

Professional Building Inspection Service
11757 W Ken Caryl Ave, F-219 - Littleton - CO - 80127
303-346-2250 - www.InspectProLLC.com

123 Main St, Any Where



Date Inspected:
December 44, 2099

Prepared for Our Client:
John and Jane Doe

REAL ESTATE AGENT:
Your Agent

INSPECTION COMPANY:
InspectPro, LLC

INSPECTED BY:
Doug Low

REPAIR: Summary

Repair (or replace): Denotes a system or component that should be further evaluated to determine what repairs are necessary. Item is not fully functional or damaged. Items, components or units that cannot be repaired to satisfactory condition may need replacement. This list is a synopsis of the potentially significant improvements that should be budgeted for over the short term. Other significant improvements, outside the scope of this inspection, may also be necessary.

IMPROVEMENT RECOMMENDATION HIGHLIGHTS / SUMMARY - REPAIR: This overview page is provided to allow the reader a brief summary of the Repair items for this inspection. This page is not encompassing. Reading this page alone is not a substitute for reading the report in entirety. The entire Inspection Report, including the InterNACHI Standards of Practice, limitation, Scope of Inspection and Inspection Agreement must be carefully read to fully assess the findings of the inspection. In addition to those improvements recommended in our report, we recommend that you budget for unexpected repairs items and items that were not discovered during the inspection. Please refer to the body of this report for further details on these and other recommendations. In listing these items, the Inspector is not offering any opinion as to whom, how or when these concerns are addressed. Typical flaws and maintenance issues are usually items that can be resolved after possession. As with most other facets of your transaction, we recommend consultation with your Real Estate Professional for further advice with regards to the items contained in the report.

General Information

- 1. PROPERTY IN PERSPECTIVE: AVERAGE QUALITY - LACKING UPDATING AND MAINTENANCE** - *This appears to be an average quality 121-year old home that has been lacking maintenance and updating. Most of the systems of the home are aging and will require updating over time. This home is approximately 121-years old and the home inspector considers this while inspecting. It is common to have areas that no longer comply with current code. This is not a new home and this home cannot be expected to meet current code standards* **OLDER SYSTEMS:** *Most of the systems of the home are aging and will require updating over time. As with all homes, ongoing maintenance is also required. Despite the older systems, the improvements that are recommended in this report are not considered unusual for a home of this age and location.*



Structure

- 2. Foundation:** *Brick DAMAGED AND DETERIORATED* - *The brick foundations has mortar damage and deterioration. Allow for repair or replacement. This is a common maintenance task for masonry is repair of mortar joints. The longevity of mortar joints will vary with the exposure conditions and the mortar materials used, but a life-span of more than 25 years is typical. Re-pointing and parging deteriorated mortar joints is one of the most effective and permanent ways of decreasing water entry into brick. This is because the most common means of water entry into a brick wall is through de-bonded, cracked or deteriorated mortar joints.*

OLD FOUNDATION -*The foundation for this old home is typical for most of the structures in the area which have function satisfactorily for decades. Due to the configuration, the age of construction and the observed foundation, it is unlikely that the foundation could support the loading requirements found in today's codes. However, with repairs made to any damaged areas and modifications to the existing foundation, the system could still function in an acceptable manner.*

Structure (Continued)

Foundation: (continued)



3. **Walls:** *Brick TUCK-POINTING IS RECOMMENDED - brick joints should be properly sealed.*

CRACKS TUCK-POINTED - in some areas, bricks were sealed by tuck-pointing. This is a common maintenance task for masonry is repair of mortar joints. The longevity of mortar joints will vary with the exposure conditions and the mortar materials used, but a life-span of more than 25 years is typical. The longevity of brick, however, may exceed 100 years. Consequently, occasional repair of the mortar joints is expected over the life of the material. It is our observation that the most common reason for re-pointing masonry is to improve water penetration resistance. Re-pointing and parging deteriorated mortar joints is one of the most effective and permanent ways of decreasing water entry into brick. This is because the most common means of water entry into a brick wall is through de-bonded, cracked or deteriorated mortar joints.



Roof

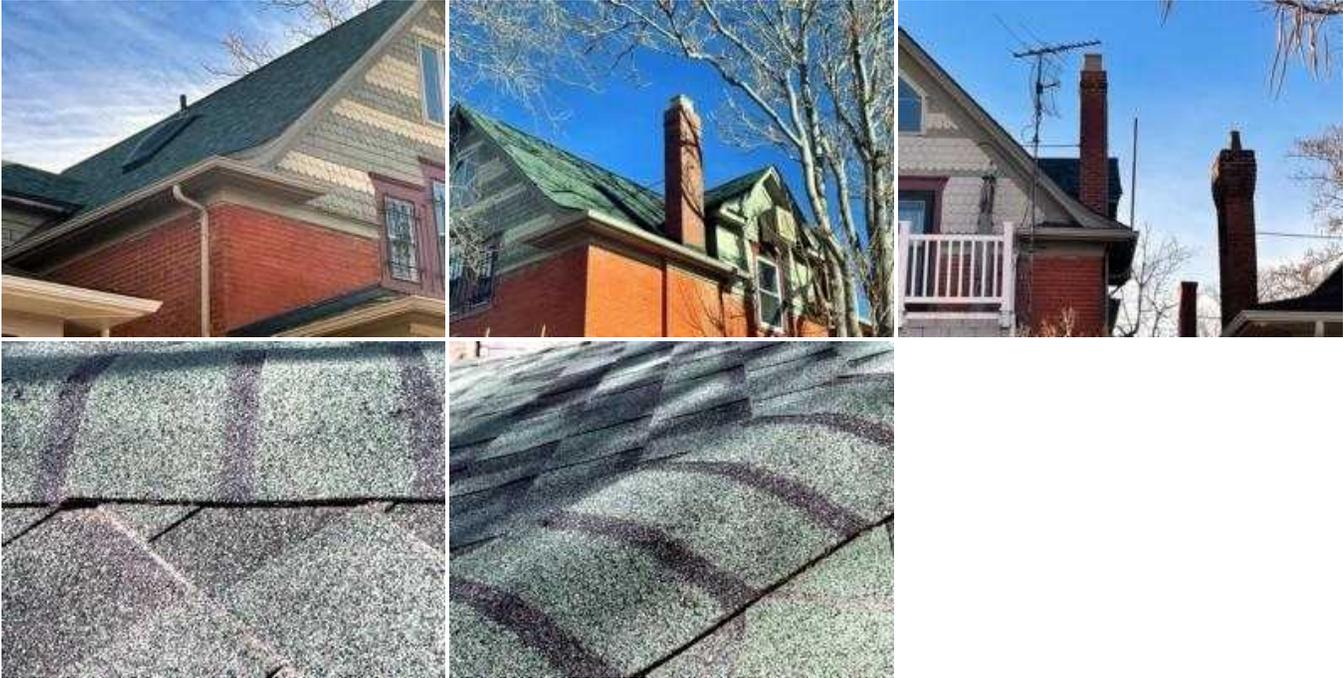
4. **Roof Surface Roofing Material:** *Asphalt shingle NORMAL WEAR AND TEAR - In all, the roof coverings show evidence of normal wear and tear for a roof of this age. Some typical indicators of aging (such as minor surface cracking and flaws) were visible. However, the wear is consistent over the entire surface and typical for a cover this age.*



5. **Roof Surface Unable to Inspect:** *More than 75% VIEWED WITH LADDER - Portions of the roof were viewed from a ladder at the edge of the roof. Some sections of the roof were not in view., A qualified roofing contractor is recommended to further evaluate the entire roof, estimate repairs or replacement*

Roof (Continued)

Unable to Inspect: (continued)



6. **Various Locations Chimney Chimney:** *Brick EVLAUATION - by a qualified contractor is recommended and estimate repairs, A chimney was not entirely visible during the inspection of the roofing system.*



7. **Various Locations Chimney Flue/Flue Cap:** *Not Inspected: A full evaluation by a qualified contractor before the end of the inspection objection period is recommended., Recommend adding rain/snow cap and vermin screen, Sealing the chimney crown/cap is recommended to minimize deterioration and leakage.*

Heating System

8. **Basement Heating System Operation:** *Operated at the inspection: Annual cleaning and servicing are needed for safe reliable heating system operation. THE HEATING SYSTEM SHOULD BE SERVICED FOR SAFETY AND FUNCTION - A qualified heating technician should clean and service the heating system and make necessary improvements for function and safety. Cleaning and servicing are needed for safe reliable heating system operation.*



REPAIR: Summary (Continued)

Cooling

- 9. AC System Evaporative Cooler** Exterior side of home **SHUTOFF** - The system appears to be disconnected. A qualified technician should restore the unit to working condition and verify that the system is operating properly., **FURTHER EVALUATION** - A qualified technician should restore the unit to working condition and verify that the system is operating properly.



Plumbing

- 10. Drain Pipes:** Cast iron, Galvanized, Clay **CLEAN AND RE-SCOPE** - the waste line of the home should be further evaluated after cleaning, repair may be needed (see the sewer scope report for details).



Lots and Grounds

- 11. Vegetation:** **FURTHER EVALUATION** -by a qualified arborist is recommended, **TREES TOO CLOSE TO HOME** - may cause damage to the foundation or other components of the property. This should be investigated. Removing may become necessary., **PLANTS TOO CLOSE TO HOME** - Vegetation should be trimmed or removed.



- 12. Carport:** **LOW QUALITY.** It may not be worth investing in repairs. Rebuilding would be the better long term approach.

Exterior

- 13. Exterior Surface General Comments About the Exterior:** **NORMAL WEAR AND TEAR FOR A HOME OF THIS AGE** The exterior of the home shows normal wear and tear for a home of this age., The exterior of the home has lacked some maintenance; repairs are needed.

Exterior (Continued)

General Comments About the Exterior: (continued)



Interior

14. **General Comments About the Interior AGING SYSTEMS:** *some of the systems of the home are aging and will require updating over time. As with all homes, ongoing maintenance is also required. Despite the older systems, the improvements that are recommended in this report are not considered unusual for a home of this age and location.*
15. **Window(s) with Broken Seals:** *Replacing the old windows would be a logical long-term improvement. In practice, improvements are usually made on an as needed basis only., A window tune up is recommended. A qualified technician should further evaluate the windows and make necessary repairs for improved operation and appearance. Window security bars should be repaired or replaced for improved safety.*
16. **Loft, Attic conversion Living Space HVAC Source:** *none visible No heat source*
17. **Loft, Attic conversion Living Space Stairs/Railings:** *Metal, Wood RAILING MISSING OR INCOMPLETE for improved safety, the guard railing should be installed, BALUSTER SPACING TOO WIDE - although this may have been allowed when this was installed, it has improper spacing by today's standards. Allow for improvements. The openings in the stairway railing are large enough to allow a child to fall through. It is recommended that this condition be altered for improved safety.*

RISE / RUN UNEVEN - are a trip hazard.



Kitchen

18. **Kitchen Dishwasher:** *Kenmore Inoperative, Dishwasher discharge line connects to disposal - although this was an accepted installation in the past it is recommended to have an air gap device installed to prevent dishwasher contamination in the event the disposal fills with water (ie - drain line plugs)*



REPAIR: Summary (Continued)

- 19. **Kitchen Disposal:** *Badger The disposal is jammed or seized, allow for repairs*
- 20. **Kitchen Ventilator:** *NuTone Inoperative, Does not vent to the exterior of the home.*



Bedroom

- 21. **West Bedroom Windows:** *Old window not replaced CRACKED OR CHIPPED - window should be replaced. SASH CORDS DAMAGED, SECURITY BARS should be made operable for proper and safe egress of the occupants. Bars, grills, covers, screens or similar devices may be installed provided they are equipped with an approved release mechanism which is operable from the inside of the window well without the use of a key, tool or force greater than that required for normal operation of the egress window.*

Basement

- 22. **Basement Walls:** *Brick and Mortar DAMAGE was observed, allow for repairs.*

Fireplace/Wood Stove

- 23. **Living Room Fireplace Fireplace Type:** *A qualified contractor is recommended to evaluate and estimate repairs to operate the fireplace safely. Damaged was observed. Improper clearance to combustibles. Damper inoperative. Allow for repairs and replacements.*



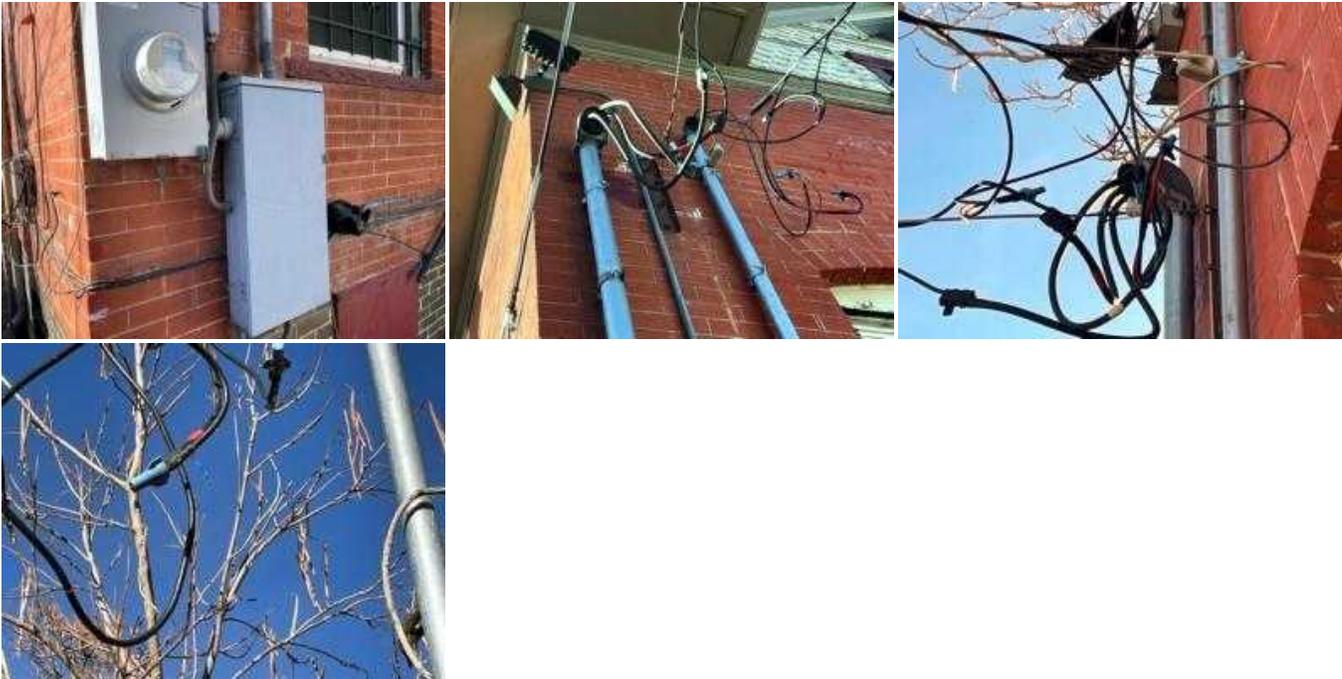
SAFETY ISSUE: Summary

Safety Issues: Denotes a condition that should be improved for safety. This list is a synopsis of the potentially significant improvements that should be budgeted for over the short term. Other significant improvements, outside the scope of this inspection, may also be necessary.

IMPROVEMENT RECOMMENDATION HIGHLIGHTS / SUMMARY - SAFETY ISSUES: This overview page is provided to allow the reader a brief summary of the Safety Issues for this inspection. This page is not encompassing. Reading this page alone is not a substitute for reading the report in entirety. The entire Inspection Report, including the InterNACHI Standards of Practice, limitation, Scope of Inspection and Inspection Agreement must be carefully read to fully assess the findings of the inspection. In addition to those improvements recommended in our report, we recommend that you budget for unexpected repairs items and items that were not discovered during the inspection. Please refer to the body of this report for further details on these and other recommendations. In listing these items, the Inspector is not offering any opinion as to whom, how or when these concerns are addressed. Typical flaws and maintenance issues are usually items that can be resolved after possession. As with most other facets of your transaction, we recommend consultation with your Real Estate Professional for further advice with regards to the items contained in the report.

Electrical

- 1. Electrical Recommendations:** *The electrical system has been modified. The owner should be consulted. Permits obtained and inspections performed by the local building official should be investigated., A qualified electrician should further evaluate the electrical wiring and make repairs as necessary.*
- 2. Electrical Mast:** *Overhead Improper wire connections of the garage service wires should be repaired or replaced as needed.*



- 3. GFCI Condition:** *Various Locations NOT PROVIDED - at all proper locations. Allow for repairs per today's good building practices*
- 4. Outlet Condition:** *in various locations Open grounds noted at 3 prong outlets are present. Allow for improvements., Reversed polarity outlets are present. Allow for improvements., Poor or intermittent ground- this should be investigated, The number of outlets for this space appears to be insufficient. Allow for improvements.*
- 5. Outlet Condition:** *in various locations FLOOR OUTETS should be investigated - proper outlets may be desirable where plastic outlets exist.*
- 6. Smoke Detectors:** *Insufficient - additional protection needed: Smoke detectors should be installed per local authorities recommendations., Old detectors should be replaced.*
- 7. Carbon Monoxide Detectors:** *Insufficient - additional protection needed: ADDITIONAL PROTECTION - Carbon monoxide detectors should be installed per local authorities recommendations, carbon monoxide detectors should be installed within 15 feet of all sleeping areas*

SAFETY ISSUE: Summary (Continued)

Lots and Grounds

8. **Mud Room Enclosure Deck Stairs/Railings:** *Damaged The missing stair railing should be installed*



Interior

9. **Loft, Attic conversion Living Space Outlets and Wiring:** *INSUFFICIENT NUMBER - of outlets for this space. Allow for improvements. POOR OR intermittent ground- this should be investigated*



10. **Loft, Attic conversion Living Space Lights and Switches:** *None*
11. **Loft, Attic conversion Living Space Smoke Detector:** *MISSING detector should be replaced.*



12. **East den Living Space Outlets and Wiring:** *Grounded and 2-Prong Ungrounded INSUFFICIENT NUMBER - of outlets for this space. Allow for improvements.*
13. **East den Living Space Smoke Detector:** *Not present COMMON FOR OLDER HOMES - DETECTORS NOT INTERCONNECTED - One or more detectors were not hardwired / interconnected type or did not operate properly. When detectors are hardwired / interconnected, all detectors will sound an alarm when just a single detector is detecting smoke or CO. Recommend replacing any battery operated or malfunctioning detectors with hardwired / interconnected type detectors.*

ADDITIONAL PROTECTION - We recommend installing photoelectric type smoke detectors / alarms. Note: Homes built prior to 1992 were not required to have smoke detectors installed in each bedroom, only hallways. Regardless, it is recommended to install proper smoke detectors in each bedroom for increased safety.

14. **2nd Floor Hall Living Space Lights and Switches:** *LIGHT INOPERATIVE - or that does not respond to controls are presumed to have burned out lamps. Dismantling fixtures to confirm the status of bulbs is not performed during our inspection., Ceiling fan low height*

Interior (Continued)

Lights and Switches: (continued)



- 15. 2nd Floor Hall Living Space Smoke Detector: *Battery operated Old detectors should be replaced.*
- 16. Entry/Foyer Living Space Outlets and Wiring: *FLOOR OUTETS should be investigated - proper outlets may be desirable where plastic outlets exist. REVERSED POLARITY outlets are present*



- 17. Living Room Living Space Lights and Switches: *No switch*

Kitchen

- 18. Kitchen GFCI Protection: *110 VAC GFCI TESTED PROPERLY - the GFCI circuit was tested and operated properly at the time of the inspection. NOT PROVIDED - at all proper locations. Allow for repairs per today's good building practices*



Bathroom

- 19. 2nd floor-Hall Bathroom GFCI Protection: *NOT PRESENT AS REQUIRED, this should be investigated and repairs made for safety and function.*



SAFETY ISSUE: Summary (Continued)

Bedroom

- 20. West Bedroom Outlets and Wiring:** *INSUFFICIENT NUMBER - of outlets for this space. Allow for improvements.*
- 21. West Bedroom Smoke Detector:** *Not present ADDITIONAL PROTECTION - We recommend installing photoelectric type smoke detectors / alarms. Note: Homes built prior to 1992 were not required to have smoke detectors installed in each bedroom, only hallways. Regardless, it is recommended to install proper smoke detectors in each bedroom for increased safety.*

Basement

- 22. Basement Stairs/Railings:** *HANDRAIL MISSING OR INCOMPLETE - The handrail should be continuous for the full length of the flight of stairs., RAILING MISSING OR INCOMPLETE for improved safety, the guard railing should be installed, RISE / RUN UNEVEN - are a trip hazard., A qualified contractor is recommended to evaluate and estimate repairs., LOW HEAD HEIGHT - this is common for old homes.*



Fireplace/Wood Stove

- 23. Living Room Fireplace Fireplace Type:** *A qualified contractor is recommended to evaluate and estimate repairs to operate the fireplace safely. Damaged was observed. Improper clearance to combustibles. Damper inoperative. Allow for repairs and replacements.*



MONITOR: Summary

Monitor: Denotes a condition needing monitoring and/or further investigation to determine what repairs are necessary. This list is a synopsis of the potentially significant improvements that should be budgeted for over the short term. Other significant improvements, outside the scope of this inspection, may also be necessary.

IMPROVEMENT RECOMMENDATION HIGHLIGHTS / SUMMARY - MONITOR: This overview page is provided to allow the reader a brief summary of the Monitor items for this inspection. This page is not encompassing. Reading this page alone is not a substitute for reading the report in entirety. The entire Inspection Report, including the InterNACHI Standards of Practice, limitation, Scope of Inspection and Inspection Agreement must be carefully read to fully assess the findings of the inspection. In addition to those improvements recommended in our report, we recommend that you budget for unexpected repairs items and items that were not discovered during the inspection. Please refer to the body of this report for further details on these and other recommendations. In listing these items, the Inspector is not offering any opinion as to whom, how or when these concerns are addressed. Typical flaws and maintenance issues are usually items that can be resolved after possession. As with most other facets of your transaction, we recommend consultation with your Real Estate Professional for further advice with regards to the items contained in the report.

