite damage is visible at the time of inspection or when evidence of possible termite activity is noted, these areas are recorded for reference only, so that additional evaluation can be conducted during the WDO inspection by a licensed termite inspector. If prior repairs have been carried out, full confirmation and disclosure from the sellers is advised to ensure proper repair. Checking the historical data with the seller with regard to previous termite activity is always advised. Therefore, it's recommend that you have the property inspected by a licensed Termite Inspector prior to the close of escrow. Note: when requested thru this company, at the companies discretion, the termite inspections may be handled by a third party and arrangements are made as a courtesy only. Any agreements, warranties etc. related to the termite inspection, are the responsibility of that company.

This building Inspection does not include testing for mold or the measurement of indoor air quality. These services can be purchased separately. The presence of mold indicates abnormal moisture conditions. This inspection will attempt to identify the possible sources of moisture that may contribute to mold like conditions, but this is not a mold inspection. If you desire mold testing, contact our office for information about such services. In addition, you may want to consider the cleaning or sanitizing of air ducts and other concealed areas.

Note: Mold cannot exist without moisture. As a result any moisture whatsoever, no matter what its source, should be eliminated, or the potential for mold infestation will remain.

The Inspection Company is not a party to any contracts or other agreements relating to the transfer to the subject property between parties. Therefore, this Inspection Company cannot offer recommendations pertaining to the use of the information contained in the Inspection Report with regard to such contracts or agreements. All decisions pertaining to consulting with any representatives or other parties including, but not limited to, real estate agents, insurers, title companies, surveyors, mortgage lenders, and attorneys with regard to the use or to the timeliness of use of the information contained in the Inspection Report are solely your responsibility.

A Building Inspection is a "snapshot in time." A system or component performing normally during the inspection, does not assure that it will continue to do so. By accepting the services of this company, client understands that any system or component can fail catastrophically and without any warning or indication of impending failure. While the inspector may provide estimates, based on historical data, the inspector cannot predict any future Negative Conditions including but not limited to plumbing leaks, systems failures, or the remaining service life of any applicable system or component. The Inspection Company is not responsible for and will not repair any component which fails subsequent to this inspection or which is identified or described in this Inspection Report.

All repairs, corrective measures, or new work undertaken on any system or component should be performed only by qualified parties, licensed where applicable. It is recommended that only new or appropriate materials should be used. All work should be performed in a workmanlike manner and in accordance with all appropriate and applicable industry standards and governmental codes and regulations. Subsequent to completion and where appropriate and applicable, it is recommended that all such work be documented by work orders, invoices, or receipts from the individuals or companies which performed the work as well as by copies of all signed off building permits and lien releases from contractors and their employees, other workers, and material suppliers.

It is recommended that a copy of the appropriate portion or portions of the inspection report be provided to all qualified individuals retained to further evaluate and/or perform modifications or corrective measures to address Adverse Conditions documented in the Inspection Report. When work requiring a permit is performed without obtaining the proper permit and inspections, that work may be considered nonconforming and illegal by governmental building code, ordinance, and regulation agencies that are charged with the promulgation and enforcement of such codes, ordinances, and regulations. Nonconforming work may jeopardize the safety of persons occupying or entering the property. It may also adversely affect specific insurance coverage and the saleability of the property and may result in added costs in the form of additional fees and/or property taxes or other penalties.

The written observations and recommendations contained in this Inspection Report are based on the knowledge and experience of the inspector. You may receive different information from other inspectors, trades persons, insurance adjusters, private or public personnel, contractors, building and system warranty services personnel, or other parties whose interests are different from the Inspection Company's interests. If you receive information which differs from that expressed in this written Inspection Report, it is recommended that such information also be obtained in writing on the appropriate company or agency letterhead, bearing all applicable licensing numbers, and signed by the individual providing the information.

When other parties state that a component or an Adverse Condition designated Corrective Action is safe and/or adequate at the present time, without the need for any modifications or corrective measures, it is recommended that those parties be asked to put such statements in writing accompanied by a signed letter stating that no action is necessary and that the component or Adverse Condition identified in the Inspection Report is safe and adequate according to all industry standards and governmental regulations.

The following conditions and limitations apply to the use of ladders throughout this inspection: A ladder will be used only to aid in inspecting roof surfaces and reaching attic access openings. A ladder will be used only, when, in the judgment of the inspector, it is safe to do so. Under no circumstances will the use of ladder be considered when roof surfaces are not safely accessible and readily accessible with a ladder eighteen(18) feet or shorter in length and when attic access openings are not safely accessible and readily accessible with a ladder sixteen(16) feet or shorter in length.

This inspection is performed and this Inspection Report is prepared solely on behalf of and for the exclusive use of the person or organization named in this report and no third parties have any right to this inspection and Inspection Report. Its sole purpose is to provide you with both an education and a better understanding of some of the conditions which may exist at the subject property in order to assist you in planning for both immediate and regular maintenance of the specified systems and components. Therefore, it is recommended that the contents of this inspection and Inspection Report be kept strictly confidential and not be discussed with or shown to others, including but not limited to appraisers, insurance agents and adjusters, home warranty companies, and lenders, without careful consideration, whose interests are different from those of the Inspection Company and its Clients.

The Inspection Company will return (for a separate fee) to any property which the Company has previously inspected for the purpose of re-inspection to verify that any Adverse Conditions documented in the course of the original inspection have been modified or corrected, to inspect items that were inaccessible at time of inspection, or that remedial measures have been performed. Said re-inspection will be performed subject to the following:

- The re-inspection will only address items identified in the original report as deficient or inaccessible.
- The re-inspection will focus on attempting to determine whether or not the action taken meets the actions agreed to as provided for in a written contract or agreement.
- The re-inspection will not address issues of adequacy of method chosen to repair or replace deficient system or component.
- Client must provide a detailed description of the proposed work write, sufficient to assist the inspector in determining if the agreement has been fully satisfied. Client understands that if the work once completed, conceals any element of the agreed repair/replacement, the
- Inspector can only report observations of the completed product and can make no judgment on the completeness of the work as it involves elements that are no longer visible (e.g. roof underlayment, plumbing repairs in finished ceilings etc.) If client desires a more detailed
- Inspection of repair or replacement of any system or component, client has the option under separate fee agreement to retain the inspectors services to perform interim inspections as the work progresses.
- The re-inspection is not a code compliance inspection. While we may at our discretion point out issues that may be inconsistent with the local building code, Pro Spex Inspectors are not authorized to report code compliance issues. Client has the option to contract for code compliance inspection under separate agreement, or contact the local authority for having jurisdiction, or retain the services of licensed professionals familiar with local code applicable to the situation at hand.

Like the home inspection, the re-inspection is limited to what can be seen without dismantling or removing components. All conditions of a full home inspection apply to a re-inspection.
For the reason stated above, it is recommended that all repairs, corrective measures, or new work undertaken on any system or component be performed only by qualified parties and that only new, appropriate or specified materials be used. Further, that all work be performed in a workmanlike manner and in accordance with all appropriate applicable industry standards and governmental codes, ordinances and regulations. Client is strongly advised the verify the competence of persons contracted to complete or correct any repairs undertaken in response to the comments of the home inspection.

Items that are present but no inspected. While the inspection company make every effort to inspect all aspects of the home. Site and environmental conditions may dictate that certain systems or components cannot be safely inspected (e.g. roof too high above ground or snow on roof). When such conditions exist, the inspector will note in the report why a system or component was not inspected. Note: the inspection report at that point is complete. If client desires said system or component to be inspected, separate arrangements will have to be made with the inspection company or other professional.

This Report lists the systems and components inspected by this company. Items not found in this report are considered beyond the scope of this inspection, and should not be considered inspected at this time.

Please read the entire report for all items .

Notice: This report contains technical information that may not be readily understandable to the lay person. Therefore, a verbal consultation with the inspector is a mandatory part of this inspection report. If you choose not to consult with the inspector, this inspection company cannot be held liable for your understanding or misunderstanding of this report's contents. If you were not present during this inspection please call the office to arrange for your verbal consultation.

Summary items that are marked as either Major (in the inspectors opinion, item may be costly, is in need of immediate attention or is a safety issue) or Minor (item is not determined to the be costly, is not in need of immediate attention or is not a safety issue). Be advised that opinions can vary. Note: This company classifies all electrical issues as major due to possible safety implications regardless of cost or ease of repair.

Note: The pictures and comments within this report, represent a sampling of the issue found and are intended to help explain the area of concern. Other areas of similar concern could be present and are often found upon closer examination by a qualified contractor. We Strongly Recommend the entire summary be discussed with a SUITABLY LICENSED AND QUALIFIED CONTRACTOR. It is not the inspectors responsibility to determine the cause of the issues described herein or what corrective action should take place. When multiple instances of the same issue are observed, this report may not contain photos of all instances.

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.

Client advised to take these issues into consideration before the end of the contingency period. IT IS FURTHER RECOMMENDED THAT CLIENT CONDUCT A RE-INSPECTION BY OUR OFFICE WHEN CORRECTIONS ARE MADE. Note: If this inspection is covered by our service guarantee, failure to follow our recommendations could void the terms of the guarantee. If client was not present during the inspection, it is strongly recommended that client conduct a phone consultation with the inspector before their contingency expires.

Table Of Content

Cover Letter

Pro Spex Inc.

606 Main Street
Laurel, MD 20707

Thank You

Hello,

First we want to say thank you for choosing our company to help you at this very important time. Real Estate investments can be stressful and tiring. At Pro Spex we strive to make the process less stressful, provide information of value and give you an experience that says we care. If we haven't done that, we want to be the first to know.

The report that follows is our inspectors efforts to paint a complete picture of your investment. Your report is presented as a full report documenting the property condition, and a summary that helps to summarize your inspectors findings. Please be sure to read the entire report and not just the summary.

Our inspectors are here to help, please don't hesitate to reach out to us to discuss the report in more detail, or consult with us when making future decisions. If you encounter any issues along the way, please call us, we are here to help,

Thank you again for entrusting us in this very important process, we look forward to continuing to be of service.

Glenford Blanc
President/CEO.

Yvonne Blanc
Exec. Vice President.

COMMENT KEY & DEFINITIONSs

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.

#	Image	Name	Description
1.		Appears Serviceable (AS)	The inspector did not observe conditions that would lead us to believe problems existed with this system or component. The item is capable of being used. Some serviceable items may, however, show wear and tear. Other conditions if applicable, will be noted in the body of the report.
2.		Action Recommended(AR)	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. Significantly deficient systems or components will be identified as: Not functional / unsafe / worn / near end of lifespan. When in the inspector's opinion, an item is "significantly deficient", the reason will be within the body of the report. NOTE: Opinions can vary, it is the customers responsibility to seek a 2nd opinion from a qualified contractor. The decision to Repair or Replace, lies solely with the party for whom this report is prepared.
3.		Not Inspected(NI)	The inspector 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.
4.		Not Present(NP)	This item (found in most homes), component or unit is not present in this home or building.
5.		High (Immediate)	Requires immediate attention, and/or the cost to remedy is anticipated to be significant. Failure to address quickly, likely to lead to additional short term problems. All safety and health related concerns, should be treated as "High" priority. Note: This company classifies all electrical issues as high priority requiring immediate attention. Issues in the category will often require a licensed contractor or expertise.
6.		Medium (Short Term)	Requires attention in the near future. Should not be delayed for an extended period. May often require specialized training. Is not considered to be a health and safety issue.
7.		Low (Long Term)	Low priority, low cost, does not require immediate attention. Often refers to deferred maintenance that can be accomplished at a later time without significant implications to other systems or components. Many of these can be address without specialized training.
8.		HEALTH RELATED ISSUE (SAFETY)	Items in this category are considered a potential health risk, and may cause medical problems. Such items (Mold, Lead, asbestos etc.) often require a specialists opinion or additional testing outside the scope of a standard home inspection, to establish if a risk exists. If results are conclusive, the condition should be corrected as soon as possible by a professional.
9.		FURTHER INVESTIGATION	This item or component is a observation that requires further attention before a conclusion can be drawn. e.g. conditions that suggest permits were not obtained and work was performed or a repair was performed, but the reason is unclear and customer should seek further information from seller.
10.		REPAIR/REPLACEMENT	The item, component or unit is not functioning as intended, will likely need repairs by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.
11.		ROUTINE MAINTENANCE	Maintenance items that are typical for a home of this type and age. These typically do not require licensed contractors, and often do not require permits.
12.		LIMITATIONS	Limitations may at times restrict the inspectors ability to fully inspect a system or component. Some limitations are typical (finish surfaces conceal structure) others are as a result of weather conditions or obstructions the inspector cannot remove. Where obstructions exist, it is recommended that the obstruction be removed and a re-inspection scheduled for those areas. This company disclaims all conditions that are inaccessible at time of inspection.

Inspection Details IMPORTANT INFORMATION

PROPERTY GOOD CONDITION

The subject property was in good overall condition for its age, appears to be well maintained. The issues found are not out of the ordinary. The following items or discoveries indicate that these systems or components do not function as intended or adversely affects the habitability of the dwelling; or appear to warrant further investigation by a specialist, or requires subsequent observation.

This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function, efficiency, or safety of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report. Summary items that are marked as either Major (in the inspectors opinion, item may be costly, is in need of immediate attention or is a safety issue) or Minor (item is not determined to the be costly, is not in need of immediate attention or is not a safety issue). Be advised that opinions can vary. Note: This company classifies all electrical issues as major due to possible safety implications regardless of cost or ease of repair.

Note: The pictures and comments within this report, represent a sampling of the issue found and are intended to help explain the area of concern. Other areas of similar concern could be present and are often found upon closer examination by a qualified contractor. We Strongly Recommend the entire summary be discussed with a SUITABLY LICENSED AND QUALIFIED CONTRACTOR. It is not the inspectors responsibility to determine the cause of the issues described herein or what corrective action should take place. When multiple instances of the same issue are observed, this report may not contain photos of all instances.

Client advised to take these issues into consideration before the end of the contingency period. IT IS FURTHER RECOMMENDED THAT CLIENT CONDUCT A REINSPECTION BY OUR OFFICE WHEN CORRECTIONS ARE MADE. Note: If this inspection is covered by our service guarantee, failure to follow our recommendations could void the terms of the guarantee. If client was not present during the inspection, it is strongly recommended that client conduct a phone consultation with the inspector before their contingency expires.

