

Prepared for Exclusive Use by:

Atlantic Asset Management
Billy Summs

Address of Property:

5021 Martins Point Rd
Kitty Hawk NC 27949

Date of Service:

6/13/2018



Company Providing Service:

John Burke
VA 3380001054 / NC 4007

Burke Inspection Service dba HouseMaster - VA #3380001054
109-G Gainsboro Sq. - #165
Chesapeake, VA 23320
(757) 549-3433

Table of Contents

Cover Page	1
Table of Contents	2
Intro Page	3
1 ROOFING	6
2 EXTERIOR ELEMENTS	10
3 SITE ELEMENTS	20
4(A) DETACHED GARAGE / WORKSHOP	26
4(B) ATTACHED GARAGE	31
5 ATTIC	34
6(A) POWDER ROOM	35
6(B) 1ST FL FULL BATH	36
6(C) MASTER BATH	38
6(D) BATH - BR#2	41
6(E) BATH - BR#3	43
7 KITCHENS	45
8 INTERIOR ELEMENTS	49
9 FOUNDATION / SUBSTRUCTURE	54
10 ELECTRIC SYSTEM	57
11 HEAT PUMP SYSTEM(S)	62
12 PLUMBING SYSTEM	67
13 WATER HEATER	70
General Summary	72
Invoice	78

INSPECTION INFORMATION

CLIENT:

Atlantic Asset Management
Billy Summs

PROPERTY ADDRESS:

5021 Martins Point Rd
Kitty Hawk NC 27949

INSPECTION DATE/TIME:

6/13/2018: 1:00 pm - 4:00 pm

INSPECTOR:

John Burke

INSPECTION COMPANY:

Burke Inspection Service dba HouseMaster - VA
#3380001054
109-G Gainsboro Sq. - #165
Chesapeake, VA 23320
(757) 549-3433

INSPECTION DETAILS

DESCRIPTION:

Single Family

AGE OF STRUCTURE:

34 years

ORIENTATION:

Facing West

TYPE OF INSPECTION:

Standard Home Inspection

STATUS OF HOME:

Occupied

WEATHER:

Clear

TEMPERATURE:

85 degrees (F)

INTRODUCTION

The purpose of this report is to render the inspector's professional opinion of the condition of the inspected elements of the referenced property (dwelling or house) on the date of inspection. Such opinions are rendered based on the findings of a standard limited time/scope home inspection performed according to the Terms and Conditions of the Inspection Order Agreement and in a manner consistent with applicable home inspection industry standards. The inspection was limited to the specified, readily visible and accessible installed major structural, mechanical and electrical elements (systems and components) of the house. The inspection does not represent a technically exhaustive evaluation and does not include any engineering, geological, design, environmental, biological, health-related or code compliance evaluations of the house or property. Furthermore, no representations are made with respect to any concealed, latent or future conditions.

The GENERAL INSPECTION LIMITATIONS on the following page provides information regarding home inspections, including various limitations and exclusions, as well as some specific information related to this property. The information contained in this report was prepared exclusively for the named Clients and is not transferable without the expressed consent of the Company. The report, including all Addenda, should be reviewed in its entirety. REPORT TERMINOLOGY

REPORT TERMINOLOGY

The following terminology may be used to report conditions observed during the inspection. Additional terms may also be used in the report:

SATISFACTORY - Element was functional at the time of inspection. Element was in working or operating order and its condition was at least sufficient for its minimum required function, although routine maintenance may be needed.

FAIR - Element was functional at time of inspection but has a probability of requiring repair, replacement or other remedial work at any time due to its age, condition, lack of maintenance or other factors. Have element regularly evaluated and anticipate the need to take action.

POOR - Element requires immediate repair, replacement, or other remedial work, or requires evaluation and/or servicing by a qualified specialist.

NOT APPLICABLE - All or individual listed elements were not present, were not observed, were outside the scope of the inspection, and/or were not inspected due to other factors, stated or otherwise.

NOT INSPECTED (NOT RATED) - Element was disconnected or de-energized, was not readily visible or accessible, presented unusual or unsafe conditions for inspection, was outside scope of the inspection, and/or was not inspected due to other factors, stated or otherwise.

Independent inspection(s) may be required to evaluate element conditions. If any condition limited accessibility or otherwise impeded completion of aspects of the inspection, including those listed under LIMITATIONS, it is recommended that limiting factors be removed or eliminated and that an inspection of these elements be arranged and completed prior to closing.

IMPORTANT NOTE: All repair needs or recommendations for further evaluation should be addressed prior to closing. It is the client's responsibility to perform a final inspection to determine the conditions of the dwelling and property at the time of closing. If any decision about the property or its purchase would be affected by any condition or the cost of any required or discretionary remedial work, further evaluation and/or contractor cost quotes should be obtained prior to making any such decisions.

NATURE OF THE FRANCHISE RELATIONSHIP

The Inspection Company ("Company") providing this inspection report is a franchisee of DBR Franchising, LLC ("Franchisor"). As a franchisee, the Company is an independently owned and operated business that has a license to use the HouseMaster names, marks, and

certain methods. In retaining the Company to perform inspection services, the Client acknowledges that Franchisor does not control this Company's day-to-day activities, is not involved in performing inspections or other services provided by the Company, and is in no way responsible for the Company's actions. Questions on any issues or concerns should be directed to the listed Company.

GENERAL INSPECTION LIMITATIONS

CONSTRUCTION REGULATIONS - Building codes and construction standards vary regionally. A standard home inspection **does not include** evaluation of a property for compliance with building or health codes, zoning regulations or other local codes or ordinances. No assessments are made regarding acceptability or approval of any element or component by any agency, or compliance with any specific code or standard. Codes are revised on a periodic basis; consequently, existing structures generally do not meet current code standards, nor is such compliance usually required. Any questions regarding code compliance should be addressed to the appropriate local officials.

HOME MAINTENANCE - All homes require regular and preventive maintenance to maximize the economic life spans of elements and to minimize unanticipated repair or replacement needs. Annual maintenance costs may run 1 to 3% (or more) of the sales price of a house depending on age, design, and/or the degree of prior maintenance. Every homeowner should develop a preventive maintenance program and budget for normal maintenance and unexpected repair expenses. Remedial work should be performed by a specialist in the appropriate field following local requirements and best practices.

ENVIRONMENTAL AND MOLD ISSUES (AND EXCLUSIONS) - The potential health effects from exposure to many elements found in building materials or in the air, soil, water in and/or around any house are varied. A home inspection **does not include** the detection, identification or analysis of any such element or related concerns such as, but not limited to, mold, allergens, radon, formaldehyde, asbestos, lead, electromagnetic fields, carbon monoxide, insecticides, refrigerants, and fuel oils. Furthermore, no evaluations are performed to determine the effectiveness of any system designed to prevent or remove any elements (e.g., water filters or radon mitigation). An environmental health specialist should be contacted for evaluation of any potential health or environmental concerns. Review additional information on MOLD/MICROBIAL ELEMENTS below.

AESTHETIC CONSIDERATIONS - A standard building inspection does not include a determination of all potential concerns or conditions that may be present or occur in the future **including** aesthetic/cosmetic considerations or issues (appearances, surface flaws, finishes, furnishings, odors, etc.).

DESIGN AND ADEQUACY ISSUES - A standard home inspection **does not include** any element design or adequacy evaluations including seismic or high-wind concerns, soil bearing, energy efficiencies, or energy conservation measures. It also does not address in any way the function or suitability of floor plans or other design features. Furthermore, no determinations are made regarding product defects notices, safety recalls, or other similar manufacturer or public/private agency warnings related to any material or element that may be present in any house or on any property.

ESTIMATED AGES - Any age estimations represent the inspector's opinion as to the approximate age, and **are provided for general guidance purposes only**. Estimations may be based on numerous factors including, but not limited to, appearance and owner comment. Obtain independent verification if knowledge of the specific age of any element is desired or required. Design lives represent the typical economic service life range for elements of similar design, quality and type, as measured from the time of original construction or installation. Any stated **design life is presented solely as a guide**. It does not take into consideration abnormal, unknown, or discretionary factors, and is not a prediction of future service life. Age estimates are listed in "years" unless otherwise noted.

ELEMENT DESCRIPTIONS - Any descriptions or representations of element material, type, design, size, dimensions, etc., are based primarily on visual observation of inspected or representative components. Owner comment, element labeling, listing data, and rudimentary measurements may also be considered in an effort to describe an element. However, there is no guarantee of the accuracy of any material or product descriptions listed in this report; other or additional materials may be present. Independent evaluations and/or testing should be arranged if verification of any element's makeup, design, or dimension is needed. Any questions arising from the use of any particular terminology or nomenclature in this report **should be addressed prior to closing**.

REMEDIAL WORK - Quotes should be obtained prior to closing from qualified (knowledgeable and licensed as required) specialists/contractors to determine actual repair/replacement costs for any element or condition requiring attention. Any cost estimates provided with a home inspection, whether oral or written, only represent an approximation of possible costs. Cost estimates do not reflect all possible remedial needs or costs for the property; latent concerns or consequential damage may exist. **If the need for remedial work develops or is uncovered after the inspection, prior to performing any repairs contact the Inspection Company** to arrange a re-inspection to assess conditions. Aside from basic maintenance suitable for the average homeowner, all repairs or other remedial work should be performed by a specialist in the appropriate field following local requirements and best practices.

SELLER DISCLOSURE - This report is **not a substitute for Seller Disclosure**. A Property History Questionnaire form may be provided with this report to help obtain background information on the property in the event a full Seller Disclosure form is not available. The buyer should review this form and/or the Seller Disclosure with the owner prior to closing for clarification or resolution of any questionable items. A final buyer inspection of the house (prior to or at the time of closing) is also recommended.

WOOD-DESTROYING INSECTS/ORGANISMS - In areas subject to wood-destroying insect activity, it is advisable to obtain a current wood-destroying insect and organism report on the property from a qualified specialist, whether or not it is required by a lender. A standard home inspection **does not include** evaluation of the nature or status of any insect infestation, treatment, or hidden damage, nor does it cover issues related to other house pests or nuisances or subsequent damage.

ELEMENTS NOT INSPECTED - Any element or component not evaluated as part of this inspection should be inspected prior to closing. Either make arrangements with the appropriate tradesman or contact the Inspection Company to arrange an inspection when all elements are ready for inspection.

HOUSE ORIENTATION - Location descriptions/references are provided for general guidance only and represent orientations based on a view facing the front of the house from the outside. Any references using compass bearings are only approximations. If there are any questions, obtain clarification prior to closing.

CONDOMINIUMS - The Inspection of condominium/cooperative do not include exteriors/ typical common elements, unless otherwise noted. Contact the association/management for information on common element conditions, deeds, and maintenance responsibilities.

MOLD AND MICROBIAL ELEMENTS / EXCLUSIONS

The purpose and scope of a standard home inspection **does not include** the detection, identification or assessment of fungi and other biological contaminants, such as molds, mildew, wood-destroying fungi (decay), bacteria, viruses, pollens, animal dander, pet or vermin excretions, dust mites and other insects. These elements contain/carry microbial particles that can be allergenic, infectious or toxic to humans, especially individuals with asthma and other respiratory conditions or sensitivity to chemical or biological contaminants. Wood-destroying fungi, some molds, and other contaminants can also cause property damage. One particular biological contamination concern is mold. Molds are present everywhere. Any type of water leakage, moisture condition or moisture-related damage that exists over a period of time can lead to the growth of potentially harmful mold(s). The longer the condition(s) exists, the greater the probability of mold growth. There are many different types of molds; most molds do not create a health hazard, but others are toxic.