Structure

- 1. Roof Framing:** *Rafters, Not Visible Attic space was finished restricting the inspection of the attic components. During re-roofing or other activities that will expose the attic, further investigation is recommended. Allow for improvements or repairs., RAFTER SAGGING - The roof framing is noticeably sagging. This is an obvious indication that something is amiss with the roof structure. Allow for repairs.*
- 2. Attic/Roof Cavity NO ACCESS -** *restricting the inspection of the attic components. Roof framing, insulation and other components should be investigated. Allow for improvements or repairs. During re-roofing or other activities that will expose the attic, further investigation is recommended.*
- 3. Altered Structure:** *Mud Room and Loft RENOVATIONS AND ALTERATION were visible at the time of the inspection. You should ask the seller for documentation showing that this work was done with the required permits and inspections. Allow for repairs not discovered during the inspection. Incomplete work and non-permitted installation are outside of our scope of service.*



Attic

- 4. Attic Ventilation:** *INSUFFICIENT VENTILATION - recommend additional ventilation be installed. See the Client Advisory note for Ventilation. It is generally recommended that one (1) square foot of free vent area be provided for every one hundred and fifty (150) square feet of ceiling area with a positive and negative draft.*

MONITOR: Summary (Continued)

5. **Attic Insulation:** *A qualified contractor is recommended to evaluate and estimate repairs*
Heating System

6. **Basement Heating System Heat Distribution Method:** *Ductwork Ductwork not ideally configured. This may inhibit heat distribution and may not be conducive to proper distribution of cool air, if air conditioning is employed. ACM - Possible asbestos containing materials (ACM) on ducts. This should be investigated and improvements made for safety and function.*



Plumbing

7. **Service Line:** *Not Visible Galvanized supply piping corrodes from inside causing decreased flow rates and will eventually require updating*



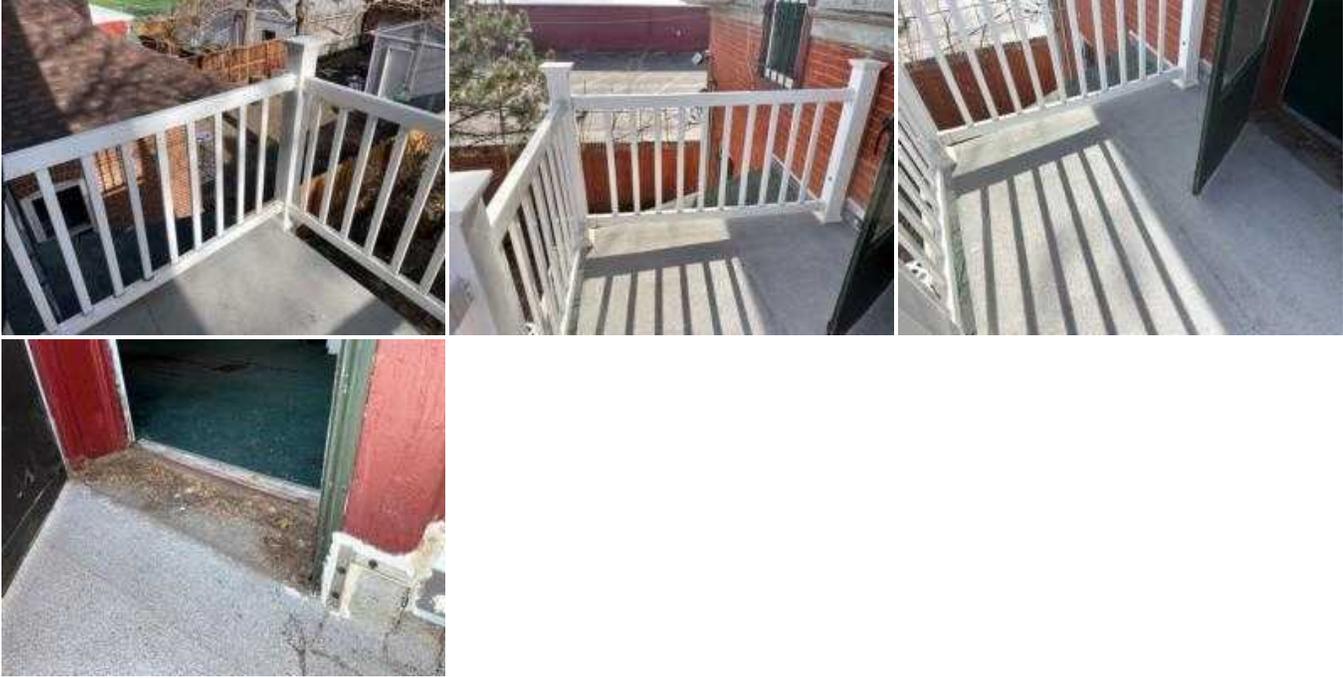
Lots and Grounds

8. **Balcony:** *AGING STUCTURE - The deck is noticeably aging and a deck tune-up is recommended. Allow for repairs or replacement. Typical flaws, weathering and rot were observed but do not appear to be impacting the integrity of the deck. The deck should be properly maintained for durability and appearance. Improper installations. LEVEL WITH FLOOR - The exterior deck surface was noted as being installed at the same level as the interior floor level. This can allow for conditions conducive of moisture intrusion under the door threshold that can damage the underlying structural materials and interior finished surfaces. Loose railings should be repaired or replaced for improved safety.*

A qualified contractor is recommended to evaluate and estimate repairs, The owner should be consulted regarding permits obtained and inspection made.

Lots and Grounds (Continued)

Balcony: (continued)



Exterior

9. **Windows:** *Loft Poor install, A qualified contractor should further evaluate the windows and suggest repairs or replacement as necessary.*

Installing replacement windows would be a logical long term improvement.



10. **GFCI Protection:** *NOT PRESENT AS REQUIRED, this should be investigated and repairs made for safety and function.*



DEFERED COST: Summary

Differed Cost: Denotes items that have reached or are reaching their normal life expectancy or show indications that they may require repair or replacement anytime during the next five (5) years. This list is a synopsis of the potentially significant improvements that should be budgeted for over the short term. Other significant improvements, outside the scope of this inspection, may also be necessary.

IMPROVEMENT RECOMMENDATION HIGHLIGHTS / SUMMARY - DIFFERED COST: This overview page is provided to allow the reader a brief summary of the Differed Cost items for this inspection. This page is not encompassing. Reading this page alone is not a substitute for reading the report in entirety. The entire Inspection Report, including the InterNACHI Standards of Practice, limitation, Scope of Inspection and Inspection Agreement must be carefully read to fully assess the findings of the inspection. In addition to those improvements recommended in our report, we recommend that you budget for unexpected repairs items and items that were not discovered during the inspection. Please refer to the body of this report for further details on these and other recommendations. In listing these items, the Inspector is not offering any opinion as to whom, how or when these concerns are addressed. Typical flaws and maintenance issues are usually items that can be resolved after possession. As with most other facets of your transaction, we recommend consultation with your Real Estate Professional for further advice with regards to the items contained in the report.

Cooling

- 1. AC System Operation:** *NO COOLING SYSTEM PRESENT - Some form of cooling may be desirable for the home. A qualified technician should be consulted regarding an air conditioning system and improvements made as necessary.*

Plumbing

- 2. Basement Water Heater Approximate Age:** *9 years old OLDER SYSTEM - Given the age, it may require a higher level of maintenance. You should reserve funds for component replacement or failure.*



Garage

- 3. Back of Property Garage Type of Structure:** *Detached: LOW QUALITY. It may not be worth investing in repairs. Rebuilding would be the better long term approach.*



- 4. Back of Property Garage Roof Structure:** *OLD FRAMING - The roof framing in this old home is typical for most of the structures in the area which have function satisfactorily for decades. Due to the depth to span ratios, the age of construction and the observed roof rafters, it is unlikely that the framing could support the snow loading requirements found in today's codes. However, with repairs made to any damaged rafters and minor modification to the existing framing, the roof system could still function in an acceptable manner., Fire/smoke mitigation observed. The owner should be consulted regarding repairs made., A structural engineer is recommended to evaluate and estimate repairs*

Garage (Continued)

Roof Structure: (continued)



Kitchen

5. Kitchen Refrigerator: *None*

Laundry Room/Area

6. Basement Laundry Room/Area **OVER ALL CONDITION:** *Older components, updating would be a logical improvement. MAKESHIFT INSTALLATION*



Bathroom

7. 1st floor- Bathroom Tub/Surround: *Porcelain tub and tile surround OLD COMPONENTS, updating would be a logical long-term improvement, GROUT loose or missing, this should be investigated and repaired as necessary. CHIPPED, damaged or rusting tub, allow for repairs*

Bathroom (Continued)

Tub/Surround: (continued)





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Client Name: *John and Jane Doe*

Address:

City, State Zip:

Property Address: *123 Main St*

City State Zip: *Any Where, In the USA 10101*

At your request, an inspection of the above property was performed on the above referenced property. InspectPro is pleased to submit the enclosed report. This report is a professional opinion based on a visual inspection of the accessible components of the home. This report is not an exhaustive technical evaluation. An evaluation of this nature would cost many times more.

Please understand that there are limitations to this inspection. Many components of the home are not visible during the inspection and very little historical information is provided in advance of the inspection. While we can reduce your risk of purchasing a home, we cannot eliminate it, nor can we assume it. Even the most comprehensive inspection cannot be expected to reveal every condition you may consider significant to ownership. In addition to those improvements recommended in our report, we recommend that you budget for unexpected repairs. On average, we have found that setting aside roughly one percent of the value of the home on an annual basis is sufficient to cover unexpected repairs and items that were not discovered during the inspection.

Your attention is directed to your copy of the Inspection agreement. It more specifically explains the scope of the inspection and the limit of our liability in performing this inspection. The Standards of Practice and Code of Ethics of the National Association of Certified Home Inspectors (InterNACHI) prohibit us from making any repairs or referring any contractors. We are not associated with any other party to the transaction of this property, except as may be disclosed to you.

The information provided in this report is solely for your use. The report shall not be used by or transferred to any other person or company outside of this transaction without the prior written consent of InspectPro and an additional payment of \$125.00. Clients request that InspectPro release copies of the Inspection Report shall be at Clients risk with respect to the contents of the inspection agreement.

Thank you for selecting our company. We appreciate the opportunity to be of service. Should you have any questions about the general condition of the house in the future, we would be happy to answer these. There is no fee for this telephone consulting. Our fees are based on a single visit to the property. If additional visits are required for any reason, additional fees may be assessed.

Sincerely,

Doug Low
Professional Building Inspector
InspectPro, LLC

"A problem well put is half solved." - John Dewey



General Information

Property Information

Property Address 123 Main St
City Any Where **State** In the USA **Zip** 10101
Contact Name Your Agent

Client Information

Client Name John and Jane Doe

Inspection Company

Inspector Name Doug Low
Company Name InspectPro, LLC
Address 11757 W Ken Caryl Ave, F219
City State Littleton, CO **Zip**
Phone 720-371-2199
E-Mail doug.low@inspectprollc.com

Conditions

Present at the Inspection: Buyers, Buyer's Agent **Others Present:** Sewer Scope Technician(s)
Inspection Date: December 44, 2099 **Start Time:** 12 Noon **End Time** 3 PM
Estimated Age (years old): 121 **Entrance Faces:** West **Property Occupied:** Vacant
Temperature: between 40 and 65 degrees F **Weather:** Partly cloudy **Ground and Roof Conditions:** Dry
Building Type: Single family **Garage:** Detached, Carport **Space Below Grade:** Basement, Crawl Space

PROPERTY IN PERSPECTIVE: AVERAGE QUALITY - LACKING UPDATING AND MAINTENANCE - This appears to be an average quality 121-year old home that has been lacking maintenance and updating. Most of the systems of the home are aging and will require updating over time. This home is approximately 121-years old and the home inspector considers this while inspecting. It is common to have areas that no longer comply with current code. This is not a new home and this home cannot be expected to meet current code standards **OLDER SYSTEMS:** Most of the systems of the home are aging and will require updating over time. As with all homes, ongoing maintenance is also required. Despite the older systems, the improvements that are recommended in this report are not considered unusual for a home of this age and location.



AGE OF BUILDING COMPONENTS:

ROOF: Consult the Owner, 4 years old **HEATING:** 4 years old **COOLING:** WATER HEATER: 9 years old

LOCATION OF BUILDING COMPONENTS MAJOR SHUTOFFS:

WATER: Basement **ELECTRICAL:** Exterior back of home **GAS:** Exterior surface mount at the left side of home

Water Source: City **Sewage Disposal:** City

Additions/Modifications Consult the Owner, Roof, Furnace, Electrical, Addition **Permits Obtained** Unknown - consult the local building authority, Electrical, Plumbing

Building History/Permit Report:

With this inspection we have provided you a FREE property history/permit report. This document is designed

General Information (Continued)

Building History/Permit Report: (continued)

to provide a better understanding of your property's history and publicly recorded alterations made. This document is generated through BuildFax and should be used to complement our inspection report. We encourage you to contact your local building department if further investigation is desired or needed. InspectPro, LLC holds no liability for the accuracy of the content of the BuildFax report or for the consequences of any actions taken on the basis of the information provided.

Utilities: ALL UTILITIES ON

Items Not Inspected: *Environmental hazards (including but not limited to lead based paint and asbestos) common for the age of the home, Low Voltage Lights and Equipment, Water Conditioning / Softener, Water Feature* **An inspection is beyond the scope of service. A qualified technician should be consulted.**



Definitions

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection.

APPEARS SERVICABLE:	Item operating according to its designed use with no observable major problems. when Appears Serviceable or Serviceable is checked it means we did not observe conditions that would lead us to believe problems exist with this system or component. The item is capable of being used. Some serviceable items may, however show wear and tear that are typical for their age and use. Other conditions are checked, if applicable in the body or the report.
MAJOR CONCERN:	A system or component that is considered defective, deficient or need needs immediate attention. Significant deficiencies need to be corrected and are likely to involve significant expense. You should reserve funds to correct this item.
REPAIR:	Denotes a system or component should be further evaluated to determine what repairs are necessary. Item is not fully functional or damaged. Items, components or units that cannot be repaired to satisfactory condition may need replacement.
SAFETY ISSUE:	Denotes a condition that should be improved for safety.
IMPROVE:	Functional with no obvious signs of significant defects. Typical flaws may exist, improvements may be desirable.
MONITOR:	Denotes a condition needing monitoring and/or further investigation to determine what repairs are necessary.
DEFERED COST:	Denotes items that have reached or are reaching their normal life expectancy or show indications that they may require repair or replacement anytime during the next five (5) years.
NOT INSPECTED:	Item not present, not inspected or not found. The item may be covered or obstructed. Further investigation is recommended and improvements made as necessary. Item was not inspected. It may be beyond the scope of service or unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.

CLIENT ADVISORIES: These are general comments made about a system or component and **POSSIBLY SOME GENERAL EXAMPLES NOT NECESSARILY DRAWN FROM THIS PROPERTY OR INSPECTION.** These advisories are intended for further explanation or things to be aware of. Some problems can only be discovered by living on the property. They cannot be discovered during the few hours of a property inspection. For example, some shower stalls leak when people are in the shower, but do not leak when you simply turn on the tap. Some roofs and basements only leak when specific conditions exist. Some problems will only be discovered when carpets were lifted, furniture is moved or finishes are removed. The home was inspected as noted and reported with information as discovered. While the inspector makes every effort to find all areas of concern, some issues can go



Definitions (Continued)

unnoticed. Please be aware that the inspector has your best interest in mind.

THE SCOPE OF THE INSPECTION:

This report is an opinion of the general condition of the property based on a limited visual inspection. Representative samples of components are viewed in areas that are accessible at the time of the inspection only. No destructive testing, probing or dismantling of building components is performed. It is recommended that any concerns and all components/systems related, be evaluated/inspected and repaired as needed **PRIOR TO THE END OF YOUR CONTINGENCY PERIOD**. Further evaluation prior to your contingency period is recommended so a properly licensed contractor/professional can evaluate these concerns further and inspect the remainder of the system or component for additional issues that may be outside our area of expertise or the scope of our inspection.

Often, following the Inspectors advice will result in enhanced safety for the occupants of the property or improved performance and/or extended life for the component in question. In listing these items, your Inspector is not offering any opinion as to who, among the parties to your transaction, should take responsibility for addressing any of these concerns. As with most other facets of your transaction, we recommend consultation with your Real Estate Professional for further advice with regards to the items contained in the report. It is the goal of the inspection is to put our customer in a better position to make an informed decision.

THE LIMITS OF THE INSPECTION:

All components designated for inspection in the InterNACHI Standards of Practice are inspected, except as may be noted in the Limitations of Inspection sections within this report. This report is an opinion of the general condition of the property based on a limited visual inspection. The purpose of our service focuses on safety, function and other items that you may want to consider prior to moving forward in the transaction. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated and budgeted for. Again we suggest roughly 1% of the value of the home for repairs not identified in this report. The inspection should not be considered an engineering evaluation, guarantee or warranty of any kind. Please refer to the inspection agreement for a full explanation of the scope.

Liability for mistakes or omissions in the inspection and inspection report is **LIMITED TO A REFUND OF THE FEE PAID FOR THE INSPECTION AND REPORT**. Please call our office at 303-346-2250 immediately for any clarifications or questions.

Structure

LIMITATIONS OF STRUCTURE INSPECTION:

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions: Only a representative sampling of visible structural components was inspected. Structural components concealed behind finished surfaces and or insulation could not be inspected. Furniture and/or storage restricted access to some structural components. Engineering or architectural services such as calculation of structural capacities, adequacy, or integrity are not part of a home inspection. Limited clearances and the potential for damage to insulation and ceiling finishes below caused by walking in the attic, our inspection of the attic space is performed from the access opening only. Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

STRUCTURE - RECOMMENDATIONS/OBSERVATIONS

Structure Type: Two-story, Basement and Crawl Space IMPROVE:

AVERAGE QUALITY CONSTRUCTION. Typical liberties taken with good building practice and with the quality of materials employed. Typical minor flaws were detected in the structural components of the building., OLD HOME CONSTRUCTION. It is common to find old homes not built to current standards for durability and safety. Structural improvements or repairs are either needed or desirable. While many of the observations made in this report may suggest that serious conditions exist, it is possible that the house can be inhabited with short-term deferral of some major repair items. Many homes of this type are repaired only on an as-needed basis and extensive, proper repairs may have been postponed indefinitely.

INSPECTPRO - CLIENT ADVISORY: Engineering or architectural services such as calculation of structural capacities, adequacy, or integrity are not part of a home inspection. Clues as to the structural integrity of your home are evaluated today. The exterior, below-grade portions of the foundation are obviously not visible and cannot be directly evaluated. In modern construction and in our area the interior surfaces of the foundation are often finished or covered with an insulation blanket and as such cannot be directly evaluated. The foundation, wherever visible and readily accessible, is looked at today for cracking or deterioration. Some surface cracking of the foundation may be attributed to shrinkage or to rust of underlying re-bar. These are generally not of great concern. Cracks with certain characteristics can tell a lot about foundation movement and may result in a referral to an engineering specialist. Visible clues as to otherwise invisible movement are what we are after today.

It is possible for latent defects to exist in the structure and its related system components that are not visible at the time of the inspection, and may not be able to be viewed or detected during a limited visual inspection. This is particularly applicable in items relating to movement or moisture penetration conditions, where the condition may exist, but not be visible or detected at the time of the inspection. INSPECTPRO, LLC does not claim or warrant that the observations listed in this report represent every condition that may exist. In using the information supplied by this inspection, you must recognize the limitations of a limited, visual inspection, and accept the inherent risk involved.



General Observations: OBSTRUCTED VIEW IMPROVE:

Although the structural portion of this inspection was made by an engineer, it cannot be considered to be a formal engineering study since no calculations, structural analysis, or physical material testing were performed.

INSPECTPRO - CLIENT ADVISORY: Only readily accessible visible components of the structure can be observed and commented on. Therefore, comments regarding the condition of the structure are based upon the overall visible condition of the home, any sections of the foundation and framing that are visible, and any visible indications throughout the structure that indicate one way or the other that the structure of the home is either sound or is exhibiting signs of issues. Although the structural portion of this inspection may have been by an engineer, it cannot be considered to be a formal engineering study since no calculations, structural analysis, or physical material testing were performed. In the absence of any major defects, we may not recommend that you consult with a structural engineer, but this should not deter you from seeking the opinion of any such expert.

Structure (Continued)

General Observations: (continued)

Foundation: Brick REPAIR:

DAMAGED AND DETERIORATED - The brick foundations has mortar damage and deterioration. Allow for repair or replacement. This is a common maintenance task for masonry is repair of mortar joints. The longevity of mortar joints will vary with the exposure conditions and the mortar materials used, but a life-span of more than 25 years is typical. Re-pointing and parging deteriorated mortar joints is one of the most effective and permanent ways of decreasing water entry into brick. This is because the most common means of water entry into a brick wall is through de-bonded, cracked or deteriorated mortar joints.

OLD FOUNDATION -The foundation for this old home is typical for most of the structures in the area which have function satisfactorily for decades. Due to the configuration, the age of construction and the observed foundation, it is unlikely that the foundation could support the loading requirements found in today's codes. However, with repairs made to any damaged areas and modifications to the existing foundation, the system could still function in an acceptable manner.

INSPECTPRO - CLIENT ADVISORY: Engineering or architectural services such as calculation of structural capacities, adequacy, or integrity are not part of a home inspection. Our inspection of foundations conforms to industry standards, which is that of a generalist and not a specialist. We check the visible portion of the walls on the outside for any evidence of significant cracks or structural deformation, but we do not move furniture or lift carpeting and padding to look for cracks or moisture penetration, and we do not use any of the specialized devices that are used to establish relative elevations and confirm differential movement.

It is not uncommon for foundations to be built or move out of level, but the average person may not become aware of this until there is a difference of more than one inch in twenty feet, which most authorities regard as being tolerable. It is not the purpose of this inspection to exhaustively document each and every evidence that may be related to foundation movement or unlevelness. We do our best to document a representative sample and/or the most significant evidences of movement or unlevelness upon which we base our opinion on the condition of the foundation.

INSPECTPRO - CLIENT ADVISORY: Spalling, honeycombing, crumbling material or surface deterioration is common in many homes (especially older homes). This condition does not usually represent a serious structural concern unless there is substantial loss of material. Most of these flaws are related to the installation process and moisture penetration. In an effort to prevent long term deterioration, it would be wise to consider parging (a concrete stucco-like coating) over deteriorated areas. Lot drainage improvements and elimination of water against foundation walls as outlined in other sections of this report are also recommended. In the absence of any major defects, we may not recommend that you consult with a foundation contractor, a structural engineer, or a geotechnical engineer, but (again) this should not deter you from seeking the opinion of any such expert.

Cracking is a normal property of concrete, drywall, brick or stone veneers and other brittle materials, and INSPECTPRO, LLC assumes no responsibility should cracks be found that are not mentioned in this report.



Foundation Cracks: No significant cracks noted IMPROVE:

INSPECTPRO - CLIENT ADVISORY: It would be rare to find a foundation wall that was not cracked or deteriorated in some way, or a concrete slab that did not include some cracks (possibly concealed beneath storage, carpeting or flooring.) Fortunately, most of these cracks are related to the curing process or to common settling, including some wide ones called cold-joint that create rock pockets, but others can be more structurally significant and reveal the presence of expansive soils that can predicate more or less continual movement. We will certainly alert you to any suspicious cracks if they are clearly visible. However, we are not specialists, and in the absence of any major defects we may not recommend that you consult with an independent structural engineer, or a geotechnical engineer, but this should not deter you from seeking the opinion of any such expert.

Structure (Continued)

Foundation Cracks: (continued)

Be advised that there is no absolute standard for evaluating cracks. Typically, cracks that are less than 1/4" and which exhibit no significant vertical or horizontal displacement are generally not regarded as being significant. Although they typically do result from common shrinkage, they can also be caused by a deficient mixture of concrete, deterioration through time, seismic activity, adverse soil conditions, and poor drainage, and if they are not sealed they can allow moisture to enter a residence, and particularly if the residence is surcharged by a hill or even a slope, or if downspouts discharge adjacent to the foundation. However, in the absence of any major defects, we may not recommend that you consult with an independent structural engineer, or a geotechnical engineer, but (again) this should not deter you from seeking the opinion of any such expert.

Cracking is a normal property of concrete, drywall, brick or stone veneers and other brittle materials, and INSPECTPRO, LLC assumes no responsibility should cracks be found that are not mentioned in this report.

Moisture Penetration: IMPROVE:

PRIOR MOISTURE - PRESENTLY DRY - The owner should be consulted regarding prior moisture. This condition may vary seasonally and/or with precipitation intensity. Roof and lot drainage repairs or improvements should be addressed as a first step to controlling moisture. This condition should then be monitored to determine if additional measures are necessary to protect the building interior from moisture., OLD HOMES USUALLY LEAK - For owners of many old homes, basement leakage is a way of life. During rainy periods, or during the spring thaw, leakage is experienced. As basement leakage rarely influences the structural integrity of a home, and because basements of old homes usually remain unfinished, this condition is simply tolerated. Some precautions are, of course, taken to avoid damage to storage and personal belongings. If basement leakage persists, the installation of effective drainage systems (and sump pumps, in some cases) becomes necessary.

INSPECTPRO - CLIENT ADVISORY: The owner should be consulted regarding moisture penetration. It should be understood that it is impossible to predict whether moisture penetration will pose a problem in the future. The vast majority of leakage problems are the result of insufficient control of storm water at the surface. Please refer to the Roofing and Exterior sections of the report for more information.

Dry-Dry-Dry

Be aware that the number one enemy of all homes, especially the foundation, is WATER. Be pro-active to direct all water away from the foundation through proper grading, gutters, downspouts with 6-10 foot extensions and splash-blocks under hose faucets. Use reasonable watering practices when irrigating your lawn or landscaping. Sometimes terracing or installing a "Swale" can reduce erosion and direct water away from the foundation. Poor water management around the home can be a significant clue to underlying foundation problems. Sometimes uneven siding surfaces or roof surfaces can be clues too. Inside the home we are looking for unexplained binding of doors and windows, uneven floors and drywall cracks.



Floor Framing: Wood IMPROVE:

The floor framing in this old home is typical for most of the structures in the area which have function satisfactorily for decades. Due to the configuration, the age of construction and the observed floor framing, it is unlikely that the framing could support the loading requirements found in today's codes. However, with repairs made to any damaged members and minor modification to the existing framing, the floor system could still function in an acceptable manner., Minor unevenness was observed in the floor structure. This condition is common. It may be the result of the materials, framing design, installation methods and aging of the building.