Note: The pictures and comments within this report, represent a sampling of the issue found and are intended to help explain the area of concern. Other areas of similar concern could be present and are often found upon closer examination by a qualified contractor. We Strongly Recommend the entire summary be discussed with a SUITABLY LICENSED AND QUALIFIED CONTRACTOR. It is not the inspectors responsibility to determine the cause of the issues described herein or what corrective action should take place. When multiple instances of the same issue are observed, this report may not contain photos of all instances.

Client advised to take these issues into consideration before the end of the contingency period. IT IS FURTHER RECOMMENDED THAT CLIENT CONDUCT A REINSPECTION BY OUR OFFICE WHEN CORRECTIONS ARE MADE. Note: If this inspection is covered by our service guarantee, failure to follow our recommendations could void the terms of the guarantee. If client was not present during the inspection, it is strongly recommended that client conduct a phone consultation with the inspector before their contingency expires.

Recommended Next Steps: If you were not present during the inspection, schedule a phone consultation. Discuss the report with your agent. Obtain 2nd opinions/repair costs from qualified contractors. (It is not uncommon for contract to have a different opinion. Recommend providing relevant section from the complete report, not just the summary.)Consult your home inspector as needed.

- Schedule a re-inspection if any of the following apply:
- Seller agrees to perform repairs using their contractor.
- Re-inspect to ensure contractor repairs satisfy the terms of the addendum.
- If home was occupied and seller has vacated.
- Re-inspect to ensure the home is in same condition as at time of inspection.
- Inspection of items which were inaccessible or could not be tested at the original inspection.

Inspection Details INSPECTION LIMITATIONSs

Occupied Home

Subject property was occupied at time of inspection. Furniture and occupant belongings may conceal other issues and or cause damage when removed. Client should consider a re-inspection after the property is vacated.

Inspection Details SECTION DETAILS

Style Of Building **Split Level**	Foundation Type **Basement**	# Bedrooms/Bathrooms **3 Bedroom, 2 Full Baths, 1 Half Bath**
In Attendance **Clients Agent, Client**	Occupancy **Fully Occupied**	Weather Conditions **Overcast, Humid**
Approx Temp (F) **85-90**	Start Time: **12:45pm**	End Time: **4:30pm**

Exterior Components Section Standard

EXTERIOR SYSTEMS SOP

The inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; 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 inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Probe exterior wood components where deterioration is suspected.

The 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; 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.

Note: The pictures and comments represent a sampling of the issue found and are intended to help explain the area of concern. Other areas of similar concern could be present and are often found upon closer examination by a qualified contractor. We Strongly Recommend the entire summary be discussed with a qualified contractor. It is not the inspectors responsibility to determine the cause of the issues described herein.









Exterior Components IMPORTANT INFORMATION

Asbestos Siding

Based on the design and age of your home, the siding may contain Asbestos. We do not know for sure. The following is compiled from a variety of sources including the EPA.

Asbestos house siding was used in many homes until the EPA banned its use in new products in 1989. Asbestos siding was essentially a cement siding product that asbestos fibers had been added to. This was done in order to add fireproofing and stability to cement siding, so that it wouldn't crack or break as easily.

At the time, no one knew that asbestos fibers were carcinogenic if they became airborne and inhaled, so asbestos was commonly used in a variety of building materials.

The use of asbestos house siding in new construction was discontinued in the late 1970s/early 1980s, but it is still present in many older homes. Due to its durable nature (it never rots or decomposes and is impervious to termites and ants), it's not uncommon to find asbestos siding that is more than 50 years old and in perfect condition.

The siding was manufactured in a variety of shapes and styles, including scalloped edges and often with ridges and grooves that run across each piece of siding that give it its distinctive look.

As with all issues involving asbestos in building materials in older homes, you'll need to collect a sample and have it tested to definitively prove it contains asbestos. Not all manufacturers added asbestos to their siding so those 50 year old shingles on your home that you assume have asbestos in them in fact might turn out to be plain old cement siding.

Health Risks of Asbestos Siding

If a test confirms that your home siding contains asbestos, you'll need to be familiar with the health risks. Asbestos is a natural mineral that has been mined and used in a variety of applications due to its durable, fire-resistant nature.

Health risks arise when asbestos fibers are disturbed, released into the air, and subsequently inhaled. If asbestos is inert, there's absolutely no danger.

Removal of Asbestos Siding

If you own a house with asbestos house siding or are considering buying one, do your research before making any decision as far as whether to remove or replace the asbestos siding, as there are pros and cons to both asbestos removal and to leaving it as is.

Many home owners choose to encapsulate the existing house siding without removing it, often installing vinyl siding over the top of it.

This is a proven method of safely containing siding that contains asbestos and is recommended by many licensed contractors and remediation specialists, so it's not a case of simply covering up the problem and forgetting about it.

Remember that asbestos is only dangerous when disturbed and broken into fine particles (such as from sawing or shattering pieces of siding), so in many cases the safest course of action involves leaving the asbestos house siding undisturbed.

CARPORT SHED INTERIOR WALL

Exterior Components SECTION DETAILS

Exterior Siding Material	Entry Door Material/Style	Driveway Material
Cement-Fiber, Brick Veneer, Vinyl	Double Pane French, Fiberglass (front), Fiberglass (rear), Insulated Glass Rear Slider	Concrete

Deck Type

None

Other Exterior Elements

Screened in Porch

Exterior Components Section Report

Section Items	AS	AR	NI	NP	
2.1 CLADDING FLASHING & TRIM		✓ 2			View
2.2 DRIVEWAYS, WALKWAYS		✓ 1			View
2.3 DOORS	✓				
2.4 WINDOWS	✓				
2.5 STOOPS, STEPS, AREAWAYS	✓				
2.6 DECKS, BALCONIES, PORCHES, PATIOS	✓				
2.7 VEGETATION, GRADING, DRAINAGE		✓ 2			View
2.8 EAVES, SOFFITS AND FASCIAS	✓				
2.9 RETAINING WALLS		✓ 1			View

(AS = Appears Serviceable AR = Action Recommended NI = Not Inspected NP = Not Present)

2.1 CLADDING FLASHING & TRIM

2.1.1 LINTEL CORROSION (minor)

Low (Long Term)

ROUTINE MAINTENANCE

Openings in masonry walls typically carry a 'L' shaped piece of steel called a lintel to support the brick above the door and window openings. The steel lintel above is corroding and if not addressed, will damage adjacent brick and mortar. Left unaddressed, steel can expand to 8 times its thickness when it corrodes, a process called steel jacking, which can lead to significant damage.

2.1.2 MISSING MORTAR AT STEEL LINTEL

Medium (Short Term)

ROUTINE MAINTENANCE

Mortar missing above the door/window where the steel lintel extends into the brick. This is quite common in masonry walls and easy to correct. It is important to seal this open mortar joint in order to prevent corrosion of the steel lintel, which will expand and damage the brick further.

2.2.1 DRIVEWAY CRACKS- CONCRETE

Low (Long Term)

ROUTINE MAINTENANCE

Cracks are common and do not affect the integrity of a driveway if properly maintained. Cracks should be sealed to prevent water penetration, which can cause deterioration when freezing occurs in the winter. Concrete can be sealed with exterior grade caulk.





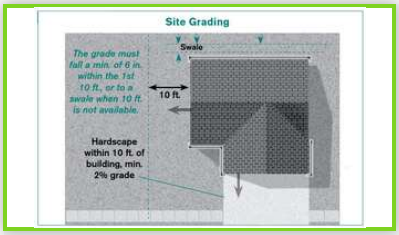


2.7.1 POOR (NEGATIVE) GRADING

Low (Long Term)

ROUTINE MAINTENANCE

The exterior grading is poor in some areas and needs correcting. The grade should slope away from the house on all sides, whenever possible, for at least 8-10 feet to prevent standing water close to the foundation. Failure to do so can result in or contribute to foundation cracks and water intrusion. Correct landscape to drain water away from the foundation wall for a distance of at least 8 feet or into a swail.



2.7.2 TREE LIMBS & ROOFS

Low (Long Term)

ROUTINE MAINTENANCE

The tree limbs that are in contact with roof or hanging near roof should be trimmed. Failure to address this will lead to roof damage.

2.9.1 CRACKED RETAINING WALL

Low (Long Term)

ROUTINE MAINTENANCE

The retaining wall shows some settlement cracks, but appears stable. Have regrouted to maintain strength of the mortar joints.






HOME MAINTENANCE TIPS

Roofing Systems Section Standard

ROOFING SYSTEM SOP

The 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 inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The inspector will walk the roof if he/she considers it safe to do so. Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors. The fasteners used to install roof shingles, in most instances are not visible and therefore are not inspected.

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Roofing Systems IMPORTANT INFORMATION

METAL ROOFS

This home has an old metal standing seam roof cover, age unknown. Metals roofs are not guaranteed leak proof. Metal roofs can be seal coated with a compatible coating to extend the life of the roof.

Roofing Systems SECTION DETAILS

Roof Material	Roof Approximate Age.	Roof Number of Layers
3 Tab Composite (Asphalt/Fiberglass) Shingles	15-20 Years	1

Sky Light(s)	INSPECTED ROOF COVERING FROM
None	Walked Roof

Roofing Systems Section Report

Section Items	AS	AR	NI	NP	
3.1 COVERINGS		✓ 1			View
3.2 FLASHINGS		✓ 1			View
3.3 PENETRATIONS		✓ 1			View
3.4 DRAINAGE		✓ 4			View
3.5 SHEATHING		✓ 2			View
3.6 UNDERLAYMENT	✓				
3.7 VENTING	✓				

(AS = Appears Serviceable AR = Action Recommended NI = Not Inspected NP = Not Present)

3.1 COVERINGS

3.1.1 ROOF NEAR END OF LIFE

High (Immediate)

REPAIR/REPLACEMENT

The roof covering is old, and approaching the end of its useful life. The roof cover has torn shingles that need addressed to prevent moisture entry into the building envelope. One area has been repaired. There is also a nail protruding that should be sealed to prevent moisture entry. Several areas have caulk applied as a temporary repair to help reduce potential leaks. The covering will need to be replaced. Recommend all flashings be replaced, sheathing checked for damage and ventilation issues be addressed at that time.





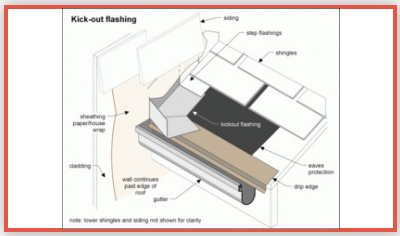


3.2.1 KICK OUT FLASHING MISSING

High (Immediate)

REPAIR/REPLACEMENT

Kick out flashing not installed. Kickout flashing, also known as "diverter flashing", is a special type of flashing that diverts rainwater away from the cladding and into the gutter. When installed properly, they provide excellent protection against the penetration of water into the building envelope where the roof and gutter terminate along the side of a wall, and where significant damage can be hidden.The need for kickout flashing developed fairly recently (2009) and has been adopted as the industry standard.




3.3.1 FAILED BOOT FLANGE

Medium (Short Term)

REPAIR/REPLACEMENT

The plumbing vent pipesboot flange has failed. This will result in water penetration and damage to the roof sheathing if not corrected. These should be replaced when the roof is replaced. Temporary repairs often include sealing with roofing compound until roof replacement.

3.4.1 BURIED DRAINS CLOGGED

Medium (Short Term)

REPAIR/REPLACEMENT

The below-grade drain lines appear to be clogged. Failure to correct this could lead to basement water intrusion due to water saturation around the foundation underground.

3.4.2 DOWNSPOUT EXTENSIONS

Low (Long Term)

ROUTINE MAINTENANCE

Downspouts need an extension drain line to carry water away from the foundation. Long term saturation of the foundation wall often leads to water penetration and high humidity in basements, which in turn can cause other problems. Recommend extensions that extend at least 8 ft long beyond the foundation or into buried drain lines that terminate on the downhill side of the home.

3.4.3 LOOSE GUTTERS

Medium
(Short Term)

ROUTINE MAINTENANCE

The gutters and gutter nails are pulling away from the fascia board need to be reattached. Failed gutters causes the rotting of the fascia board. As the fascia board weakens further deterioration occurs. Client advised to keep gutters and downspouts clear and firmly attached to fascia boards.

REAR AT CARPORT

3.4.4 CLOGGED GUTTERS

Medium
(Short Term)

ROUTINE MAINTENANCE

The gutters are full of debris in areas and need to be cleaned. The debris in gutters causes the gutter to overflow, resulting in rotting of the fascia board. As the fascia board weakens the gutters come loose and further deterioration occurs. Leaks in the gutters are often not visible until cleaned; damage to fascia boards and rafter ends can remain hidden from view. Client advised to keep gutters and downspouts clear and check fascia boards for possible damage.

3.5.1 SHEATHING EDGE DAMAGE

Medium
(Short Term)

REPAIR/REPLACEMENT

The edge of the sheathing is water damaged (rotting) in some areas due to moisture exposure and poor installation of the roof flashings and or gutters. This should be addressed at roof replacement.

3.5.2 SURFACE NOT LEVEL

Medium
(Short Term)

REPAIR/REPLACEMENT

The roof surface is very uneven, suggesting there may have been a significant shift in the sheathing and the roof framing. The interior at the attic shows water damaged sheathing these areas (see condition of sheathing listed later in this report), in addition to the long spans for the rafters, and settlement over time is suspected. This should be addressed at roof replacement.







Garage/Carport Section Standard

GARAGE SOP

The inspector shall observe: Walls, ceiling, and floor slab; access door to interior, roll up door and door operator. The home inspector shall: Operate the garage door operator only if it is functioning. Identify the door type and operator manufacturer. Report signs of abnormal operation, failure of the motion sensors if installed.

The inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; is not required to manually lift doors, or operate any remote control devices or keypads.