Indoor mold represents the greatest concern as it can affect air quality and the health of individuals exposed to it. Mold can be found in almost all homes. Factors such as the type of construction materials and methods, occupant lifestyles, and the amount of attention given to house maintenance also contribute to the potential for molds. Indoor mold contamination begins when spores produced by mold spread by air movement or other means to an area conducive to mold growth. Mold spores can be found in the air, carpeting, insulation, walls and ceilings of all buildings. But mold spores only develop into an active mold growth when exposed to moisture. The sources of moisture in a house are numerous and include water leakage or seepage from plumbing fixtures, appliances, roof openings, construction defects (e.g., EIFS wall coverings or missing flashing) and natural catastrophes like floods or hurricanes. Excessive humidity or condensation caused by faulty fuel-burning equipment, improper venting systems, and/or inadequate ventilation provisions are other sources of indoor moisture. By controlling leakage, humidity and indoor air quality, the potential for mold contamination can be reduced. To prevent the spread of mold, immediate remediation of any water leakage or moisture problems is critical. For information on mold testing or assessments, contact a qualified mold specialist.

Neither the evaluation of the presence or potential for mold growth, nor the identification of specific molds and their effects, fall within the scope of a standard home inspection. Accordingly, the Inspection Company assumes no responsibility or liability related to the discovery or presence of any molds, their removal, or the consequences whether property or health-related.

ADDITIONAL COMMENTS

Mechanical System Upgrade Needs - No evaluations are made as part of a standard home inspection regarding heating, ventilation, or air conditioning (HVAC) system design, system efficiency, adequacy, compliance with current energy standards or costs, and other factors that may be associated with the need to or desire to repair, replace, or upgrade any equipment. If new HVAC equipment is required or desired, now or in the future, in addition to costs associated with the purchase and installation of the equipment itself, there may be additional expenses related to structural alteration or air handler and distribution system replacement or alterations. For additional information on energy efficiency requirements contact (www.doe.gov).

Pictures in Report - Any pictures (photographs, graphics, or images) included in or provided in conjunction with this Inspection Report generally portray overviews of certain elements, depict specific conditions or defects described in report comments, or are used for orientation purposes. Pictures provided do not necessarily reflect all conditions or issues that need attention or may otherwise be a concern. The inclusion of any picture is not in anyway designed to highlight or diminish the significance or severity of any defect or condition, except as may be described in the Inspection Report. The report must be read in its entirety for pertinent information.

(c) Copyright 2001-2017 HouseMaster

Each HouseMaster Franchise is an Independently Owned and Operated Business.

1. ROOFING

The inspection of roofs and rooftop elements is limited to readily visible and accessible elements as listed herein; elements and areas concealed from view for any reason cannot be inspected. This inspection does not include chimney flues and flue liners, or ancillary components or systems such as lightning protection, solar panels, and similar elements, unless specifically stated. **Element descriptions are provided for general information purposes only; the verification of roofing materials, roof age, and/or compliance with manufacturer installation requirements is not within the scope of a standard home inspection.** Issues related to roof or roofing conditions may also be covered under other headings in this report, including the ATTIC section.

ROOF STYLE:

Steep Slope

ROOFING MATERIAL:

Dimensional/Architectural Asphalt

ESTIMATED AGE:

12 to 16 years

DESIGN LIFE:

20 to 30 years

INSPECTION METHOD:

Walked On

SPECIAL LIMITATIONS:

Design / Steep Pitch

S F P N A N I

●					<p>1.0 ROOFING The roof cover appears to be in generally good condition, but some minor damage was observed. Monitor conditions and maintain as needed. Shingles of this type often have a limited lifetime warranty. Buyer should inquire with Seller and/or manufacturer regarding transferability if applicable. (usually "single lifetime" which applies only to purchaser of product, but some are transferable)</p>
				●	<p>1.1 ROOFING #2 The covering below the rooftop deck / balcony was not evaluated, as only the edge is exposed. Monitor conditions on ceiling below closely and anticipate future repair or replacement needs.</p>
				●	<p>1.2 CHIMNEY / VENT #1 There is a faux chimney chase above the gas fireplace which is not functional.</p>
			●		<p>1.3 EXPOSED FLASHING (1) The ceiling of the Sunroom / Breakfast Rm has been damaged by leakage, which may have occurred at the flashing where the roof meets the siding above, but is more likely from the MBR windows. Have checked by a licensed Contractor and corrected as needed. (2) Exposed nails noted on flashing(s), recommend sealing and maintaining as needed with appropriate caulk.</p>
			●		<p>1.4 SKYLIGHT(S) The skylights are aging / beyond their expected service life. Caulking was found around the edges of the plastic domes, indicating a history of prior leaks. That caulking is now deteriorated, and hairline cracks were noted in the domes. Recommend having checked and repaired or replaced as needed by a licensed Roofing Contractor.</p>
●					<p>1.5 VENTILATION COVERS</p>
				●	<p>1.6 PLUMBING STACKS The rubber collars are deteriorating, particularly the one above the MBA, have checked and replaced or covered with "replacement collars" as needed by a licensed Roofing Contractor.</p>
				●	<p>1.7 RAIN GUTTERS No gutters present on structure, recommend adding to ensure proper site drainage and eliminate moisture penetration concerns.</p>
				●	<p>1.8 DOWNSPOUTS / ROOF DRAINS</p>
				●	<p>1.9 FASCIA / SOFFITS Decay was noted where the fascia boards and roofing intersect above BR#3 and the Family Rm, have checked and corrected as needed.</p>

S F P N A N I S= Satisfactory, F= Fair, P= Poor/Defective, NA= Not Applicable, NI= Not Inspected

Review REPORT TERMINOLOGY on Introduction Page. Please contact the Company for clarification on ratings or findings if there are any questions.



1.0 ROOFING Photo 1



1.2 CHIMNEY / VENT #1 Photo 1



1.3(1) EXPOSED FLASHING Photo 1



1.3(2) EXPOSED FLASHING Photo 1



1.4 SKYLIGHT(S) Photo 1



1.4 SKYLIGHT(S) Photo 2



1.4 SKYLIGHT(S) Photo 3



1.4 SKYLIGHT(S) Photo 4



1.6 PLUMBING STACKS Photo 1



1.6 PLUMBING STACKS Photo 2



1.9 FASCIA / SOFFITS Photo 1

NOTE: All roofs have a finite life and will require replacement at some point. In the interim, the seals at all roof penetrations and flashings, and the watertightness of rooftop elements, should be checked periodically and repaired or maintained as required. Any roof defect can result in leakage, mold, and subsequent damage. Conditions such as hail damage or manufacturing defects or whether the proper nailing methods or underlayment were used are not readily detectible during a home inspection. Gutters (eavestroughs) and downspouts (leaders) will require regular cleaning and maintenance. All chimneys and vents should be checked periodically. In general, fascia and soffit areas are not readily accessible for inspection; these components are prone to decay, insect, and pest damage, particularly with roof or gutter leakage. If any roof deficiencies are reported, a qualified roofer or the appropriate specialist should be contacted to determine what remedial action is required. If the roof inspection was restricted or limited due to roof height, weather conditions, or other factors, arrangements should be made to have the roof inspected by a qualified roofer, particularly if the roofing is older or its age is unknown.

SUPPLEMENTAL INFORMATION - Review the additional details below.

Roof Systems - The watertightness of a roofing system is dependent on the proper installation of the roofing material and underlayment, its physical condition, and the proper function of all flashings (metal or other membrane installed at protrusions through the roof, such as vent pipes, skylights and valleys). While general roofing conditions were reported, this report is not a guarantee the roof is or will be watertight or leak free.

Inspection Limitations - The evaluation of a roof is primarily a visual assessment based on general roofing appearances. The verification of actual roofing materials, installation methods or roof age is generally not possible. Conditions such as hail damage or the lack of underlayment may not be readily detectible and may result in latent concerns. If the inspection was restricted to viewing from the ground and/or was affected by weather conditions or other limitations, a roofer's assessment would be advisable, particularly if the roofing is old or age is unknown.

Asphalt/Fiberglass Shingles - Most newer asphalt roofing products are reinforced with glass fibers to improve the strength of the base felt. Some of these products, however, are susceptible to manufacturing defects that may or may not affect roof function. The manufacturer or qualified roofer should be consulted if there are any reported or suspected concerns.

Roof Flashings/Seal - Initial or recurring roof leakage is often due to inadequate or damaged flashing. All flashings should be checked periodically or if leakage occurs. Repair or seal as needed.

Gutters/Downspouts - The need for gutters and downspouts (leaders) will vary with house/roof design, locale and surface drainage conditions. If present, regular checks and cleaning are advised. If not present, consider the benefits to be gained from proper control of roof run-off and diversion away from foundation.

Splash Blocks/Extensions - To minimize water ponding at the foundation and the potential for interior water penetration, downspout extensions or splash blocks should be utilized at the termination points of all downspouts/roof drains. Maintain a positive slope away from the house and discharge downspouts a reasonable distance away from the foundation.

Chimneys/Vents - Chimney and vent evaluations are based on external conditions only. Internal conditions, design, and venting adequacy were not evaluated unless specifically indicated. A periodic check of all chimneys/vents is advisable as a precautionary measure. A chimney sweep is often qualified to assess/maintain chimney/vent interiors.

Plumbing Vents/Stacks - The flashing/boot seal at plumbing vents are prone to leakage. All vent pipe flashings should be checked periodically and should be repaired and/or sealed as needed. Vent stacks must have adequate clearance from windows and other roof or wall openings or vents. Extending the vent may prevent detrimental conditions.

Satellite Dishes - Satellite dish(es) bolted to roof may loosen and/or damage roof cover & decking beneath over time. Monitor closely and reseal bolts with roofing caulk periodically. Consideration should be given to removing dish(es) to reduce the potential for damage.

●			2.9 FOUNDATION SURFACE / VENTS
	●		2.10 ELECTRIC / GFCI No power was detected at a few of the exterior receptacle outlets, some of the GFCI outlets appear to be redundant to the GFCI breaker in the interior service panel, and several of the exterior light fixtures were inoperable at time of inspection. Have checked and corrected as needed by a licensed Electrical Contractor.
	●		2.11 HOSE BIBS / PLUMBING (1) The hose bib at the rear of the Detached Garage failed when testing / would not shut off. Washers within the faucet were likely deteriorated due to lack of use. Inspector installed a plastic cap to stop the leak. The hose bib at the front of the home is not properly secured to the wall / siding as well. Have checked and corrected as needed by a licensed Plumbing Contractor. (2) Recommend adding backflow preventers / vacuum breaks on hose bibs that do not have built-in anti-siphon features to reduce the potential for cross connection contamination of the plumbing system with bacteria from a garden hose.
	●		2.12 OUTDOOR SHOWER Water was off to the outdoor shower at time of inspection, and the handheld shower head is missing, correct as needed.
	●		2.13 SAUNA The Sauna was not operated, as it was full of storage at time of inspection. Seller indicated that there are concerns with the heaters that were added in the walls. Buyer should have evaluated by a qualified specialist prior to closing.

S F P NANI S= Satisfactory, F= Fair, P= Poor/Defective, NA= Not Applicable, NI= Not Inspected

Review REPORT TERMINOLOGY on Introduction Page. Please contact the Company for clarification on ratings or findings if there are any questions.