Structure (Continued)

Floor Framing: (continued)



Beams: *Not Visible APPEARS SERVICABLE:*

Columns: *Not Visible APPEARS SERVICABLE:*

Floor/Slab: *IMPROVE:*

OUT OF LEVEL SLAB - The concrete slab, in some locations, is uneven. This is usually the result of movement or installation methods of the builder. The out of level slab does not appear to be affecting any other component of the home. In the absence of any sign of ongoing movement, repair should not be necessary. Out of level slabs are very common and are not normally a structural concern.

INSPECTPRO - CLIENT ADVISORY: Many concrete floors are found to contain cracks (sometimes covered by storage, carpet and furniture.). Some gaps and edges can be quite wide. They typically result from shrinkage or installation methods. Usually have little structural significance. The owner should be consulted regarding floor movement. It should be understood that it is impossible to predict whether movement will pose a problem in the future. The vast majority of movement problems is cosmetic and may be the result of improper installation and moisture penetration.



Walls: *Brick REPAIR:*

TUCK-POINTING IS RECOMMENED - brick joints should be properly sealed.

CRACKS TUCK-POINTED - in some areas, bricks were sealed by tuck-pointing. This is a common maintenance task for masonry is repair of mortar joints. The longevity of mortar joints will vary with the exposure conditions and the mortar materials used, but a life-span of more than 25 years is typical. The longevity of brick, however, may exceed 100 years. Consequently, occasional repair of the mortar joints is expected over the life of the material. It is our observation that the most common reason for re-pointing masonry is to improve water penetration resistance. Re-pointing and parging deteriorated mortar joints is one of the most effective and permanent ways of decreasing water entry into brick. This is because the most common means of water entry into a brick wall is through de-bonded, cracked or deteriorated mortar joints.

Structure (Continued)

Walls: (continued)



Roof Framing: *Rafters, Not Visible IMPROVE;*, **MONITOR:**

Attic space was finished restricting the inspection of the attic components. During re-roofing or other activities that will expose the attic, further investigation is recommended. Allow for improvements or repairs., RAFTER SAGGING - The roof framing is noticeably sagging. This is an obvious indication that something is amiss with the roof structure. Allow for repairs.

INSPECTPRO - CLIENT ADVISORY: Engineering or architectural services such as calculation of structural capacities, adequacy, or integrity are not part of a home inspection. The roof is the part of the house that is most exposed to weather and climatic conditions. Continuous exposure over years to rain and arid dryness, burning heat from direct sunlight, and the bitter cold can affect the integrity of the roof and the house below it. And the first part of the house to be affected is that just below the roof, the attic. Think of the roof as a crash helmet and the attic as the head below it and you will understand the importance of attic inspection. In the absence of any major defects, we may not recommend that you consult with a framing contractor, a structural engineer, but this should not deter you from seeking the opinion of any such expert.

Water damage, leaks, seepage, cracks, and mold are among the most common attic problems. And if they are not tackled quickly the damage can rapidly spread to the rest of the house. Regular attic inspection will, in most cases, allow you to spot problems early on and attain the appropriate repairs.

Attic/Roof Cavity **MONITOR:**

NO ACCESS - restricting the inspection of the attic components. Roof framing, insulation and other components should be investigated. Allow for improvements or repairs. During re-roofing or other activities that will expose the attic, further investigation is recommended.

INSPECTPRO - CLIENT ADVISORY: When the layers of wood sheathing come apart this is called delamination. A good roofing company should check the integrity of the sheathing when they strip the roof covering down to bare wood but we find that many do not. During a roof job would be the ideal time to replace deteriorated areas. Once a new roof covering is installed over bad sheathing repair becomes expensive and complicated. Nonetheless damaged sheathing is a foundational part of your roofing system and should be maintained or repaired if damaged.

See the attic section of this report for additional observations and recommendations.

Altered Structure: *Mud Room and Loft MONITOR:*

RENOVATIONS AND ALTERATION were visible at the time of the inspection. You should ask the seller for documentation showing that this work was done with the required permits and inspections. Allow for repairs not discovered during the inspection. Incomplete work and non-permitted installation are outside of our scope of service.

INSPECTPRO - CLIENT ADVISORY: The owner and local building official should be consulted regarding alterations made to the structure. If available, any permits obtained or engineering drawings should be provided prior.

Structure (Continued)

Altered Structure: (continued)



Attic

LIMITATIONS OF ATTIC INSPECTION:

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions: Only a representative sampling of visible structural components was inspected. Structural components concealed behind finished surfaces and or insulation could not be inspected. Furniture and/or storage restricted access to some structural components. Engineering or architectural services such as calculation of structural capacities, adequacy, or integrity are not part of a home inspection. Limited clearances and the potential for damage to insulation and ceiling finishes below caused by walking in the attic, our inspection of the attic space is performed from the access opening only. Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Attics, in most homes, are inaccessible areas which are filled with insulation. Generally the inspector is limited to viewing the attic from the access. Entering the attic space is potentially damaging to the ceilings because there is usually no walking plank and the ceiling joists or trusses are covered with insulation. Stepping in the wrong location could cause damage to the ceiling.

ATTIC - RECOMMENDATIONS/OBSERVATIONS

Attic

Method of Inspection: *No Access*

INSECTPRO - CLEINT ADVISORY: Although the attics is rarely foremost on a buyer's mind, there are a lot of good reasons why the attic should be investigated before completing the purchase of the property. Attics should not be overlooked. An attic reflects the history of a home. It can provide clues to serious problems that might not be disclosed or even known by the current occupant of the home.

The inspector is not required to: enter the attic or unfinished spaces that are not readily accessible or where entry could cause damage or pose a safety hazard to the inspector in his or her opinion; move, touch, or disturb insulation; move, touch or disturb vapor retarder; break or otherwise damage the surface finish or weather seal on or around access panels and covers. Many builders actually caulk or seal the attic scuttle-hole closed. Typically we are not to cut them open, however, we will be happy to look inside if accessible at the time of the inspection. We recommend attention to the items noted below.



Attic (Continued)

Unable to Inspect: 100%, NOT INSPECTED. IMPROVE:

VAULTED CEILINGS - NO ACCESS - restricting the inspection of the attic components. During re-roofing or other activities that will expose the attic; Roof framing, insulation and other components should be investigated. Allow for improvements or repairs.

Roof Framing: Not Visible, no access provided, Rafter IMPROVE:

NO ACCESS - this should be investigated - Access to the attic space should be provided. The space should be improved as necessary for safety and function. SAGGING - The roof framing is noticeably sagging. This is an obvious indication that something is amiss with the roof structure. This is usually the result of the age and framing design of the building. Sagging roof members can indicate a split or rotten rafters, broken or missing rafter ties, or may even be the result of too heavy a cover. This should be investigated.

INSECTPRO - CLIENT ADVISORY: Engineering or architectural services such as calculation of structural capacities, adequacy, or integrity are not part of a home inspection. Most builders discourage the use of attics as storage areas. This is for several reasons including that the truss systems are not meant to support much weight on their bottom chord, they do have not flooring for safe usage, they are dirty and when open can impact the energy design of the home and allow access and rapid spread of fire. Generally speaking, attics are not meant for storage.

Sheathing: No Access IMPROVE:

INSECTPRO - CLIENT ADVISORY: The decking overhead in an attic should be wood colored and should be intact. Roof leaks and poor ventilation of the attics can damage the sheathing over time.

Some attics have some minor visible mold. This is often a result of the building process, when materials get wet during construction. If there is extensive mold, or mold that appears to have grown due to poor maintenance conditions, we will report it to you, the client.

Moisture Penetration: IMPROVE:

INSECTPRO - CLIENT ADVISORY: In a home of any age expect to find some staining around openings into the attic. Snow can blow into a top vent or driving rain may find itself in through an otherwise properly installed feature. Finding a stain is more of an indication of a home with a history and does not usually mean there is an active leak. If a stained area in the attic does accompany a roof covering failure and/or an interior ceiling stain further investigation will be called for.

Ventilation: IMPROVE:, MONITOR:

INSUFFICIENT VENTILATION - recommend additional ventilation be installed. See the Client Advisory note for Ventilation. It is generally recommended that one (1) square foot of free vent area be provided for every one hundred and fifty (150) square feet of ceiling area with a positive and negative draft.

INSECTPRO - CLIENT ADVISORY: Poor ventilation of an attic over time discolors and deteriorates the sheathing. Ideally the ventilation in attics should be roughly split between low and high, for example half should come from the soffit vents and the other half from top vents. Ventilation coming from soffit vent areas should not be obstructed by improperly installed insulation. Homes are built with bare minimum ventilation from the attics so any diminishment would justify the increase of the total number of vents installed. A liberally ventilated attic will shed moisture and heat and can even impact how well the home stays cool in the summer. We always recommend the increase of attic ventilation. Vent options include static top vents or box vents. These don't move and create a passageway for heat and moisture to escape out the roof surface if working properly. Turbine vents move a great deal of air but are not without disadvantages. They create a huge opening for snow to enter during the winter and should be covered off season. Also in the spring during a calm week birds like to build nests in them. They have moving parts so may need maintenance and they can creek and squeak too. Electric Powered vents are a good option but require installation by an electrician. However you get there having liberal ventilation from the attic area is a good improvement to make on your home.

Insulation: IMPROVE:, MONITOR:

A qualified contractor is recommended to evaluate and estimate repairs

Insulation Depth: IMPROVE:

ADDITIONAL INSULATION - should be considered. We recommend increasing attic insulation to R-38.

INSECTPRO - CLIENT ADVISORY: Modern homes are insulated to R-38. This would be a loose-fill, fiberglass depth of roughly 12 inches. Older construction will have something less than this unless it has been improved. We recommend increasing attic insulation to R-38. Loose fill should not be in contact with the roof sheathing to prevent the transfer of moisture between the two.



Attic (Continued)

Outlets and Wiring: *Not visible IMPROVE:*

Crawl Space

LIMITATIONS OF CRAWL SPACE INSPECTION:

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions: Only a representative sampling of visible structural components was inspected. Structural components concealed behind finished surfaces and or insulation could not be inspected. Furniture and/or storage restricted access to some structural components. Engineering or architectural services such as calculation of structural capacities, adequacy, or integrity are not part of a home inspection. Limited clearances and the potential for damage to insulation and ceiling finishes below caused by walking in the attic, our inspection of the attic space is performed from the access opening only. Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

CRAWL SPACE - RECOMMENDATIONS/OBSERVATIONS

Crawl Space

Method of Inspection: *From the access*

Access: *IMPROVE:*

OPEN FRAMING - Ideally the crawl space framing should be properly closed with drywall.

Foundation: *Block IMPROVE:*

TYPICAL FLAWS WERE OBSERVED AT THE TIME OF THE INSPECTION. Visible elements of the foundation was generally in satisfactory condition for the age and construction of the home.

INSPECTPRO - CLIENT ADVISORY: Engineering or architectural services such as calculation of structural capacities, adequacy, or integrity are not part of a home inspection. Our inspection of foundations conforms to industry standards, which is that of a generalist and not a specialist. We check the visible portion of the walls on the outside for any evidence of significant cracks or structural deformation, but we do not move furniture or lift carpeting and padding to look for cracks or moisture penetration, and we do not use any of the specialized devices that are used to establish relative elevations and confirm differential movement.

It is not uncommon for foundations to be built or move out of level, but the average person may not become aware of this until there is a difference of more than one inch in twenty feet, which most authorities regard as being tolerable. It is not the purpose of this inspection to exhaustively document each and every evidence that may be related to foundation movement or unlevelness. We do our best to document a representative sample and/or the most significant evidences of movement or unlevelness upon which we base our opinion on the condition of the foundation.

INSPECTPRO - CLIENT ADVISORY: Spalling, honeycombing, crumbling material or surface deterioration is common in many homes (especially older homes). This condition does not usually represent a serious structural concern unless there is substantial loss of material. Most of these flaws are related to the installation process and moisture penetration. In an effort to prevent long term deterioration, it would be wise to consider parging (a concrete stucco-like coating) over deteriorated areas. Lot drainage improvements and elimination of water against foundation walls as outlined in other sections of this report are also recommended. In the absence of any major defects, we may not recommend that you consult with a foundation contractor, a structural engineer, or a geotechnical engineer, but (again) this should not deter you from seeking the opinion of any such expert.

Cracking is a normal property of concrete, drywall, brick or stone veneers and other brittle materials, and INSPECTPRO, LLC assumes no responsibility should cracks be found that are not mentioned in this report.

Crawl Space (Continued)

Foundation: (continued)



Floor Framing: Wood IMPROVE:

Liberties have been taken with good framing techniques. The inspection did not find evidence of significant damage to the structure nor need for immediate major repair. You should have repairs made when other structural or carpentry work is being done on the building.

Moisture Penetration: None Visible IMPROVE:

No evidence of significant moisture penetration was visible at the time of the inspection. The vast majority of leakage problems are the result of insufficient control of storm water at the surface. Please refer to the Roofing and Exterior sections of the report for more information. The owner should be consulted regarding prior moisture.

INSPECTPRO - CLIENT ADVISORY: For owners of many old homes, leakage is a way of life. During rainy periods, or during the spring thaw, leakage is experienced. As leakage rarely influences the structural integrity of a home, and because basements of old homes usually remain unoccupied, this condition is simply tolerated. Some precautions are, of course, taken to avoid damage to storage and personal belongings. If leakage persists, the installation of effective drainage tiles (and sump pumps, in some cases) becomes necessary.

Moisture Barrier: IMPROVE:

NOT INSTALLED - No moisture / vapor barrier present. A moisture barrier should be installed to cover the entire crawl space soil. The moisture barrier should be fully sealed and bonded to the foundation. Ideally the soil should be properly cleared from steel and wood structural members. Trash and debris should be removed.

INSPECTPRO - CLIENT ADVISORY: Soil covers help reduce humidity levels in crawlspaces by limiting moisture evaporation into the air from soil. Reducing humidity levels can help reduce the chances for mold growth and deterioration of structural components.

Insulation: IMPROVE:

Insulation improvements may be desirable but not necessarily required.

INSPECTPRO - CLIENT ADVISORY: Insulation on the crawl space exterior walls or floor system is recommended. Heat loss can occur more on this property than one that is properly insulated.

Vermin Activity: IMPROVE:

Crawl Space (Continued)

Vermin Activity: (continued)

A pest exterminator should be consulted for elimination and control. Damaged materials should be restored.

INSPECTPRO - CLIENT ADVISORY: Damage from pest may be more than superficial. A pest control specialist should be consulted for eliminating and control any activity. Investigate, eliminate and controlling is an ongoing maintenance item.

Roof

LIMITATIONS OF ROOFING INSPECTION:

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions: Not the entire underside of the roof sheathing is inspected for evidence of leaks. Interior finishes may disguise evidence of prior leaks. Estimates of remaining roof life are approximations only and do not preclude the possibility of leakage. Leakage can develop at any time and may depend on rain intensity, wind direction, ice build up, and other factors. Chimney/flue interiors that are not readily accessible are not inspected and could require repair. Roof inspection may be limited by access, condition, weather, or other safety concerns. Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

The owner should be consulted regarding any permits, prior inspection or warranties that may apply.

ROOFING - RECOMMENDATIONS/OBSERVATIONS

Roof Surface

Type: *Gable*

Roofing Material: *Asphalt shingle REPAIR:*

NORMAL WEAR AND TEAR - In all, the roof coverings show evidence of normal wear and tear for a roof of this age. Some typical indicators of aging (such as minor surface cracking and flaws) were visible. However, the wear is consistent over the entire surface and typical for a cover this age.

INSPECTPRO - CLIENT ADVISORY: All roofs should be inspected annually in order to last typical life spans. Expect to make minor repairs to any roof. Leakage can develop at any time depending on rain intensity, wind direction, ice build-up and other factors. We suggest that you ask the seller, point-blank, Has the roof ever leaked? If so when, where and what repairs were made? This inspection is not a warranty, guarantee or insurance policy and its not intended to predict how long the roof will last or if it will leak.

Here are some other conditions that may affect your roof... Physical abrasion: Avoid walking on the roof whenever possible. Always avoid stepping directly on areas where different roof planes meet such as valleys, hips and ridges. Tree limbs should be cut back so that they do not overhang the roof. Freeze/thaw cycle:- Areas of the roof where snow collects or ice dams build are subject to more rapid deterioration. Debris accumulation will speed deterioration by holding moisture next to the shingles where it may cause freeze damage.

Even water stains on ceilings or on the framing within attics, could be old and will not necessarily confirm an active leak without some corroborative evidence, and such evidence can be deliberately concealed. Consequently, only the installers can credibly guarantee that a roof will not leak, and they do.



Roof (Continued)

Approximate Age: *Consult the Owner, 4 years old IMPROVE:*

NEWER - and should have many years of remaining service. Of course regular maintenance should be performed.

INSPECTPRO - CLIENT ADVISORY: The ordinary life expectancy of an asphalt or fiberglass shingle in our area seldom exceeds 20 years due to the intensity of the sun at our altitude, and due to the frequency of hail in our region. Dimensional or architectural, multi-ply shingles last significantly longer and are known for their superior wind and hail resistant characteristics. Durable roof coverings like concrete tile seem like they would last forever but the heat and cooling crack them and they are vulnerable to physical damage from impact or walking on them. It is particularly important to keep the sun off the felt surface under the tile. Periodic maintenance of a tiled roof makes sense to replace cracked, slipped or damaged tile. Additionally, the condition of a roof can change dramatically after a hard winter, so monitoring is always necessary.

We evaluate every roof conscientiously, but we will not predict its remaining life expectancy, or guarantee that it will not leak. Naturally, the sellers or the occupants of a residence will generally have the most intimate knowledge of the roof and of its history. Therefore, we recommend that you ask the sellers about it, and that you either include comprehensive roof coverage in your insurance policy, or that you obtain a roof certification from an established local roofing company.

Unable to Inspect: *More than 75% REPAIR:*

VIEWED WITH LADDER - Portions of the roof were viewed from a ladder at the edge of the roof. Some sections of the roof were not in view., A qualified roofing contractor is recommended to further evaluate the entire roof, estimate repairs or replacement



Method of Inspection: *Ladder at eaves, Ground level, From Windows IMPROVE:*

INSPECTPRO - CLIENT ADVISORY: Your roofing system is one of the most expensive components of your home and is the first line of defense for sun, rain and snow. A view from the top of shingles can only reveal some basic defects like missing shingles or evidence of hail strikes. Sometimes overheating of the shingle due to improper attic ventilation can be discerned from the top as well. The number of layers of shingles is estimated and the presence and quality of the felt or hidden flashing, nailing, sheathing or other components is approximated based upon that which can be seen. We recommend that you include a comprehensive roof coverage in your home insurance policy and obtain a roof certification from an established, qualified local roofing contractor.

Roof (Continued)

Flashing: *Metal APPEARS SERVICABLE.; IMPROVE:*

GOOD CONDITION - Where visible, the roof protrusions (vent pipes, etc.) appeared to be well sealed and/or flashed and in satisfactory condition., A qualified roofing contractor is recommended to evaluate and estimate repairs

CLIENT ADVISORY: Flashings are the metal surfaces used primarily at interfaces between roof surfaces and other features on the rooftop. They help to keep the water out of these vulnerable areas. They are for the most part, maintenance free although we recommend you monitor them for excessive rust and treat as needed. One area of particular vulnerability that nearly always needs additional flashing is where a roof surface and "gutters end" meets a chimney chase or upper level of the home. Often water runs down the roof, along the siding of the chimney chase or an upper level of the home, and squeezes behind the end of the gutter. When this happens the water continues to flow down the siding below the area in question and promotes accelerated deterioration of the paint and siding surfaces. We urge the creation and installation of a piece of flashing to "kick out" the water away from the "gutters end" and into the gutter where it can be properly managed.



Valleys: *IMPROVE:*

A qualified roofing contractor is recommended to evaluate and estimate repairs

Skylights: *IMPROVE:*

Skylights are famous or maybe that should be infamous for leaking. Over time, the seals and flashing can deteriorate, providing an opportunity for water to penetrate your roof. ... Modern skylights are less prone to leaks than older versions.

CLIENT ADVISORY: Skylights are traditionally areas of increased vulnerability to roof leaks. Often, however, what appears from the inside to be water deterioration from leakage can be attributed to condensation from the inside of the home on the skylight surfaces, especially over areas with high humidity like bathrooms.

Gutters: *APPEARS SERVICABLE.; IMPROVE:*

CLEANING - is recommended for proper performance.

CLIENT ADVISORY: Gutters should be kept clean and properly sloped to avoid leaks and ice problems. Any roofing system can be susceptible to ice damming and related leaks. The potential for ice dams varies with the severity of the winter and depending on insulation and ventilation under the roof. Severe ice dams can result in leaks, typically near the eaves. Solutions include better attic insulation and ventilation, eave protection below the roof coverings, or as a stop-gap measure, the installation of heating cables on the roof.



Roof (Continued)

Downspouts: APPEARS SERVICABLE:

Downspouts appear to be properly installed and performing as intended. This should be monitored and improved as necessary.

CLIENT ADVISORY: All downspouts should discharge water at least five (5) feet from the foundation. Storm water should be encouraged to flow away from the building at the point of discharge. The downspouts that discharge below grade level should be monitored and the discharge location verified. If they are ever suspected to be clogged, frozen or disconnected below grade, they should be redirected to discharge at least five (5) feet from the building. Foundation leakage adjacent to a downspout is an indication of a problem below grade.



Leader/Extension: IMPROVE:

Downspout extension do not discharge 6 feet beyond the foundation



Chimney: Brick REPAIR:

EVLAUATION - by a qualified contractor is recommended and estimate repairs, A chimney was not entirely visible during the inspection of the roofing system.

INSPECTPRO - CLIENT ADVISORY: All chimneys require maintenance for safety, function and water tightness. A qualified technician or chimney sweep can check the basic soundness of the chimney structure and flue as well as the basic appliance installation and connections. The technician will also verify the chimney is free of obstruction and combustible deposits.



Flue/Flue Cap: REPAIR:

Not Inspected: A full evaluation by a qualified contractor before the end of the inspection objection period is recommended., Recommend adding rain/snow cap and vermin screen, Sealing the chimney crown/cap is



Roof (Continued)

Flue/Flue Cap: (continued)

recommended to minimize deterioration and leakage.

Chimney Flashing: *Not Visible IMPROVE:*

CLIENT ADVISORY: Roof Systems

In general the most important things to consider in our area is hail damage and attic ventilation. When you are aware that there has been hail in your area or you notice that your neighbors are all having roof work done we recommend you contact your insurance adjuster to evaluate your roof. Also be aware that a properly ventilated attic adds to the life of your roof covering, enables your home to shed its heat and shed its moisture. The minimum ventilation requirements for your attic may be different from the ideal levels. Roofing manufacturers require their products be properly installed including being installed over a properly ventilated home in order to honor their warranties.

The areas of primary vulnerability for a roof will nearly always be at penetrations through the surface, at transitions and in peaks and valleys. Frequently a leak appears inside a home with no obvious correlation to a visible defect like a missing shingle. Because tracking down sources of leaks can be a tricky and time consuming process if you should ever develop a leak we recommend contacting a high quality roofing contractor to sort it out.

Although roof covering materials are designed to protect the underlying home structure from moisture, most are not considered waterproof, but water resistant. They are designed to work together with an underlying membrane and the effectiveness of both the membrane and the roof covering material are dependant upon the material quality and the use of proper installation methods.

Finally, when a roof covering is in "marginal" condition sometimes employing a roofing company to "Certify" it as having a certain number of years of life remaining will make sense. The customary cost for this is a few hundred dollars. This may give a home-buyer a greater level of confidence in the remaining life of their roof but "Buyer Beware". A "Certification" is only what the company wants it to mean. Be sure to learn what the "Certification" company's definitions are and especially what your recourse is if the roof doesn't last as long as they said it would. Many "Certifications" are not worth the paper they are written on and amount to a simple "second opinion."

Electrical

LIMITATIONS OF ELECTRICAL SYSTEM INSPECTION:

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions. Electrical components concealed behind finished surfaces are not inspected. Only a representative sampling of outlets and light fixtures were tested. Furniture and/or storage restricted access to some electrical components that may not be inspected. The inspection does not include remote control devices, alarm systems and components, low voltage wiring, systems, and components, ancillary wiring, systems, and other components that are not part of the primary electrical power distribution system. Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Home inspectors are generalists, and although familiarity with electrical systems is a fundamental part of home inspection, inspectors are not electricians, and will not be familiar with all electrical systems and components installed over the years. Electrical standards and codes have evolved over the years and home electrical systems and their components are required to comply only with codes which were in effect at the time the home was built or the additional work was performed. Our concern with electrical systems is not code compliance but the degree to which the installed electrical system safely provides for the electrical requirements of the home. The home inspectors concern will be commenting on safety and system defects, not code violations. Some conditions commented upon may not be code violations and some code violations may not be commented upon.