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Garage/Carport SECTION DETAILS

Auto-opener Manufacturer	Garage/Carport Size
None	1 Car

Garage/Carport Section Report

Section Items	AS	AR	NI	NP	
4.1 CEILINGS		✓ 1			View
4.2 WALLS (INCLUDING FIREWALLS)				✓	
4.3 WALLS				✓	
4.4 DRIVING SURFACE	✓				
4.5 OVERHEAD/ROLL UP DOOR				✓	
4.6 DOOR TO HOME INTERIOR				✓	
4.7 DOOR OPERATORS				✓	
4.8 MOTION SENSOR				✓	
4.9 ROOF (DETACHED GARAGE)				✓	
4.10 DOOR TO EXTERIOR				✓	

(AS = Appears Serviceable AR = Action Recommended NI = Not Inspected NP = Not Present)

Comments

High (Immediate) | Medium (Short Term) | Low (Long Term)

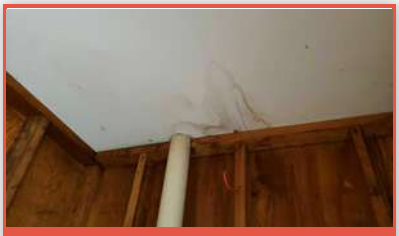
4.1 CEILINGS

4.1.1 CEILING WATER STAIN-ROOF LEAK

High (Immediate)

REPAIR/REPLACEMENT

Signs of water stains are present on the ceiling. We did not detect the presence of moisture which suggests this is not a recent occurrence. The underlying cause is moisture or dampness related a past roof leak. Could not determine if this is an ongoing issue.



CARPORT STORAGE ROOM

Interior Components Section Standard

Interior SOP

The 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 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 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.

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Interior Components SECTION DETAILS

Ceiling Materials	Wall Material	Floor Covering(s)
Drywall	Drywall	Carpet, Ceramic Tiles, Hardwood T & G

Interior Doors	Kitchen Cabinetry	Kitchen Countertop
Hollow Core Masonite	Wood	CERAMIC TILE

Window Types	Window Material	Window Manufacturer
Double Hung, Dual Pane	Vinyl	UNKNOWN

Interior Components Section Report

Section Items	AS	AR	NI	NP	
5.1 CEILINGS	✓				
5.2 WALLS		✓ 1			View
5.3 FLOORING SURFACE		✓ 1			View
5.4 STAIRWAYS, BALCONIES & RAILINGS	✓				
5.5 STAIRWAYS, BALCONIES & RAILINGS 2	✓				
5.6 COUNTERS & CABINETS		✓ 1			View
5.7 DOORS		✓ 1			View
5.8 WINDOWS	✓				
5.9 OTHER INTERIOR CONCERNS		✓ 1			View

(AS = Appears Serviceable AR = Action Recommended NI = Not Inspected NP = Not Present)

Comments

High (Immediate) | Medium (Short Term) | Low (Long Term)

5.2 WALLS

5.2.1 MISSING GROUT

Low (Long Term)

ROUTINE MAINTENANCE

There is missing grout at the shower walls. Missing grout will lead to water penetration and loose tiles if not corrected.

HALL BATHTUB

5.3.1 STAINS AROUND TOILET

Medium (Short Term)

REPAIR/REPLACEMENT

Floor stained at the toilet. Water stains on the floor around the toilet suggest possible leak below the toilet (failed seal). Significant floor damage (wood floors) can occur if not addressed.

HALL BATH VIEWED FROM BELOW

POWDER ROOM

POWDER ROOM

5.6.1 CABINET FLOOR DAMAGE

High (Immediate)

REPAIR/REPLACEMENT

Kitchen cabinet floor damaged and has visible mold. the area affected is considered that it may be addressed by the homeowner. Reference the link below to the EPA website for more information on mold in the home.

Click here

5.7.1 SLIDER DOOR OPERATION

Low (Long Term)

ROUTINE MAINTENANCE

The slider door at the 3 seasons room is difficult to operate. Have addressed.

5.9.1 CHEMICAL SMELL

Medium
(Short Term)

FURTHER INVESTIGATION

There was a strong smell typically associated with the smell of a chemical, possibly a cleaner, ask seller for more information.

Structural Systems Section Standard

STRUCTURAL SYSTEM SOP

The Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure.

The 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 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.

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CONCRETE BLOCK FOUNDATION


CONCRETE BLOCK FOUNDATION


1ST FLOOR FRAMING


1ST FLOOR FRAMING


1ST FLOOR FRAMING


ROOF FRAMING


CEILING FRAMING


ROOF FRAMING


ROOF FRAMING

Structural Systems INSPECTION LIMITATIONSs

CEILINGS-LIMITED INSPECTION

Most of the ceilings are covered and structural members are not visible. Inspection limited to observation of finished surfaces only.

FLOORS-LIMITED INSPECTION

Most of the floors and ceilings are covered and structural members are not fully visible. Inspection is limited to observation of finished surfaces, and where visible, those areas of the structure only.

Structural Systems SECTION DETAILS

Foundation Wall Type: **CONCRETE BLOCK**	Exterior Walls (Above Foundation): **2 x 4 Wood**	Roof Structure: **2 X 8 Rafters**
Roof-Type: **Gable**	Roof-Sheathing: **Plywood**	Ceiling Structure (Below Roof): **2X6**
Columns or Piers: **Steel I beam**	Main Floor Structure: **2 x 12**	Upper Floor Structure: **Not Visible**
Attic Access: **Scuttle Hole in Hallway**	Method used to observe attic: **Walked**	Method used to observe Crawlspace: **None**

Structural Systems Section Report

Section Items	AS	AR	NI	NP	
6.1 CRAWLSPACES	✓				
6.2 STRUCTURAL WALLS		✓ 1			View
6.3 COLUMNS, BEAMS & PIERS	✓				
6.4 FLOOR STRUCTURE	✓				
6.5 CEILING STRUCTURE	✓				
6.6 ROOF STRUCTURE	✓				

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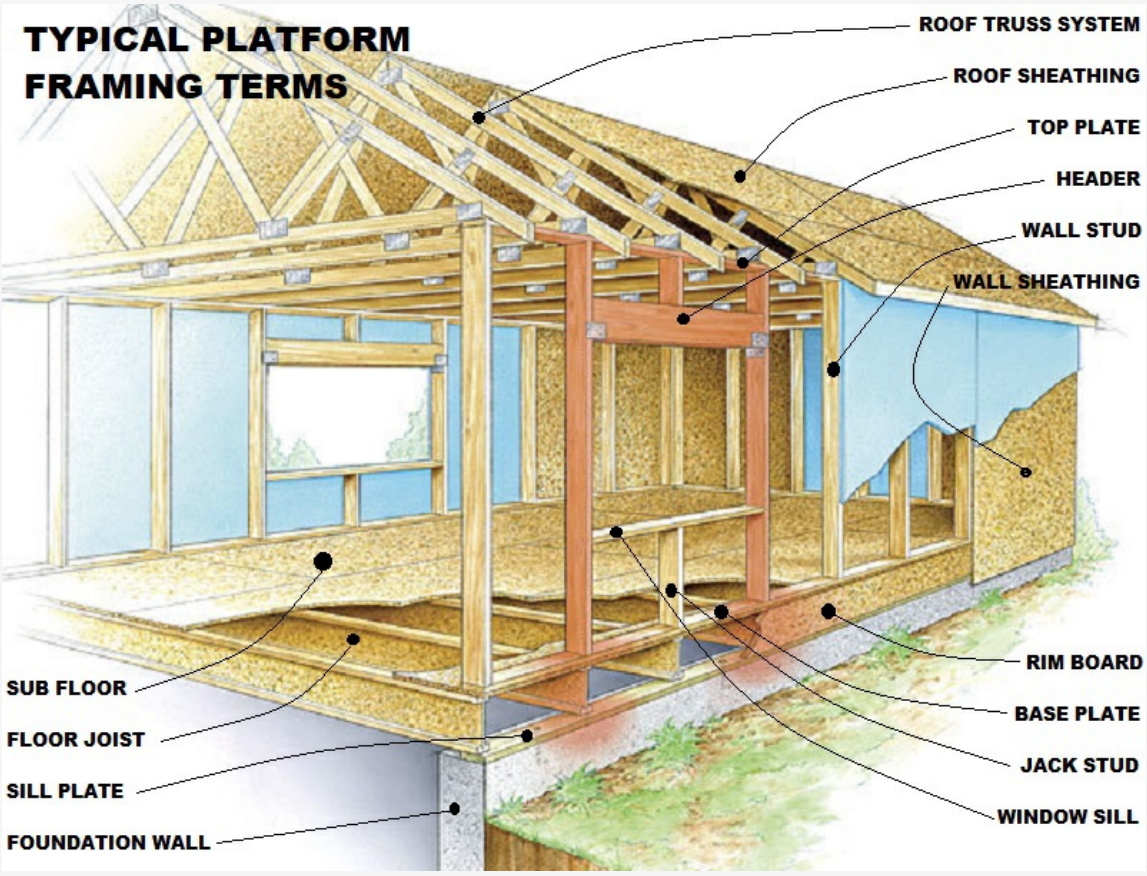
6.2 STRUCTURAL WALLS

6.2.1 EFFLORESENCE (Minimal)

Medium (Short Term)

REPAIR/REPLACEMENT

Efflorescence (white powdery substance on block walls) occurs with all concrete. Efflorescence is visible on concrete surfaces Efflorescence is caused when soluble salts and other water dispersible materials come to the surface of concrete and mortars. It's induced by low temperatures, moist conditions, condensation, rain, dew, and water added to the surface of fresh concrete to assist troweling. It can occur very soon after exposure to moist or cool conditions or gradually, especially when it comes from within the concrete or from the subgrade.Any material containing Portland cement results in efflorescence. In this case the efflorescence is minimal and does not pose any more than a visual distraction. It can be minimized by eliminating the moisture source, which is believed to be due to the listed site drainage issues. For other approaches see link below.http://www.aldonchem.com/popup-ab-efflorescence.htm



TYPICAL PLATFORM FRAMING TERMS

Plumbing System Section Standard

PLUMBING SYSTEMS SOP

The 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 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 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. When possible, the water distribution system will be inspected by running the water at all interior locations at the same time for approximately 15 minutes. This includes all bathrooms, the kitchen, and dishwasher. while repeatedly flushing the toilets. The inspector will observe the system response and drainage systems.

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GAS DISTRIBUTION LINES


WATER DISTRIBUTION LINES


WATER HEATER


WATER HEATER DATA PLATE


GAS DISTRIBUTION LINES

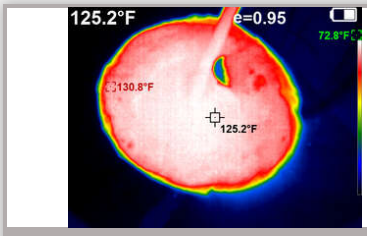

MAIN WASTE LINE


MAIN WASTE LINE CLEANOUT


MAIN WATER LINE


WATER METER

HOSE BIBB SHUTOFF VALVE



THERMAL SCAN OF THE HOT WATER TEMPERATURE AT THE SINK

Plumbing System IMPORTANT INFORMATION

Winterize Hose Bibs

During winter, to avoid freezing, remove any connected hoses, close all valve to exterior water hose connections and open the hose connection. The hose connection should be left open thru the winter to prevent freezing in the event that the interior valve has a slow leak.

WSSC

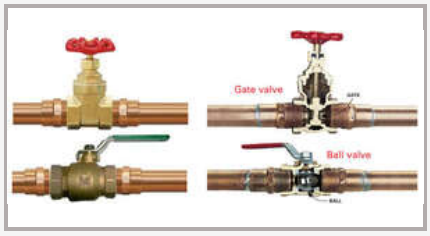
Washington Suburban Sanitary Commission (WSSC) handles water supply issues for the subject area. www.wsscwater.com 301-206-4001

Washington Gas

The Washington Gas Company is a public utility that supplies natural gas. www.washingtongas.com, Gas Emergency Line: 844-WASHGAS (927-4427)

WATER MAIN LOCATION

The attached photo shows the water main valve. Customer advised to maintain easy access to this valve so that it can be turned off in the event of an emergency. Unused valves can get stuck if not used. Turning this valve once or twice a year can prevent the valve from sticking. Note: Older gate valves that have not been used in some time, may develop a slow leak. If your valve is a gate valve, consider having it replaced with a ball valve.



LOCATION: BASEMENT ALONG THE FRONT WALL

GAS MAIN LOCATION

The attached photo shows the gas main valve at the gas meter. Customer advised to maintain easy access to this valve so that it can be turned off in the event of an emergency. Note: This valve can only be turned with a wrench.

LOCATION: FRONT EXTERIOR

DRAINS CLEAR

The drainage system was inspected by running the water at all locations at the same time for approximately 15 minutes. This included all bathrooms, kitchen and laundry, while repeatedly flushing the toilets. No adverse conditions were observed in the drainage system during the inspection.

CAST IRON WASTE PIPES

FYI: The subject property appears to have the original cast iron drain pipes installed. There were no outward visible signs of adverse conditions during the inspection. Note: Cast iron pipes are no longer used for drainage in homes due to its aging and deterioration over time. These pipes should be inspected periodically. Cast iron pipes eventually corrode from the inside inhibiting flow and or start to leak and will eventually need replacement. Recommend internal inspection (Sewer Scope) be performed to determine waste line condition.

Plumbing System SECTION DETAILS

Water Source **Public**	Water Supply (From Street) **Copper**	Water Distribution (Interior) **Copper**
Waste Disposal **Public**	Waste Type (internal) **Cast iron, ABS**	Water Heater Type **Gas Low Efficiency**
Water Heater Brand **SEARS**	Water Heater Capacity **50 Gallons**	Water Heater Age **10 -15 years**
Gas Distribution **Black Steel, Copper**		

Plumbing System Section Report

Section Items	AS	AR	NI	NP	
7.1 DRAINAGE & VENTING		✓ 1			View
7.2 WATER SUPPLY & DISTRIBUTION		✓ 2			View
7.3 HOT WATER SYSTEMS	✓				
7.4 FIXTURES		✓ 2			View
7.5 SUMP PUMP				✓	
7.6 HOSE BIBS	✓				
7.7 FUEL STORAGE & DISTRIBUTION	✓				
7.8 EJECTOR PUMPS				✓	
7.9 FIRE SPRINKLER SYSTEM				✓	

(AS = Appears Serviceable AR = Action Recommended NI = Not Inspected NP = Not Present)

Comments

High (Immediate) | Medium (Short Term) | Low (Long Term)

7.1 DRAINAGE & VENTING

7.1.1 MAIN LINE LEAK

High (Immediate)

REPAIR/REPLACEMENT

There is a leak on the main waste line. Immediate repairs needed to prevent mold and other issues.