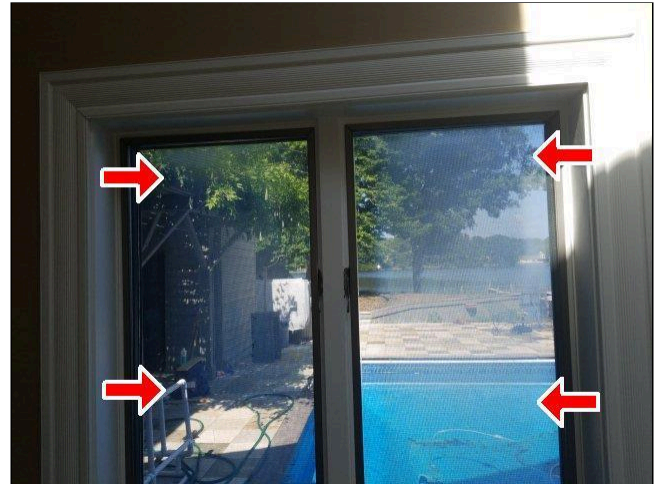
2.0 SIDING #1 Photo 1



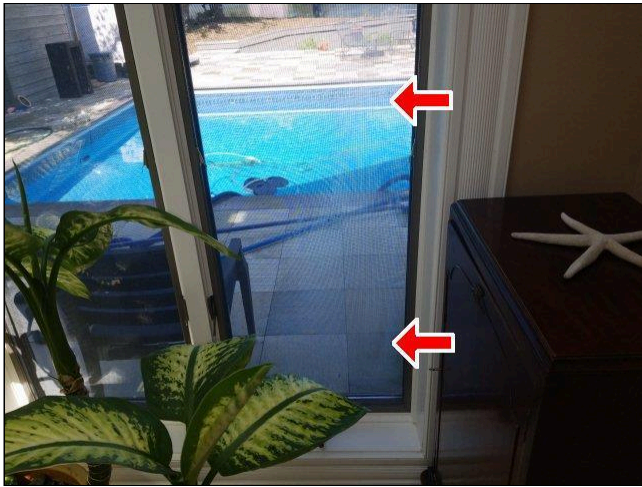
2.0 SIDING #1 Photo 2



2.0 SIDING #1 Photo 3



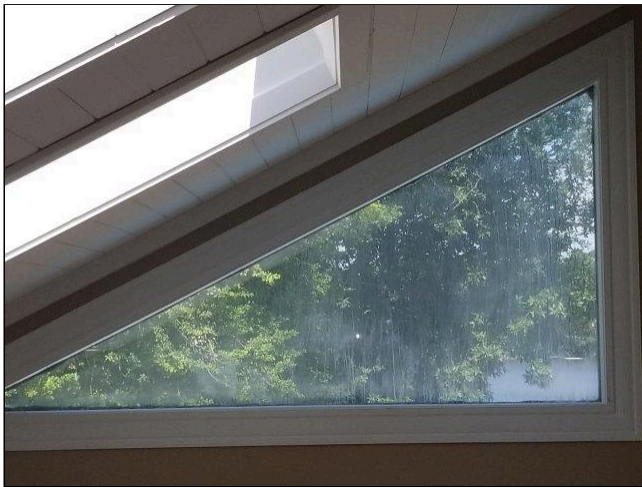
2.1(3) WINDOWS Photo 1



2.1(3) WINDOWS Photo 2



2.1(3) WINDOWS Photo 3



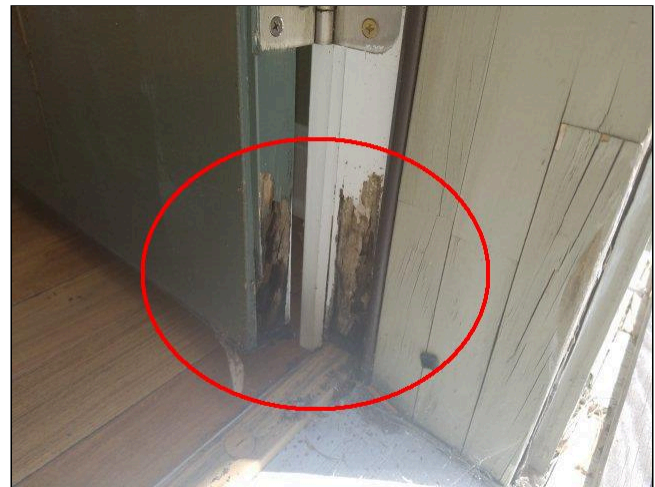
2.1(3) WINDOWS Photo 4



2.1(3) WINDOWS Photo 5



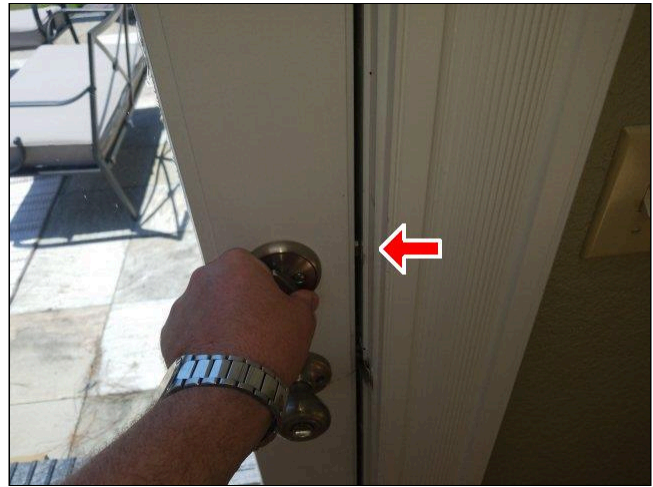
2.2(1) ENTRY DOORS Photo 1



2.2(1) ENTRY DOORS Photo 2



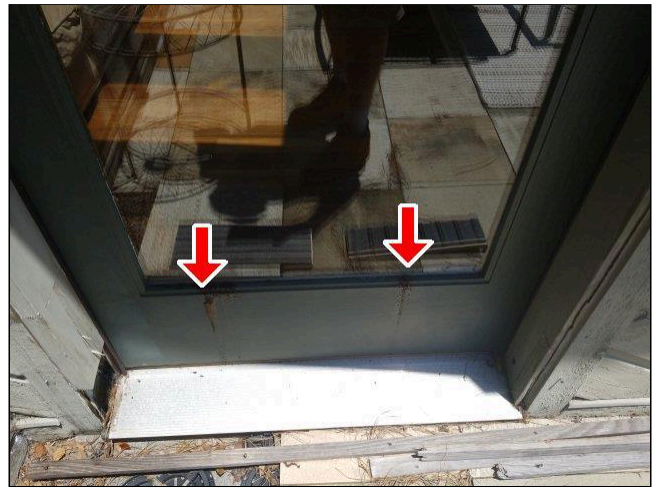
2.2(1) ENTRY DOORS Photo 3



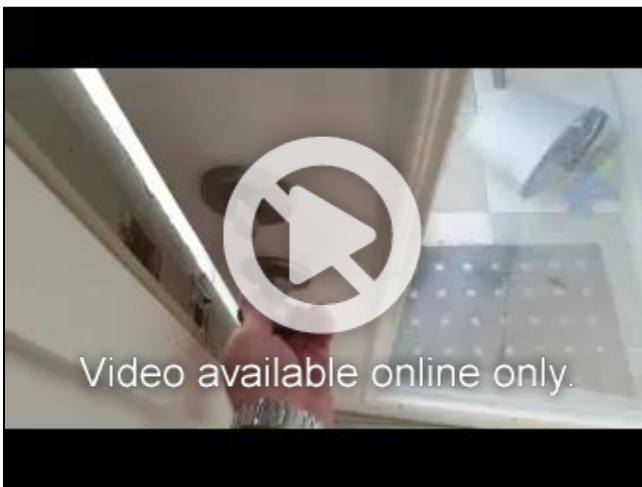
2.2(1) ENTRY DOORS Photo 4



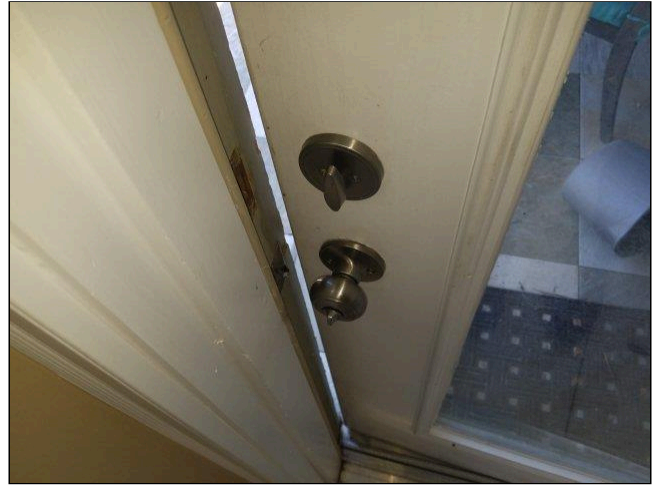
2.2(1) ENTRY DOORS Photo 5



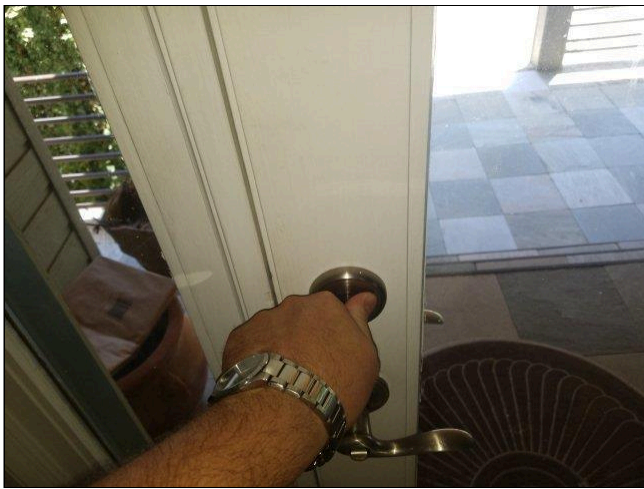
2.2(1) ENTRY DOORS Photo 6



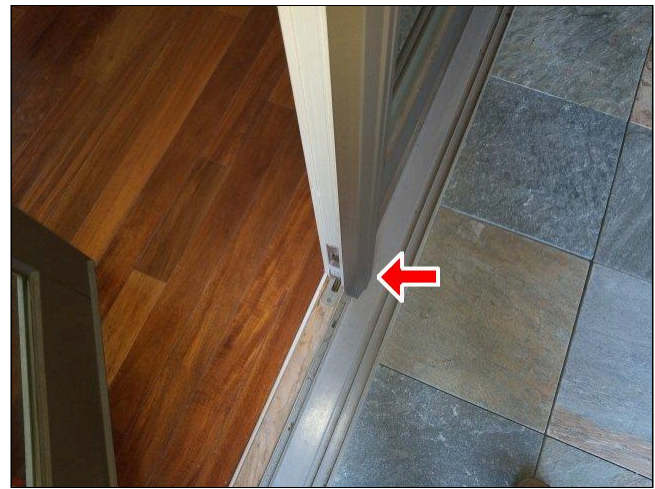
2.2(2) ENTRY DOORS Photo 1



2.2(2) ENTRY DOORS Photo 2



2.2(3) ENTRY DOORS Photo 1



2.2(4) ENTRY DOORS Photo 1



2.2(5) ENTRY DOORS Photo 1



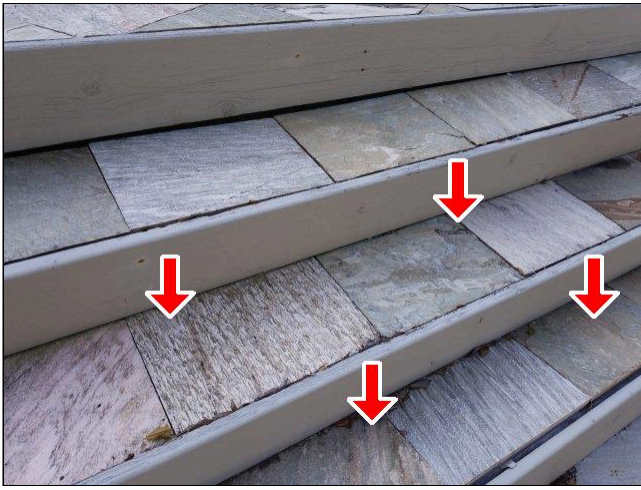
2.2(6) ENTRY DOORS Photo 1



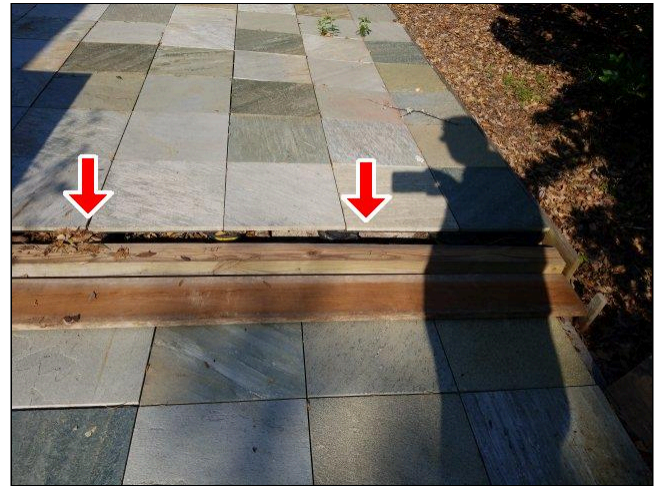
2.2(6) ENTRY DOORS Photo 2



2.3 STAIRS / STOOPS Photo 1



2.3 STAIRS / STOOPS Photo 2



2.3 STAIRS / STOOPS Photo 3



2.3 STAIRS / STOOPS Photo 4



2.3 STAIRS / STOOPS Photo 5



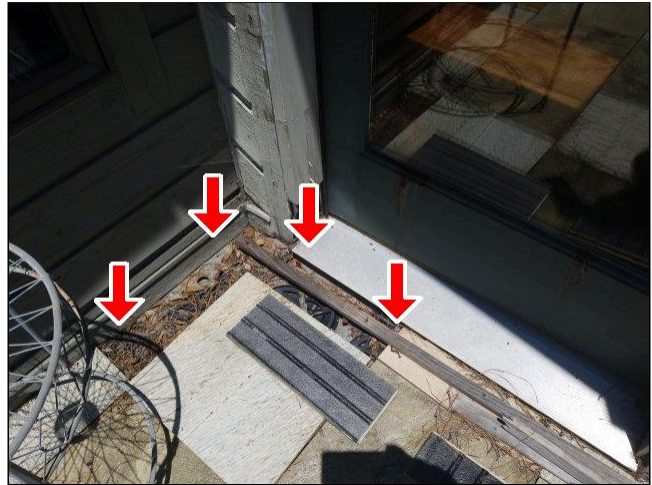
2.5 DECK(S) Photo 1



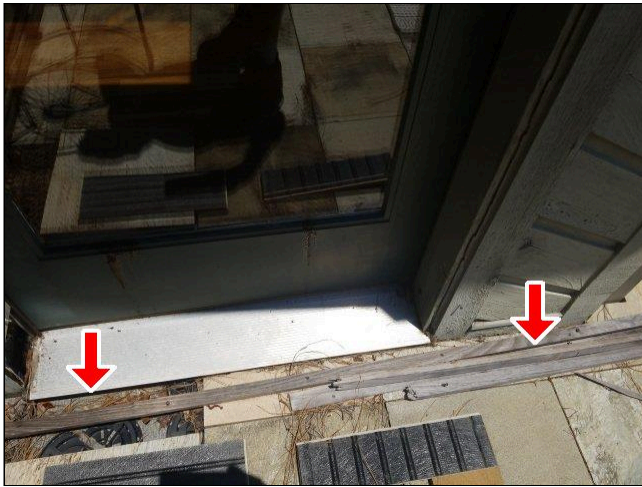
2.5 DECK(S) Photo 2



2.5 DECK(S) Photo 3



2.7(1) BALCONY Photo 1



2.7(1) BALCONY Photo 2



2.10 ELECTRIC / GFCI Photo 1



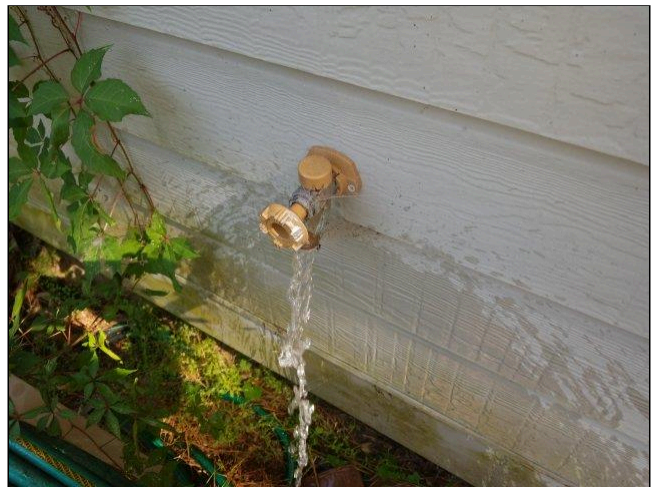
2.10 ELECTRIC / GFCI Photo 2



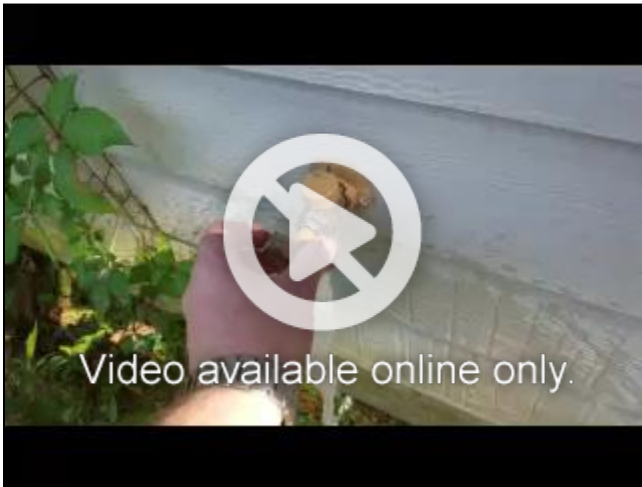
2.10 ELECTRIC / GFCI Photo 3



2.10 ELECTRIC / GFCI Photo 4



2.11(1) HOSE BIBS / PLUMBING Photo 1



2.11(1) HOSE BIBS / PLUMBING Photo 2



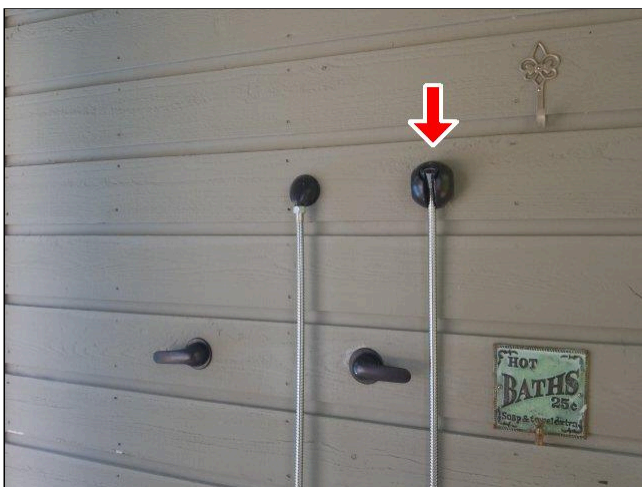
2.11(1) HOSE BIBS / PLUMBING Photo 3



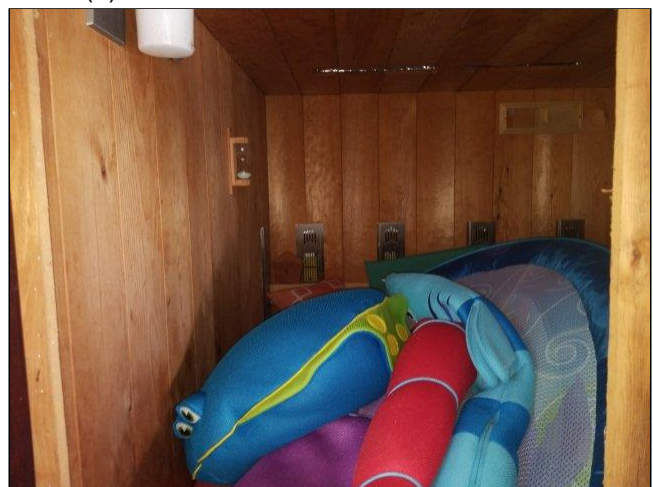
2.11(2) HOSE BIBS / PLUMBING Photo 1



2.11(2) HOSE BIBS / PLUMBING Photo 2



2.12 OUTDOOR SHOWER Photo 1



2.13 SAUNA Photo 1