ELECTRICAL SYSTEM - RECOMMENDATIONS/OBSERVATIONS

Electrical Recommendations: *SAFETY ISSUE:*

The electrical system has been modified. The owner should be consulted. Permits obtained and inspections performed

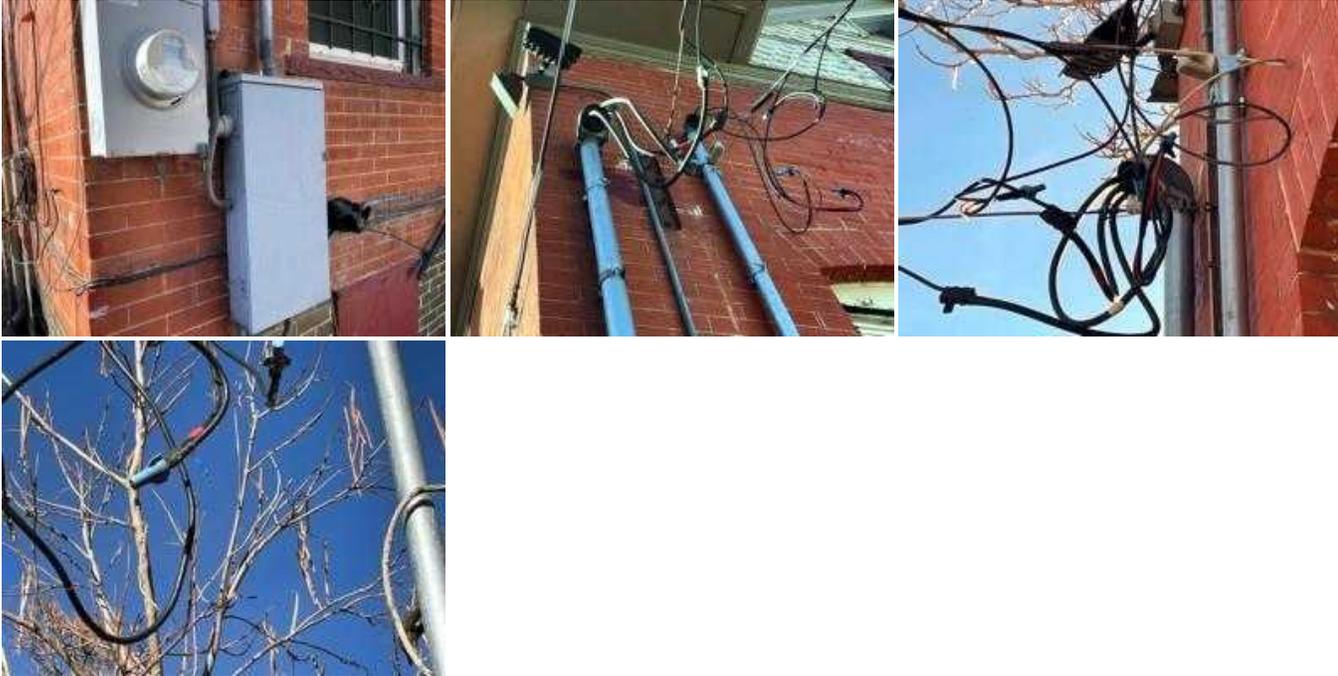
Electrical (Continued)

Electrical Recommendations: (continued)

by the local building official should be investigated., A qualified electrician should further evaluate the electrical wiring and make repairs as necessary.

Electrical Mast: Overhead SAFETY ISSUE:

Improper wire connections of the garage service wires should be repaired or replaced as needed.



Service Size Amps: 200 Volts: 110-240 VAC

INSPECTPRO - CLIENT ADVISORY: Service Size- Determining whether the overall size of the service is large enough for the your particular usage is beyond the scope of an inspection. Service size can always be increased, at a cost, if you choose to add welders, air conditioners, hot tubs, dryers, ranges or the like. Contact a licensed electrical contractor to discuss these types of options.

Service: Overhead APPEARS SERVICABLE:

The service capacity was normal for a dwelling of this size and age, and was adequate for the existing demand and small additional loads.

INSPECTPRO - CLIENT ADVISORY: Aluminum Branch Wiring -In our area it is common to see an stranded aluminum Main wire coming into the panel from the city. A large gauge, stranded aluminum Main was never the object of particular safety concern. (These connections are supposed to be coated with an anti-oxidant paste but seldom are.)

Ground: Plumbing and rod in ground IMPROVE:

Evaluation by a licensed electrician is recommended

INSPECTPRO- CLIENT ADVISORY: Grounding - A ground is a direct electrical connection to the earth, or a connection to a particular point in an electrical circuit. All electrical systems must be grounded. For decades they have been grounded through an active, main water line coming in from the municipal source. More recently a redundant system of grounding by means of a ground rod pounded deeply into the earth has been used. In exceptionally dry or sandy soils this ground can lose its effectiveness and thus the primary ground through the water line must always be maintained. It is often not readily possible to locate a ground rod, especially if bushes and trees have grown up near the home or if landscaping has covered the top of the rod.

Electrical grounding is important because it provides a reference voltage level (called zero potential or ground potential) against which all other voltages in a system are established and measured. An effective electrical ground connection also minimizes the susceptibility of equipment to interference, reduces the risk of equipment damage due to lightning, and eliminates electrostatic buildup that can damage system components. In effect, an electrical ground drains away any unwanted buildup of electrical charge.

Electrical (Continued)

Ground: (continued)



Exterior back of home Electric Panel

Manufacturer: Square D APPEARS SERVICABLE:

NEWER OR REPLACED PANEL - The owner should provide all documentation, permits and inspections. Verify that the wires and breakers are properly sized for the device and breakers that they serve.

INSPECTPRO- CLIENT ADVISORY: The electrical breaker panels are recommended for routine maintenance from a qualified electrician about every five years or so. This is mainly because of the heat that is generated while components are in use. The normal heating and cooling can cause the wires and their contacts to become loosened over time and create the potential for breakers to overheat or not work properly. While this service is not mandatory, we strongly recommend having your main electrical breaker panel evaluated by a qualified electrician as part of normal maintenance.



Main Breaker Size: 200 Amps APPEARS SERVICABLE:

The function of the main disconnect was provided by a two-pole circuit breaker mounted in the main distribution panel. The breaker appeared to be in good condition, although it was not tested during this inspection



Electrical (Continued)

Breakers: *Copper APPEARS SERVICABLE:*

The breakers appeared to be functional and properly installed but were not tested or tripped.



120 VAC Branch Circuits: *IMPROVE:*

GROUND TO NEUTRAL - Proper grounding should be evaluated by a licensed electrician is recommended.

240 VAC Branch Circuits: *IMPROVE:*

Wiring inside the electrical panel appears to be in good working order, no double-taps, no visible signs of scorching, corrosion or illegal wiring. All the wires matches breaker sizes at the time of the inspection.

AFCI: *Not Present IMPROVE:*

NO AFCIs (Arc Fault Circuit Interrupters), not required with the home was constructed.

Conductor Type: *IMPROVE:*

OLDER WIRE PRESENT - Evaluation by a qualified electrician is recommended.



Electrical Wiring: *IMPROVE:*

OLDER WIRE PRESENT - Although wiring and electrical system has been improved, older wire still exists. The electrical appeared to be in serviceable condition at the time of the inspection.

GFCI Condition:

Various Locations SAFETY ISSUE:

NOT PROVIDED - at all proper locations. Allow for repairs per today's good building practices

INSPECTPRO - CLIENT ADVISORY: Ground Fault Circuit Interrupters - This is a special type of circuit breaker designed to detect the condition most often occurring when someone is being shocked. It measures the current going out on the hot wire and compares it to the current coming back on the Neutral. If there is a notable difference, as would be happening if current were flowing into a person, the breaker will trip and discontinue the supply of power to that circuit. This may be seen inside the breaker panel as a breaker with a "test" button on it or it may actually be integrated into a electric outlet and installed in a wet location. This button should be pushed monthly to learn if it is still in working order. If not already present we recommend grounded and GFCI protected outlets be installed at all "wet" locations including Exterior, Kitchen, Bathroom, Wet Bar, Garage and Unfinished Basement outlet locations if not present.

Outlet Condition:

in various locations SAFETY ISSUE:

Open grounds noted at 3 prong outlets are present. Allow for improvements., Reversed polarity outlets are present. Allow for improvements., Poor or intermittent ground- this should be investigated, The number of outlets for this space



Electrical (Continued)

Outlet Condition: (continued)

appears to be insufficient. Allow for improvements.

INSPECTPRO - CLIENT ADVISORY: We do our best to inspect as many outlets as possible, but we do not unplug a device using the outlet. The inspection can be restricted storage, furniture or access. A representative number of accessible components were operated as stated in our standards of practice.

Older homes will have ungrounded outlets. We recommend ALL ungrounded outlets, regardless of their location in a home, be grounded. This is particularly critical in WET locations where the lack of grounding poses an electrocution hazard.

Outlet Condition:

in various locations SAFETY ISSUE:

FLOOR OUTETS should be investigated - proper outlets may be desirable where plastic outlets exist.

INSPECTPRO - CLIENT ADVISORY: We do our best to inspect as many outlets as possible, but we do not unplug a device using the outlet. The inspection can be restricted storage, furniture or access. A representative number of accessible components were operated as stated in our standards of practice.

Light Switch Condition:

IMPROVE:

Some switches purpose was not discovered during the inspection. They may control an outlet or a light or some other component. Low voltage lighting control system should be evaluated by licensed electrician.

INSPECTPRO - CLIENT ADVISORY: We do our best to inspect as many outlets as possible, but we do not unplug a device using the outlet. The inspection can be restricted storage, furniture or access. A representative number of accessible components were operated as stated in our standards of practice.

Light Fixture Condition:

in various locations IMPROVE:

Light fixtures responded to the switch and appeared to be in serviceable condition at the time of the inspection.

INSPECTPRO - CLIENT ADVISORY: We do our best to operate all lights, however, the inspection can be restricted by burnt out bulbs, photo cells or remote controls. A representative number of accessible components were operated as stated in our standards of practice.

Ceiling Fan Condition:

IMPROVE:

Allow for repairs, suggest evaluation by licensed electrician

INSPECTPRO - CLIENT ADVISORY: We do our best to test the ceiling fans, however, the inspection can be restricted remote controls. A representative number of accessible components were operated as stated in our standards of practice.

Smoke Detectors:

Insufficient - additional protection needed: SAFETY ISSUE:

Smoke detectors should be installed per local authorities recommendations., Old detectors should be replaced.

INSPECTPRO - CLIENT ADVISORY: Smoke Detectors - Testing of smoke detectors are beyond the scope of this inspection. The built in test button when present only verifies proper battery and horn function, but does not test smoke sensor. Smoke detectors are recommended to be located in each Bedroom and one per floor level. Smoke alarms should be tested weekly and replaced per manufacturer's guidelines or every ten years. Some smoke alarms may be tested today as a courtesy to you. We recommend that all "AC Only" powered smoke alarms be replaced with AC/DC smoke alarms. This makes sense if you consider that one of most likely place a fire would start is in the electrical system. An AC Only model may lose its power in a fire which would render it ineffective as an alert to get out of the home. Modern smoke alarms will have a battery back up. When you move in replace all the batteries in all the devices, and then replace the battery twice a year thereafter, whether it is "chirping" or not.

Carbon Monoxide Detectors:

Insufficient - additional protection needed: SAFETY ISSUE:

ADDITIONAL PROTECTION - Carbon monoxide detectors should be installed per local authorities recommendations, carbon monoxide detectors should be installed within 15 feet of all sleeping areas



Electrical (Continued)

Carbon Monoxide Detectors: (continued)

INSPECTPRO - CLIENT ADVISORY: Carbon Monoxide Detectors - We recommend every homeowner place at least one carbon monoxide detector in his home. A CO detector is required within 15 feet of a sleeping area. The primary potential source for carbon monoxide would be the gas forced air furnace, boiler or water heater. Follow the instructions for placement in the unit you buy and expect it to direct you place it in the primary bedroom where you sleep. Place a minimum of one on every level of the home where you have an occupied bedroom. In addition we encourage you to place one in the room where you have a gas fireplace, if applicable, as an additional precaution. They are not to be placed in the garage or the utility room as a rule. The exception to this is if your heat system is a boiler in which case the best place for another unit will be with the boiler.

CO Detector Location:

Basement

INSPECTPRO - CLIENT ADVISORY: Carbon Monoxide detectors are to be installed in most properties that are new or sold starting July 1, 2009 and pursuant to the Bill Summary states as follows: The Bill requires any existing or new single-family dwelling or dwelling unit of an existing multifamily dwelling offered for sale or transfer on or after July 1, 2009, that has a fuel-burning heater or appliance, a fireplace, or an attached garage to have an operational carbon monoxide alarm installed within a specified distance of 15 feet from each room lawfully used for sleeping purposes.

Heating System

LIMITATIONS OF THE HEATING SYSTEM INSPECTION:

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions. The adequacy of heat supply or distribution balance is not inspected. The interior of flues or chimneys that are not readily accessible are not inspected. The furnace heat exchanger, humidifier, or dehumidifier, and electronic air filters are not inspected. Solar and Space heating equipment/systems are not inspected. Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

HEATING SYSTEM - RECOMMENDATIONS/OBSERVATIONS

Basement Heating System

Heating System Type: *Forced Air Furnace Area Served: Whole House*

INSPECTPRO - CLIENT ADVISORY: Mechanical equipment tested for functional operation at the time of the inspection only. No life expectancy is expressed or implied. Inspection does not determine balancing or sizing of system. This inspection covers only the visible components of the heating system. Hidden problems, for example on the mostly inaccessible Heat Exchanger on a gas forced air furnace, may exist that are not documented in this report. Therefore any evaluation of the Heat Exchanger today is superficial and inconclusive.

Manufacturer: *Lennox Fuel Type: Natural Gas*

INSPECTPRO - CLIENT ADVISORY: Servicing the HVAC system should be a regular maintenance item to assure safe, reliable heat. Read the instructions for maintaining the components of your heating system. A malfunctioning component can be a safety issue and cause failure rather quickly.

Annual cleaning, including an invasive, visual evaluation of the Heat Exchanger with enough disassembly to visually survey the areas most likely to fail based upon the technician's knowledge of your particular make and model, is recommended for the greatest safety and best performance and life expectancy.

Heating System (Continued)

Manufacturer: (continued)



Capacity (KBTU): 110 Output BTU: 90+ %

INSPECTPRO - CLIENT ADVISORY: The capacity and configuration of the heating system may prove to be marginal in some areas. Without performing detailed heat loss calculations, or living in the building during cold days, actual conditions are difficult to predict.

Approximate Age: 4 years old APPEARS SERVICABLE; IMPROVE:

NEWER - and should have many years of remaining service. Of course regular maintenance should be performed.

INSPECTPRO - CLIENT ADVISORY: You should consider replacement when the unit is over 20 years old because of the increased risks to our clients whether a symptom is present or not.



Operation: Operated at the inspection: APPEARS SERVICABLE; REPAIR:

Annual cleaning and servicing are needed for safe reliable heating system operation. THE HEATING SYSTEM SHOULD BE SERVICED FOR SAFETY AND FUNCTION - A qualified heating technician should clean and service the heating system and make necessary improvements for function and safety. Cleaning and servicing are needed for safe reliable heating system operation.

INSPECTPRO - CLIENT ADVISORY: Important Facts: The National Home Builders Association estimates that the average, safe life-span of a gas fired furnace is only in its mid-teens. While a furnace will actually continue to make air hot for even up to fifty years, when the Heat Exchanger, the central component of a furnace, cracks it creates the possibility but not certainty, that carbon monoxide will come through the cracks and be distributed throughout the home. If this happens Carbon Monoxide poisoning or death may result. It is not possible to determine conclusively whether or not a furnace heat exchanger is cracked without significant disassembly unless Carbon Monoxide is currently coming through the vents when operating. Unfortunately the absence of Carbon Monoxide coming through the vents at the time tested is NOT an indication that the Heat Exchanger is Not cracked. In fact, the vast majority of furnaces WITH CRACKED heat exchangers are NOT pushing CO at the time tested. This should communicate how critical it is to have your furnace INVASIVELY evaluated annually. Also be aware that very few furnace companies in our area perform invasive evaluations.

Also install carbon monoxide alarms in your home following their instructions for proper placement. It is a good idea to place one near sleeping areas per floor of the home but not in the mechanical room or the garage. Keep the batteries fresh and replace entirely every five years.

Heating System (Continued)

Operation: (continued)



Vents, Flues, Chimneys: Plastic APPEARS SERVICABLE:

The exhaust flue appeared to be properly configured and in serviceable condition at the time of the inspection.

Heat Distribution Method: Ductwork APPEARS SERVICABLE; MONITOR:

Ductwork not ideally configured. This may inhibit heat distribution and may not be conducive to proper distribution of cool air, if air conditioning is employed. ACM - Possible asbestos containing materials (ACM) on ducts. This should be investigated and improvements made for safety and function.

INSPECTPRO - CLIENT ADVISORY: Inspection of air flow and/or distribution is beyond the scope of this inspection. We are not able to determine the supply adequacy of the heating system during the course of a general home inspection. As a courtesy to the client, the inspector checked various supply registers for heat when the heating system was operated. This does not determine whether a heating system can properly supply heat to any room. For additional information, the inspector recommends further evaluation by a qualified HVAC contractor.



Filter: located to the bottom of the blower APPEARS SERVICABLE:

All types of heating and air conditioning system filters need regular servicing for efficient operation of the equipment. Typical intervals would be every thirty to sixty days during each heating and/or air conditioning season. In all cases, we advise following the manufacturers specifications.

INSPECTPRO - CLIENT ADVISORY: Clogged filters can restrict air flow and increase internal temperatures. A clean air filter will help increase the efficiency and prolong the life expectancy of the heating and cooling system. Due to the damage that can be caused by dirty or clogged coils, recommend replacing filter, as well as cleaning and servicing of the HVAC system.

Combustion Air: Direct Vent APPEARS SERVICABLE:

Heating System (Continued)

Combustion Air: (continued)

It appears that sufficient supply of combustion air (and draft air) was provided for the heating systems.

INSPECTPRO - CLIENT ADVISORY: Inadequate combustion air risks improper system operation and a carbon monoxide risk. We recommend the installation of one or more Underwriters Laboratory Listed Carbon Monoxide detectors in appropriate locations to monitor the indoor air.

Thermostats: Programmable APPEARS SERVICABLE:

The thermostat was installed and is located in the property which appears to be adequate to operate the HVAC system efficiently. The thermostat was fastened securely to the wall, activated the HVAC unit and appeared to be in serviceable condition.



Cooling

LIMITATIONS OF COOLING SYSTEM INSPECTION:

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions. Window mounted air conditioning units are not inspected. The cooling supply adequacy or distribution balance is not inspected. Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

COOLING SYSTEM - RECOMMENDATIONS/OBSERVATIONS

Evaporative Cooler Exterior side of home REPAIR:

SHUTOFF - The system appears to be disconnected. A qualified technician should restore the unit to working condition and verify that the system is operating properly., FURTHER EVALUATION - A qualified technician should restore the unit to working condition and verify that the system is operating properly.

INSPECTPRO - CLIENT ADVISORY: Evaporative Coolers - Evaporative coolers operate on a principle of cooling air by humidifying it, while conventional electric (gas compression) air conditioning cools air by dehumidifying it. The life expectancy of an evaporative cooler varies depending on the amount of use, maintenance, water condition (mineral content) and the severity of local weather conditions. Regular annual servicing of evaporative coolers, including "winterization," painting and lubrication of motor and blower bearings is necessary to maximize their efficiency and dependability and extend their effective service-lives as far as possible. Often, part of the process of "winterization" is to block off the cooler to prevent warmed air from being delivered to the cooler and to the outdoors.

Cooling (Continued)

Evaporative Cooler (continued)



Operation: DEFERED COST:

NO COOLING SYSTEM PRESENT - Some form of cooling may be desirable for the home. A qualified technician should be consulted regarding an air conditioning system and improvements made as necessary.

INSPECTPRO - CLIENT ADVISORY: The capacity and configuration of the air conditioning system may prove to be marginal during the warmer days. Without performing detailed heat gain calculations, or living in the building during warm days, actual conditions are difficult to predict.

Some authorities recommend running the compressor intermittently (perhaps once a month for a few minutes) during the season to keep the seals lubricated and pliable so that they will not begin to leak as soon. Extreme care must be taken to insure that the compressor is NOT operated when the outside temperature is below 65 degrees Fahrenheit, or serious damage may occur to the compressor itself!

Plumbing

LIMITATIONS OF PLUMBING INSPECTION:

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions. Portions of the plumbing system concealed by finishes and/or storage (below sinks, etc.), below the structure, or beneath the ground surface are not inspected. Water quantity and water quality are not tested unless explicitly contracted-for and discussed in this or a separate report. Clothes washing machine connections are not inspected. Interiors of flues or chimneys that are not readily accessible are not inspected. Water conditioning systems, solar water heaters, fire and lawn sprinkler systems, and private waste disposal systems are not inspected unless explicitly contracted-for and discussed in this or a separate report. Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

PLUMBING SYSTEM - RECOMMENDATIONS/OBSERVATIONS

Plumbing (Continued)

Service Line: *Not Visible APPEARS SERVICABLE;* **MONITOR:**

Galvanized supply piping corrodes from inside causing decreased flow rates and will eventually require updating



Main Water Shutoff: *Basement APPEARS SERVICABLE:*

The visible water supply piping was in satisfactory condition and was functioning as designed and intended. The water shutoff valves appeared to be in serviceable condition at the time of the inspection. They were not operated but were visually inspected. OLD SHUTOFF VALVE(S) - Upgrading valves would be a logical long-term improvement. In the interim, a higher level of maintenance will likely be required. The valves were not operated.



Water Lines: *Copper APPEARS SERVICABLE;* **IMPROVE:**

The potable water pipes, where visible appear to be in satisfactory condition.

Small diameter water lines should be improved.



Pressure Regulator: **IMPROVE:**

PRV NOT INSTALLED - *As the supply plumbing system is not protected from high pressure, it would be wise to install a pressure regulator. Otherwise, the plumbing system may be prone to leaks in piping, fittings or other equipment.*

INSPECTPRO - CLIENT ADVISORY: Recommended water pressure ranges 55-65 psi although we may not have use a gauge to measure this today. Our assessment of the water pressure is what we refer to as a Practical Pressure. We mean at the time of the inspection can various water sources be run, toilets flushed and tub or showers operated without a dramatic fall in practical flow. Your demands may be different than the informal evaluation we did today.

Plumbing (Continued)

Drain Pipes: *Cast iron, Galvanized, Clay APPEARS SERVICABLE.; REPAIR:*

CLEAN AND RE-SCOPE - the waste line of the home should be further evaluated after cleaning, repair may be needed (see the sewer scope report for details).

INSPECTPRO - CLIENT ADVISORY: While approximately 200 gallons of water was pushed through sewer drain lines to verify functional drainage of public sewer or septic system not every problem will be detected today. On homes of more than around 50 years old, or in an area where there are large trees we strongly recommend a video inspection of the main sewer line. The technician will run a camera through the sewer drain line to determine if roots have impinged the flow or if there is any other physical damage that is not visible in today's inspection. This is an optional service we can coordinate for you.

The time to find out if a sewer is faulty or needs replacement is before buying a home, not after the fact. Reasons to Inspect: Tree roots growing into lines, breaks, sagging or poor slope, offsets, improper installation. Some homes built in the 50's have sewer lines made from tar paper called Orangeburg pipes. These disintegrate and collapse over time. If a home has Orangeburg, the sewer line definitely needs to be replaced.



Clean Outs: *Accessible APPEARS SERVICABLE:*

Clean outs were installed and appear to be in serviceable condition. Clean outs are useful when attempting to remove obstructions within the drainage piping.

INSPECTPRO - CLIENT ADVISORY: Your home should be equipped with a sewer cleanout. A cleanout looks like the end of a pipe with a cap on it. All cleanouts must be properly capped with a tight-fitting steel or plastic cap. A sewage cleanout is a point of access where a sewer lateral can be serviced in the event of a backup. Your home inspection is noninvasive. We do not remove caps to inspect cleanouts.