7.2.1 SUPPLY VALVE LEAKS

Medium
(Short Term)

REPAIR/REPLACEMENT

There is evidence of leaks at the water supply valve. This valve should be replaced before complete failure results in water damage. Consult qualified plumbing contractor for repair or replacement options.

7.2.2 Pinhole Leaks

High
(Immediate)

HEALTH RELATED ISSUE (SAFETY)

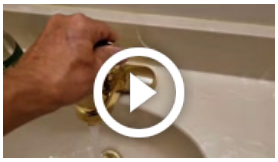
Evidence of Pinhole leaks in the water distribution system. Without proper repair, significant damage can occur. Options include repiping and pipe restoration..

7.4.1 FAUCET LEAK

Medium
(Short Term)

REPAIR/REPLACEMENT

Faucet leaking at the handle. If not repaired, this could result in hidden damage below.



HALL BATH

7.4.2 TOILET FLUSH DEFECT

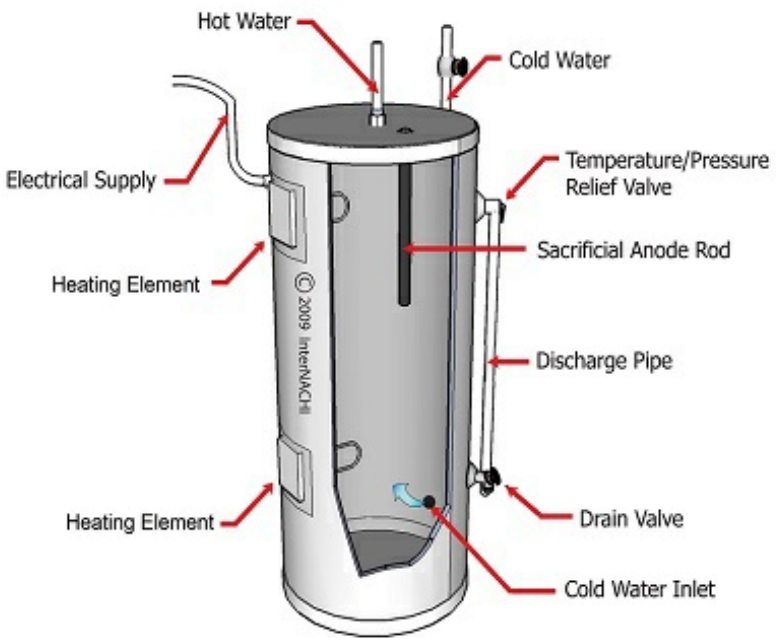
Medium
(Short Term)

REPAIR/REPLACEMENT

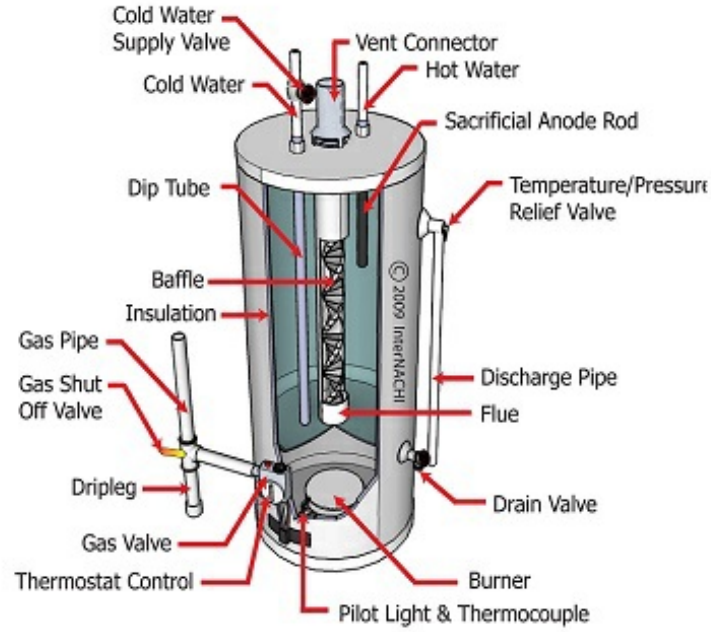
The toilet flush mechanism is defective, as a result the toilet does not flush properly.

OWNERS SUITE

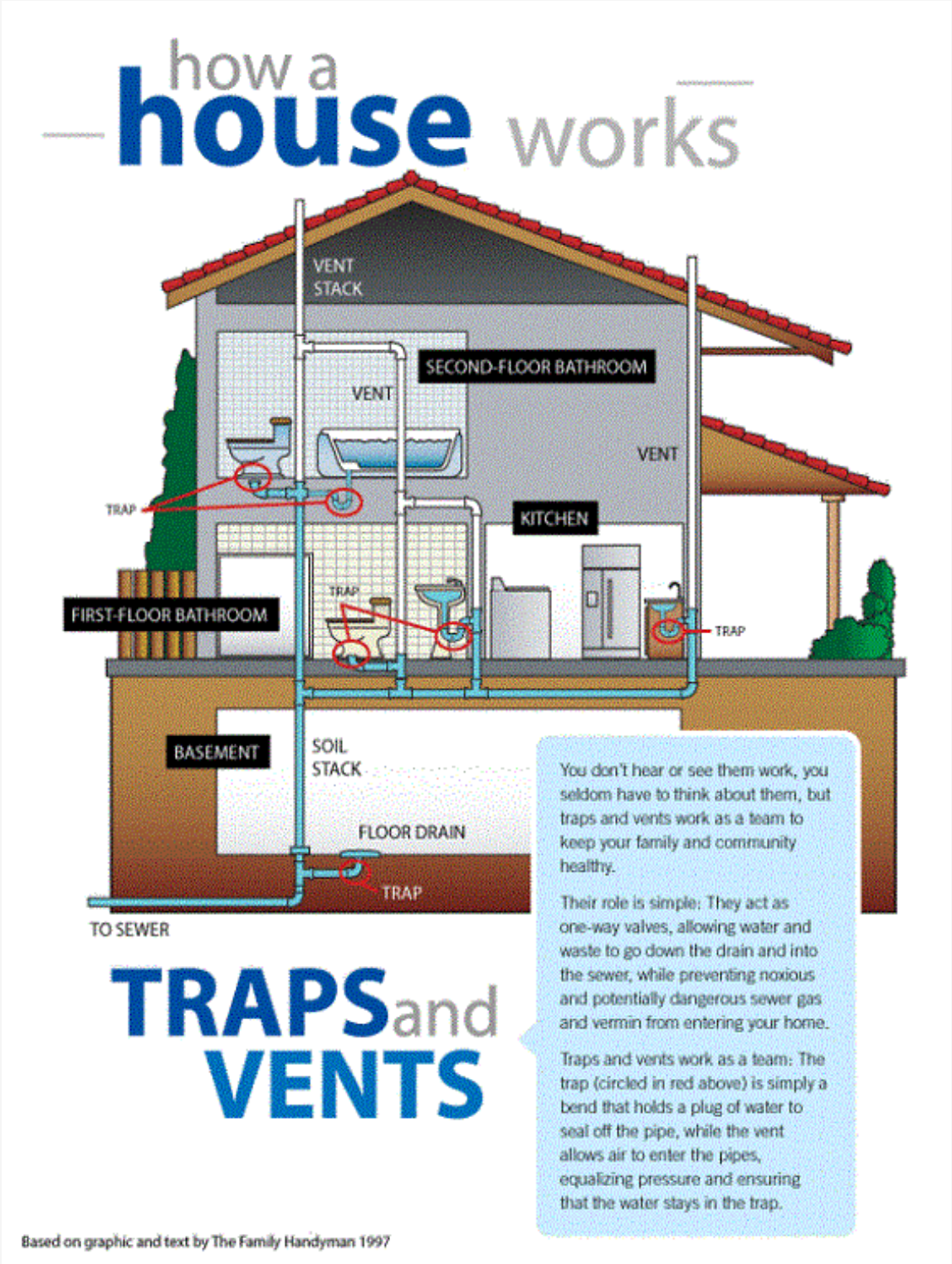
Electric Water Heater



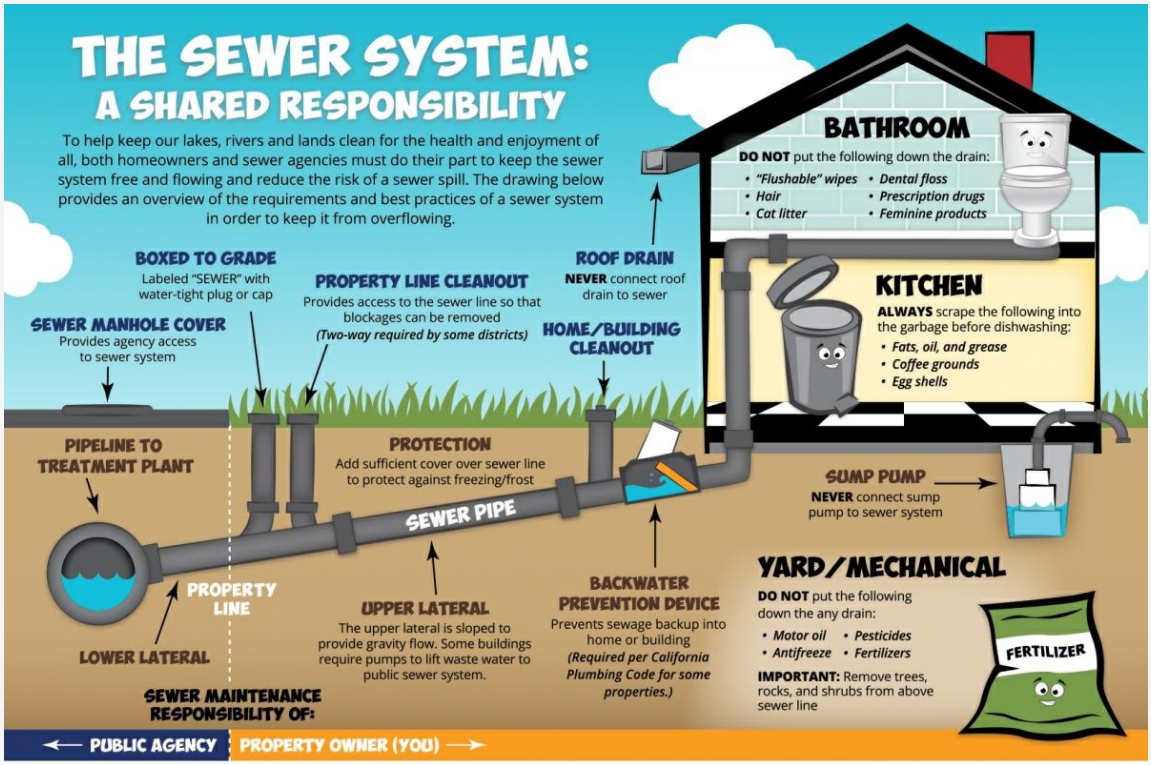
Gas Water Heater



UNDERSTANDING WATER HEATERS



HOW WASTE LINES WORK



TYPICAL SEWER SYSTEM

HVAC Systems Section Standard

HVAC SYSTEMS SOP

The 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 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 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.

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AC COMPRESSOR


COMPRESSOR DATA PLATE


GAS LOG FIREPLACE


FURNACE


EVAPORATOR DATA PLATE

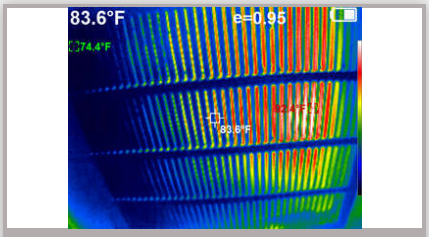

FURNACE BURNERS IN OPERATION


FURNACE INTERIOR

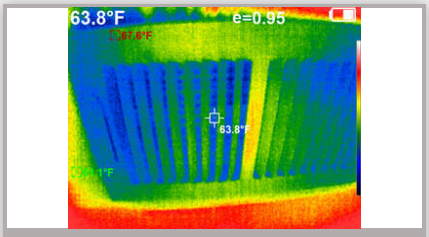

BLOWER MOTOR


FILTER LOCATION


FURNACE DATA PLATE



THERMAL IMAGE OF RETURN AIR TEMP



THERMAL IMAGE OF SUPPLY AIR TEMP

HVAC Systems IMPORTANT INFORMATION

Ambient Air Test Normal

The ambient air test was performed by using thermal imagery on the Air conditioner 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 images shown indicate the range in temperature drop is normal.

HVAC Systems SECTION DETAILS

Heat System Brand **GOODMAN**	Heating System Approx. Age **10-15 yrs**	Cooling (Compressor) Brand **KENMOORE**
Cooling (Compressor) Age **10-15 yrs**	Cooling (Evaporator) Brand **International Comfort Products**	Cooling (Coil) Age **10-15 yrs**
Distribution Type **Non-insulated Metal**	Filter Size (s) **16x25**	Filter Type **Disposable**

HVAC Systems Section Report

Section Items	AS	AR	NI	NP	
8.1 OPERATING CONTROLS	✓				
8.2 HEATING EQUIPMENT	✓				
8.3 CHIMNEYS, FLUES AND VENTS		✓ 1			View
8.4 AUTOMATIC SAFETY CONTROLS	✓				
8.5 DISTRIBUTION SYSTEMS		✓ 1			View
8.6 SOLID FUEL HEATING				✓	
8.7 COOLING EQUIPMENT	✓				
8.8 GAS/LP FIREPLACES		✓ 1			View

(AS = Appears Serviceable AR = Action Recommended NI = Not Inspected NP = Not Present)

8.3 CHIMNEYS, FLUES AND VENTS

8.3.1 Chimney Crown Failing

Medium (Short Term)

REPAIR/REPLACEMENT

The chimney crown is failing, and just under the crown mortar joints are weak, if not repaired, further deterioration will occur. Proper chimney maintenance is essential to ensure the safe removal of exhaust fumes from furnaces and fireplaces. Note: The interior liner cannot be inspected without use of specialized equipment. Recommend having a qualified contractor repair the cracks, re-grout the chimneys as needed and check for any additional repairs that may be needed.