NOTE: All surfaces of the envelope of the house should be inspected at least semi-annually, and maintained as needed. Any exterior element defect can result in leakage and/or subsequent damage. Exterior wood elements and wood composites are particularly susceptible to water-related damage, including decay, insect infestation, and mold. The use of proper treated lumber or alternative products may help minimize these concerns, but will not eliminate them altogether. While some areas of decay or damage may be reported, additional areas of concern may exist, subsequently develop, or be discovered during repair or maintenance work. Should you wish advice on any new or uncovered area of deterioration, please contact the Inspection Company. Periodic caulking/resealing of all gaps and joints will be required. Insulated window/door units are subject to seal failure, which could ultimately affect the transparency and/or function of the window. Lead-based paints were commonly used on older homes; independent inspection is required if confirmation or a risk assessment is desired.

SUPPLEMENTAL INFORMATION - Review the additional details below.

Wood Deterioration - Exterior wood elements are particularly susceptible to decay and insect damage. The use of treated lumber may help to minimize these concerns but will not eliminate them altogether. While we have attempted to identify readily apparent areas of decay, additional areas of concern may be identified as they occur, spread, or are discovered during repair or maintenance work. Should you wish advice on any new or uncovered area of deterioration, please contact our office. All exterior wood elements should be inspected at least annually; repair and/or refinish as needed.

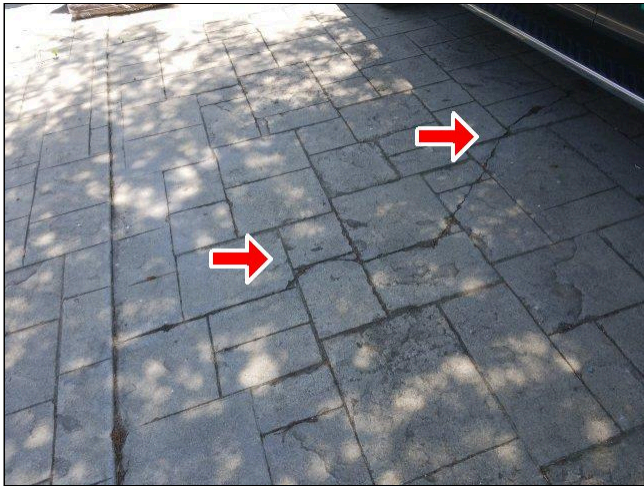
Windows and Doors - Storms, screens, safety glazing, locks and other attachments are generally not inspected unless otherwise noted. Comments on storms generally are limited to surface conditions; function and operation are not evaluated. An inventory of storms/screens should be taken to confirm desired coverage exists and/or storage locations.

Stairs/Decks/Porches - Exterior stairs, rails, porches, etc., require regular maintenance to prevent damage or hazardous conditions. If rails are not present on any stairs or elevated structure, it is recommended they be added for improved safety. Do not overload a deck(s) with too many people.