Vent Pipes: *IMPROVE:*

A licensed plumber is recommended to evaluate and estimate repairs



Floor Drain: *Not visible APPEARS SERVICABLE.; IMPROVE:*

FLOOR DRAIN NOT FOUND - verify the location with the owner and make improvements as needed

INSPECTPRO - CLIENT ADVISORY: The basement floor drain is not tested today. If there is evidence of backup at the drain we recommend you contact a plumber to clean out the drain lines. In older homes, especially when large, mature trees are present in the yard, we always urge you to consider a separate plumbing inspection to determine whether roots have entered the drain lines and to determine if the drain lines are themselves crushed or damaged. This kind of inspection can normally be performed for a couple hundred dollars. A camera can be used to inspect the inside of the drain lines. This is an optional service that we can provide upon request.

Plumbing (Continued)

Gas Service Lines: *Black Steel APPEARS SERVICABLE; IMPROVE:*

The gas supply piping included a shutoff valve in the vicinity of the gas appliance for service personnel and emergency use. No evidence of leakage was detected at any of the exposed gas piping. The valve was not operated as part of the inspection. A drip leg should be installed for the gas piping

INSPECTPRO - CLIENT ADVISORY: If you smell natural gas in your home act fast. Don't delay - get completely away and call your natural gas provider. If you don't know that number call 911.



Basement Water Heater

Manufacturer: *General Electric Area Served: Whole House*

Type: *Natural gas Capacity: 50 Gal.*

Approximate Age: *9 years old APPEARS SERVICABLE; DEFERED COST:*

OLDER SYSTEM - Given the age, it may require a higher level of maintenance. You should reserve funds for component replacement or failure.

INSPECTPRO - CLIENT ADVISORY: You should consider replacement when the unit is over 10 years old because of the increased risks of failure whether a symptom is present or not. However, few of them last longer than fifteen or twenty years and many eventually leak. So it is always wise to have them installed over a drain pan plumbed to the floor drain or exterior.



Operation: *Operating at the time of the inspection APPEARS SERVICABLE:*

OLDER UNIT - Water heater is nearing the end of it's design life, it would be wise to budget for a new unit

INSPECTPRO - CLIENT ADVISORY: Water heater tested for functional operation at time of inspection only. No life expectancy is expressed or implied. National average life is 7-10 years only.

Flushing the water heater tank once a year and replacing the anode every four years will help extend its life-span. You should keep the water temperature set at a minimum of 125 degrees Fahrenheit to kill microbes and a maximum of 130 degrees to prevent scalding.

Plumbing (Continued)

Operation: (continued)



Flue Pipe: Single wall APPEARS SERVICABLE.; IMPROVE:

Inadequate Combustion Air- The supply of combustion air (and draft air) for the water heater may be insufficient. Inadequate combustion air risk improper system operation and can be a carbon monoxide risk. UNDERSIZED FLUE VENT - The size of the main flue vent should be investigated for proper sizing. Allow for repairs or replacement. Unit venting into unlined chimney this should be investigated.



TPRV and Drain Tube: Copper APPEARS SERVICABLE.; IMPROVE:

TPR TUBE - NO FLOOR DRAIN - The TPR drain pipe should be extended to the exterior of the home or to a functional drain.

INSPECTPRO - CLIENT ADVISORY: This device is an important safety feature and should not be altered or tampered with, and was not tested as part of the inspection.



Expansion Tank: Not Present APPEARS SERVICABLE.; IMPROVE:

INSPECTPRO - CLIENT ADVISORY: An expansion tank is a small tank in a closed water heating system and domestic hot water systems to absorb excess water pressure, which can be caused by thermal expansion as water is heated or by water hammer.

The vessel itself is a small container divided in two by a rubber diaphragm. One side is connected to the pipe work of the heating system and therefore contains water. The other, the dry side, contains air under pressure, and normally a Schrader valve (car-tire type valve stem) for checking pressures and adding air. When the heating system is empty or at the low end of the normal range of working pressure the diaphragm will be pushed against the water inlet. As the water pressure increases, so the diaphragm moves compressing the air on its other side. The compressibility of the air cushions the pressure shock, and relieves pressure in the system that could otherwise damage the plumbing system.

Plumbing (Continued)

Expansion Tank: (continued)

When expansion tanks are used in domestic hot water systems, the tank and the diaphragm must conform to drinking water regulations and must be capable of accommodating the required volume of water. In the past, domestic plumbing systems often contained more air than they do currently. Thus, expansion tanks are now used more frequently than in the past.

Lots and Grounds

LIMITATIONS OF THE LOTS AND GOUNDS INSPECTION:

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions. A representative sample of exterior components was inspected rather than every occurrence of components. The inspection does not include an assessment of geological, geotechnical, or hydrological conditions, or environmental hazards. Screening, shutters, awnings, or similar seasonal accessories, fences, recreational facilities, outbuildings, seawalls, break-walls, docks, erosion control and earth stabilization measures are not inspected unless specifically agreed-upon and documented in this report. Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

LOTS AND GOUNDS - RECOMMENDATIONS/OBSERVATIONS

General Comments About the Lots and Grounds *IMPROVE:*

LACKING MAINTENANCE - The property has lacked some maintenance; repairs are needed.

INSPECTPRO - CLIENT ADVISORY: We may not comment on all flaws, poor installations or surface damage that exists in the home. These items may be a consequence of imperfect materials installed or normal use. Most of these items can be address as a part of normal maintenance and home improvement and are therefore not considered a functional or safety item. Similarly, there may be a number of environmental pollutants, which could include molds or other contaminants, the specific identification of which is beyond the scope of our service but which can become equally contentious.

In general, structures are subject to minor rot conditions. While such conditions are technically problematic, they may not substantially affect the quality, structural soundness or anticipated future life of the structure. Such conditions as spot areas on doors, window casings, porch steps, railing and portions of wood decks and common weathering on siding, decks and non-supporting wooden members shall not be reported on inspection reports except at the discretion of the inspector for purposes of clarification only.

These conditions may occur in several locations through out the home and property. But may not be listed individually. Allow for items not identified in this report.



Grading: *Flat IMPROVE:*

GRADING SHOULD BE IMPROVED - to promote the flow of storm water away from the house. Ideally, the ground should slope away from the house at a rate of one inch per foot for at least the first ten feet. At least eight (8) inches of clearance should be maintained between soil level and the bottom of exterior wall siding. You keep dry landscaping or drought tolerant landscaping without irrigation (also called 'Xeriscape') for at least the first 5 feet around the house (more if there are signs of expansive soil problems).

INSPECTPRO - CLIENT ADVISORY: Proper grading is crucial to the life of a foundation and to keeping basements and crawlspaces dry. A good rule of thumb is to grade with 1" fall for every 1 foot of distance from the foundation for the first 6 feet.

Lots and Grounds (Continued)

Grading: (continued)

Remember that it is the grade of the dirt under any rock or bark that counts and that rock on top of dirt may appear properly graded but may actually be hiding a low spot at the foundation. Many homes are built with an under-grade French Drain system with or without a sump pit and sump pump. It is not possible to inspect an underground drain in an ordinary Real Estate Inspection but in general, they work well to keep the foundation dry. It is also crucial to manage downspout water coming off the roof by carrying it 6-10 feet away from the foundation.

Note: Sidings and foundation should be a minimum of 6" above ground. The grading should not be higher than the water proofing on the foundation. Detection of the presence of concealed moisture, mold or wood decay present behind exterior finishes is beyond the scope of this inspection. Promote positive (+) drainage away from foundation and extend runoff from roofing and downspouts a minimum 10 ft from foundation.

Exterior Surface Drain: *No exterior drains observed IMPROVE:*

No drains were found at the time of the inspection. The owner should be consulted.

INSPECTPRO - CLIENT ADVISORY: The exterior surface drain is not tested today. The discharge location should be verified. The drain should be kept clear of any trash and debris. If there is evidence of backup at the drain we recommend you contact a qualified professional to clean out the drain lines and investigate the condition of the drainage system.

Swale: *IMPROVE:*

Recommend improvements be made to the grade, swale slope and depth to improve water control, Planting beds have been constructed near the foundation walls. Water for plants will eventually soak into soil and may reach the foundation. Excessive moisture content in soil supporting the foundation can cause foundation and other structural damage from undermining, heaving or settling, depending on soil composition, moisture content and other conditions. We recommend removal of any planting beds near the foundation or re-planting with vegetation which has low water requirements (Xeriscape).



Flatwork: *Concrete, Flagstone IMPROVE:*

TYPICAL CRACKS AND DISPLACEMENT - The flatwork is cracked and has settled and/or heaved. Persisting movement may result in the need for resurfacing. All openings in the slabs should be sealed to minimize moisture penetration. Cracks and unevenness more than 1/8 high could present a trip hazard.

INSPECTPRO - CLIENT ADVISORY: Breaking out and replacing a damaged flatwork area is more involved and generally more expensive but is also a good solution. Sometimes grinding down a raised lip with a grinder can prevent it from catching ones foot. Sealing cracks, including between sections, can prevent water from getting down underneath, migrating toward the foundation, eroding the dirt below or further breaking up the cement.



Lots and Grounds (Continued)

Driveway: *IMPROVE:*

SURFACING the driveway would be a logical long term improvement.

INSPECTPRO - CLIENT ADVISORY: Driveways need to be flat, pitched away from the foundation and free of trip hazards. Cracks more than 1/8 high could present a trip hazard. The most common household accident is as a result of tripping. While it sounds simple, trip hazards should be minimized or eliminated. Low or uneven surfaces may be raised by a practice called Mud-Jacking. All gaps and joints should be sealed to minimize moisture penetration.



Walkway: *Concrete IMPROVE:*

CRACKS AND UNEVENNESS more than 1/8 high. The surface presents a trip hazard and should be altered for improved safety, DAMAGED AND DETERIORATED - allow for repair or replacement

INSPECTPRO - CLIENT ADVISORY: Persisting movement to flatwork may result in the need for resurfacing. You should be aware improper slope risks ponding and sending water towards the building foundation. All gaps and joints should be sealed to minimize moisture penetration. Cracks more than 1/8 high could present a trip hazard. Mud-Jacking at times may be the appropriate repair.

Steps/Stoops: *Concrete APPEARS SERVICABLE; IMPROVE:*

Porch: *Wood IMPROVE:*

FRAMING - POOR installations, STAIRS OR STEPS Damaged. Allow for replacements.

INSPECTPRO - CLIENT ADVISORY: Porch - Steps - Stoop - Sometimes the cement structure making up the entry porch floor settles or sinks. When it does Mud Jacking is a common and effective solution. Keep the gaps between the porch and house sealed to keep water from running down beside the foundation. Don't forget to maintain handrails and railings to prevent accidents. Vertical balusters wider than about 4 inches are now known to create hazards to small children. Consider changing the spacing on this type of balusters. Also horizontal railings can still occasionally be found. These do not provide an adequate barrier to prevent children from falling out. Finally, any below-grade stairwells ought to have a drain at the bottom which should be cleaned out periodically in order to prevent water from backing up over the threshold into the home.



Lots and Grounds (Continued)

Porch: (continued)



Mud Room Enclosure Deck

Deck: IMPROVE:

AGING STRUCTURE - The deck is noticeably aging and a deck tune-up is recommended. Allow for repairs or replacement. Typical flaws, weathering and rot were observed but do not appear to be impacting the integrity of the deck. The deck should be properly maintained for durability and appearance.



Framing: Wood IMPROVE:

WEATHERED AND COMMON ROT - The deck framing is showing signs of age. Localized rot was observed., Unable to inspect the underside. Allow for repairs as necessary for durability and appearance. Damaged or rotted material that is discovered should be replaced. Improper connections or support should be improved. Any soil contact with the wood should be eliminated.

Lots and Grounds (Continued)

Framing: (continued)



Stairs/Railings: *Damaged SAFETY ISSUE:*
The missing stair railing should be installed



Decking: *Not visible IMPROVE:*

Balcony: MONITOR:

AGING STRUCTURE - *The deck is noticeably aging and a deck tune-up is recommended. Allow for repairs or replacement. Typical flaws, weathering and rot were observed but do not appear to be impacting the integrity of the deck. The deck should be properly maintained for durability and appearance. Improper installations. LEVEL WITH FLOOR* - *The exterior deck surface was noted as being installed at the same level as the interior floor level. This can allow for conditions conducive of moisture intrusion under the door threshold that can damage the underlying structural materials and interior finished surfaces. Loose railings should be repaired or replaced for improved safety.*

A qualified contractor is recommended to evaluate and estimate repairs, The owner should be consulted regarding permits obtained and inspection made.



Lots and Grounds (Continued)

Balcony: (continued)



Vegetation: REPAIR:

FURTHER EVALUATION -by a qualified arborist is recommended, TREES TOO CLOSE TO HOME - may cause damage to the foundation or other components of the property. This should be investigated. Removing may become necessary., PLANTS TOO CLOSE TO HOME - Vegetation should be trimmed or removed.

INSPECTPRO - CLIENT ADVISORY: Vegetation is not specifically part of this inspection but here are some tips: Vegetation around the perimeter of the home should be cut back, leaving no less than six inches of clearance between any vegetation and the side of the home. Don't plant grass up against foundation. Nothing takes as much water to maintain as planted grass and by watering all the way up to the foundation you are bound to create problems. Not only that running irrigation system up against the siding is a bad idea and accelerates the deterioration of most siding types. Low-water shrubs or flowers are a good alternative. Maintain proper grade away from the foundation for the first 6 feet and then top with the landscaping option of your choice.



Fences: Wood, Chain link, Metal IMPROVE:

A qualified contractor is recommended to evaluate and estimate repairs, WEATHERED - Staining is recommended for improved appearance and durability., POST(S) DAMAGED - should be repaired or replaced, LOW QUALITY - replacement would be a logical improvement

INSPECTPRO - CLIENT ADVISORY: Fences are not part of the typical inspection but here are some tips: Keep wood fences sealed and the wood protected. This may require staining once or twice a year. Fence posts sitting in a low spot may rot more quickly than a post properly installed in cement footer. Sometimes it is difficult to determine who fence belongs to but neighbors can work together to maintain shared fences.



Lots and Grounds (Continued)

Window Wells: *IMPROVE:*

MISSING - Window wells should be installed to protect the home from moisture penetration. IMPROVE GRADING - to minimize moisture penetration.

INSPECTPRO - CLIENT ADVISORY: The wells need to sit firmly against the foundation, should be sealed to the foundation wall and need to extend at least a couple of inches above grade. Inside the wells, finished grade needs to be no closer than 6 inches to the underside of the basement window rough opening and should be configured to drain well. Security covers should be provided for basement window wells for improved safety. A safety release mechanism should be installed on the security bars and covers for the windows.



Hose Bibs: *IMPROVE:*

INSPECTPRO - CLIENT ADVISORY: Exterior hose faucets are ideally an anti-siphon and a freeze resistant type. Older construction will not have these features but can be improved. Put a splash-block below all hose bibbs to direct any leakage from the hose connection away from the foundation. To avoid freezing, the hose should not be connected when the outdoor temperature is below freezing.

Lawn Sprinklers: *IMPROVE:*

INSPECTPRO - CLIENT ADVISORY: Sprinkler systems are not part of this inspection but here is some helpful advice. Do not install sprinkler heads any closer to the foundation than about 6 feet. Do not water your house. Do not water your fences, your siding or your foundation. Winterize your sprinkler system before the first freeze of the winter. Sometimes this can be accomplished by manually draining the valves and lines but a better solution is to have the lines blown out by a landscaping company each fall. We encourage a home-buyer to get some instruction on the sprinkler system from the Seller if that is possible. Do not over water near the foundation.

Gas Meter: *Exterior surface mount at the left side of home APPEARS SERVICABLE:*

The meter was in acceptable condition, properly installed and supported. No evidence of leakage was detected at any of the exposed gas piping.



Main Gas Valve: *APPEARS SERVICABLE:*

INSPECTPRO - CLIENT ADVISORY: The gas meter is normally the location for the main gas shut-off for the entire house. It is also normally maintained by the utility company. While a homeowner should never attempt to operate the meter you should know where it is and take care not to enclose or damage it. Also do not build dirt up against the bellows of the meter, and especially



Lots and Grounds (Continued)

Main Gas Valve: (continued)

around the shut off valve. The shut off valve should be sufficiently above the grade that even if there is snow on the ground it can be easily accessed in an emergency situation. If you ever smells gas you should leave the premises immediately and phone the utility company or dial 911 from an off-site location. Finally if a yellow wire is wrapped loosely around the base of the gas pipe coming up from the ground consider that to be normal. It serves the purpose of allowing the buried gas line to be traced under the ground. Do not cut this off.

Carpport: REPAIR:

LOW QUALITY. It may not be worth investing in repairs. Rebuilding would be the better long term approach.

INSPECTPRO - CLIENT ADVISORY: Sheds are not part of this inspection but here is some helpful advice. Exterior maintenance should be similar to the home. Keep the siding sealed and painted. The roof should be kept in good condition to protected the contents dry.

Exterior

LIMITATIONS OF EXTERIOR INSPECTION:

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions. A representative sample of exterior components was inspected rather than every occurrence of components. The inspection does not include an assessment of geological, geotechnical, or hydrological conditions, or environmental hazards. Screening, shutters, awnings, or similar seasonal accessories, fences, recreational facilities, outbuildings, seawalls, break-walls, docks, erosion control and earth stabilization measures are not inspected unless specifically agreed-upon and documented in this report. Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

EXTERIOR - RECOMMENDATIONS/OBSERVATIONS

General Comments About the Exterior: *NORMAL WEAR AND TEAR FOR A HOME OF THIS AGE*

REPAIR:

The exterior of the home shows normal wear and tear for a home of this age., The exterior of the home has lacked some maintenance; repairs are needed.

INSPECTPRO - CLIENT ADVISORY: We may not comment on all flaws, poor installations or surface damage that exists in the home. These items may be a consequence of imperfect materials installed or normal use. Most of these items can be address as a part of normal maintenance and home improvement and are therefore not considered a functional or safety item. Similarly, there may be a number of environmental pollutants, which could include molds or other contaminants, the specific identification of which is beyond the scope of our service but which can become equally contentious.

In general, structures are subject to minor rot conditions. While such conditions are technically problematic, they may not substantially affect the quality, structural soundness or anticipated future life of the structure. Such conditions as spot areas on doors, window casings, porch steps, railing and portions of wood decks and common weathering on siding, decks and non-supporting wooden members shall not be reported on inspection reports except at the discretion of the inspector for purposes of clarification only.

These conditions may occur in several locations throughout the home and property. But may not be listed individually. Allow for items not identified in this report.

Exterior (Continued)

General Comments About the Exterior: (continued)



Exterior Surface

Siding Type:

NORMAL WEAR AND TEAR - The siding and trim is showing signs of age but appears to be performing as intended. Regular maintenance of caulking and painting all joints, penetrations and fasteners is imperative to reduce damage.

INSPECTPRO - CLIENT ADVISORY: Fiberboard-type siding is most common in our area. It is similar to long pieces of particle board but with a surface design pressed into it. Some of these types of siding material may be vulnerable to disfigurement due to moisture absorption at bottom edges and at butt joints. Wavy bulges are also common. It is critical to keep this type of siding painted and caulked to prevent it from absorbing moisture and swelling. Vigilance with painting and caulk is the secret to the long life of these siding types. Do not allow vegetation or tree branches to come in contact with the siding as this can quickly damage the siding allowing water penetration. Diligent maintenance is needed at all joints and edges to prevent moisture absorption.



Exterior Surface

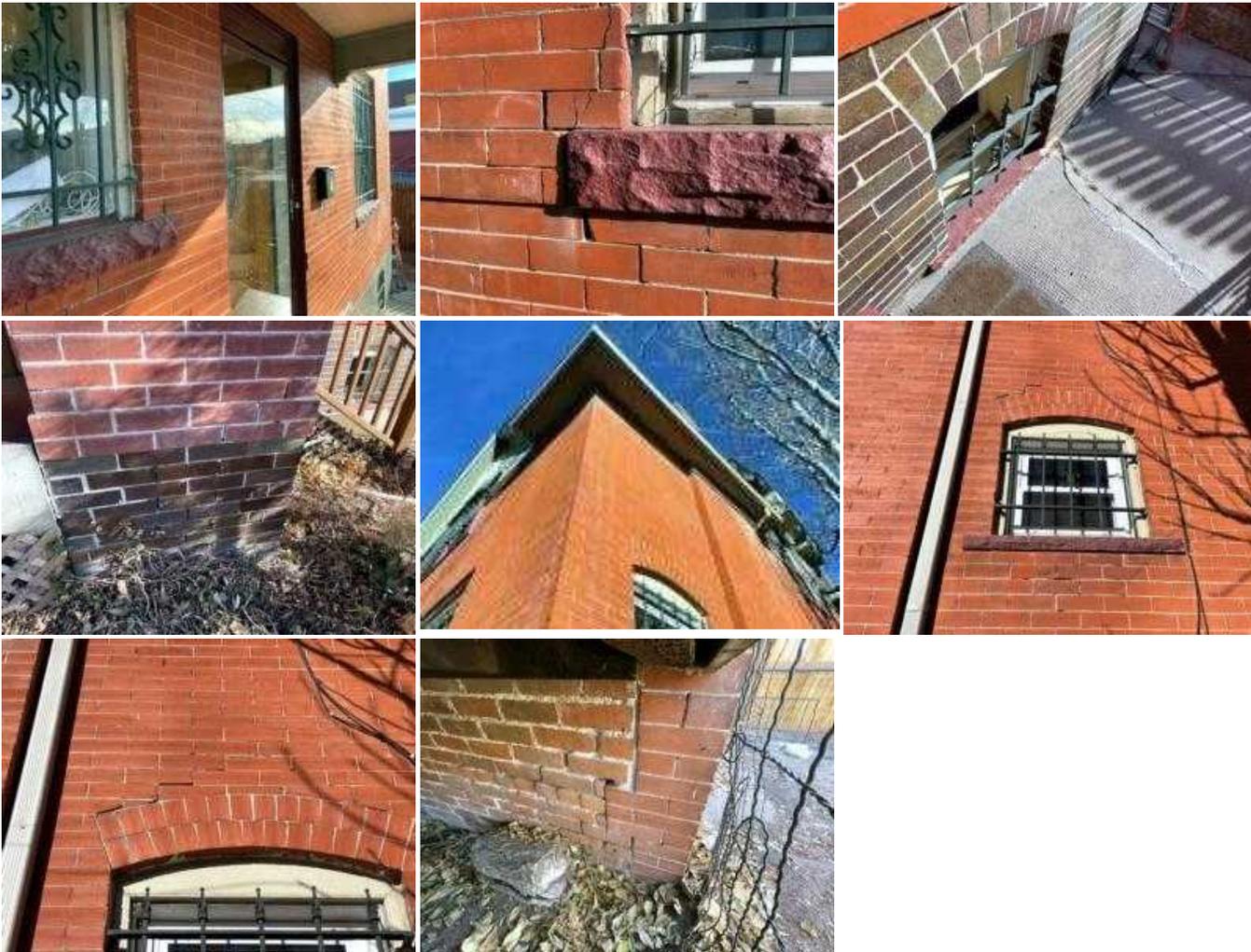
Exterior (Continued)

Veneer Type: IMPROVE:

Common minor cracks were observed on the exterior walls of the house. Allow for sealing and tuck point improvements, Localized pointing of deteriorated mortar is advisable to prevent further deterioration and moisture penetration, Gaps should be properly sealed., Typical surface flaws and deterioration. Allow for improvements.

INSPECTPRO - CLIENT ADVISORY: Veneer facing installed over wood framing is common in our area. While it may not be serving a structural purpose the veneer facing adds aesthetic value to the home. Keep up with maintaining the mortar in the bricks. Repair loose veneer, especially if on a ledge in order to keep water from getting behind this facing and deteriorating the wood framing underneath.

A common maintenance task for brick masonry is repair of mortar joints. The longevity of mortar joints will vary with the exposure conditions and the mortar materials used, but a life span of more than 25 years is typical. The longevity of masonry, however, may well exceed 100 years. Consequently, occasional repair of the mortar joints is expected over the life of the veneer. It is our observation that the most common reason for re-pointing is to improve water penetration resistance. Re-pointing deteriorated mortar joints and caulking is one of the most effective and permanent ways of decreasing water entry into the veneer. This is because the most common means of water entry into a wall is through de-bonded, cracked or deteriorated joints.



Exterior (Continued)

Trim: Wood *IMPROVE:*

WEATHERED AND WORN - The wood trim is aging and is noticeably worn. Allow for repairs or replacement., GAPS - should be properly sealed, caulking and sealing is recommended, PAINT PEALING - these areas should be painted and sealed., DAMAGED MATERIALS should be repaired or replaced.