8.5.1 FILTER INSTALLATION

Medium (Short Term)

REPAIR/REPLACEMENT

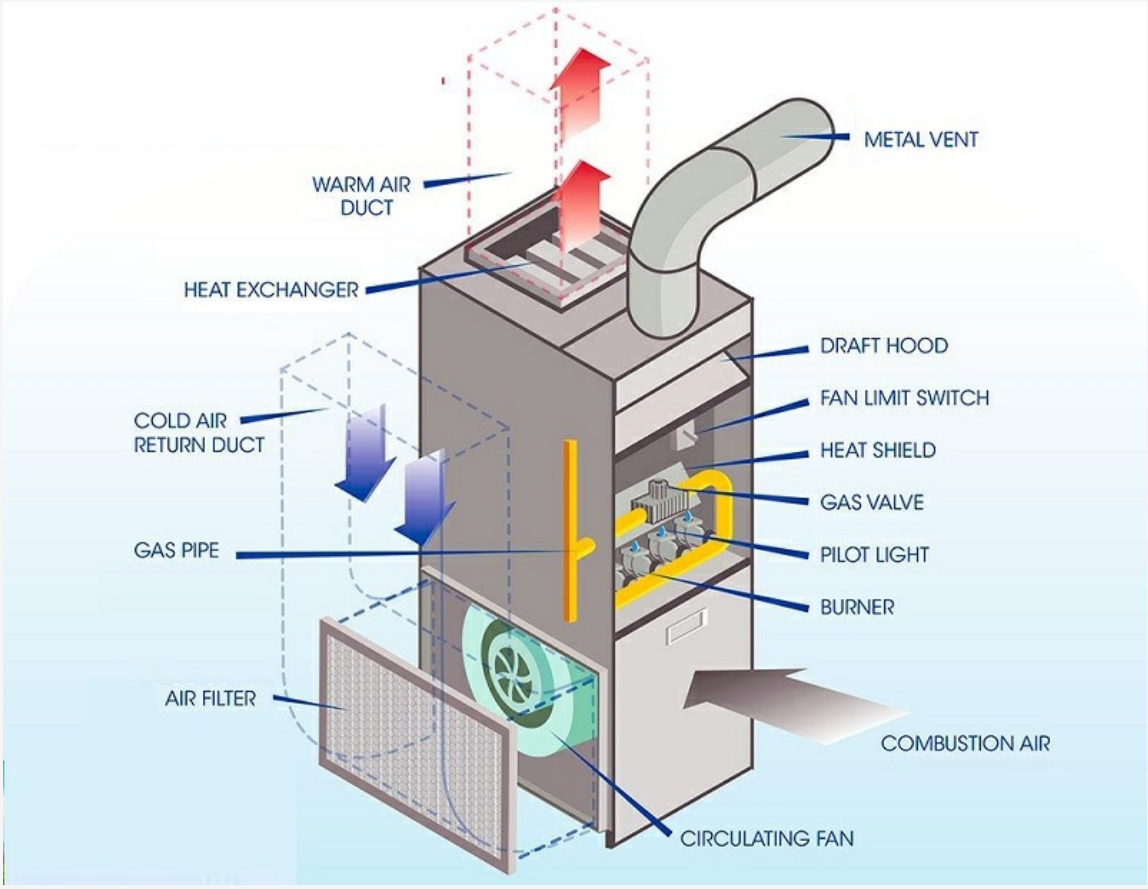
Filter installed incorrectly. Bracketry is needed to hold the filter to prevent damage to the furnace by the filter being pulled into circulation fan.

8.8.1 FIREPLACE GAS VALVE OFF

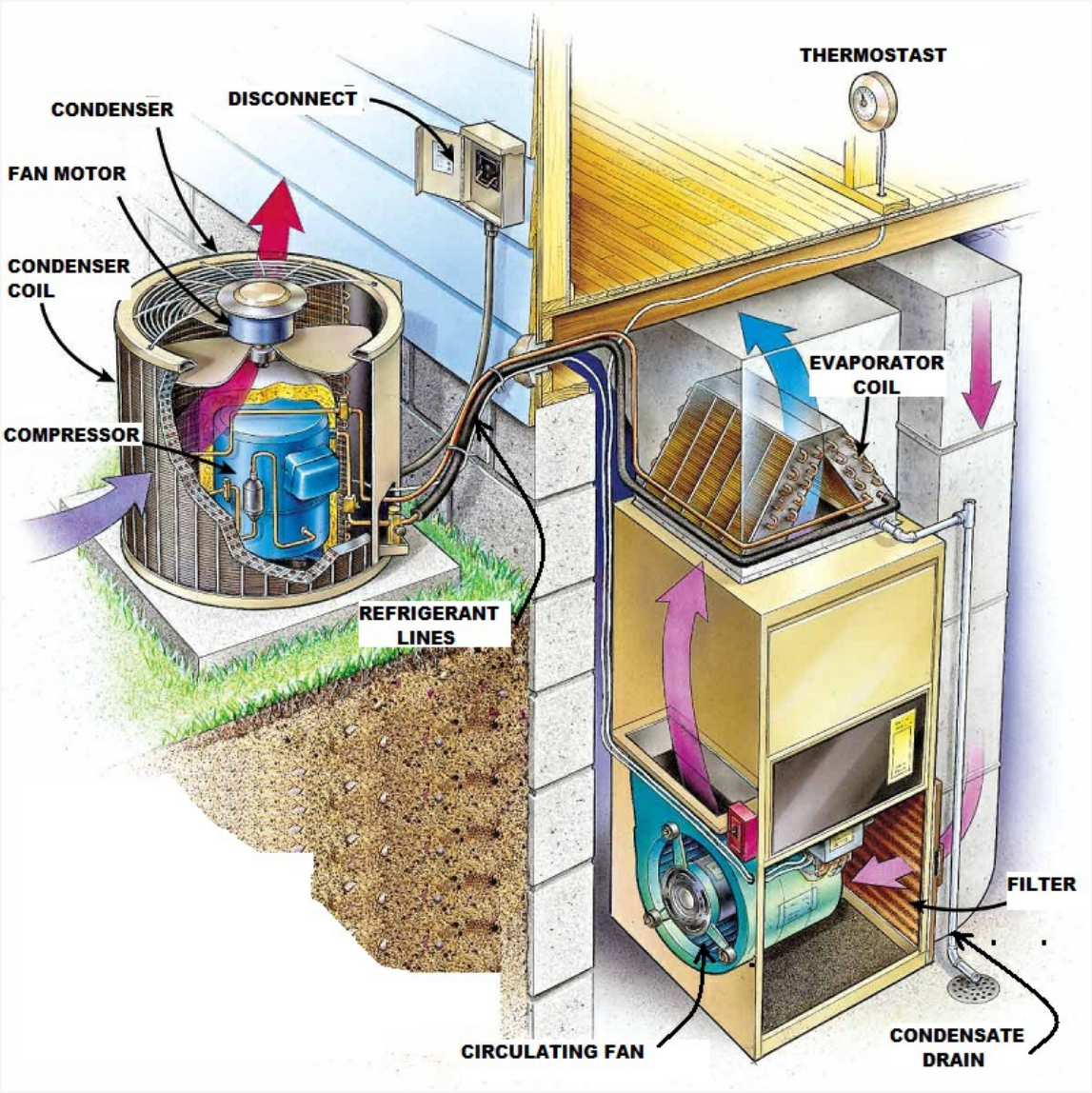
Low (Long Term)

FURTHER INVESTIGATION

Fireplace gas valve is turned off, for liability reasons this company does not open files that are off. Ask owner to turn it on and verify proper operation including checks for gas leaks.



TYPICAL GAS FURNACE



TYPICAL COOLING SYSTEM

Electrical System Section Standard

ELECTRICAL SYSTEM SOP

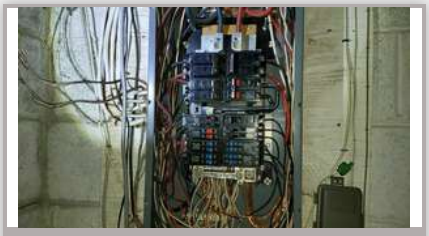
The inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and 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.

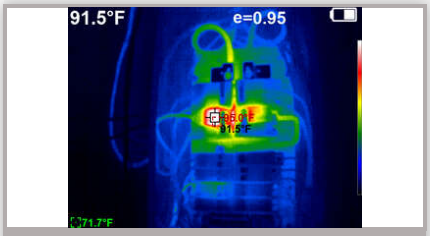
The inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The inspector shall report any observed aluminum branch circuit wiring. The inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system.

The 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.

Note: The pictures and comments below represent a sampling of the issue found and are intended to help explain the area of concern. Other areas of similar concern could be present and are often found upon closer examination by a qualified contractor. We Strongly Recommend the entire summary be discussed with a qualified contractor. It is not the inspectors responsibility to determine the cause of the issues described herein.

ELECTRICAL METER


ELECTRICAL PANEL INTERIOR



THERMAL SCAN OF ELECTRICAL PANEL

Carbon Monoxide Testing

Test carbon monoxide detectors at least once a quarter. In order to ensure that your home has maximum protection, it's important to have at least one CO detector on every floor. Carbon monoxide detectors can get the best reading of your home's air when they are placed approximately five feet from the ground and near every sleeping area

Safety tips

- CO alarms should be installed in a central location outside each sleeping area and on every level of the home and in other locations where required by applicable laws, codes or standards. For the best protection, interconnect all CO alarms throughout the home. When one sounds, they all sound.
- Follow the manufacturer's instructions for placement and mounting height.
- Choose a CO alarm that has the label of a recognized testing laboratory.
- Call your local fire department's non-emergency number to find out what number to call if the CO alarm sounds.
- Test CO alarms at least once a month; replace them according to the manufacturer's instructions.
- If the audible trouble signal sounds, check for low batteries. If the battery is low, replace it. If it still sounds, call the fire department.
- If the CO alarm sounds, immediately move to a fresh air location outdoors or by an open window or door. Make sure everyone inside the home is accounted for. Call for help from a fresh air location and stay there until emergency personnel.
- If you need to warm a vehicle, remove it from the garage immediately after starting it. Do not run a vehicle or other fueled engine or motor indoors, even if garage doors are open. Make sure the exhaust pipe of a running vehicle is not covered with snow.
- During and after a snowstorm, make sure vents for the dryer, furnace, stove, and fireplace are clear of snow build-up.
- A generator should be used in a well-ventilated location outdoors away from windows, doors and vent openings.
- Gas or charcoal grills can produce CO — only use outside.

Smoke Alarm Testing

Smoke alarms save lives. Smoke alarms that are properly installed and maintained play a vital role in reducing fire deaths and injuries. If there is a fire in your home, smoke spreads fast and you need smoke alarms to give you time to get out. Here's what you need to know!

- A closed door may slow the spread of smoke, heat and fire. Install smoke alarms in every sleeping room and outside each separate sleeping area. Install alarms on every level of the home.
- Smoke alarms should be interconnected. When one sounds, they all sound.
- Large homes may need extra smoke alarms.
- **Test your smoke alarms at least once a month. Press the test button to be sure the alarm is working.**
- Today's smoke alarms will be more technologically advanced to respond to a multitude of fire conditions, yet mitigate false alarms.
- When a smoke alarm sounds, get outside and stay outside.
- Replace all smoke alarms in your home every 10 years.

For more information on testing smoke detectors, see the link below to the National Fire Protection Association and their recommendation for testing smoke detectors

https://www.nfpa.org/smokealarms

SPLIT BUS PANEL

Electrical panel is outdated by today's standards (split bus panels are outdated and no longer allowed in most jurisdictions). While it is not a requirement to update a house to current standards, client should consider upgrades for added safety.

Electrical System SECTION DETAILS

Electrical Service Conductor (SEC) Size	Internal Branch Wire Type	Main Panel Manufacturer
150A Buried Copper	Romex (Copper)	BRYANT

Main Panel Capacity
150 AMP

Electrical System Section Report

Section Items	AS	AR	NI	NP	
9.1 SERVICE ENTRANCE CONDUCTORS (SEC)	✓				
9.2 MAIN & DISTRIBUTION PANELS		✓ 1			View
9.3 PERMANENT DEVICES		✓ 4			View
9.4 ELECTRICAL GROUNDING/BONDING	✓				
9.5 BRANCH CIRCUITS & OVERCURRENT PROTECTION	✓				
9.6 GROUND FAULT PROTECTION (GFCI)		✓ 1			View
9.7 DISTRIBUTION PANEL LOCATION	✓				
9.8 SMOKE DETECTORS	✓				
9.9 CARBON (CO) MONOXIDE DETECTORS		✓ 1			View

(AS = Appears Serviceable AR = Action Recommended NI = Not Inspected NP = Not Present)

Comments

High (Immediate) | Medium (Short Term) | Low (Long Term)

9.2 MAIN & DISTRIBUTION PANELS

9.2.1 SHARP SCREWS

High (Immediate)

REPAIR/REPLACEMENT

Screws with sharp edges and points should not be used in an electrical panel. They could cut thru a live wire Item 3(Picture) and cause serious injury. Note: For liability and safety reasons, the inspector did not tighten the panel cover screws.

9.3.1 LOOSE OUTLETS

High (Immediate)

REPAIR/REPLACEMENT

There is a "three-prong" outlet loose on the property. Loose outlets can result in an electrical short inside the wall. Electrical issues are considered a hazard until repaired. All outlets should be properly secured, and should not move when inserting or removing a device.

EXTERIOR FRONT

9.3.2 MISSING COVERS

High (Immediate)

REPAIR/REPLACEMENT

Outlets, junction boxes and switches with missing covers are a safety hazard (exposed live wires may be present). Recommend all open junction boxes, switch boxes etc. be covered with an appropriate cover plate.

BASEMENT

9.3.3 LIGHT NOT WORKING

Low (Long Term)

REPAIR/REPLACEMENT

Light fixture not working. Check light bulb before calling electrician.

9.3.4 UNKNOWN SWITCHES

Medium
(Short Term)

FURTHER INVESTIGATION

Unknown switches marked with green sticker. Ask owner for more information.