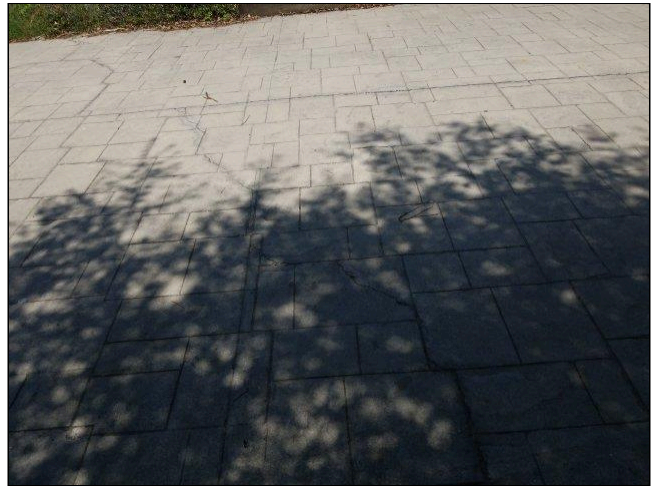
Railings - Handrails or guardrails should have the proper height and balusters spacing, and should be securely installed for proper protection.

Exterior Faucets - Exterior faucets that do not operate may be turned off, not connected, or, in cold weather, may be frozen. Consider all factors when concerns are indicated. The use of backflow preventers is advised, and in many areas now required, to prevent possible contamination of the water supply condition.

High-efficiency Window Issue - *The glass used in modern high-efficiency double-pane windows often has a transparent coating that is designed to help reduce heat gain or loss. In certain situations, the window glass can reflect and focus sunlight on to other surfaces. This can heat up the effected surfaces to temperatures that are high enough to melt or otherwise damage house components, particularly plastics such as vinyl siding and trim. In most cases the damage is localized, but in rare situations damage can be widespread. Remediation usually involves replacement of damaged components and replacement or alteration (i.e., screening) of the windows. But resolution also requires the cooperative efforts of both the owner of the house with the windows and the one effected by the reflective sunlight. Builder and/or manufacturer warranties may also apply.*



3.1(1) DRIVEWAY Photo 1



3.1(1) DRIVEWAY Photo 2



3.1(2) DRIVEWAY Photo 1



3.2 RETAINING WALL(S) Photo 1



3.2 RETAINING WALL(S) Photo 2



3.2 RETAINING WALL(S) Photo 3



3.5 BULKHEAD / DOCK Photo 1



3.5 BULKHEAD / DOCK Photo 2



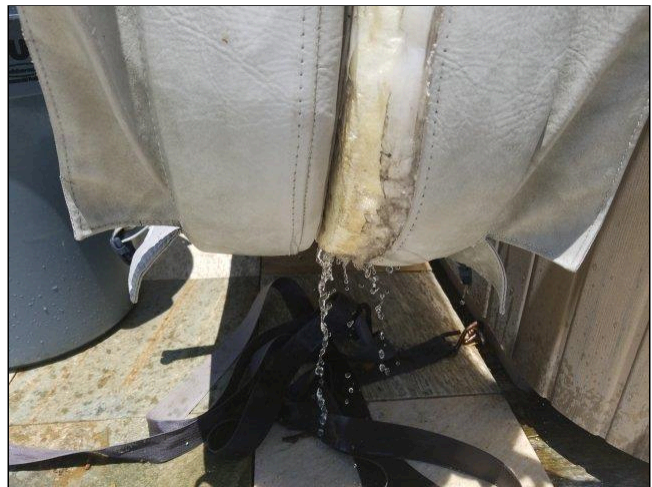
3.5 BULKHEAD / DOCK Photo 3



3.6 SPA Photo 1



3.6 SPA Photo 2



3.6 SPA Photo 3



3.6 SPA Photo 4



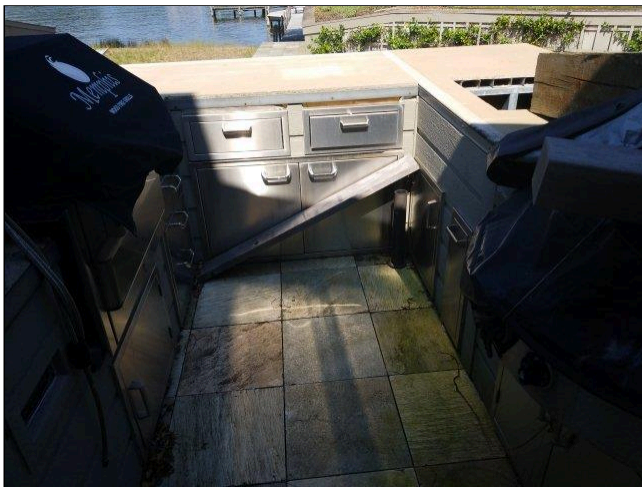
3.6 SPA Photo 5



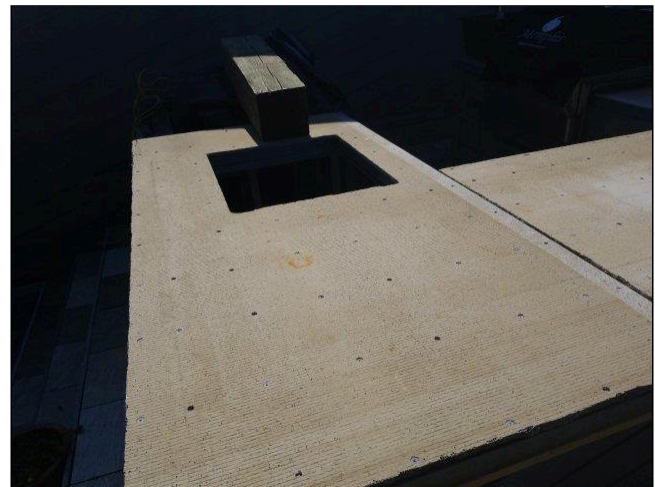
3.7 LAWN IRRIGATION SYSTEM Photo 1



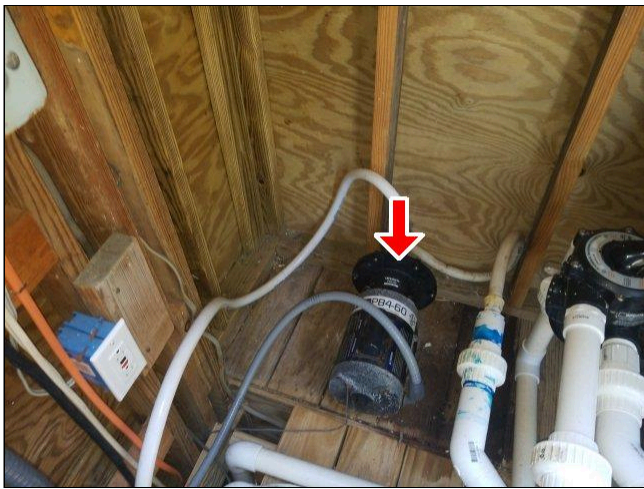
3.7 LAWN IRRIGATION SYSTEM Photo 2



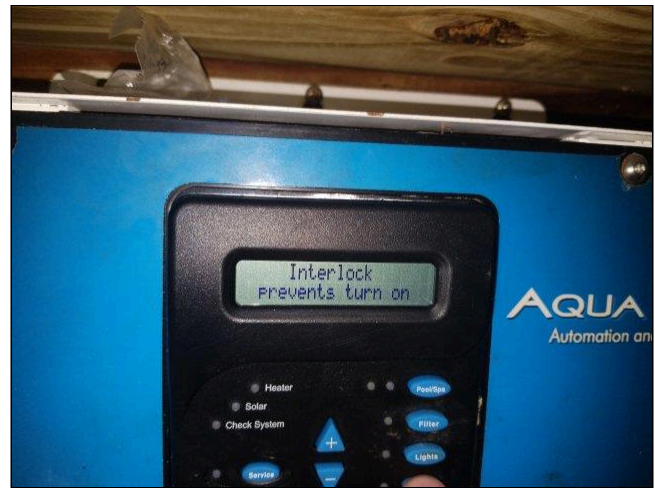
3.8 OUTDOOR KITCHEN Photo 1



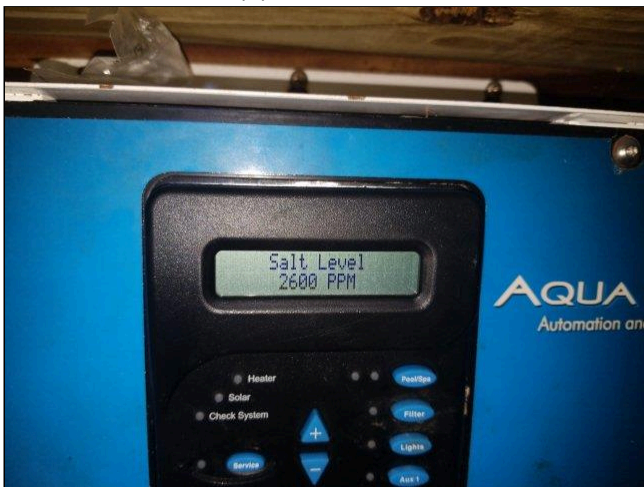
3.8 OUTDOOR KITCHEN Photo 2



3.9(1) POOL Photo 1



3.9(1) POOL Photo 2



3.9(1) POOL Photo 3



3.10 KOI POND Photo 1

NOTE: Site conditions are subject to sudden change with exposure to rain, wind, temperature changes, and other climatic factors. Roof drainage systems and site/foundation grading and drainage must be maintained to provide adequate water control. Improper/inadequate grading or drainage and other site factors can cause or contribute to foundation movement or failure, water infiltration into the house interior, and/or mold concerns. Independent evaluation by an engineer or soils specialist is required to evaluate geological or soil-related concerns. Houses built on expansive clays or uncompacted fill, on hillsides, along bodies of water, or in low-lying areas are especially prone to structural concerns. All improved surfaces such as patios, walks, and driveways must also be maintained to drain water away from the foundation. Any reported or subsequently occurring deficiencies must be investigated and corrected to prevent recurring or escalating problems. Independent evaluation of ancillary and site elements by qualified service-persons is recommended prior to closing.

SUPPLEMENTAL INFORMATION - Review the additional details below.

Site Elements - While informational comments may be made related to the condition of certain site elements, the primary intent of inspection of any site element is limited to evaluation relative to its effect on the building.

Geological Factors - This report does not include evaluation of any soils or geological conditions/concerns. Construction on certain soils, particularly expansive clays, fill soils, hillside and waterfront areas, necessitate special design consideration. Evaluation of these factors, or the need for them, is beyond the scope of this inspection. Pertinent information should be obtained from local officials and/or a qualified specialist prior to closing, particularly if any concerns are detected or if home is in a detrimental soils area.

Grading and Drainage - To reduce the amount of water run-off or possibility of water penetration and/or structural concerns, provide proper contouring (grading) along the foundation and where needed on the site. Houses on hills or in low-lying areas will be prone to drainage concerns. Improper/inadequate grading and/or drainage can cause/contribute to foundation movement and/or failure. Deficiencies must be corrected to prevent problems.

Ancillary Elements - A standard inspection does not include evaluation of elements such as site lighting, irrigation systems, barbecues, sheds, outbuildings, fencing, privacy walls, docks, seawalls, pools, spas and other recreational or site elements. Evaluation of these elements prior to closing would be advisable.

Drainage From Surfaces - All improved surfaces such as patios, walks and driveways should be constructed and maintained so that they slope away from the foundation. Mudjacking and/or sealing may be adequate to correct minor drainage concerns; however, replacement may be required for proper correction in some cases.