INSPECTPRO - CLIENT ADVISORY: PAINT- It is crucial to keep wood surfaces painted. While we do not mention paint for it's aesthetic importance, be aware that paint is the only thing that protects the wood trim or siding surfaces from damage by the elements. Lightly scrape any peeling paint, prime and then repaint as needed.

Caulk- Caulking is also crucial to the maintenance of the exterior of a home. It seals out rain and wetness. Normally a house needs to be re-caulked as early as 6 months after construction, and then periodically thereafter. Remove all failing (peeling) caulk in corners, at windows and doors and at utility penetrations, and then re-caulk using a high-quality, paintable silicone like a Silicone II product or a 50 year paintable latex caulk.



Soffits: Wood *IMPROVE:*

Damaged material should be repaired, Gaps should be sealed, caulking and sealing is recommended

Door Bell: Hard wired *APPEARS SERVICABLE:*

The door bell was functional at the time of the inspection.



Exterior (Continued)

Entry Doors: Wood and Glass IMPROVE:

Weather seal improvements is recommended, Adjustment needed for improved operation., SCUFFED AND SCRATCHED.



Back Door: Upper East APPEARS SERVICABLE:, IMPROVE:

OLDER - replacement may be desirable, DAMAGED - allow for repairs or replacement, WEATHER SEALS - replacement may be desirable for improved appearance and energy efficiency.

Back Door: IMPROVE:

SURFACE FLAWS - scratched or damaged, STICKY - needs adjustment for proper operation, WEATHER SEALS - replacement may be desirable for improved appearance and energy efficiency., SAFETY GLASS NOT INSTALLED - for improved safety, tempered glass should be installed.

Windows: Loft IMPROVE:, MONITOR:

Poor install, A qualified contractor should further evaluate the windows and suggest repairs or replacement as necessary.

Installing replacement windows would be a logical long term improvement.

INSPECTPRO - CLIENT ADVISORY: Double pane windows provide an acoustical as well as a thermal barrier. The hermetic seals, which hold the inert gas between the dual panes, can fail at any time and thusly cause condensation to form between the panes. Since this is not always apparent, an evaluation of hermetic seals is not part of the home inspection.



Window Screens: IMPROVE:

WORN, DAMAGED OR TORN - repair or replace, MISSING allow for replacement, A qualified contractor is recommended to evaluate and estimate repairs

Exterior (Continued)

Basement Windows: *IMPROVE:*

The windows have been neglected, it would be wise to budget on replacement

INSPECTPRO - CLIENT ADVISORY: Window Wells - We always recommend window well covers for all below-grade window wells. This prevents the possibility of someone falling down into the well. Use a sturdy aluminum or metal grate that is designed to be removed (without the use of tools) from the basement area in the event fire escape becomes necessary. Some sizes can be purchased at the local hardware store while very large sizes or odd shapes may be purchased at a landscaping supply house that sells rock and gravel.

Grade in Window Wells - The grade or dirt level down in the bottom of window wells should be a minimum of 6-8 inches below the window sill in order to prevent filling up and flooding into the home in a sudden and heavy rain. This may be topped with rock or gravel but the actual dirt level underneath must be well below the sill. It may also be helpful to keep the window well free of debris.



Outlets and Wiring: *IMPROVE:*

EXPOSED OR SURFACE WIRE - should be protected or relocated



GFCI Protection: *IMPROVE:*, *MONITOR:*

NOT PRESENT AS REQUIRED, this should be investigated and repairs made for safety and function.



Exterior (Continued)

Lights and Switches:

Light fixtures responded to the switch and appeared to be in serviceable condition at the time of the inspection.



Exterior Electric Outlets: *IMPROVE:*

Light fixture not operating at the time of the inspection, the bulb may need replacement. Otherwise the light fixture and circuit should be investigated.

INSPECTPRO - CLIENT ADVISORY: Exterior Lighting - Low-voltage lighting systems are not included in this inspection. Sometimes it cannot be readily determined whether lighting along walkways or in landscaping areas is low voltage or is regular 110. In either case be aware of any exposed wiring or worn or damaged insulation on wiring. Not only can this create the possibility of shorting the system but may also create a shock hazard. If exposed wiring is ever discovered in any location it should be protected and repaired by someone qualified to do so.

Electrical Wiring: *IMPROVE:*

No light or outlet at upper balcony.

INSPECTPRO - CLIENT ADVISORY: Exterior Outlets - All exterior outlets should have a working, spring loaded weather cover and a wet-resistant gasket inside. If an outlet will have something continuously plugged into it like a pond or fountain pump or a low voltage lighting system it should have a box-type cover installed so that maintains weather-proof conditions at the connection even while being used, and closes over the cord.

GFCIs - It is recommended that all outlets in wet locations be GFCI protected. A GFCI is a circuit breaker at a particular outlet recognized by the test and reset buttons on them. Many times the actual GFCI equipment is located in another place, like the garage or bathroom, but may extend its protection to the outside locations. While the ordinary breakers located in the electric panel are designed to prevent overheating of the wire and electrical fire, a GFCI breaker is designed primarily to prevent electrocution.

Hose Bibs: *IMPROVE:*

HOSE CONNECTED - This could cause a freeze break. This should be investigated.

INSPECTPRO - CLIENT ADVISORY: Exterior hose faucets are ideally an anti-siphon and a freeze resistant type. Older construction will not have these features but can be improved. Put a splash-block below all hose bibbs to direct any leakage from the hose connection away from the foundation. To avoid freezing, the hose should not be connected when the outdoor temperature is below freezing.

Gas Meter: *APPEARS SERVICABLE:*

Garage

LIMITATIONS OF GARAGE INSPECTION:

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions: Only a representative sampling of visible structural components was inspected. Structural components concealed behind finished surfaces and or insulation could not be inspected. Furniture and/or storage restricted access to some structural components. Engineering or architectural services such as calculation of structural capacities, adequacy, or integrity are not part of a home inspection. Limited clearances and the potential for damage to insulation and ceiling finishes below caused by walking in the attic, our inspection of the attic space is performed from the access opening only. Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

GARAGE - RECOMMENDATIONS/OBSERVATIONS

Back of Property Garage

Type of Structure: *Detached: LOW QUALITY. It may not be worth investing in repairs. Rebuilding would be the better long term approach. DEFERRED COST:*



Garage Doors: IMPROVE:

AGING NOTICABLY - replacement would be a logical long-term improvement



Door Opener: IMPROVE:

OPENER WOBBLER: Proper bracing for garage door opener is recommended., NOISY: The garage door opener is excessively noisy, this should be investigated., DAMAGED OR MISSING COMPONENTS: Allow for repairs or replacement., A qualified contractor is recommended to evaluate and estimate repairs



Garage (Continued)

Door Operation: IMPROVE:

ADJUSTMENT NEEDED FOR IMPROVED OPERATION, A qualified contractor is recommended to evaluate and estimate repairs

Exterior Surface: Wood, Brick IMPROVE:

GAPS AT MATERIAL INTERFACES - Missing flashing and caulking at penetrations. Including but not limited to doors, windows and piping. This should be investigated for proper installation. Allow for repairs., DAMAGE - Damaged materials should be properly restored. Gaps, penetrations and material interfaces should be properly sealed. Missing or incomplete flashing should be installed. Soil or ground contact should be eliminated.



Roof: Modified Bitumen IMPROVE:

NORMAL WEAR AND TEAR - In all, the roof coverings show evidence of normal wear and tear for a roof of this age. Some typical indicators of aging (such as minor surface cracking and flaws) were visible. However, the wear is consistent over the entire surface and typical for a cover this age., DEBRIS - on the roof should be kept clear and the slope of the roof should be adjusted as necessary to avoid water ponding., FLAT OR LOW SLOPED ROOF - It should be noted that flat roofs are vulnerable for leakage.



Garage (Continued)

Roof Structure: *IMPROVE*., *DEFERED COST*:

OLD FRAMING - The roof framing in this old home is typical for most of the structures in the area which have function satisfactorily for decades. Due to the depth to span ratios, the age of construction and the observed roof rafters, it is unlikely that the framing could support the snow loading requirements found in today's codes. However, with repairs made to any damaged rafters and minor modification to the existing framing, the roof system could still function in an acceptable manner., Fire/smoke mitigation observed. The owner should be consulted regarding repairs made., A structural engineer is recommended to evaluate and estimate repairs

INSPECTPRO - CLIENT ADVISORY: Engineering or architectural services such as calculation of structural capacities, adequacy, or integrity are not part of a home inspection. The first part of the house to be affected is that just below the roof, the attic. Think of the roof as a crash helmet and the attic as the head below it and you will understand the importance of attic inspection. Water damage, leaks, seepage, cracks, and mold are among the most common attic problems. And if they are not tackled quickly the damage can rapidly spread to the rest of the house. Regular attic inspection will, in most cases, allow you to spot problems early on and attain the appropriate repairs. In the absence of any major defects, we may not recommend that you consult with a framing contractor, a structural engineer, but this should not deter you from seeking the opinion of any such expert.



Structural Movement: *IMPROVE*:

INSPECTPRO - CLIENT ADVISORY: Engineering or architectural services such as calculation of structural capacities, adequacy, or integrity are not part of a home inspection. Spalling, honeycombing, crumbling material or surface deterioration is common in many homes (especially older homes). This condition does not usually represent a serious structural concern unless there is substantial loss of material. Most of these flaws are related to the installation process and moisture penetration. In an effort to prevent long term deterioration, it would be wise to consider parging (a concrete stucco-like coating) over deteriorated areas. Lot drainage improvements and elimination of water against foundation walls as outlined in other sections of this report are also recommended. In the absence of any major defects, we may not recommend that you consult with a foundation contractor, a structural engineer, or a geotechnical engineer, but (again) this should not deter you from seeking the opinion of any such expert.

Cracking is a normal property of concrete, drywall, brick or stone veneers and other brittle materials, and INSPECTPRO, LLC assumes no responsibility should cracks be found that are not mentioned in this report.

Service Doors: *IMPROVE*:

RUBS - allow for adjustment, The weather seal should be replaced for improved performance

Ceiling: *Exposed framing IMPROVE*:

Garage (Continued)

Walls: *Masonry/Brick IMPROVE:*

CRACKS was observed. In the absence of any additional movement only cosmetic repairs will be necessary. This should be investigated.



Floor/Foundation: *IMPROVE:*

HEAVED AND SETTLED - POOR SLOPE - of the garage floor is not conducive to good drainage. You should be aware improper slope risks ponding and sending water towards the building foundation, allow for improvements.

Outlets and Wiring: *IMPROVE:*

COVER PLATE MISSING, INSUFFICIENT NUMBER - of outlets for this space. Allow for improvements., *OPEN AIR SPLICES PRESENT* - connections should be made inside a proper box with a cover installed., *POOR WIRING* - Non standard wiring was observed, further evaluation and repairs is recommended, *EXPOSED OR SURFACE WIRE* - should be protected or relocated



GFCI Protection: *IMPROVE:*

NOT PROVIDED - at all proper locations. Allow for repairs per today's good building practices

Lights and Switches: *IMPROVE:*

BULB(S) NOT LIT - Light fixture not operating at the time of the inspection, the bulb may need replacement. Otherwise the light fixture and circuit should be investigated.

Gutters: *IMPROVE:*

CLEANING - is recommended for proper performance.



Garage (Continued)

Downspouts: IMPROVE:

Damaged gutters and/or downspouts should be replaced for improved performance and appearance.

Leader/Extensions: IMPROVE:

Downspout extension do not discharge 6 feet beyond the foundation

Interior

LIMITATIONS OF INTERIOR INSPECTION:

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions. Furniture, storage, appliances and/or wall hangings are not moved to permit inspection and may block defects. Assessing the quality and condition of interior finishes is highly subjective. Issues such as cleanliness, pet damage, cosmetic flaws, and quality of materials, architectural appeal and color are outside the scope of this inspection. Comments will be general, except where functional concerns exist. Carpeting, window treatments, central vacuum systems, household appliances, recreational facilities, paint, wallpaper, and other finish treatments are not inspected. Thermostats, timers and other specialized features and controls are not tested. Appliances are tested by turning them on for a short period of time. Like any mechanical device, appliances can malfunction at any time (including the day after taking possession of the house). The temperature calibration, functionality of timers, effectiveness, efficiency and overall performance of appliances is outside the scope of this inspection. Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Renovations and alterations were visible at the time of the inspection. You should ask the seller for documentation showing that this work was done with the required permits and inspections. Allow for repairs not discovered during the inspection. Incomplete work and non-permitted installation are outside of our scope of service.

LEAD BASED PAINT: Homes older than the early 1970's will likely have lead-containing paint. Lead poisoning is the number one cause of death for children under 4 years old. It is not because the children eat peels of paint but rather because they drive toy cars or toys on lead-containing paint at window sills and wood trim areas and then place the toy into their mouths. Be aware of this hazard if you are buying a home that falls into this age. Be sure there is not original paint exposed. Keep all painted surfaces in good shape. A lead based paint evaluation is beyond the scope of this inspection. For more information, consult the Environmental Protection Agency (E.P.A.) for further guidance.

ASBESTOS CONTAINING MATERIALS (ACM): Products throughout the home may contain asbestos (including but not limited to the plaster/texture, flooring and insulation). The U.S. Environmental Protection Agency (E.P.A.) reports that asbestos represents a health hazard if friable (damaged, crumbling, or in any state that allows the release of fibers). If replacement of any system components requires removal of asbestos-containing material, a specialist should be engaged. If any sections of this insulation are indeed friable, or become friable over time, a specialist should be engaged. An asbestos evaluation is beyond the scope of this inspection. For more information, consult the Environmental Protection Agency (E.P.A.) for further guidance.

INTERIOR AREA(S) - RECOMMENDATIONS/OBSERVATIONS:

Radon Test: IMPROVE:

A radon evaluation is beyond the scope of this inspection (unless specifically requested). For more information, consult the Environmental Protection Agency (E.P.A.) for further guidance.

INSPECTPRO - CLIENT ADVISORY: Radon is a naturally occurring gas that is invisible, odorless and tasteless. A danger exists when the gas percolates through the ground and enters a tightly enclosed structure (such as a home). Long term exposure to high levels of radon gas can cause cancer. The Environmental Protection Agency (E.P.A.) states that a radon reading of more than 4.0 picocuries per liter of air represents a health hazard. A radon evaluation is beyond the scope of this inspection (unless specifically requested).

REPAIR:

AGING SYSTEMS: some of the systems of the home are aging and will require updating over time. As with all homes, ongoing maintenance is also required. Despite the older systems, the improvements that are recommended in this report are not considered unusual for a home of this age and location.

INSPECTPRO - CLIENT ADVISORY: We may not comment on all flaws, poor installations or surface damage that exists in the
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Interior (Continued)

General Comments About the Interior (continued)

home. These items may be a consequence of imperfect materials installed or normal use. Most of these items can be address as a part of normal maintenance and home improvement and are therefore not considered a functional or safety item. These conditions may occur in several locations through out the home and property. But may not be listed individually. Allow for items not identified in this report.

Similarly, there may be a number of environmental pollutants, which could include molds or other contaminants, the specific identification of which is beyond the scope of our service but which can become equally contentious. Mold is sometimes discovered under basement carpets, behind baseboards, behind drywall and behind wallpaper on exterior walls, particularly in bathrooms. Other locations not visible or observed during the inspection, include but not limited to behind walls, below floor coverings and storage areas, may have mold. You should contact an experienced environmental consultant for investigations and advice on all environmental concerns and remediation options prior to closing.

Window(s) with Broken Seals: REPAIR:

Replacing the old windows would be a logical long-term improvement. In practice, improvements are usually made on an as needed basis only., A window tune up is recommended. A qualified technician should further evaluate the windows and make necessary repairs for improved operation and appearance. Window security bars should be repaired or replaced for improved safety.

INSPECTPRO - CLIENT ADVISORY: A failed seal on thermo-pane windows occur as weather conditions change from morning to night and from season to season. Fogging results when the seal fails and air leaks into the space between the two panes of glass. This condition does not affect the R-Value of the glass. A thermo-pane or double-pane window has two panes of glass separated by a trapped air space. This trapped air space acts as an insulator.

Windows with this condition may occur in several locations through out the home and property. But may not be listed individually. Allow for items not identified in this report.

INSPECTPRO - CLIENT ADVISORY: Although we do our best to identify and list as many window issues as possible, various window conditions may occur in several locations throughout the home and property but may not be listed individually. Items including but not limited to: damaged or missing /hardware/screens/broken seals/weather/ may exist. Please remember we have your best interest in mind.

A representative sample of windows is inspected and reported. However, you may consider seeking the opinion of a window expert to perform a detailed evaluation of the windows.

Typically, if you get 10 years from a builders grade window that is probably as good as it gets. Seals break down, frames warp, finishes deteriorate, and the gas between the glazing springs a leak. During a limited visual inspection, it is not always possible to detect all window conditions that exist.

Loft, Attic conversion Living Space

OVER ALL CONDITION: *Older components, updating would be a logical improvement. APPEARS SERVICABLE; IMPROVE: TYPICAL FLAWS were observed in the finishes. Allow for improvements.*



Interior (Continued)

Ceiling: *Drywall APPEARS SERVICABLE; IMPROVE:
HEAD HEIGHT - is too low by today's standards.*

CRACKING was observed. In the absence of any additional movement only cosmetic repairs will be necessary. This should be investigated. STAINS - Were noted while investigating the ceiling. The owner should be consulted. This should be investigated and damaged materials should be properly restored. , DAMAGE to interior finishes, STAINS - Were noted while investigating the ceiling. The owner should be consulted. This should be investigated and damaged materials should be properly restored.



Walls: *Drywall APPEARS SERVICABLE:
TYPICAL FLAWS were observed in the finishes. Allow for improvements.*

INSPECTPRO - CLIENT ADVISORY: We may not comment on the cracks that appear around windows and doors, or which follow the lines of framing members and the seams of drywall and plasterboard. These cracks may be a consequence of movement, such as wood shrinkage, common settling, or seismic activity, and will often reappear if they are not correctly repaired. Such cracks can become the subject of disputes, and are therefore best evaluated by a specialist. Similarly, there may be a number of environmental pollutants, which could include molds or other contaminants, the specific identification of which is beyond the scope of our service but which can become equally contentious.

Floor: *Carpet APPEARS SERVICABLE; IMPROVE:
SQUEAKS when walked on, UNEVEN floors. This is not uncommon.*

INSPECTPRO - CLIENT ADVISORY: We may not comment on odors in the home. There are a host of lesser contaminants, such as that from moisture penetrating carpet covered cracks in floor slabs, as well as odors from household pets and cigarette smoke that can permeate walls, carpets, heating and air conditioning ducts, and other porous surfaces, and which can be difficult to eradicate. However, inasmuch as the sense of smell adjusts rapidly, and the sensitivity to such odors is certainly not uniform, we recommend that you make this determination for yourself, and particularly if you or any member of your family suffers from allergies or asthma, and then schedule whatever remedial services may be deemed necessary before the close of escrow.

Windows: *Old window not replaced APPEARS SERVICABLE; IMPROVE:
WINDOW TUNE-UP is recommended. Windows that have damaged components, frames and missing hardware should be properly restored. Missing screens should be installed. Damaged screens should be replaced. SCREEN(S) MISSING, NOT SAFETY GLASS - The glass does not appear to be tempered, allow for replacement.*

INSPECTPRO - CLIENT ADVISORY: Although we do our best to identify and list as many window issues as possible, various window conditions may occur in several locations throughout the home and property but may not be listed individually. Items including but not limited to: damaged or missing /hardware/screens/broken seals/weather/ may exist. A representative sample of windows is inspected and reported. However, you may consider seeking the opinion of a window expert to perform a detailed evaluation of the windows.

Typically, if you get 10 years from a builders grade window that is probably as good as it gets. Seals break down, frames warp, finishes deteriorate, and the gas between the glazing springs a leak. During a limited visual inspection, it is not always possible to detect all window conditions that exist. For example, a failed seal on all thermo-pane windows as weather conditions change from morning to night and from season to season. Fogging results when the seal fails and air leaks into the space between the two panes of glass. This condition does not affect the R-Value of the glass. A thermo-pane or double-pane window has two panes of glass separated by a trapped air space. This trapped air space acts as an insulator. Please remember we have your best interest in mind.

Interior (Continued)

Windows: (continued)



Skylights: *Plastic APPEARS SERVICABLE.; IMPROVE:*

Skylights are famous or maybe that should be infamous for leaking. Over time, the seals and flashing can deteriorate, providing an opportunity for water to penetrate your roof. ... Modern skylights are less prone to leaks than older versions.

INSPECTPRO CLIENT ADVISORY: Skylights are traditionally areas of increased vulnerability to roof leaks. Often, however, what appears from the inside to be water deterioration from leakage can be attributed to condensation from the inside of the home on the skylight surfaces, especially over areas with high humidity like bathrooms.

Outlets and Wiring: *SAFETY ISSUE.; IMPROVE:*

INSUFFICIENT NUMBER - of outlets for this space. Allow for improvements. POOR OR intermittent ground- this should be investigated



Lights and Switches: *None SAFETY ISSUE:*

HVAC Source: *none visible REPAIR:*

No heat source

Stairs/Railings: *Metal, Wood REPAIR:*

RAILING MISSING OR INCOMPLETE for improved safety, the guard railing should be installed, BALUSTER SPACING TOO WIDE - although this may have been allowed when this was installed, it has improper spacing by today's standards. Allow for improvements. The openings in the stairway railing are large enough to allow a child to fall through. It is recommended that this condition be altered for improved safety.

RISE / RUN UNEVEN - are a trip hazard.

INSPECTPRO - CLIENT ADVISORY: Wide spacing of railing balusters is now known to create a safety hazard for small children. Check with local codes but generally closer than about 4 inches is now considered safe. All handrails must be grippable, continuous from top to bottom of the stairs and the end returned (closed) to the wall.

Interior (Continued)

Stairs/Railings: (continued)



Smoke Detector: SAFETY ISSUE:
MISSING detector should be replaced.



East den Living Space

OVER ALL CONDITION: *Older components, updating would be a logical improvement. APPEARS SERVICABLE;* **IMPROVE:** *TYPICAL FLAWS were observed in the finishes. Allow for improvements.*



Closet: *Single APPEARS SERVICABLE:*

Ceiling: *Drywall APPEARS SERVICABLE:*

Walls: *Drywall APPEARS SERVICABLE:*

Floor: *Carpet APPEARS SERVICABLE:*

Doors: *Wood APPEARS SERVICABLE;* **IMPROVE:**

ADJUSTMENT - needed for improved operation and appearance, DAMAGED - allow for replacement, WEATHER SEALS - should be replaced.

Interior (Continued)

Doors: (continued)



Windows: Vinyl- APPEARS SERVICABLE:

Outlets and Wiring: Grounded and 2-Prong Ungrounded SAFETY ISSUE:
INSUFFICIENT NUMBER - of outlets for this space. Allow for improvements.

Lights and Switches: Ceiling Fan APPEARS SERVICABLE:

HVAC Source: Heating system register APPEARS SERVICABLE:

Air flow was present at the time of the inspection. It is unknown if the system is properly balanced. This should be investigated and repairs made as necessary

Smoke Detector: Not present SAFETY ISSUE:

COMMON FOR OLDER HOMES - DETECTORS NOT INTERCONNECTED - One or more detectors were not hardwired / interconnected type or did not operate properly. When detectors are hardwired / interconnected, all detectors will sound an alarm when just a single detector is detecting smoke or CO. Recommend replacing any battery operated or malfunctioning detectors with hardwired / interconnected type detectors.

ADDITIONAL PROTECTION - We recommend installing photoelectric type smoke detectors / alarms. Note: Homes built prior to 1992 were not required to have smoke detectors installed in each bedroom, only hallways. Regardless, it is recommended to install proper smoke detectors in each bedroom for increased safety.

2nd Floor Hall Living Space

Walls: Loose railing IMPROVE:

TYPICAL FLAWS were observed in the finishes. Allow for improvements., BALUSTER SPACING TOO WIDE - although this may have been allowed when this was installed, it has improper spacing by today's standards. Allow for improvements. The openings in the stairway railing are large enough to allow a child to fall through. It is recommended that this condition be altered for improved safety.



Interior (Continued)

Windows: *IMPROVE:*

NOT TEMPERED - glass does not appear to be tempered or safety glass, allow for replacement. All glass installed in a shower surround or shower door must be tempered or safety glazing.