OWNERSUITE BATH

9.6.1 GFCI NOT TRIPPING

High
(Immediate)

REPAIR/REPLACEMENT

GFCI (Ground Fault Circuit Interrupter) not tripping when tested. This is a safety issue (will not interrupt the flow of current) that needs to be corrected.

FRONT EXTERIOR

POWDER ROOM

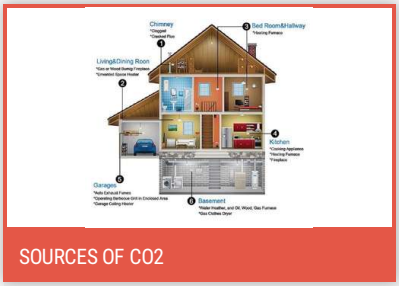
KITCHEN

9.9.1 NO CO DETECTORS

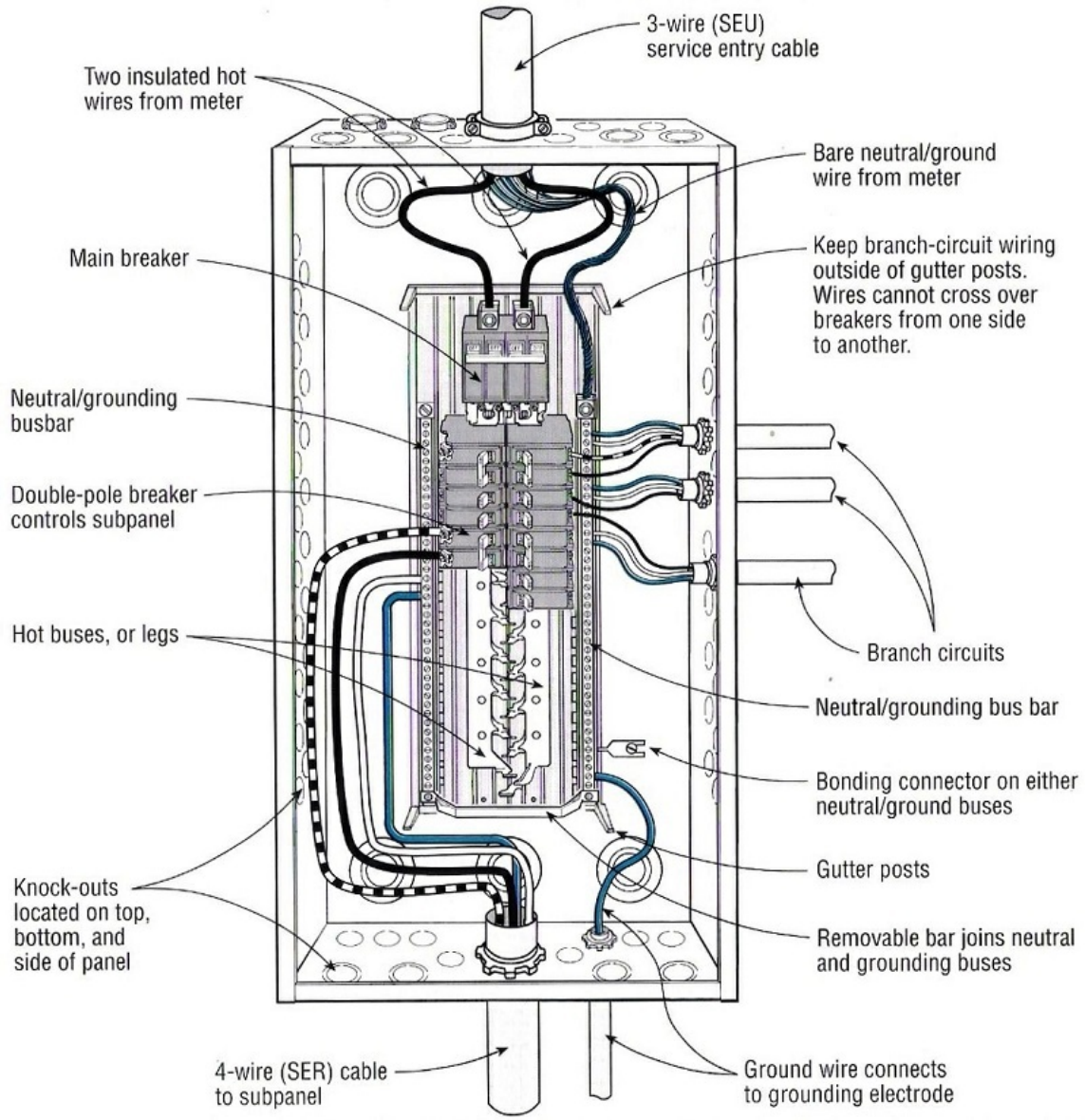
High
(Immediate)

HEALTH RELATED ISSUE (SAFETY)

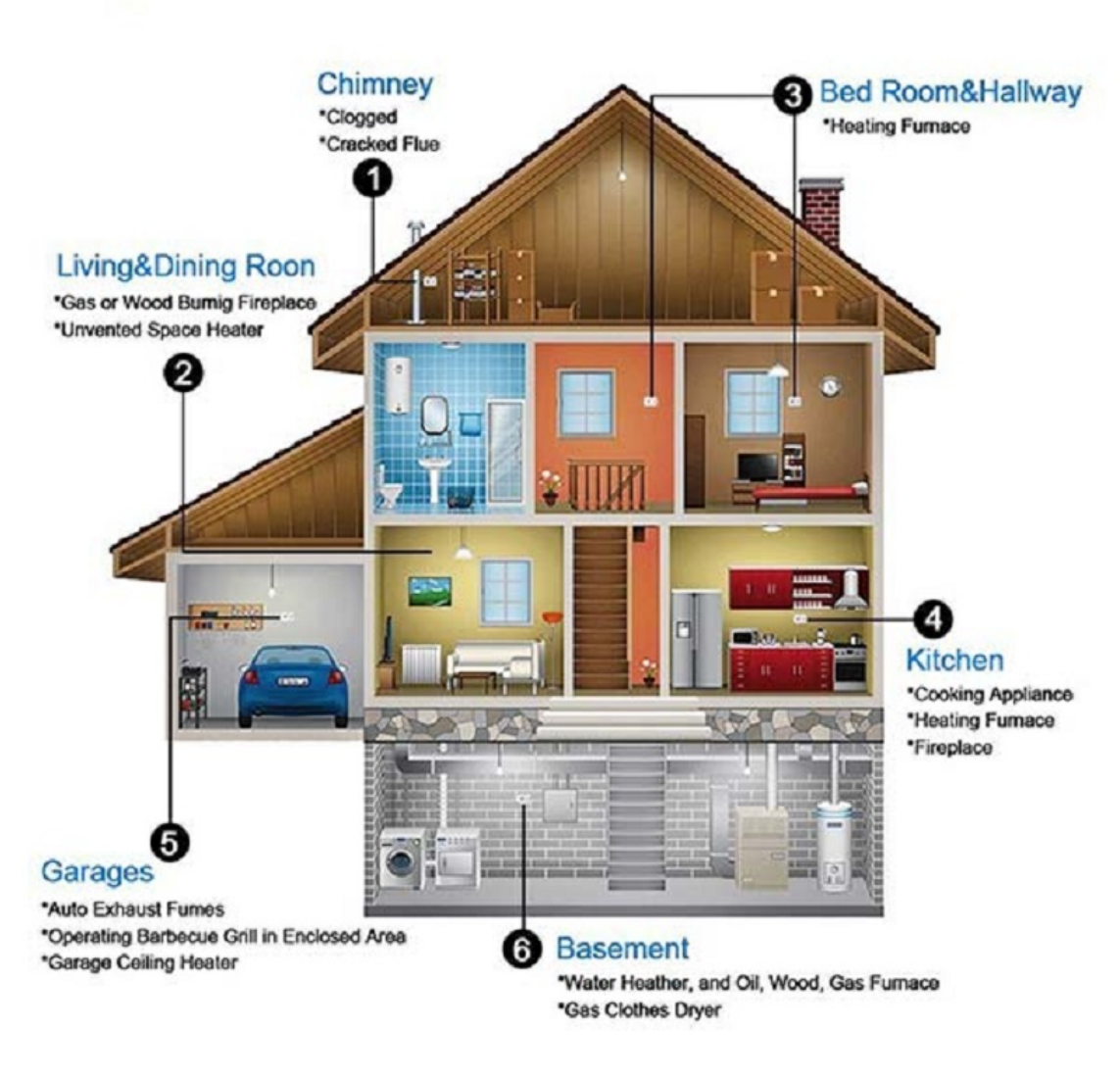
There is no carbon monoxide detector found in home. Homes with combustible appliances should have one. It is recommended that one be installed on each floor according to the manufacturer's instructions, for added safety. Safety tips: CO alarms should be installed in a central location outside each sleeping area and on every level of the home and in other locations where required by applicable laws, codes or standards. For the best protection, interconnect all CO alarms throughout the home. When one sounds, they all sound. Follow the manufacturer's instructions for placement and mounting height.Choose a CO alarm that has the label of a recognized testing laboratory. Call your local fire department's non-emergency number to find out what number to call if the CO alarm sounds.Test CO alarms at least once a month; replace them according to the manufacturer's instructions. If the audible trouble signal sounds, check for low batteries. If the battery is low, replace it. If it still sounds, call the fire department. If the CO alarm sounds, immediately move to a fresh air location outdoors or by an open window or door. Make sure everyone inside the home is accounted for. Call for help from a fresh air location and stay there until emergency personnel. If you need to warm a vehicle, remove it from the garage immediately after starting it. Do not run a vehicle or other fueled engine or motor indoors, even if garage doors are open. Make sure the exhaust pipe of a running vehicle is not covered with snow. During and after a snowstorm, make sure vents for the dryer, furnace, stove, and fireplace are clear of snow build-up. A generator should be used in a well-ventilated location outdoors away from windows, doors and vent openings. Gas or charcoal grills can produce CO and should only be used outside.



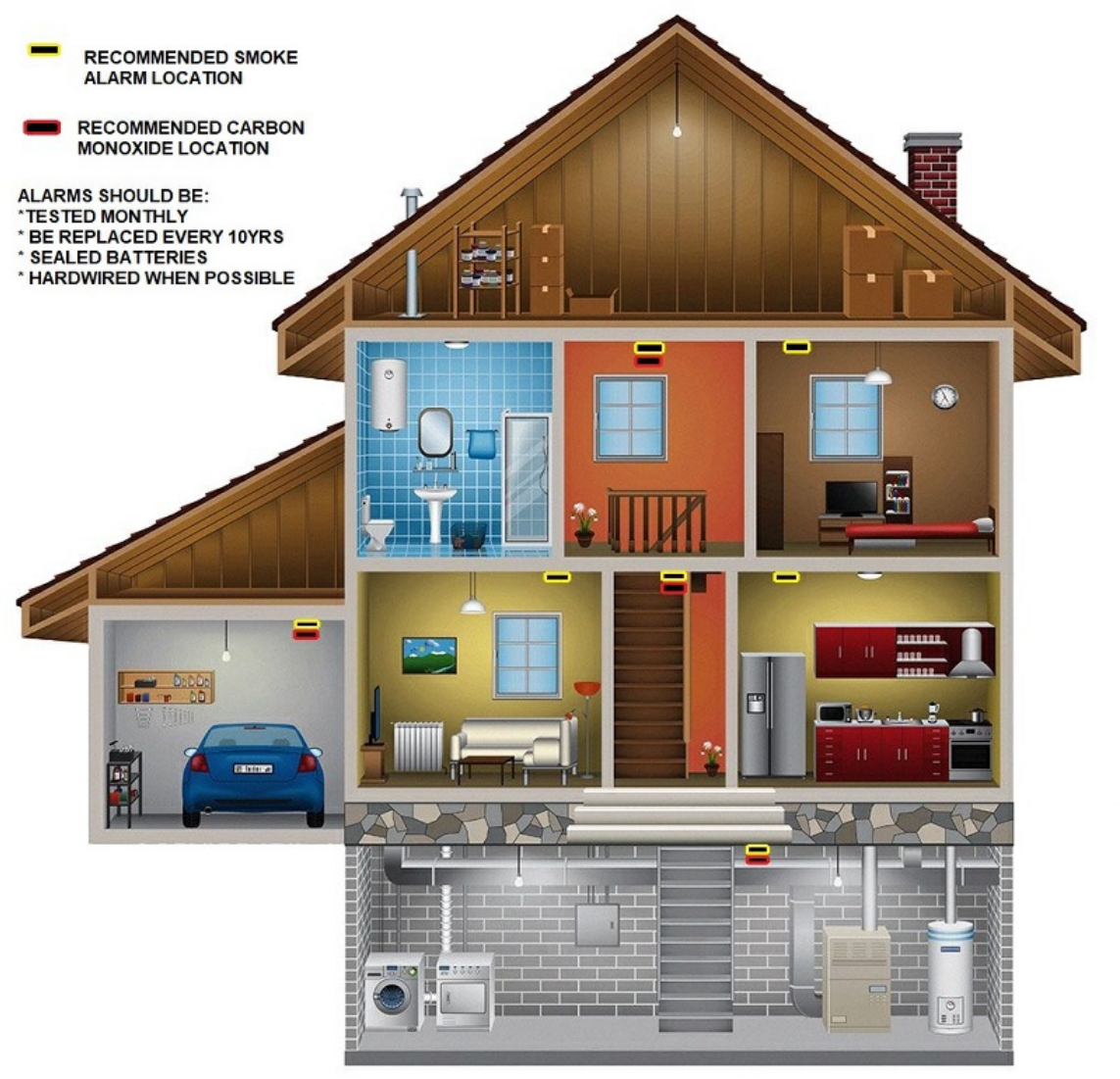
SOURCES OF CO2



ELECTRICAL PANEL TERMS



SOURCES OF CARBON MONOXIDE



RECOMMENDED ALARM PLACEMENT

Insulation and Ventilation Section Standard

INSULATION AND VENTILATION SOP

The inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces.

The inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors.

The inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

Note: The pictures and comments represent a sampling of the issue found and are intended to help explain the area of concern. Other areas of similar concern could be present and are often found upon closer examination by a qualified contractor. We Strongly Recommend the entire summary be discussed with a qualified contractor. It is not the inspectors responsibility to determine the cause of the issues described herein.