Grading Provisions - To reduce the amount of water run-off or ponding and potential for water penetration and/or structural concerns, a positive slope away from the foundation should be provided around the perimeter of the house. Maintenance of a suitable ground cover is also advised. Depressions or negatively graded areas should be corrected/improved to help direct any roof or surface run-off away from the foundation. The periodic addition of new fill soil and grading may be required, especially with new homes. A negative grade slope can cause structural and/or water infiltration problems. Excessive soil/water pressures can actually cause lateral movement of the foundation, a potentially serious concern. Deficiencies must be corrected and suitable drainage

conditions must be maintained in order to prevent problems.

Splash Blocks/Extensions - To minimize water ponding at the foundation and the potential for interior water penetration, downspout extensions or splash blocks should be utilized at the termination points of all downspouts/roof drains. Maintain a positive slope away from the house and discharge downspouts a reasonable distance away from the foundation.

Pool/Spa - The inspection of pools/spas, including the integrity and watertightness of the shell/structure, is not part of a standard home inspection. Advise independent evaluation by a pool/spa specialist prior to closing.

Fencing/Sheds - The inspection of fencing, site walls, and sheds is not included in the scope of a standard home inspection. Wood components are prone to decay and insect damage. Advise a check of these elements for current conditions and assurance of personal acceptability.

4(A) . DETACHED GARAGE / WORKSHOP

Inspection of the garage is limited to readily visible and accessible elements as listed herein. Elements and areas concealed from view cannot be inspected. More so than most other areas of a house, **garages tend to be filled with storage and other items that restrict visibility and hide potential concerns, such as water damage or insect infestation.** A standard home inspection does not include an evaluation of the adequacy of the fire separation assemblies between the house and garage, or whether such assemblies comply with any specific requirements. Inspection of garage doors with connected automatic door operator is limited to a check of operation utilizing hard-wired controls only. Additional information related to garage elements and conditions may be found under other headings in this report, including ROOFS and EXTERIOR ELEMENTS.

GARAGE DESCRIPTION:

Detached

ROOF DESCRIPTION:

Steep Slope

ROOF MATERIAL:

Dimensional/Architectural Asphalt

ROOF ESTIMATED AGE:

12 to 16 years

ROOF DESIGN LIFE:

20 to 30 years

ROOF INSPECTION METHOD:

From Roof of House

From Ground

INSULATION:

Blankett/Batt

4 to 6 Average Inches

GARAGE ATTIC INSPECTION METHOD:

From Entry

SPECIAL LIMITATIONS:

Storage/Belongings

Tools/Equipment

Work In Progress

S F P NANI

●					4.0.A ROOFING The roof cover is in generally good condition, but minor damage was noted at the eave at the rear of the structure, monitor and maintain as needed.
●					4.1.A EXPOSED FRAMING
●					4.2.A FOUNDATION / WALLS
●					4.3.A FLOOR SLAB A few of the plastic floor tiles are damaged or missing, replace as needed / desired.
●					4.4.A SIDING / TRIM
●					4.5.A WINDOWS The interior hardware and trim is missing from the casement windows, replace as needed. (crank handles and caps for latch levers)
	●				4.6.A ENTRY DOOR(S) Both exterior entry doors rub the jambs, and there are no holes in either for the deadbolts, correct and maintain as needed.
		●			4.7.A WALLS / CEILINGS Walls have been insulated (except for below the windows) but not finished with drywall, upgrade as desired.
●					4.8.A OVERHEAD/VEHICLE DOOR(S) The bottom seal is deteriorating at the west front door, replace as desired.
	●				4.9.A DOOR OPERATOR(S) The west front door was disconnected from the opener at time of inspection, (hardware was missing) and neither of the rear doors would respond to the wall mounted wired remotes, and the west rear door did not respond to the handheld remotes as well. A defective reversing sensor was also found at the east front door. Have all checked and corrected as needed by a qualified overhead door specialist. Please be advised that there is currently no latch for the west front door, correct as needed for security.
●					4.10.A ELECTRIC / GFCI The GFCI unit on the front of the Detached Garage is redundant to one on the interior, consider replacing with a standard duplex receptacle to eliminate confusion when a fault occurs and a reset is needed.
●					4.11.A HEATING & COOLING The heat pump seemed to function properly at time of inspection, but no register covers were installed, and the equipment is approaching the end of it's design life. Add registers as needed to ensure balanced air flow and anticipate repair or replacement needs. Please be advised that system may not heat or cool adequately until finish work is complete. Inspection of the outdoor condensing unit was limited by overgrowth, keep area around unit clear to allow for servicing and proper airflow.

S F P NANI S= Satisfactory, F= Fair, P= Poor/Defective, NA= Not Applicable, NI= Not Inspected

4.12.A BATH FIXTURES

Installation of plumbing and bath fixtures is incomplete, correct as needed / desired.

S F P N A N I S= Satisfactory, F= Fair, P= Poor/Defective, NA= Not Applicable, NI= Not Inspected

Review REPORT TERMINOLOGY on Introduction Page. Please contact the Company for clarification on ratings or findings if there are any questions.



4.0.A ROOFING Photo 1



4.3.A FLOOR SLAB Photo 1



4.5.A WINDOWS Photo 1



4.5.A WINDOWS Photo 2



4.6.A ENTRY DOOR(S) Photo 1



4.6.A ENTRY DOOR(S) Photo 2



4.6.A ENTRY DOOR(S) Photo 3



4.6.A ENTRY DOOR(S) Photo 4



4.6.A ENTRY DOOR(S) Photo 5



4.8.A OVERHEAD/VEHICLE DOOR(S) Photo 1



4.9.A DOOR OPERATOR(S) Photo 1



4.9.A DOOR OPERATOR(S) Photo 2



4.9.A DOOR OPERATOR(S) Photo 3



4.9.A DOOR OPERATOR(S) Photo 4



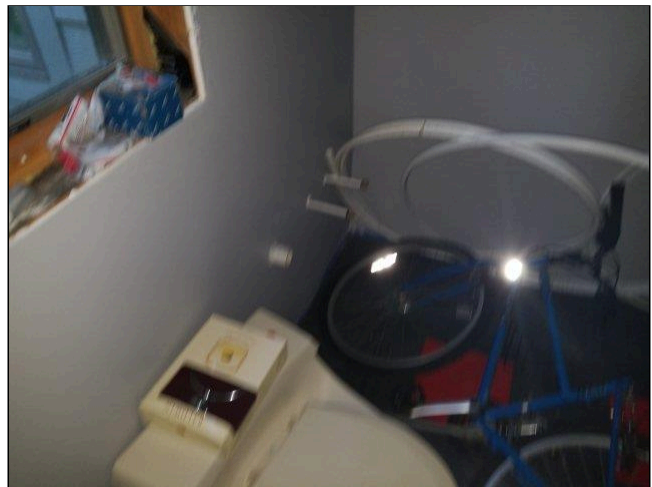
4.10.A ELECTRIC / GFCI Photo 1



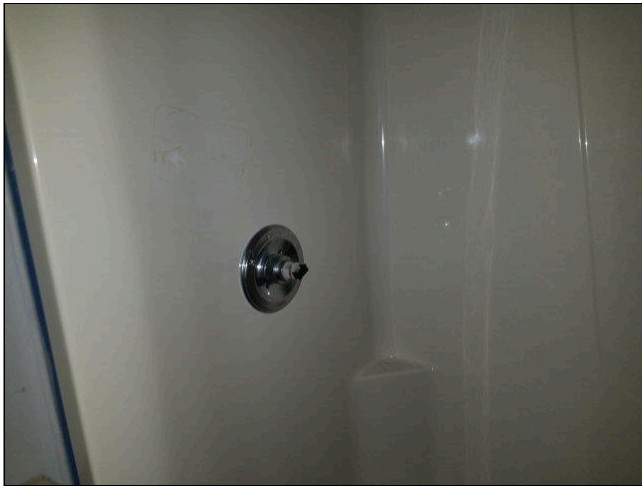
4.11.A HEATING & COOLING Photo 1



4.11.A HEATING & COOLING Photo 2



4.12.A BATH FIXTURES Photo 1



4.12.A BATH FIXTURES Photo 2

NOTE: Any areas obstructed at the time of inspection should be cleared and checked prior to closing. The integrity of the fire-separation wall/ceiling assemblies generally required between the house and garage, including any house-to-garage doors and attic hatches, must be maintained for proper protection. Review manufacturer use and safety instructions for garage doors and automatic door operators. All doors and door operators should be tested and serviced on a regular basis to prevent personal injury or equipment damage. Any malfunctioning doors or door operators should be repaired prior to using. Door operators without auto-reverse capabilities should be repaired or upgraded for safety. The storage of combustibles in a garage creates a potential hazard, including the possible ignition of vapors, and should be restricted.

SUPPLEMENTAL INFORMATION - Review the additional details below.

Limitations/Obstructions - More than many other areas of a house, garages tend to contain storage and other items that restrict the ability to observe the structure and other components. Any noted limitation may be in addition to normal restrictions. Recommend all obstructed areas be inspected when clear.

Garage/House Separation - Fire-rated wall/ceiling assemblies are generally required between the house and garage. A home inspection generally does not address any specific requirement; rather fire-separation considerations are limited to a determination as to whether the frame walls are covered. Wall insulations and vapor retarders are generally not observable and may only be commented on if an observed defect exists. The integrity of any fire-separation assembly must be maintained for proper protection. Any gaps or openings should be covered/sealed with suitable materials. All joints must be taped.

Door Operator Function - In order to prevent personal injury or equipment damage, automatic door operators should stop and retract the door upon meeting reasonable resistance. This function should be checked on a regular basis and adjusted/corrected as needed. If the automatic door operator unit does not have retraction capabilities or doors not retract the door properly, it should be inspected by a qualified door specialist and repaired or upgraded as needed prior to future use.

Electric/Wiring - All wiring should be secured, enclosed and generally protected from physical damage, particularly at the lower areas. Extension cord use should be limited to servicing portable tools/items. Ground-Fault Circuit-Interrupters (GFCIs) are generally advised (if not required) for general garage circuits in garages.

4(B) . ATTACHED GARAGE

Inspection of the garage is limited to readily visible and accessible elements as listed herein. Elements and areas concealed from view cannot be inspected. More so than most other areas of a house, **garages tend to be filled with storage and other items that restrict visibility and hide potential concerns, such as water damage or insect infestation.** A standard home inspection does not include an evaluation of the adequacy of the fire separation assemblies between the house and garage, or whether such assemblies comply with any specific requirements. Inspection of garage doors with connected automatic door operator is limited to a check of operation utilizing hard-wired controls only. Additional information related to garage elements and conditions may be found under other headings in this report, including ROOFS and EXTERIOR ELEMENTS.