Lights and Switches: *SAFETY ISSUE:*

LIGHT INOPERATIVE - or that does not respond to controls are presumed to have burned out lamps. Dismantling fixtures to confirm the status of bulbs is not performed during our inspection., Ceiling fan low height



Smoke Detector: *Battery operated SAFETY ISSUE:*

Old detectors should be replaced.

Entry/Foyer Living Space

OVER ALL CONDITION: Normal wear and tear. , Older components, updating would be a logical improvement.

APPEARS SERVICABLE:



Ceiling: *Drywall APPEARS SERVICABLE:*

Interior (Continued)

Walls: *Plaster APPEARS SERVICABLE:*

CRACKS was observed. In the absence of any additional movement only cosmetic repairs will be necessary. This should be investigated.



Floor: *Hardwood APPEARS SERVICABLE;*, *IMPROVE:*

TYPICAL FLAWS were observed. Allow for improvements. *SQUEAKS* when walked on, *SCRATCHES AND SCUFFS* - allow for repairs

Doors: *Wood and Glass APPEARS SERVICABLE;*, *IMPROVE:*

WEATHER SEALS - should be replaced. *SCUFFED AND SCRATCHED*



Windows: *Plexiglass, Fixed- APPEARS SERVICABLE:*

WINDOW TUNE-UP is recommended. Windows that have damaged components, frames and missing hardware should be properly restored. Missing screens should be installed. Damaged screens should be replaced.

Outlets and Wiring: *SAFETY ISSUE:*

FLOOR OUTETS should be investigated - proper outlets may be desirable where plastic outlets exist. *REVERSED POLARITY* outlets are present



Lights and Switches: *APPEARS SERVICABLE:*

Light fixtures responded to the switch and appeared to be in serviceable condition at the time of the inspection.

HVAC Source: *Heating system register APPEARS SERVICABLE:*

Living Room Living Space

Interior (Continued)

OVER ALL CONDITION: Older components, updating would be a logical improvement., Normal wear and tear.

APPEARS SERVICABLE:

TYPICAL FLAWS were observed in the finishes. Allow for improvements.



Ceiling: Drywall **APPEARS SERVICABLE:**

Walls: Drywall **APPEARS SERVICABLE:**

CRACKS was observed. In the absence of any additional movement only cosmetic repairs will be necessary. This should be investigated.



Floor: Hardwood **APPEARS SERVICABLE:**

TYPICAL FLAWS were observed. Allow for improvements., *UNEVEN* floors. This is not uncommon.

Doors: Wood and Glass **IMPROVE:**

SAFETY GLASS NOT INSTALLED. Allow for improvements.



Windows: **IMPROVE:**

SECURITY BARS should be made operable for proper and safe egress of the occupants. Bars, grills, covers, screens or similar devices may be installed provided they are equipped with an approved release mechanism which is operable from the inside of the window well without the use of a key, tool or force greater than that required for normal operation of the egress window.

Interior (Continued)

Outlets and Wiring: *Grounded and 2-Prong Ungrounded APPEARS SERVICABLE.; IMPROVE: INSUFFICIENT NUMBER - of outlets for this space. Allow for improvements.*



Lights and Switches: *No switch SAFETY ISSUE:*

HVAC Source: *Heating system register APPEARS SERVICABLE:*

Dining Room Living Space

OVER ALL CONDITION: *Older components, updating would be a logical improvement., Normal wear and tear. APPEARS SERVICABLE:*

TYPICAL FLAWS were observed in the finishes. Allow for improvements.



Walls: *IMPROVE:*

CRACKS was observed. In the absence of any additional movement only cosmetic repairs will be necessary. This should be investigated.



Kitchen

LIMITATIONS OF THE KITCHEN INSPECTION:

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions. Furniture, storage, appliances and/or wall hangings are not moved to permit inspection and may block defects. Assessing the quality and condition of interior finishes is highly subjective. Issues such as cleanliness, pet damage, cosmetic flaws, and quality of materials, architectural appeal and color are outside the scope of this inspection. Comments will be general, except where functional concerns exist. Carpeting, window treatments, central vacuum systems, household appliances, recreational facilities, paint, wallpaper, and other finish treatments are not inspected. Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Appliances are tested by turning them on for a short period of time. Like any mechanical device, appliances can malfunction at any time (including the day after taking possession of the house). The temperature calibration, functionality of timers, effectiveness, efficiency and overall performance of appliances is outside the scope of this inspection. Thermostats, timers and other specialized features and controls are not tested.

KITCHEN - RECOMMENDATIONS/OBSERVATIONS

General Kitchen Comments: *IMPROVE:*

Appliances were turned on using regular operating controls if they are connected or not shut down. All functions and different systems are not tested. The test simply comprises turning the appliances on to verify some basic functionality.

INSPECTPRO - CLIENT ADVISORY: Appliances are tested by turning them on for a short period of time. Like any mechanical device, appliances can malfunction at any time (including the day after taking possession of the house). The temperature calibration, functionality of timers, effectiveness, efficiency and overall performance of appliances is outside the scope of this inspection. Thermostats, timers and other specialized features and controls are not tested. However, as a courtesy to our clients we will operate appliances to confirm that it is functional at the time of the inspection. This operation of the appliance does not serve as a certification that the appliance is properly installed up to current codes/standards, but is meant to give the client additional information that the appliance is servable at the time of the inspection. It is common for appliances to fail over time and they should be monitored as needed to ensure proper operation in the future. If the client would like a more intensive inspection of any appliance they should contact a qualified contractor to further evaluate before the inspection objection deadline.

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

OVER ALL CONDITION: *Older components, updating would be a logical improvement., Normal wear and tear. APPEARS SERVICABLE:*

TYPICAL FLAWS were observed in the finishes. Allow for improvements.



Kitchen (Continued)

Closet/Pantry: *Walk In APPEARS SERVICABLE:*



Ceiling: *APPEARS SERVICABLE.; IMPROVE:*
CRACKING was observed. In the absence of any additional movement only cosmetic repairs will be necessary. This should be investigated. TYPICAL FLAWS were observed in the finishes. Allow for improvements.

Walls: *IMPROVE:*
TYPICAL FLAWS were observed in the finishes. Allow for improvements.

Floor: *Tile APPEARS SERVICABLE:*
TYPICAL FLAWS were observed. Allow for improvements. UNEVEN floors. This is not uncommon.

Doors: *Wood and Glass APPEARS SERVICABLE.; IMPROVE:*
SAFETY GLASS NOT INSTALLED. Allow for improvements. WEATHER SEALS - should be replaced. SURFACE DAMAGED - allow for replacement.

Windows: *Old window not replaced APPEARS SERVICABLE:*
WINDOW TUNE-UP is recommended. Windows that have damaged components, frames and missing hardware should be properly restored. Missing screens should be installed. Damaged screens should be replaced. STUCK - WILL NOT OPEN, allow for repairs



HVAC Source: *Heating system register APPEARS SERVICABLE:*

Oven/Range *Gas-, General Electric IMPROVE:*
Anti-tip device missing. Recommend an anti-tip device be installed - to prevent accidental tipping forward if heavy items are set on the oven door, All elements/burners were tested and were operational at the time of the inspection.

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

Kitchen (Continued)

Oven/Range (continued)



Refrigerator: None DEFERED COST:

Dishwasher: Kenmore APPEARS SERVICABLE; REPAIR:

Inoperative, Dishwasher discharge line connects to disposal - although this was an accepted installation in the past it is recommended to have an air gap device installed to prevent dishwasher contamination in the event the disposal fills with water (ie - drain line plugs)



Disposal: Badger REPAIR:

The disposal is jammed or seized, allow for repairs

Microwave: None APPEARS SERVICABLE:

Ventilator: NuTone REPAIR:

Inoperative, Does not vent to the exterior of the home.

INSPECTPRO - CLIENT ADVISORY: Although you may not think about it frequently, your exhaust fan is like any other electrical appliance. And like others, these exhaust fans can pose a fire risk if they aren't properly taken care of. Stay safe and reduce that risk by keeping your exhaust fan well maintained.



Kitchen (Continued)

Sink: *Stainless Steel APPEARS SERVICABLE:*

The sink appears to be properly installed and secured in good condition with some typical flaws.



Plumbing/Fixtures: *Chrome APPEARS SERVICABLE:*

All functional plumbing fixtures were operated during the inspection and were secured properly, no signs of active leaks were present and were functioning as designed and intended.

Outlets and Wiring: *110 VAC APPEARS SERVICABLE:*

Outlets were functional and appeared to be in serviceable condition at the time of the inspection.

GFCI Protection: *110 VAC GFCI APPEARS SERVICABLE; SAFETY ISSUE:*

TESTED PROPERLY - the GFCI circuit was tested and operated properly at the time of the inspection. NOT PROVIDED - at all proper locations. Allow for repairs per today's good building practices



Lights and Switches: *110 VAC, Ceiling Fan APPEARS SERVICABLE:*

Light fixtures responded to the switch and appeared to be in serviceable condition at the time of the inspection.



Kitchen (Continued)

Counter Tops: *Tile, Granite IMPROVE:
OLDER - updating would be a logical improvement*



Cabinets: *Laminate and composite materials APPEARS SERVICABLE:, IMPROVE:
OLDER, updating would be a logical improvement, ADJUSTMENT NEEDED. - components should be adjusted for improved appearance and operation. SURFACE DAMAGE - laminate loose or peeling. Narrow clearances should be improved.*

INSPECTPRO - CLIENT ADVISORY: The owner should be consulted regarding any prior moisture and water damage.



Laundry Room/Area

LIMITATIONS OF THE LAUNDRY AREA INSPECTION:

Appliances are tested by turning them on for a short period of time. Like any mechanical device, appliances can malfunction at any time (including the day after taking possession of the house). The temperature calibration, functionality of timers, effectiveness, efficiency and overall performance of appliances is outside the scope of this inspection. Thermostats, timers and other specialized features and controls are not tested.

LAUNDRY AREA - RECOMMENDATIONS/OBSERVATIONS

OVER ALL CONDITION: *Older components, updating would be a logical improvement. DEFERRED COST:
MAKESHIFT INSTALLATION*



Laundry Room/Area (Continued)

Ceiling: *Exposed framing IMPROVE:*

MORE THAN TYPICAL FLAWS were observed in the finishes. Allow for improvements. (flaws could be in the form of damage, chips, cracks, buckles, irregularities, stains, patches, etc.)

Walls: *IMPROVE:*

TYPICAL FLAWS were observed in the finishes. Allow for improvements.

Floor: *IMPROVE:*

Doors: *IMPROVE:*

SURFACE DAMAGED - allow for replacement., POOR ALIGNMENT - doors should be repaired or replaced for improved operation and appearance

Windows: *Neglected*

WINDOW TUNE-UP is recommended. Windows that have damaged components, frames and missing hardware should be properly restored. Missing screens should be installed. Damaged screens should be replaced.



Outlets and Wiring: *IMPROVE:*

INSUFFICIENT NUMBER - of outlets for this space. Allow for improvements., EXPOSED OR SURFACE WIRE - should be protected or relocated, POOR WIRING - Non standard wiring was observed, further evaluation and repairs is recommended



GFCI Protection: *IMPROVE:*

NOT PRESENT AS REQUIRED, this should be investigated and repairs made for safety and function.

Lights and Switches: *IMPROVE:*

Washer Hose Bib: *IMPROVE:*

Washing machine drains or supply valves should be further investigated. Valves not operated by the inspector at the time of the inspection. Operating these valves may result in dripping or not shutting off completely.

Laundry Room/Area (Continued)

Washer and Dryer Electrical: *IMPROVE:*

NOT TESTED - The dryer 220 - outlet should be investigated and improvements made as necessary, 3-PRONG 240V RECEPTACLE for dryer is of the older type. Current standard is for a 4-prong receptacle. A new dryer, or a newer dryer you bring from a newer house would have to have the older style cord retrofitted in order to work.



Clothes Dryer Not inspected *IMPROVE:* *Not connected.*



Dryer Vent: *IMPROVE:*

POOR INSTALLATION - Improper installation should be repaired for improved safety and function

INSPECTPRO - CLIENT ADVISORY: Always clean out dryer vent line and exterior hood when you move in and periodically thereafter. We recommend whenever a client inherits a dryer they have it cleaned and serviced by an appliance repair person. This insures that there is no lint build-up around the heating element and no safety hazard created. It is now known that vinyl dryer vent hoses become brittle and flammable over time and should not be used.

Mold experts agree that dryers must be vented to the outside of the home and never through a stocking or water box to capture the moisture within the home. Tabletop humidifiers inside a bedroom or music room are a better alternative.

Clothes Washer Not inspected *IMPROVE:* *Not connected.*

Washer Drain: Not Tested *IMPROVE:*

Floor Drain: *IMPROVE:*

Laundry Room/Area (Continued)

Floor Drain: (continued)

FLOOR DRAIN NOT FOUND - verify the location with the owner and make improvements as needed

Ventilation: None IMPROVE:

INSPECTPRO - CLIENT ADVISORY: Although you may not think about it frequently, your exhaust fan is like any other electrical appliance. And like others, these exhaust fans can pose a fire risk if they aren't properly taken care of. Stay safe and reduce that risk by keeping your exhaust fan well maintained.

Bathroom

LIMITATIONS OF INTERIOR INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions. Furniture, storage, appliances and/or wall hangings are not moved to permit inspection and may block defects. Assessing the quality and condition of interior finishes is highly subjective. Issues such as cleanliness, pet damage, cosmetic flaws, and quality of materials, architectural appeal and color are outside the scope of this inspection. Comments will be general, except where functional concerns exist. Carpeting, window treatments, central vacuum systems, household appliances, recreational facilities, paint, wallpaper, and other finish treatments are not inspected. Thermostats, timers and other specialized features and controls are not tested. Appliances are tested by turning them on for a short period of time. Like any mechanical device, appliances can malfunction at any time (including the day after taking possession of the house). The temperature calibration, functionality of timers, effectiveness, efficiency and overall performance of appliances is outside the scope of this inspection. Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

BATHROOM(S) - RECOMMENDATIONS/OBSERVATIONS

2nd floor-Hall Bathroom

OVER ALL CONDITION: *Older components, updating would be a logical improvement., Normal wear and tear.*

APPEARS SERVICABLE:, IMPROVE:

TYPICAL FLAWS were observed in the finishes. Allow for improvements.



Ceiling: *Drywall APPEARS SERVICABLE:*

TYPICAL FLAWS were observed in the finishes. Allow for improvements.

Walls: *Drywall, Masonry/Brick APPEARS SERVICABLE:*

TYPICAL FLAWS were observed in the finishes. Allow for improvements. , CRACKS was observed. In the absence of any additional movement only cosmetic repairs will be necessary. This should be investigated.

Floor: *Tile APPEARS SERVICABLE:, IMPROVE:*

TYPICAL FLAWS were observed. Allow for improvements. UNEVEN floors. This is not uncommon.



Bathroom (Continued)

Doors: Wood APPEARS SERVICABLE:, IMPROVE:
ADJUSTMENT - needed for improved operation and appearance

Windows: Vinyl- APPEARS SERVICABLE:
Appear to be in good condition.

Outlets and Wiring: APPEARS SERVICABLE:
Outlets were functional and appeared to be in serviceable condition at the time of the inspection.

GFCI Protection: SAFETY ISSUE:
NOT PRESENT AS REQUIRED, this should be investigated and repairs made for safety and function.



Lights and Switches: IMPROVE:
BULB(S) NOT LIT - Light fixture not operating at the time of the inspection, the bulb may need replacement. Otherwise the light fixture and circuit should be investigated.

Counter/Cabinet: APPEARS SERVICABLE:
The countertop appeared to be properly installed, secured with proper hardware and in generally satisfactory condition. The surface should be properly sealed as necessary for durability and appearance.



Sink/Basin: Single sink APPEARS SERVICABLE:
The visible water supply piping was in satisfactory condition and was functioning as designed and intended. All functional plumbing fixtures were operated during the inspection and were secured properly, no signs of active leaks were present, and were functioning as designed and intended.

Faucets/Traps: Older Fixtures APPEARS SERVICABLE:, IMPROVE:
Older fixtures, updating would be a logical improvement

Tub/Surround: Free Standing Tub APPEARS SERVICABLE:, IMPROVE:
LOW WATER PRESSURE, this should be investigated, OLD COMPONENTS, updating would be a logical long-term improvement



Bathroom (Continued)

Tub/Surround: (continued)



Toilet: 1.6 Gallon Tank APPEARS SERVICABLE:

The visible components of the toilet in this bathroom were in satisfactory condition and were functioning as designed and intended. The toilet was secured properly to the floor, no visible evidence of leaking was present and toilet(s) emptied in a reasonable amount of time.



HVAC Source: Heating system register APPEARS SERVICABLE:

Ventilation: Window APPEARS SERVICABLE.; IMPROVE:

NO EXHAUST FAN ONLY OPERABLE WINDOW PRESENT - There was no bath fan installed in a bathroom with a shower and/or bath. A window in the bathroom may not provide sufficient ventilation especially during cold and/or windy days which could result in moisture build-up that can lead to mold, mildew, bacteria or fungal growth. Recommend that a professional contractor install an exhaust fan in the bathroom.

INSPECTPRO - CLIENT ADVISORY: Although you may not think about it frequently, your bathroom exhaust fan is like any other electrical appliance. And like others, these exhaust fans can pose a fire risk if they aren't properly taken care of. Stay safe and reduce that risk by keeping your bathroom ceiling fan well maintained.

Accessories: Towel Bar, TP Holder, Mirror APPEARS SERVICABLE:

1st floor- Bathroom

OVER ALL CONDITION: *Older components, updating would be a logical improvement., Normal wear and tear. APPEARS SERVICABLE:*

TYPICAL FLAWS were observed in the finishes. Allow for improvements.



Bathroom (Continued)

Ceiling: *APPEARS SERVICABLE.; IMPROVE:*

TYPICAL FLAWS were observed in the finishes. Allow for improvements.

Walls: *Drywall APPEARS SERVICABLE:*

CRACKS was observed. In the absence of any additional movement only cosmetic repairs will be necessary. This should be investigated.

Floor: *Tile APPEARS SERVICABLE:*

UNEVEN floors. This is not uncommon. *TYPICAL FLAWS* were observed. Allow for improvements.

Doors: *Hollow Wood APPEARS SERVICABLE:*

DOOR STOP MISSING - allow for replacement

Windows: *Vinyl- APPEARS SERVICABLE:*

Appear to be in good condition.

Outlets and Wiring: *APPEARS SERVICABLE:*

Outlets were functional and appeared to be in serviceable condition at the time of the inspection.

GFCI Protection: *110 VAC GFCI APPEARS SERVICABLE:*

TESTED PROPERLY - the GFCI circuit was tested and operated properly at the time of the inspection.



Lights and Switches: *APPEARS SERVICABLE:*

Light fixtures responded to the switch and appeared to be in serviceable condition at the time of the inspection.

Counter/Cabinet: *Composite and wood APPEARS SERVICABLE:*

OLDER - updating would be a logical improvement

Sink/Basin: *Single sink APPEARS SERVICABLE:*

The visible water supply piping was in satisfactory condition and was functioning as designed and intended. All functional plumbing fixtures were operated during the inspection and were secured properly, no signs of active leaks were present, and were functioning as designed and intended.



Faucets/Traps: *Older Fixtures APPEARS SERVICABLE:*

All functional plumbing fixtures were operated during the inspection and were secured properly, no signs of active leaks were present and were functioning as designed and intended.

Bathroom (Continued)

Tub/Surround: Porcelain tub and tile surround APPEARS SERVICABLE.; IMPROVE.; DEFERED COST: OLD COMPONENTS, updating would be a logical long-term improvement, GROUT loose or missing, this should be investigated and repaired as necessary. CHIPPED, damaged or rusting tub, allow for repairs



Toilet: 1.6 Gallon Tank APPEARS SERVICABLE:

The visible components of the toilet in this bathroom were in satisfactory condition and were functioning as designed and intended. The toilet was secured properly to the floor, no visible evidence of leaking was present and toilet(s) emptied in a reasonable amount of time.



HVAC Source: Insufficient APPEARS SERVICABLE.; IMPROVE:

No heat source, The heating system should be further evaluated and repairs made as necessary for function and safety

Ventilation: Window APPEARS SERVICABLE.; IMPROVE:

Accessories: IMPROVE:

Bedroom

LIMITATIONS OF THE BEDROOM(S) INSPECTION:

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions. Furniture, storage, appliances and/or wall hangings are not moved to permit inspection and may block defects. Assessing the quality and condition of interior finishes is highly subjective. Issues such as cleanliness, pet damage, cosmetic flaws, and quality of materials, architectural appeal and color are outside the scope of this inspection. Comments will be general, except where functional concerns exist. Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

BEDROOM(S) - RECOMMENDATIONS/OBSERVATIONS

South Bedroom

Bedroom (Continued)

OVER ALL CONDITION: Older components, updating would be a logical improvement., Normal wear and tear.

APPEARS SERVICABLE:

TYPICAL FLAWS were observed in the finishes. Allow for improvements.



Closet: Single **APPEARS SERVICABLE:**; **IMPROVE:**
DOOR STICKS - should be adjusted for improved operation

Ceiling: Drywall **APPEARS SERVICABLE:**
TYPICAL FLAWS were observed in the finishes. Allow for improvements., CRACKING was observed. In the absence of any additional movement only cosmetic repairs will be necessary. This should be investigated.

Walls: Drywall **APPEARS SERVICABLE:**
TYPICAL FLAWS were observed in the finishes. Allow for improvements.

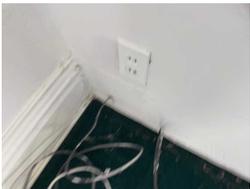


Floor: Carpet **APPEARS SERVICABLE:**
UNEVEN floors. This is not uncommon.

Doors: Wood **APPEARS SERVICABLE:**

Windows: Vinyl- **APPEARS SERVICABLE:**

Outlets and Wiring: **IMPROVE:**
INSUFFICIENT NUMBER - of outlets for this space. Allow for improvements.



HVAC Source: **IMPROVE:**
The heating system should be further evaluated and repairs made as necessary for function and safety

Smoke Detector: Insufficient - additional protection needed: **IMPROVE:**
ADDITIONAL PROTECTION - We recommend installing photoelectric type smoke detectors / alarms. Note: Homes built prior to 1992 were not required to have smoke detectors installed in each bedroom, only hallways. Regardless, it is recommended to install proper smoke detectors in each bedroom for increased safety.

Carbon Monoxide Detector: Insufficient - additional protection needed: **IMPROVE:**

West Bedroom

OVER ALL CONDITION: Older components, updating would be a logical improvement. **APPEARS SERVICABLE:**; **IMPROVE:**
TYPICAL FLAWS were observed in the finishes. Allow for improvements.

Bedroom (Continued)

Closet: *APPEARS SERVICABLE; IMPROVE:*

TYPICAL FLAWS were observed in the finishes. Allow for improvements. LIGHT DAMAGED - allow for replacement



Walls: *IMPROVE:*

TYPICAL FLAWS were observed in the finishes. Allow for improvements. CRACKS was observed. In the absence of any additional movement only cosmetic repairs will be necessary. This should be investigated.



Floor: *Carpet APPEARS SERVICABLE; IMPROVE:*

UNEVEN floors. This is not uncommon. RE-STRETCH - trip hazard

Doors: *IMPROVE:*

ADJUSTMENT - needed for improved operation and appearance

Windows: *Old window not replaced REPAIR:*

CRACKED OR CHIPPED - window should be replaced. SASH CORDS DAMAGED, SECURITY BARS should be made operable for proper and safe egress of the occupants. Bars, grills, covers, screens or similar devices may be installed provided they are equipped with an approved release mechanism which is openable from the inside of the window well without the use of a key, tool or force greater than that required for normal operation of the egress window.

Outlets and Wiring: *SAFETY ISSUE:*

INSUFFICIENT NUMBER - of outlets for this space. Allow for improvements.

Lights and Switches: *Ceiling Fan APPEARS SERVICABLE:*

Light fixtures responded to the switch and appeared to be in serviceable condition at the time of the inspection.

HVAC Source: *Heating system register APPEARS SERVICABLE:*

Smoke Detector: *Not present SAFETY ISSUE:*

ADDITIONAL PROTECTION - We recommend installing photoelectric type smoke detectors / alarms. Note: Homes built prior to 1992 were not required to have smoke detectors installed in each bedroom, only hallways. Regardless, it is recommended to install proper smoke detectors in each bedroom for increased safety.