DRYER DUCT

ATTIC INSULATION

ATTIC INSULATION

ATTIC INSULATION

Insulation and Ventilation SECTION DETAILS

Attic Ventilation	Bathroom Ventilation	Dryer Vent
None	Fan/Window	Flexible Foil

CRAWL SPACE MOISTURE BARRIER

NONE

Insulation and Ventilation Section Report

Section Items	AS	AR	NI	NP	
10.1 INSULATION (Attics, Crawlspaces)		✓ 1			View
10.2 VENTILATION & MOISTURE CONTROL (Attics/Crawlspace)		✓ 1			View
10.3 VENTING SYSTEMS (Kitchens, baths and laundry)		✓ 2			View
10.4 ROOF VENTING	✓				

(AS = Appears Serviceable AR = Action Recommended NI = Not Inspected NP = Not Present)

Comments

High (Immediate) | Medium (Short Term) | Low (Long Term)

10.1 INSULATION (Attics, Crawlspaces)

10.1.1 INSULATION SETTLED/FLAT

Medium (Short Term)

REPAIR/REPLACEMENT

The loose-fill insulation is old and has settled, and less than six inches in thickness remains in some areas of the attic. Insulation that has settled does not perform to the R-value that it once did and heat loss can occur more on this home, than one that is properly insulated.




10.2.1 No roof Vents

High
(Immediate)

REPAIR/REPLACEMENT

The roof of the subject property has no visible means of venting. The roof, when last replaced, does not have ridge or soffit vents, These conditions will lead to excessive temperatures in the attic, could also result in trapped moist air which a likely to lead to other problems. Proper venting of the roof is essential for both roof life and internal temperature and humidity control. This should be addressed at roof replacement.



10.3.1 DRYER VENTING CSPC

Medium
(Short Term)

REPAIR/REPLACEMENT

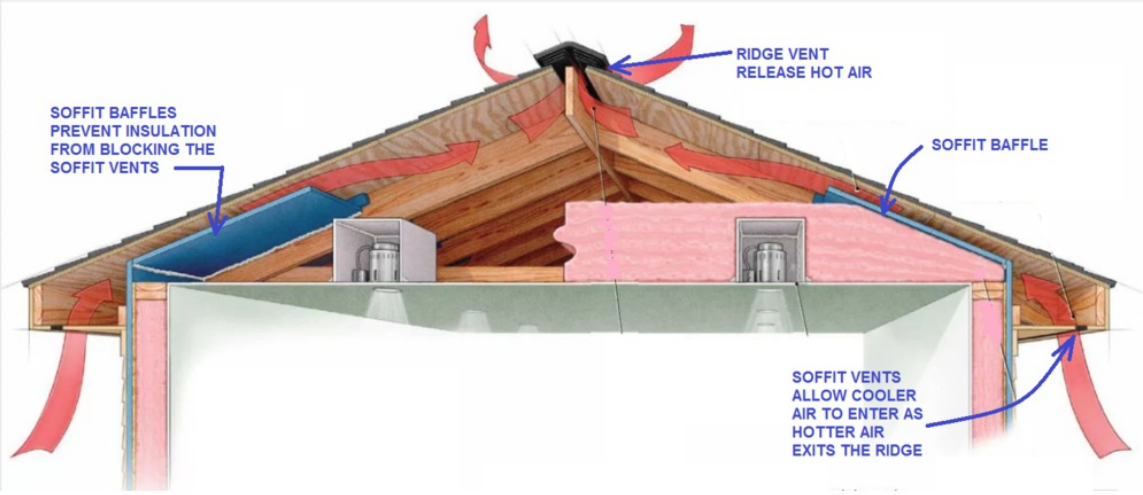
Proper clothes dryer venting is essential to your dryers operation, and for safety. Foil and vinyl accordion vents are known to choke and cause house fires. The dryer lint adheres to the walls of the vent, accumulating over time to reduce the vent size. When this happens, the dryer rate of exhaust is reduced, causing the dryer to overheat and ignite the lint in the vent. Recommend replacement and periodic cleaning to ensure safety.

10.3.2 BATH VENT INTO ATTIC

Medium
(Short Term)

REPAIR/REPLACEMENT

The bathroom vent should not terminate in the attic. This can cause excess moisture build up in the attic and create mold, a health hazard.



A Attic ventillation works on the principle that hot air rises by primarily using two vents: intake (soffit vents), located at t he lowest part of teh roof under the eaves, allowing cooler air to enter. Hot air exists at the top (ridge vent).

B To prevent attic insulation from blocking the soffit vents, soffit baffles typically made of styrofoam or cardboard are used to maintain an air path over the insulation.

C To increase air movement, attic fans may be installed. Attic fans are most often found in homes with hip roofs because the ridge is often short and not enough to provide enough air movement.

ATTIC VENTING

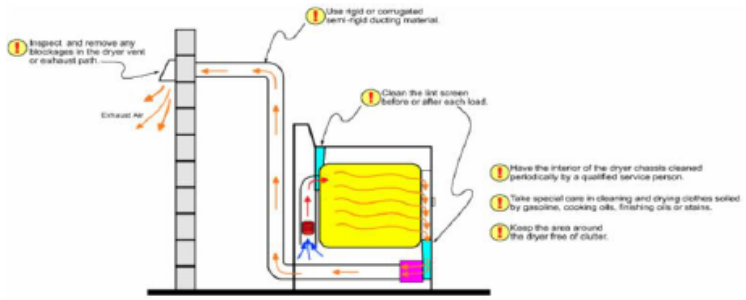
CPSC Safety Alert

Overheated Clothes Dryers Can Cause Fires

Fires can occur when lint builds up in the dryer or in the exhaust duct. Lint can block the flow of air, cause excessive heat build-up, and result in a fire in some dryers.

To help prevent fires:

- **Clean the lint screen/filter before or after drying each load of clothes.** If clothing is still damp at the end of a typical drying cycle or drying requires longer times than normal, this may be a sign that the lint screen or the exhaust duct is blocked.
- **Clean the dryer vent and exhaust duct periodically.** Check the outside dryer vent while the dryer is operating to make sure exhaust air is escaping. If it is not, the vent or the exhaust duct may be blocked. To remove a blockage in the exhaust path, it may be necessary to disconnect the exhaust duct from the dryer. Remember to reconnect the ducting to the dryer and outside vent before using the dryer again.
- **Clean behind the dryer, where lint can build up.** Have a qualified service person clean the interior of the dryer chassis periodically to minimize the amount of lint accumulation. Keep the area around the dryer clean and free of clutter.
- **Replace plastic or foil, accordion-type ducting material with rigid or corrugated semi-rigid metal duct.** Most manufacturers specify the use of a rigid or corrugated semi-rigid metal duct, which provides maximum airflow. The flexible plastic or foil type duct can more easily trap lint and is more susceptible to kinks or crushing, which can greatly reduce the airflow.
- **Take special care when drying clothes that have been soiled with volatile chemicals** such as gasoline, cooking oils, cleaning agents, or finishing oils and stains. If possible, wash the clothing more than once to minimize the amount of volatile chemicals on the clothes and, preferably, hang the clothes to dry. If using a dryer, use the lowest heat setting and a drying cycle that has a cool-down period at the end of the cycle. To prevent clothes from igniting after drying, do not leave the dried clothes in the dryer or piled in a laundry basket.



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Built-In Appliances Section Standard

BUILT-IN APPLIANCES SOP

NOTE: INSPECTION OF APPLIANCES ARE LIMITED IN SCOPE, ALL FEATURES ARE NOT INSPECTED, AS A RESULT SOME FEATURES MAY NOT FUNCTION. FOR A MORE EXTENSIVE INSPECTION, ADDITIONAL FEES APPLY AND MAY REQUIRE AN APPLIANCE CONTRACTOR.

The inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle only; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances (e.g. Washer/Dryers); or Refrigeration units.

The inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable. Inspection of refrigerators is limited to reporting its physical appearance only (refrigeration temperatures are not measured).

Note: The pictures and comments represent a sampling of the issue found and are intended to help explain the area of concern. Other areas of similar concern could be present and are often found upon closer examination by a qualified contractor. We Strongly Recommend the entire summary be discussed with a qualified contractor. It is not the inspectors responsibility to determine the cause of the issues described herein.

DISPOSAL DATA PLATE

DISHWASHER DATA PLATE

MICROWAVE DATA PLATE

RANGE DATA PLATE

REFRIGERATOR DATA PLATE

Built-In Appliances INSPECTION LIMITATIONSs

Fridge Limited Inspection

Refrigerator inspections are limited in scope to the outward physical appearance. This unit appears to operate normally however interior temperatures are not measured and its ability to keep items frozen for extended periods is not known. We do not test ice makers. For more information, we recommend consulting an appliance contractor.

W/D Limited Inspection

The washer dryer appears to be operational. A short limited test did not reveal any concerns. (This check is performed as a courtesy only, and is only performed if the unit is empty).

Built-In Appliances SECTION DETAILS

Range/Cooktop Brand	Built-in Microwave Brand	Dishwasher Brand
WHIRLPOOL	WHIRLPOOL	WHIRLPOOL

Disposer Brand	Refrigerator Brand
KENMORE	SAMSUNG

Built-In Appliances Section Report

Section Items	AS	AR	NI	NP	
11.1 DISHWASHER	✓				
11.2 RANGES & COOKTOPS	✓				
11.3 WALL OVENS				✓	
11.4 KITCHEN EXHAUST/HOODS				✓	
11.5 BUILTIN MICROWAVES	✓				
11.6 WASTE DISPOSALS	✓				
11.7 REFRIGERATOR	✓				
11.8 OTHER APPLIANCES (Limited Inspection)	✓				

(AS = Appears Serviceable AR = Action Recommended NI = Not Inspected NP = Not Present)

REPORT SUMMARY (Read Full Report for Context)

The following is a summary of the report. Please read the entire report for all items to get the fiull context. This report contains technical information that may not be readily understandable to the lay person. Therefore, a verbal consultation with the inspector is a mandatory part of this inspection report. If you choose not to consult with the inspector, this inspection company cannot be held liable for your understanding or misunderstanding of this report's contents. If you were not present during this inspection please call the office to arrange for your verbal consultation. The pictures and comments within this report, represent a sampling of the issue found and are intended to help explain the area of concern. Other areas of similar concern could be present and are often found upon closer examination by a qualified contractor. We Strongly Recommend the entire summary be discussed with a SUITABLY LICENSED AND QUALIFIED CONTRACTOR. 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. Client advised to take these issues into consideration before the end of the contingency period. IT IS FURTHER RECOMMENDED THAT CLIENT CONDUCT A RE-INSPECTION BY OUR OFFICE WHEN CORRECTIONS ARE MADE. Note: If this inspection is covered by our service guarantee, failure to follow our recommendations will void the terms of the guarantee. If client was not present during the inspection, it is strongly recommended that client conduct a phone consultation with the inspector before their contingency expires.

HEALTH RELATED ISSUE (SAFETY) — 2

7. Plumbing System	7.2 WATER SUPPLY & DISTRIBUTION	7.2.2 Pinhole Leaks High (Immediate) Evidence of Pinhole leaks in the water distribution system. Without proper repair, significant damage can occur. Options include repiping and pipe restoration..
9. Electrical System	9.9 CARBON (CO) MONOXIDE DETECTORS	9.9.1 NO CO DETECTORS High (Immediate) There is no carbon monoxide detector found in home. Homes with combustible appliances should have one. It is recommended that one be installed on each floor according to the manufacturer's instructions, for added safety. Safety tips: CO alarms should be installed in a central location outside each sleeping area and on every level of the home and in other locations where required by applicable laws, codes or standards. For the best protection, interconnect all CO alarms throughout the home. When one sounds, they all sound. Follow the manufacturer's instructions for placement and mounting height.Choose a CO alarm that has the label of a recognized testing laboratory. Call your local fire department's non-emergency number to find out what number to call if the CO alarm sounds.Test CO alarms at least once a month; replace them according to the manufacturer's instructions. If the audible trouble signal sounds, check for low batteries. If the battery is low, replace it. If it still sounds, call the fire department. If the CO alarm sounds, immediately move to a fresh air location outdoors or by an open window or door. Make sure everyone inside the home is accounted for. Call for help from a fresh air location and stay there until emergency personnel. If you need to warm a vehicle, remove it from the garage immediately after starting it. Do not run a vehicle or other fueled engine or motor indoors, even if garage doors are open. Make sure the exhaust pipe of a running vehicle is not covered with snow. During and after a snowstorm, make sure vents for the dryer, furnace, stove, and fireplace are clear of snow build-up. A generator should be used in a well-ventilated location outdoors away from windows, doors and vent openings. Gas or charcoal grills can produce CO and should only be used outside.

FURTHER INVESTIGATION — 3

5. Interior Components	5.9 OTHER INTERIOR CONCERNS	5.9.1 CHEMICAL SMELL Medium (Short Term) There was a strong smell typically associated with the smell of a chemical, possibly a cleaner, ask seller for more information.
8. HVAC Systems	8.8 GAS/LP FIREPLACES	8.8.1 FIREPLACE GAS VALVE OFF Low (Long Term) Fireplace gas valve is turned off, for liability reasons this company does not open files that are off. Ask owner to turn it on and verify proper operation including checks for gas leaks.
9. Electrical System	9.3 PERMANENT DEVICES	9.3.4 UNKNOWN SWITCHES Medium (Short Term) Unknown switches marked with green sticker. Ask owner for more information.