GARAGE DESCRIPTION:
Attached

ROOF DESCRIPTION:
Refer to ROOFING Section

HOUSE/GARAGE SEPARATION:
Lightweight Wood Door w/Window

SPECIAL LIMITATIONS:
Storage/Belongings

S F P N A N I

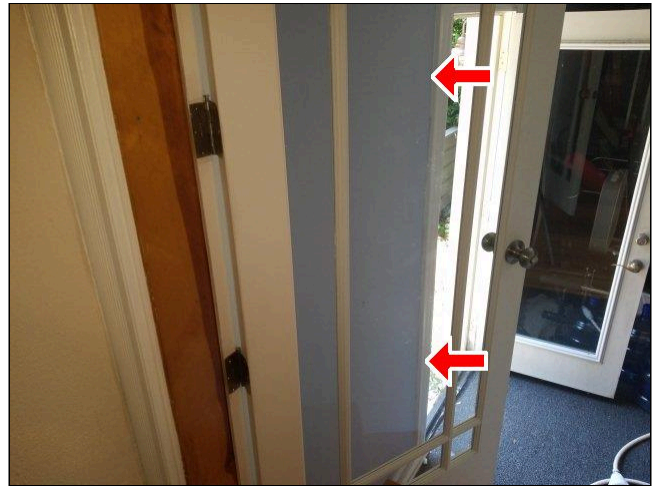
			●	4.0.B EXPOSED FRAMING
●				4.1.B FOUNDATION / WALLS
●				4.2.B FLOOR SLAB Inspection limited by presence of excess storage items at time of inspection. Check conditions once storage has been removed prior to closing to ensure that hidden damage does not exist.
●				4.3.B SIDING / TRIM
	●			4.4.B WALLS / CEILINGS (1) Door to the house and the walls that are shared with the living space do not comply with current fire safety standards. Consider upgrading for improved safety. <i>Fire rated doors are now required, and Attic accesses with wood panels for covers are generally prohibited when the Attic over the Garage is shared/open to the Attic over the finished space. Fire-rated materials (such as 5/8" drywall) are required on Garage walls and ceilings to slow the spread of a fire that starts in the Garage into the home to allow the occupants added time to escape. Walls and ceilings must also be free of holes or other damage, and the seams properly sealed with appropriate drywall tape and joint compound to prevent fumes from seeping into the home. Thickness of existing drywall was not checked, but given it's age it is unlikely to comply with these standards as well.</i> (2) The door to the house rubs the threshold as well, adjust as needed.
	●			4.5.B OVERHEAD/VEHICLE DOOR(S) Older door noted. Anticipate periodic maintenance and repair needs.
			●	4.6.B DOOR OPERATOR(S)
	●			4.7.B ELECTRIC / GFCI No (GFCI protected) receptacle outlets were found in the Attached Garage, recommend adding for added convenience. (it is possible that one is present, hidden behind storage, but was not found in the expected locations)

S F P N A N I S= Satisfactory, F= Fair, P= Poor/Defective, NA= Not Applicable, NI= Not Inspected

Review REPORT TERMINOLOGY on Introduction Page. Please contact the Company for clarification on ratings or findings if there are any questions.



4.2.B FLOOR SLAB Photo 1



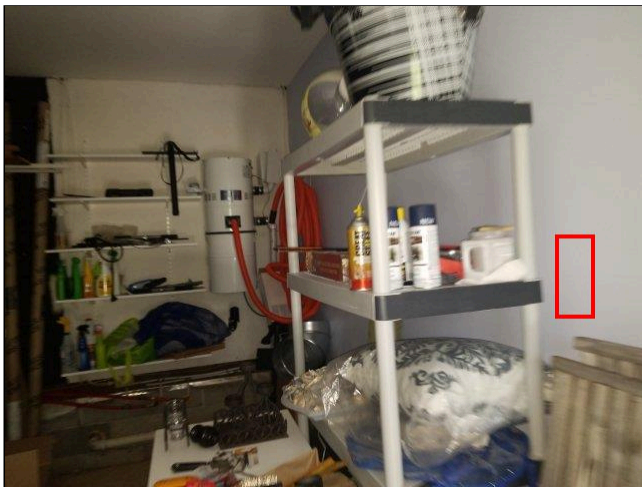
4.4.B(1) WALLS / CEILINGS Photo 1



4.4.B(2) WALLS / CEILINGS Photo 1



4.5.B OVERHEAD/VEHICLE DOOR(S) Photo 1



4.7.B ELECTRIC / GFCI Photo 1

NOTE: Any areas obstructed at the time of inspection should be cleared and checked prior to closing. The integrity of the fire-separation wall/ceiling assemblies generally required between the house and garage, including any house-to-garage doors and attic hatches, must be maintained for proper protection. Review manufacturer use and safety instructions for garage doors and automatic door operators. All doors and door operators should be tested and serviced on a regular basis to prevent personal injury or equipment damage. Any malfunctioning doors or door operators should be repaired prior to using. Door operators without auto-reverse capabilities should be repaired or upgraded for safety. The storage of combustibles in a garage creates a potential hazard, including the possible ignition of vapors, and should be restricted.

SUPPLEMENTAL INFORMATION - Review the additional details below.

Limitations/Obstructions - More than many other areas of a house, garages tend to contain storage and other items that restrict the ability to observe the structure and other components. Any noted limitation may be in addition to normal restrictions. Recommend all obstructed areas be inspected when clear.

Garage/House Separation - Fire-rated wall/ceiling assemblies are generally required between the house and garage. A home inspection generally does not

address any specific requirement; rather fire-separation considerations are limited to a determination as to whether the frame walls are covered. Wall insulations and vapor retarders are generally not observable and may only be commented on if an observed defect exists. The integrity of any fire-separation assembly must be maintained for proper protection. Any gaps or openings should be covered/sealed with suitable materials. All joints must be taped.

Door Operator Function - In order to prevent personal injury or equipment damage, automatic door operators should stop and retract the door upon meeting reasonable resistance. This function should be checked on a regular basis and adjusted/corrected as needed. If the automatic door operator unit does not have retraction capabilities or doors not retract the door properly, it should be inspected by a qualified door specialist and repaired or upgraded as needed prior to future use.

Electric/Wiring - All wiring should be secured, enclosed and generally protected from physical damage, particularly at the lower areas. Extension cord use should be limited to servicing portable tools/items. Ground-Fault Circuit-Interrupters (GFCIs) are generally advised (if not required) for general garage circuits in garages.

5. ATTIC

The inspection of attic areas and the roof structure is limited to readily visible and accessible elements as listed herein. Due to typical design and accessibility constraints such as insulation, storage, finished attic surfaces, roofing products, etc., **many elements and areas, including major structural components, are often at least partially concealed from view and cannot be inspected.** A standard home inspection does not include an evaluation of the adequacy of the roof structure to support any load, the thermal value or energy efficiency of insulation, the integrity of vapor retarders, or the operation of thermostatically controlled fans. Older homes generally do not meet insulation and energy conservation standards required for new homes. Additional information related to attic elements and conditions may be found under other headings in this report, including ROOFS and INTERIOR ELEMENTS.

ACCESS:
Multiple Areas

INSPECTION METHOD:
Limited Entry

FRAMING:
*Wood Frame
Rafters*

SHEATHING:
Plywood

INSULATION:
*Blankett/Batt
6 to 8 Average Inches*

SPECIAL LIMITATIONS:
*Design
Inaccessible Areas*

S F P N A NI

●					5.0 ROOF FRAMING
●					5.1 ROOF DECK / SHEATHING
		●			5.2 VENTILATION PROVISIONS Typical of contemporary style homes of this age, ventilation for the attic is minimal/inadequate; recommend adding vents and/or powered ventilators for greater comfort and to extend roof life.
			●		5.3 ATTIC VENTILATOR(S) Adding powered ventilators is often advisable to improve ventilation, roof life, and interior comfort & efficiency.
	●				5.4 INSULATION Insulation is below current recommended levels. Consider improving for added comfort and energy savings. Older homes generally do not meet insulation levels and energy conservation standards required for new homes.
●					5.5 PULL DOWN LADDER

S F P N A NI S= Satisfactory, F= Fair, P= Poor/Defective, NA= Not Applicable, NI= Not Inspected

Review REPORT TERMINOLOGY on Introduction Page. Please contact the Company for clarification on ratings or findings if there are any questions.

NOTE: Attic heat, moisture levels, and ventilation conditions are subject to change. All attics should be monitored for any leakage, moisture buildup or other concerns. Detrimental conditions should be corrected and ventilation provisions should be improved where needed. Any comments on insulation levels and/or materials are for general information purposes only and were not verified. Some insulation products may contain or release potentially hazardous or irritating materials--avoid disturbing. A complete check of the attic should be made prior to closing after non-permanent limitations/obstructions are removed. Any stains/leaks may be due to numerous factors; verification of the cause or status of all condition is not possible. Leakage can lead to mold concerns and structural damage. If concerns exist, recommend evaluation by a qualified roofer or the appropriate specialist.

SUPPLEMENTAL INFORMATION - Review the additional details below.

Limitations/Obstructions - Due to typical design/accessibility constraints (insulation, storage, etc.) evaluation of attic areas, including structural components, is generally limited. Any specifically noted limitations/obstructions are intended to highlight limitations beyond the norm. A complete check of the attic should be made when non-permanent limitations are removed.

Insulation - An energy assessment or audit is outside the scope of the standard home inspection. Any comments on amounts and/or materials are for general informational purposes only and were not verified. Some insulations may contain or release potentially hazardous materials; avoid disturbing. Wall insulation is not readily visible. Pre-1970s homes are more likely to have been constructed with insulation levels significantly below present day standards.

Cathedral/Vaulted Ceiling - Cathedral/vaulted ceiling design restrictions generally prevent assessment of structural components, insulation or ventilation (moisture) provisions with this type construction. Ventilation inadequacies are common; assessment will be required when re-roofing or if any concerns are reported or develop.

Truss Construction - Truss framing members should not be cut or field altered without design analysis. Once altered, a change in the loading pattern often dictates that the manufacturer, or structural engineer, must determine what remedial action is needed.

Ventilation Provisions - Adequate vent provisions must be provided for all attic areas to prevent excessive heat/ moisture buildup and consequential concerns such as roof or sheathing failure.

6(A) . POWDER ROOM

The inspection of bathrooms is limited to readily accessible and visible elements as listed herein. Bathrooms are high-use areas containing many elements subject to ongoing wear and periodic malfunction, particularly fixtures and other components associated with the plumbing system. Normal usage cannot be simulated during a standard home inspection. **Water flow and drainage evaluations are limited to a visual assessment of functional flow.** The function and watertightness of fixture overflows or other internal fixture components generally cannot be inspected. A standard home inspection does not include evaluation of ancillary items such as saunas or steam baths. Additional issues related to bathroom components may be found under other headings, including the PLUMBING SYSTEM.

VENTILATOR(S):
Exhaust Fan

GFCI LOCATION(S):
At outlet in this location

SPECIAL LIMITATIONS:
Storage Items/Belongings

S F P N A N I

●						6.0.A SINK(S)
●						6.1.A TOILET(S)
●						6.2.A FLOOR(ING)
●						6.3.A WALLS / CEILINGS
●						6.4.A VENTILATION Aging fan noted; anticipate future repair or replacement needs.
●						6.5.A ELECTRIC / GFCI

S F P N A N I S= Satisfactory, F= Fair, P= Poor/Defective, NA= Not Applicable, NI= Not Inspected

Review REPORT TERMINOLOGY on Introduction Page. Please contact the Company for clarification on ratings or findings if there are any questions.

NOTE: Anticipate the possibility of leakage or other concerns developing with normal usage/aging or as concealed conditions are discovered with maintenance work or upon removal of carpeting, tile, shower enclosures, etc. The watertightness of all surfaces exposed to water must be maintained on a regular basis by caulking, grouting, or other means. Hot water represents a potential scalding hazard; hot water supply temperatures should be maintained at a suitable level. The water temperature at fixtures, especially for showerings or bathing, generally will require additional tempering for personal comfort and safety. Due to the potential hazards associated with electric components located in bathroom areas, any identified concern should be addressed immediately. Ground-Fault Circuit-Interrupters (GFCIs) are recommended for all bathroom receptacle outlets.

SUPPLEMENTAL INFORMATION - Review the additional details below.

General Conditions - Bathrooms are high use areas with many components subject to periodic malfunction, particularly those related to the plumbing system. Normal usage could not be simulated during the inspection; therefore, anticipate the possibility of leakage or other concerns developing with normal usage/aging or as latent conditions are discovered with removal of carpeting, tile, shower pans, etc. The function and watertightness of fixture overflows or other internal fixture components generally cannot be assessed. The watertightness of all tile, enclosures, and other surfaces must be maintained on a regular basis.