Carbon Monoxide Detector: *Insufficient - additional protection needed:*

Basement

LIMITATIONS OF BASEMENT INSPECTION:

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions: Only a representative sampling of visible structural components was inspected. Structural components concealed behind finished surfaces and or insulation could not be inspected. Furniture and/or storage restricted access to some structural components. Engineering or architectural services such as calculation of structural capacities, adequacy, or integrity are not part of a home inspection. Limited clearances and the potential for damage to insulation and ceiling finishes below caused by walking in the attic, our inspection of the attic space is performed from the access opening only. Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Interior storage, furniture, finishes and/or insulation restricted the inspection of the basement

BASEMENT - RECOMMENDATIONS/OBSERVATIONS

Basement

OVER ALL CONDITION: Older components, updating would be a logical improvement. **IMPROVE:**



Ceiling: Exposed framing **IMPROVE:**

TYPICAL FLAWS were observed in the finishes. Allow for improvements.

Walls: Brick and Mortar **REPAIR:**

DAMAGE was observed, allow for repairs.

Floor: Concrete **IMPROVE:**

INSPECTPRO - CLEINT ADVISORY: A poured cement basement floor may have settling cracks in it. This would not be unusual. These are not a problem unless unevenness creates trip hazards or a condition where your floor covering will become damaged when installed over the cracks. Minor repairs might be needed in this case. Dramatic cracking, heaving and sinking however, usually means there is something else going on; like water getting under the floor from some source or poor preparation of the site before the cement was poured. Just because the basement cement floor is cracked does not mean that a foundation problem necessarily exists. The foundation walls go down into the dirt many feet. This, or various footers along this wall, is what supports the home, not the floor. The floor is a slab poured on top of the dirt after all the basic structural support is created. It is not even attached to the foundation walls in most cases. Sometimes metal piers or "jacks" support horizontal beams or girders and appear to rest on the slab but further investigation could reveal that where they contact the floor is actually a deeply poured footer as well.

Doors: **IMPROVE:**

DAMAGED - allow for replacement, **WEATHER SEALS** - should be replaced.

Basement (Continued)

Windows: *Neglected IMPROVE:*

WINDOW TUNE-UP is recommended. Windows that have damaged components, frames and missing hardware should be properly restored. Missing screens should be installed. Damaged screens should be replaced.

INSPECTPRO - CLIENT ADVISORY: Every bedroom needs to have a way out in case of a fire. Basement bedrooms in particular need to have an approved size/height/style of escapable window including a ladder to get out of the window well if applicable. While window wells should be covered with a grate to prevent accidental falling in, the grate or cover needs to be light enough and easily removable without the need for any tools. Older homes will have inferior means for fire escape from basement bedrooms. We urge the upgrading of any such windows to comply with modern safety standards to best protect house occupants.



Outlets and Lights: *IMPROVE:*

Non standard wiring was observed, further evaluation and repairs is recommended



Basement (Continued)

Outlets and Wiring: *IMPROVE:*

INSUFFICIENT NUMBER - of outlets for this space. Allow for improvements.

Lights and Switches: *IMPROVE:*

BULB(S) NOT LIT - Light fixture not operating at the time of the inspection, the bulb may need replacement. Otherwise the light fixture and circuit should be investigated.

Smoke Detector: *IMPROVE:*

Old detectors should be replaced.

Carbon Monoxide Detector: *Insufficient - additional protection needed: IMPROVE:*

HVAC Source: *IMPROVE:*

BASEMENT is generally cooler than the upper level. Supplemental heating may be desirable in some areas. Consult the owner., ACM - Asbestos containing materials may be present on the heating pipes. This should be investigated and repairs made as necessary.

Stairs/Railings: *SAFETY ISSUE:*

HANDRAIL MISSING OR INCOMPLETE - The handrail should be continuous for the full length of the flight of stairs., RAILING MISSING OR INCOMPLETE for improved safety, the guard railing should be installed, RISE / RUN UNEVEN - are a trip hazard., A qualified contractor is recommended to evaluate and estimate repairs., LOW HEAD HEIGHT - this is common for old homes.

INSPECTPRO - CLIENT ADVISORY: On some older homes where the undercarriage can be seen the stringers can work their way apart or, "do the splits." When this happens repairs must be made, usually disassembling at least some of the stairs, pulling the stringers back together and then securing the finished product so it does not happen again. If the undercarriage cannot be seen but the stairway feels like it is breaking down we will recommend further investigation by a contractor including the repair of whatever they may find.



Vermin Activity: *IMPROVE:*

A pest exterminator should be consulted for elimination and control. Damaged materials should be restored.

INSPECTPRO - CLIENT ADVISORY: Damage from pest may be more than superficial. A pest control specialist should be consulted for eliminating and control any activity. Investigate, eliminate and controlling is an ongoing maintenance item.

Fireplace/Wood Stove

LIMITATIONS OF THE FIREPLACE INSPECTION:

Fireplaces are difficult to inspect other than to evaluate the general operation and level of clearance to nearby combustibles. The fireplace is only minimally inspected today. We are told that once a fireplace is installed it becomes nearly impossible to determine if the flue has been routed properly. We encourage you to have the fireplace cleaned, serviced and inspected annually by a fireplace specialist. Appliances are tested by turning them on for a short period of time. Like any mechanical device, appliances can malfunction at any time (including the day after taking possession of the house). The temperature calibration, functionality of timers, effectiveness, efficiency and overall performance of appliances is outside the scope of this inspection. Thermostats, timers and other specialized features and controls are not tested.

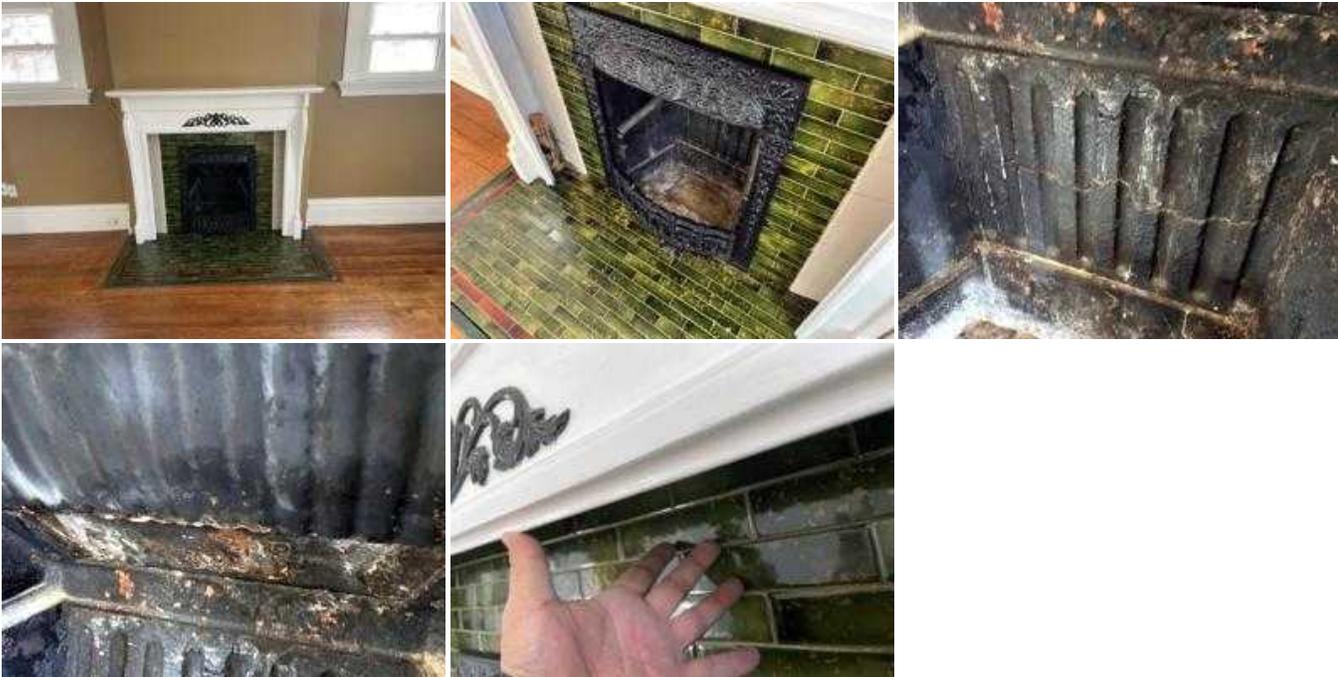
FIREPLACE(S) - RECOMMENDATIONS/OBSERVATIONS

Living Room Fireplace

Fireplace Type: *REPAIR*; *SAFETY ISSUE*:

A qualified contractor is recommended to evaluate and estimate repairs to operate the fireplace safely. Damaged was observed. Improper clearance to combustibles. Damper inoperative. Allow for repairs and replacements.

INSPECTPRO - CLIENT ADVISORY: We encourage you to have the fireplace cleaned, serviced and inspected annually by a fireplace specialist. And recommend the addition of a carbon monoxide alarm in every room where a fireplace is present. It should be noted that most fireplaces do little to heat the home, but do provide a pleasant ambiance.





END OF INSPECTION

This confidential report is prepared for the exclusive use of John and Jane Doe only.
Copyright 2020 InspectPro, LLC December 44, 2099 See the report above for details.

THANK YOU! Thank you for choosing InspectPro to perform this General Home Inspection. We always endeavor to do our best to ensure that both the home and your investment in it are safe!

INSPECTION LIMITATIONS

The Inspection is Visual - The purpose of this report is to reflect as accurately as possible the visible condition of the home at the time of the inspection. Although the inspector may use basic instruments, the inspection performed to provide data for this report was primarily visual and non-invasive. This inspection is not a guarantee or warranty of any kind. Its purpose is to identify potential safety hazards and defects in home systems and their major, readily visible components.

SCOPE of the INSPECTION

The inspection was performed in compliance with the Standards of Practice of the International Association of Certified Home Inspectors. The following conditions lie beyond the scope of the General Home inspection:
Identification of building regulation violations;
Conditions not readily observable;
Failure to follow manufacturer's installation recommendations, or
Any condition requiring research.

NOT TECHNICALLY EXHAUSTIVE

Please keep in mind that home inspectors are generalists, not specialists. Homes contain a huge variety of systems and components of different types, of varying quality and age, installed by those with varying skill levels in different climate zones. To have the same level of expertise, library of knowledge, or to perform inspections to the same technical degree as would contractors specializing in each of those systems is not possible for a home inspector.

The General Home Inspection does not include confirmation of compliance with any manufacturer's recommended installation instructions, confirmation of property boundary limits, compliance with structure setback regulations, or other issues requiring special research.

Although some conditions commented on in this report may be building code violations, identification of building code violations lies beyond the scope of the General Home Inspection. To understand more fully what is and is not included in a General Home Inspection, please visit the Standards of Practice page of the International Association of Certified Home Inspectors at <https://www.nachi.org/sop.htm>.

The goal of this inspection report is not to make a purchase recommendation, but to provide you with useful, accurate information that will be helpful in making an informed purchase decision.

Not Pass/fail

A property does not "Pass" or "Fail" a General Home inspection. An inspection is designed to reflect the visual condition of the home at the time of the inspection. Please feel free to contact me with any questions about either the report or the property, soon after reading the report, or at any time in the future!

READ the REPORT!

Please read your entire inspection report carefully. Although the report has a summary that lists the most important considerations, the body of the report also contains important information.

REPAIRS, EVALUATIONS, and CORRECTIONS

For your protection, and that of others, all repairs, corrections, or specialist evaluations should be performed by qualified contractors or licensed professionals. Safety hazards or poorly performed work can continue to be a problem, or even be made worse when home sellers try to save money by hiring inexpensive, unqualified workmen, or by doing work themselves. Be sure to take whatever actions are necessary before the expiration of your Inspection Object Deadline!

DO A FINAL WALKTHROUGH! Because conditions can change very quickly, we recommend that you or your



END OF INSPECTION (Continued)

THANK YOU! Thank you for choosing InspectPro to perform this General Home I... (continued) representative perform a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide.

WE'RE HERE to HELP! If you have questions about either the contents of this report, or about the home, please don't hesitate to contact us for help, no matter how much time has passed since your home inspection. We'll be happy to answer your questions to the best of our ability.

NOTICE TO THIRD PARTIES This report is the joint property of InspectPro, LLC (the Inspection company) that created it and our Client John and Jane Doe for whom it was prepared. Unauthorized transfer of this report to any third parties or subsequent buyers is not permitted and may place those in violation, or those who improperly depend on the information contained herein in jeopardy. This report and supporting inspection were performed according to a written agreement that limits its scope and the manner in which it may be used. Unauthorized recipients are advised to not rely on the contents of this report but instead to retain the services of the qualified home inspector of their choice to provide them with an updated report.





Maintenance Advice

Despite the claims, very few things are maintenance free. Houses are certainly no exception. While it is a bitter pill for most homeowners to swallow, the fact is that preventative maintenance, with all the time and money it consumes, is still far more cost-effective than the crisis management approach of waiting until something breaks and then scrambling to have it repaired. Preventative maintenance can avoid repairs, extend the life expectancy of many components and in some cases, reduce energy consumption.

A systematic maintenance approach also allows one to monitor certain conditions and components. Regular roof inspections, for example, will give one enough advance warning to allow for several roofing quotes in order to make an educated and cost-effective purchase of a new roof covering. If, on the other hand, no maintenance is done, and the roof suddenly leaks, there is very little time to do comparative shopping. Under these circumstances, one is forced to go with the roofer who can do the job the fastest - not necessarily with the roofing materials of your choice or at the best possible price.

In addition to monitoring systems which wear out, structural monitoring can also be performed. It is not uncommon for people who have been living in a house for some time to suddenly realize that a door frame is out of square and the door does not close properly. With regular maintenance, the cracks which occur in the wall surfaces adjacent to the door frame can be monitored. Knowing whether these cracks have appeared suddenly or have been increasing at a specific rate, is valuable information when diagnosing the problem and designing a repair. Regular maintenance is not everybody's cup of tea. Hiring a handyman to perform maintenance inspections and minor repairs is not unwise.

Ideally, preventative maintenance inspections should be performed semiannually in the spring and fall. However, some components require more or less frequent inspections. Where appropriate, this is noted. Records of any work performed should be noted and filed for future reference.

One last thought. There probably is not a homeowner alive who performs maintenance inspections to the degree that we suggest. So take all of this with a grain of salt. Suffice it to say, the more you do, the better.

UPON TAKING OWNERSHIP:

-After taking possession of a new home, there are some maintenance and safety issues that should be addressed immediately. The following checklist should help you undertake these improvements:

- Change the locks on all exterior entrances, for improved security.
- Check that all windows and doors are secure. Improve window hardware as necessary. Security rods can be added to sliding windows and doors.
- Consideration could also be given to a security system.
- Install smoke detectors on each level of the home. Ensure that there is a smoke detector outside all sleeping areas.
- Replace batteries on any existing smoke detectors and test them. Make a note to replace batteries again in one year.
- Create a plan of action in the event of a fire in your home.
- Ensure that there is an operable window or door in every room of the house.
- Consult with your local fire department regarding fire safety and what to do in the event of fire.
- Examine driveways and walkways for trip hazards. Undertake repairs where necessary.
- Examine the interior of the home for trip hazards. Loose or torn carpeting and flooring should be repaired.
- Undertake improvements to all stairways, decks, porches and landings where there is a risk of falling or stumbling.
- Review your home inspection report for any items that require immediate improvement or further investigation. Address these areas as required.
- Install rain caps and vermin screens on all chimney flues, as necessary.
- Investigate the location of the main shutoffs for the plumbing, heating and electrical systems.

REGULAR MAINTENANCE:

EVERY MONTH

- Check that fire extinguisher(s) are fully charged. Re-charge if necessary.
- Examine heating/cooling air filters and replace or clean as necessary.
- Inspect and clean humidifiers and electronic air cleaners.
- If the house has hot water heating, bleed radiator valves.
- Clean gutters and downspouts. Ensure that downspouts are secure, and that the discharge of the downspouts is appropriate.



Maintenance Advice (Continued)

InspectPro, Professional Building Inspection Service (continued)

- Remove debris from window wells.
- Carefully inspect the condition of shower enclosures. Repair or replace deteriorated grout and caulk.
- Ensure that water is not escaping the enclosure during showering.
- Check below all plumbing fixtures for evidence of leakage.
- Repair or replace leaking faucets or showerheads.
- Secure loose toilets, or repair flush mechanisms that become troublesome.
- Carefully inspect the condition of the sump pit, pump and foundation drainage system.
- If the home has a suspended (raised) basement floor, check the area for moisture. Frequent checking may be necessary.

SPRING AND FALL

- Examine the roof for evidence of damage to roof coverings, Flashings' and chimneys.
- Look in the attic (if accessible) to ensure that roof vents are not obstructed.
- Check the Attic for evidence of leakage, condensation or vermin activity. Level out insulation if needed.
- Trim back tree branches and shrubs to ensure that they are not in contact with the house.
- Inspect the exterior walls and foundation for evidence of damage, cracking or movement. Watch for bird nests or other vermin or insect activity.
- Survey the basement and/or crawl space walls for evidence of moisture seepage.
- Look at overhead wires coming to the house. They should be secure and clear of trees or other obstructions.
- Ensure that the grade of the land around the house encourages water to flow away from the foundation.
- Inspect all driveways, walkways, decks, porches, and landscape components for evidence of deterioration, movement or safety hazards.
- Clean windows and test their operation. Improve caulking and weather-stripping as necessary.
- Watch for evidence of rot in wood window frames. Paint and repair windowsills and frames as necessary.
- Test all ground fault circuit interrupter (GFCI) devices, as identified in the inspection report.
- Shut off isolating valves for exterior hose bibs in the fall, if below freezing temperatures are anticipated.
- Test the Temperature and Pressure Relief (TPR) Valve on water heaters.
- Inspect for evidence of wood boring insect activity. Eliminate any wood/soil contact around the perimeter of the home.
- Test the overhead garage door opener, to ensure that the auto-reverse mechanism is responding properly.
- Clean and lubricate hinges, rollers and tracks on overhead doors.
- Replace or clean exhaust hood filters.
- Clean, inspect and/or service all appliances as per the manufacturers recommendations.

ANNUALLY

- Replace smoke detector batteries.
- Have the heating, cooling and water heater systems cleaned and serviced.
- Have chimneys inspected and cleaned. Ensure that rain caps and vermin screens are secured.
- Examine the electrical panels, wiring and electrical components for evidence of overheating. Ensure that all components are secure. Flip the breakers on and off to ensure that they are not sticky.
- If the house utilizes a well, check and service the pump and holding tank. Have the water quality tested.
- If the property has a septic system, have the tank inspected (and pumped as needed).
- If your home is in an area prone to wood destroying insects (termites, carpenter ants, etc.), have the home inspected by a licensed specialist. Preventative treatments may be recommended in some cases.

FYI: This is an informational statement concerning mold and fungus. To address mold/fungus, the cause must be understood: Mold is caused by moisture. Wiping off mold with bleach or a similar material does not address the cause. In a bathroom, the source is typically the shower. In other areas, the source could be elevated relative humidity from basement to crawl space water penetration, a large number of plants, standing water, an improperly vented dryer, dirt crawl space floors, or anything that could provide and/or retain moisture. If moisture is the cause, which it is, elimination or control of the moisture is the solution. Identification of the source can be difficult in some cases. In a bathroom using an exhaust fan will generally discharge moisture-laden air to the exterior. Mold develops when moisture, in a vapor state starts to pass through a wall or ceiling and changes to liquid before it can escape as a vapor. Moisture only goes from the warm side of a wall or ceiling to the cold side, it never moves from cold to warm. This fact dictates that when a vapor barrier is installed, it should be on the warm side of the wall. If there are two vapor



Maintenance Advice (Continued)

InspectPro, Professional Building Inspection Service (continued)

barriers, the one on the warm side should have more integrity as a vapor barrier than the one on the outside. In a bathroom that receives heavy use or one without a fan, evacuating the moisture may be difficult. One way to effectively reduce and in most cases eliminate the development of mold in this situation would be to paint the walls with 2-3 coats of enamel with a very low permeability rate. This will act a vapor barrier and limit or stop the amount of moisture that penetrates the walls and ceilings. Liquid is likely to develop on the walls and it should be wiped off, but it will not penetrate and therefore will not develop mold. When the relative humidity is 60% or higher, molds can develop. The higher the relative humidity the faster mold will develop. When the source of moisture is removed the mold/fungus will not survive.

PREVENTION IS THE BEST APPROACH

Although we've heard it many times, nothing could be truer than the old cliché an ounce of prevention is worth a pound of cure. Preventative maintenance is the best way to keep your house in great shape. It also reduces the risk of unexpected repairs and improves the odds of selling your house at fair market value, when the time comes.

Please feel free to contact our office should you have any questions regarding the operation or maintenance of your home. Enjoy your home!



Some Food For Thought

There may come a time that you discover something wrong with the house, and you may be concerned with our service.

INTERMITTENT OR CONCEALED PROBLEMS - Some problems can only be discovered by living in a house. They cannot be discovered during the few hours of a home inspection. For example, some shower stalls leak when people are in the shower, but do not leak when you simply turn on the tap. Some roofs and basements only leak when specific conditions exist. Some problems will only be discovered when carpets were lifted, furniture is moved or finishes are removed.

NO CLUES - These problems may have existed at the time of the inspection but there were no clues as to their existence. Our inspections are based on the past performance of the house. If there are no clues of a past problem, it is unfair to assume we should foresee a future problem.

WE ALWAYS MISS SOME MINOR THINGS - Some say we are inconsistent because our reports identify some minor problems but not others. The minor problems that are identified were discovered while looking for more significant problems. We note them simply as a courtesy. The intent of the inspection is not to find the \$200 problems; it is to find the \$2,000 problems. These are the things that affect people's decisions to purchase.

CONTRACTORS' ADVICE - The main source of dissatisfaction with home inspectors comes from comments made by contractors. Contractors' opinions often differ from ours. Don't be surprised when three roofers all say the roof needs replacement when we said that, with some minor repairs, the roof will last a few more years.

LAST MAN IN THEORY - While our advice represents the most prudent thing to do, many contractors are reluctant to undertake these repairs. This is because of the "Last Man In, Theory". The contractor fears that if he is the last person to work on the roof, he will get blamed if the roof leaks, regardless of whether the roof leak is his fault or not. Consequently, he won't want to do a minor repair with high liability when he could re-roof the entire house for more money and reduce the likelihood of a callback. This is understandable.

MOST RECENT ADVICE IS BEST - There is more to the "Last Man In, Theory". It suggests that it is human nature for homeowners to believe the last bit of "expert" advice they receive, even if it is contrary to previous advice. As home inspectors, we unfortunately find ourselves in the position of "First Man In" and consequently it is our advice that is often disbelieved.

WHY DIDN'T WE SEE IT - Contractors may say I can't believe you had this house inspected, and they didn't find this problem. There are several reasons for these apparent oversights:

1. **Conditions During Inspection;** It is difficult for homeowners to remember the circumstances in the house, at the time of the inspection. Homeowners seldom remember that it was snowing, there was storage everywhere in the basement or that the furnace could not be turned on because the air conditioning was operating, et cetera. It's impossible for contractors to know what the circumstances were when the inspection was performed.
2. **The Wisdom Of Hindsight;** When the problem manifests itself, it is very easy to have 20/20 hindsight. Anybody can say that the basement is wet when there is water on the floor. Predicting the problem is a different story.
3. **A Long Look;** If we spent 1/2 an hour under the kitchen sink or 45 minutes disassembling the furnace, we would likely find additional problems. Unfortunately, the inspection would take several days and would cost considerably more.
4. **We're Generalists;** Inspectors are generalists; we are not specialists. The heating contractor may indeed have more heating expertise than we do.
5. **An Invasive Look;** Problems often become apparent when carpets or plaster are removed, when fixtures or cabinets are pulled out, and so on. A home inspection is a visual examination. We don't perform any invasive or destructive tests.

AN INSPECTION IS NOT INSURANCE - In conclusion, a home inspection is designed to better your odds. It is not designed to eliminate all risk. For that reason, a home inspection should not be considered an insurance policy. The premium that an insurance company would have to charge for a policy with no deductible, no limit and an indefinite policy period would be considerably more than the fee we charge. It would also not include the value added by the inspection.



InspectPro, LLC

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Your Agent

Some Food For Thought (Continued)

InspectPro, Professional Building Inspection Service (continued)

WE HOPE THIS IS HELPFUL. PLEASE FEEL FREE TO CALL US AT ANYTIME WITH YOUR CONCERNS.