 3. Roofing Systems	3.1 COVERINGS	3.1.1 ROOF NEAR END OF LIFE High (Immediate) The roof covering is old, and approaching the end of its useful life. The roof cover has torn shingles that need addressed to prevent moisture entry into the building envelope. One area has been repaired. There is also a nail protruding that should be sealed to prevent moisture entry. Several areas have caulk applied as a temporary repair to help reduce potential leaks. The covering will need to be replaced. Recommend all flashings be replaced, sheathing checked for damage and ventilation issues be addressed at that time.
	3.2 FLASHINGS	3.2.1 KICK OUT FLASHING MISSING High (Immediate) Kick out flashing not installed. Kickout flashing, also known as "diverter flashing", is a special type of flashing that diverts rainwater away from the cladding and into the gutter. When installed properly, they provide excellent protection against the penetration of water into the building envelope where the roof and gutter terminate along the side of a wall, and where significant damage can be hidden.The need for kickout flashing developed fairly recently (2009) and has been adopted as the industry standard.
	3.3 PENETRATIONS	3.3.1 FAILED BOOT FLANGE Medium (Short Term) The plumbing vent pipesboot flange has failed. This will result in water penetration and damage to the roof sheathing if not corrected. These should be replaced when the roof is replaced. Temporary repairs often include sealing with roofing compound until roof replacement.
	3.4 DRAINAGE	3.4.1 BURIED DRAINS CLOGGED Medium (Short Term) The below-grade drain lines appear to be clogged. Failure to correct this could lead to basement water intrusion due to water saturation around the foundation underground.
	3.5 SHEATHING	3.5.1 SHEATHING EDGE DAMAGE Medium (Short Term) The edge of the sheathing is water damaged (rotting) in some areas due to moisture exposure and poor installation of the roof flashings and or gutters. This should be addressed at roof replacement. 3.5.2 SURFACE NOT LEVEL Medium (Short Term) The roof surface is very uneven, suggesting there may have been a significant shift in the sheathing and the roof framing. The interior at the attic shows water damaged sheathing these areas (see condition of sheathing listed later in this report), in addition to the long spans for the rafters, and settlement over time is suspected. This should be addressed at roof replacement.
 4. Garage/Carport	4.1 CEILINGS	4.1.1 CEILING WATER STAIN-ROOF LEAK High (Immediate) Signs of water stains are present on the ceiling. We did not detect the presence of moisture which suggests this is not a recent occurrence. The underlying cause is moisture or dampness related a past roof leak. Could not determine if this is an ongoing issue.
 5. Interior Components	5.3 FLOORING SURFACE	5.3.1 STAINS AROUND TOILET Medium (Short Term) Floor stained at the toilet. Water stains on the floor around the toilet suggest possible leak below the toilet (failed seal). Significant floor damage (wood floors) can occur if not addressed.
	5.6 COUNTERS & CABINETS	5.6.1 CABINET FLOOR DAMAGE High (Immediate)

		Kitchen cabinet floor damaged and has visible mold. the area affected is considered that it may be addressed by the homeowner. Reference the link below to the EPA website for more information on mold in the home. Click here
 6. Structural Systems	6.2 STRUCTURAL WALLS	6.2.1 EFFLORESENCE (Minimal) Medium (Short Term) Efflorescence (white powdery substance on block walls) occurs with all concrete. Efflorescence is visible on concrete surfaces Efflorescence is caused when soluble salts and other water dispersible materials come to the surface of concrete and mortars. It's induced by low temperatures, moist conditions, condensation, rain, dew, and water added to the surface of fresh concrete to assist troweling. It can occur very soon after exposure to moist or cool conditions or gradually, especially when it comes from within the concrete or from the subgrade.Any material containing Portland cement results in efflorescence. In this case the efflorescence is minimal and does not pose any more than a visual distraction. It can be minimized by eliminating the moisture source, which is believed to be due to the listed site drainage issues. For other approaches see link below.http://www.aldonchem.com/popup-ab-efflorescence.htm
 7. Plumbing System	7.1 DRAINAGE & VENTING	7.1.1 MAIN LINE LEAK High (Immediate) There is a leak on the main waste line. Immediate repairs needed to prevent mold and other issues.
	7.2 WATER SUPPLY & DISTRIBUTION	7.2.1 SUPPLY VALVE LEAKS Medium (Short Term) There is evidence of leaks at the water supply valve. This valve should be replaced before complete failure results in water damage. Consult qualified plumbing contractor for repair or replacement options.
	7.4 FIXTURES	7.4.1 FAUCET LEAK Medium (Short Term) Faucet leaking at the handle. If not repaired, this could result in hidden damage below. 7.4.2 TOILET FLUSH DEFECT Medium (Short Term) The toilet flush mechanism is defective, as a result the toilet does not flush properly.
 8. HVAC Systems	8.3 CHIMNEYS, FLUES AND VENTS	8.3.1 Chimney Crown Failing Medium (Short Term) The chimney crown is failing, and just under the crown mortar joints are weak, if not repaired, further deterioration will occur. Proper chimney maintenance is essential to ensure the safe removal of exhaust fumes from furnaces and fireplaces. Note: The interior liner cannot be inspected without use of specialized equipment. Recommend having a qualified contractor repair the cracks, re-grout the chimneys as needed and check for any additional repairs that may be needed.
	8.5 DISTRIBUTION SYSTEMS	8.5.1 FILTER INSTALLATION Medium (Short Term) Filter installed incorrectly. Bracketry is needed to hold the filter to prevent damage to the furnace by the filter being pulled into circulation fan.
 9. Electrical System	9.2 MAIN & DISTRIBUTION PANELS	9.2.1 SHARP SCREWS High (Immediate) Screws with sharp edges and points should not be used in an electrical panel. They could cut thru a live wire Item 3(Picture) and cause serious injury. Note: For liability and safety reasons, the inspector did not tighten the panel cover screws.
	9.3 PERMANENT DEVICES	9.3.1 LOOSE OUTLETS High (Immediate)

There is a "three-prong" outlet loose on the property. Loose outlets can result in an electrical short inside the wall. Electrical issues are considered a hazard until repaired. All outlets should be properly secured, and should not move when inserting or removing a device.

9.3.2 MISSING COVERS

High (Immediate)

Outlets, junction boxes and switches with missing covers are a safety hazard (exposed live wires may be present). Recommend all open junction boxes, switch boxes etc. be covered with an appropriate cover plate.

9.3.3 LIGHT NOT WORKING

Low (Long Term)

Light fixture not working. Check light bulb before calling electrician.

9.6 GROUND FAULT PROTECTION (GFCI)

9.6.1 GFCI NOT TRIPPING

High (Immediate)

GFCI (Ground Fault Circuit Interrupter) not tripping when tested. This is a safety issue (will not interrupt the flow of current) that needs to be corrected.

10. Insulation and Ventilation

10.1 INSULATION (Attics, Crawlspaces)

10.1.1 INSULATION SETTLED/FLAT

Medium (Short Term)

The loose-fill insulation is old and has settled, and less than six inches in thickness remains in some areas of the attic. Insulation that has settled does not perform to the R-value that it once did and heat loss can occur more on this home, than one that is properly insulated.

10.2 VENTILATION & MOISTURE CONTROL (Attics/Crawlspace)

10.2.1 No roof Vents

High (Immediate)

The roof of the subject property has no visible means of venting. The roof, when last replaced, does not have ridge or soffit vents, These conditions will lead to excessive temperatures in the attic, could also result in trapped moist air which a likely to lead to other problems. Proper venting of the roof is essential for both roof life and internal temperature and humidity control. This should be addressed at roof replacement.

10.3 VENTING SYSTEMS (Kitchens, baths and laundry)

10.3.1 DRYER VENTING CSPC

Medium (Short Term)

Proper clothes dryer venting is essential to your dryers operation, and for safety. Foil and vinyl accordion vents are known to choke and cause house fires. The dryer lint adheres to the walls of the vent, accumulating over time to reduce the vent size. When this happens, the dryer rate of exhaust is reduced, causing the dryer to overheat and ignite the lint in the vent. Recommend replacement and periodic cleaning to ensure safety.

10.3.2 BATH VENT INTO ATTIC

Medium (Short Term)

The bathroom vent should not terminate in the attic. This can cause excess moisture build up in the attic and create mold, a health hazard.

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2. Exterior Components

2.1 CLADDING FLASHING & TRIM

2.1.1 LINTEL CORROSION (minor)

Low (Long Term)

Openings in masonry walls typically carry a 'L' shaped piece of steel called a lintel to support the brick above the door and window openings. The steel lintel above is corroding and if not addressed, will damage adjacent brick and mortar. Left unaddressed, steel can expand to 8 times its thickness when it corrodes, a process called steel jacking, which can lead to significant damage.

2.1.2 MISSING MORTAR AT STEEL LINTEL

Medium (Short Term)

		Mortar missing above the door/window where the steel lintel extends into the brick. This is quite common in masonry walls and easy to correct. It is important to seal this open mortar joint in order to prevent corrosion of the steel lintel, which will expand and damage the brick further.
	2.2 DRIVEWAYS, WALKWAYS	2.2.1 DRIVEWAY CRACKS- CONCRETE Low (Long Term) Cracks are common and do not affect the integrity of a driveway if properly maintained. Cracks should be sealed to prevent water penetration, which can cause deterioration when freezing occurs in the winter. Concrete can be sealed with exterior grade caulk.
	2.7 VEGETATION, GRADING, DRAINAGE	2.7.1 POOR (NEGATIVE) GRADING Low (Long Term) The exterior grading is poor in some areas and needs correcting. The grade should slope away from the house on all sides, whenever possible, for at least 8-10 feet to prevent standing water close to the foundation. Failure to do so can result in or contribute to foundation cracks and water intrusion. Correct landscape to drain water away from the foundation wall for a distance of at least 8 feet or into a swail. 2.7.2 TREE LIMBS & ROOFS Low (Long Term) The tree limbs that are in contact with roof or hanging near roof should be trimmed. Failure to address this will lead to roof damage.
	2.9 RETAINING WALLS	2.9.1 CRACKED RETAINING WALL Low (Long Term) The retaining wall shows some settlement cracks, but appears stable. Have regrouted to maintain strength of the mortar joints.
 3. Roofing Systems	3.4 DRAINAGE	3.4.2 DOWNSPOUT EXTENSIONS Low (Long Term) Downspouts need an extension drain line to carry water away from the foundation. Long term saturation of the foundation wall often leads to water penetration and high humidity in basements, which in turn can cause other problems. Recommend extensions that extend at least 8 ft long beyond the foundation or into buried drain lines that terminate on the downhill side of the home. 3.4.3 LOOSE GUTTERS Medium (Short Term) The gutters and gutter nails are pulling away from the fascia board need to be reattached. Failed gutters causes the rotting of the fascia board. As the fascia board weakens further deterioration occurs. Client advised to keep gutters and downspouts clear and firmly attached to fascia boards. 3.4.4 CLOGGED GUTTERS Medium (Short Term) The gutters are full of debris in areas and need to be cleaned. The debris in gutters causes the gutter to overflow, resulting in rotting of the fascia board. As the fascia board weakens the gutters come loose and further deterioration occurs. Leaks in the gutters are often not visible until cleaned; damage to fascia boards and rafter ends can remain hidden from view. Client advised to keep gutters and downspouts clear and check fascia boards for possible damage.
 5. Interior Components	5.2 WALLS	5.2.1 MISSING GROUT Low (Long Term) There is missing grout at the shower walls. Missing grout will lead to water penetration and loose tiles if not corrected.
	5.7 DOORS	5.7.1 SLIDER DOOR OPERATION Low (Long Term)

		The slider door at the 3 seasons room is difficult to operate. Have addressed.
 9. Electrical System	9.1 ELECTRICAL (Important Info)	9.1.3 SPLIT BUS PANEL Electrical panel is outdated by today's standards (split bus panels are outdated and no longer allowed in most jurisdictions). While it is not a requirement to update a house to current standards, client should consider upgrades for added safety.

LIMITATIONS 5

 1. Inspection Details	1.1 General Info (Limitation)	1.1.1 Occupied Home Medium (Short Term) Subject property was occupied at time of inspection. Furniture and occupant belongings may conceal other issues and or cause damage when removed. Client should consider a re-inspection after the property is vacated.
 6. Structural Systems	6.1 STRUCTURAL (Limitations)	6.1.1 CEILINGS-LIMITED INSPECTION Low (Long Term) Most of the ceilings are covered and structural members are not visible. Inspection limited to observation of finished surfaces only. 6.1.2 FLOORS-LIMITED INSPECTION Low (Long Term) Most of the floors and ceilings are covered and structural members are not fully visible. Inspection is limited to observation of finished surfaces, and where visible, those areas of the structure only.
 11. Built-In Appliances	11.1 APPLIANCE (Limitations)	11.1.1 Fridge Limited Inspection Low (Long Term) Refrigerator inspections are limited in scope to the outward physical appearance. This unit appears to operate normally however interior temperatures are not measured and its ability to keep items frozen for extended periods is not known. We do not test ice makers. For more information, we recommend consulting an appliance contractor. 11.1.2 W/D Limited Inspection Low (Long Term) The washer dryer appears to be operational. A short limited test did not reveal any concerns. (This check is performed as a courtesy only, and is only performed if the unit is empty).

INSPECTOR PROFILE

Name
ON HOLD

Email Address
sales@pro-spex.com

Recommended Next Steps

Note: The pictures and comments within this report, represent a sampling of the issue found and are intended to help explain the area of concern. Other areas of similar concern could be present and are often found upon closer examination by a qualified contractor. We Strongly Recommend the entire summary be discussed with a SUITABLY LICENSED AND QUALIFIED CONTRACTOR. It is not the inspectors responsibility to determine the cause of the issues described herein or what corrective action should take place. When multiple instances of the same issue are observed, this report may not contain photos of all instances.

Client advised to take these issues into consideration before future use of the deck. **IT IS FURTHER RECOMMENDED THAT CLIENT CONDUCT A REINSPECTION BY OUR OFFICE WHEN CORRECTIONS ARE MADE**.

Note: If this inspection is covered by our service guarantee, failure to follow our recommendations could void the terms of the guarantee.

If client was not present during the inspection, it is strongly recommended that client conduct a phone consultation with the inspector before their contingency expires.

Recommended Next Steps:

- If you were not present during the inspection, schedule a phone consultation.
- Obtain 2nd opinions/repair costs from qualified contractors. (It is not uncommon for contract to have a different opinion.
- Recommend providing the complete report to potential contractors.
- Consult your home inspector as needed.

Schedule a re-inspection if any of the following apply:

1. Seller agrees to perform repairs using their contractor. Re-inspect to ensure contractor repairs satisfy the terms of the addendum.
2. Inspection of items which were inaccessible or could not be tested at the original inspection.

Now that your report is complete, could you please take a moment and use one of the links below to tell others what you think of this report and the service your received.

Thank you