Electric Wiring - Due to the hazard potential associated with electric components located in the bathroom area, any identified concern should be addressed immediately. Ground-fault Circuit-interrupters (GFCIs) are recommended for bathroom receptacle outlets.

6(B) . 1ST FL FULL BATH

The inspection of bathrooms is limited to readily accessible and visible elements as listed herein. Bathrooms are high-use areas containing many elements subject to ongoing wear and periodic malfunction, particularly fixtures and other components associated with the plumbing system. Normal usage cannot be simulated during a standard home inspection. **Water flow and drainage evaluations are limited to a visual assessment of functional flow.** The function and watertightness of fixture overflows or other internal fixture components generally cannot be inspected. A standard home inspection does not include evaluation of ancillary items such as saunas or steam baths. Additional issues related to bathroom components may be found under other headings, including the PLUMBING SYSTEM.

VENTILATOR(S):
Exhaust Fan

GFCI LOCATION(S):
In Electrical Panel

SPECIAL LIMITATIONS:
Storage Items/Belongings

S F P NANI

●					6.0.B SINK(S) The push-down stopper sticks, clean and adjust as needed.
●					6.1.B TOILET(S) Aging toilet and flush hardware noted, anticipate periodic repair needs.
●					6.2.B STALL SHOWER(S) Aging fixtures noted, anticipate future repair or replacement needs.
●					6.3.B SURROUNDS / ENCLOSURES
●					6.4.B FLOOR(ING)
●					6.5.B WALLS / CEILINGS
●					6.6.B VENTILATION Aging fan noted; anticipate future repair or replacement needs.
●					6.7.B ELECTRIC / GFCI

S F P NANI S= Satisfactory, F= Fair, P= Poor/Defective, NA= Not Applicable, NI= Not Inspected

Review REPORT TERMINOLOGY on Introduction Page. Please contact the Company for clarification on ratings or findings if there are any questions.



6.0.B SINK(S) Photo 1

NOTE: Anticipate the possibility of leakage or other concerns developing with normal usage/aging or as concealed conditions are discovered with maintenance work or upon removal of carpeting, tile, shower enclosures, etc. The watertightness of all surfaces exposed to water must be maintained on a regular basis by caulking, grouting, or other means. Hot water represents a potential scalding hazard; hot water supply temperatures should be maintained at a suitable level. The water temperature at fixtures, especially for showerings or bathing, generally will require additional tempering for personal comfort and safety. Due to the potential hazards associated with electric components located in bathroom areas, any identified concern should be addressed immediately. Ground-Fault Circuit-Interrupters (GFCIs) are recommended for all bathroom receptacle outlets.

SUPPLEMENTAL INFORMATION - Review the additional details below.

General Conditions - Bathrooms are high use areas with many components subject to periodic malfunction, particularly those related to the plumbing system. Normal usage could not be simulated during the inspection; therefore, anticipate the possibility of leakage or other concerns developing with normal usage/aging or as latent conditions are discovered with removal of carpeting, tile, shower pans, etc. The function and watertightness of fixture overflows or other internal fixture components generally cannot be assessed. The watertightness of all tile, enclosures, and other surfaces must be maintained on a regular basis.

Electric Wiring - Due to the hazard potential associated with electric components located in the bathroom area, any identified concern should be addressed immediately. Ground-fault Circuit-interrupters (GFCIs) are recommended for bathroom receptacle outlets.

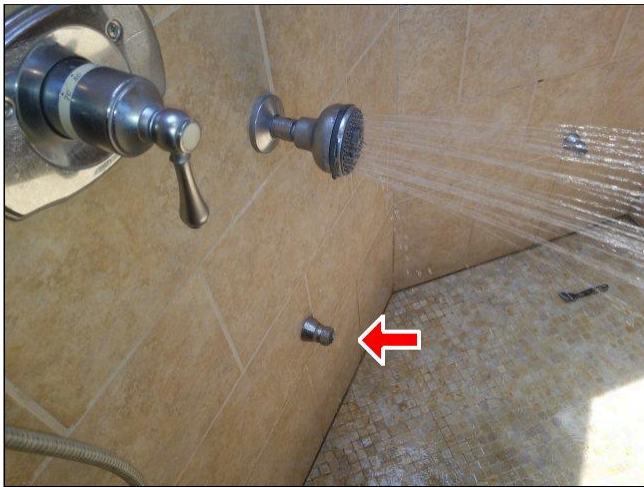
Old Fixtures - Old fixtures and/or faucets may require above normal maintenance; replacement may be required in the near future. The feasibility of faucet repairs will decrease with age. Clean aerators periodically. Sink replacement needs due to cosmetic wear may be discretionary.



6.0.C SINK(S) Photo 1



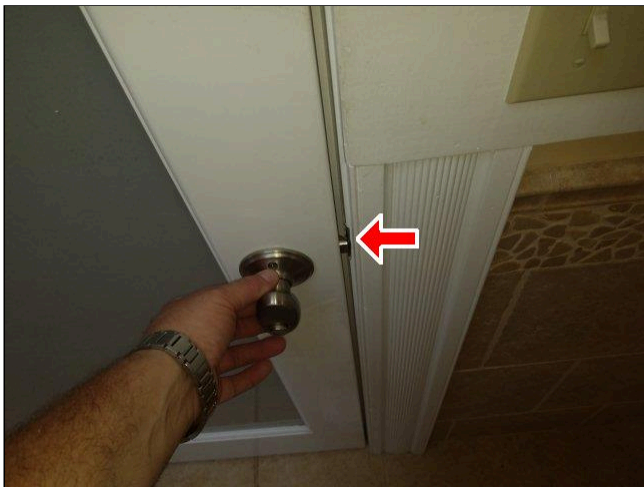
6.0.C SINK(S) Photo 2



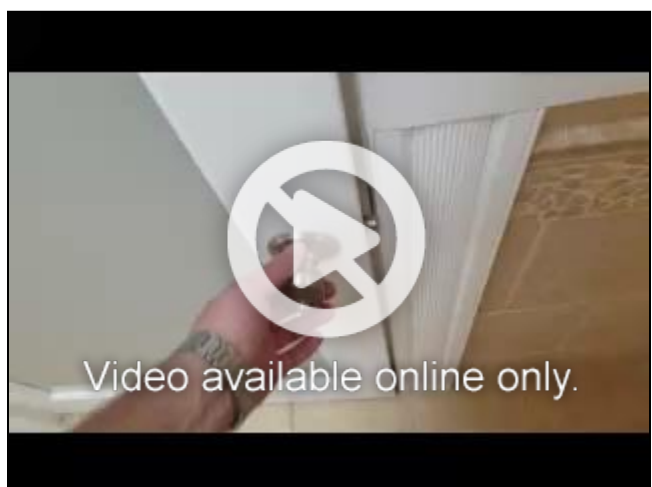
6.2.C STALL SHOWER(S) Photo 1



6.3.C(1) JETTED TUB(S) Photo 1



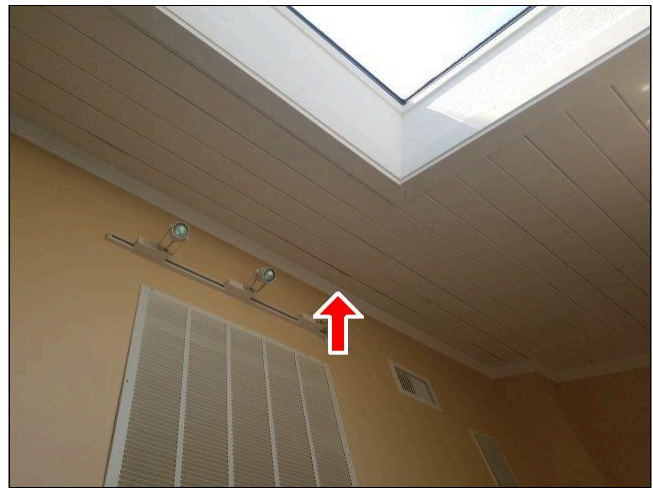
6.6.C(1) WALLS / CEILINGS Photo 1



6.6.C(1) WALLS / CEILINGS Photo 2



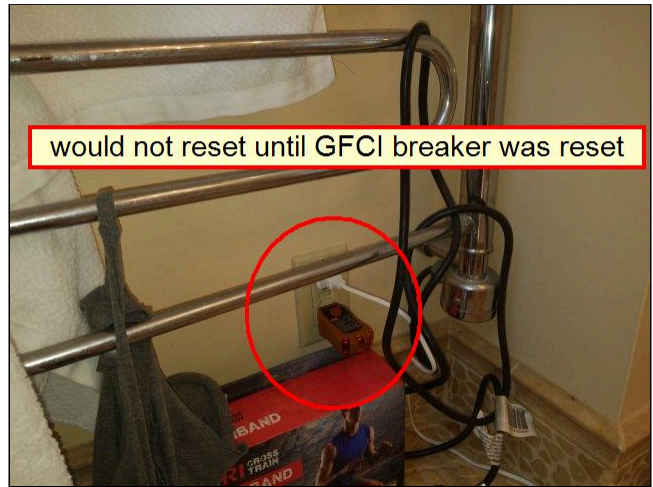
6.6.C(2) WALLS / CEILINGS Photo 1



6.6.C(2) WALLS / CEILINGS Photo 2



6.6.C(3) WALLS / CEILINGS Photo 1



6.8.C ELECTRIC / GFCI Photo 1

NOTE: Anticipate the possibility of leakage or other concerns developing with normal usage/aging or as concealed conditions are discovered with maintenance work or upon removal of carpeting, tile, shower enclosures, etc. The watertightness of all surfaces exposed to water must be maintained on a regular basis by caulking, grouting, or other means. Hot water represents a potential scalding hazard; hot water supply temperatures should be maintained at a suitable level. The water temperature at fixtures, especially for showerings or bathing, generally will require additional tempering for personal comfort and safety. Due to the potential hazards associated with electric components located in bathroom areas, any identified concern should be addressed immediately. Ground-Fault Circuit-Interrupters (GFCIs) are recommended for all bathroom receptacle outlets.

SUPPLEMENTAL INFORMATION - Review the additional details below.

General Conditions - Bathrooms are high use areas with many components subject to periodic malfunction, particularly those related to the plumbing system. Normal usage could not be simulated during the inspection; therefore, anticipate the possibility of leakage or other concerns developing with normal usage/aging or as latent conditions are discovered with removal of carpeting, tile, shower pans, etc. The function and watertightness of fixture overflows or other internal fixture components generally cannot be assessed. The watertightness of all tile, enclosures, and other surfaces must be maintained on a regular basis.

Electric Wiring - Due to the hazard potential associated with electric components located in the bathroom area, any identified concern should be addressed immediately. Ground-fault Circuit-interrupters (GFCIs) are recommended for bathroom receptacle outlets.

Jetted Baths - Inspection of jetted baths is limited to readily accessible components. Advise contacting the manufacturer or distributor for operating and maintenance instructions. Potential health and safety concerns exist with improper design, installation or maintenance. These potential conditions may not be capable of being confirmed. GFCI protection is required for the pumping equipment; installation of a secondary safety switch is advised if not present.

6(D) . BATH - BR#2

The inspection of bathrooms is limited to readily accessible and visible elements as listed herein. Bathrooms are high-use areas containing many elements subject to ongoing wear and periodic malfunction, particularly fixtures and other components associated with the plumbing system. Normal usage cannot be simulated during a standard home inspection. **Water flow and drainage evaluations are limited to a visual assessment of functional flow.** The function and watertightness of fixture overflows or other internal fixture components generally cannot be inspected. A standard home inspection does not include evaluation of ancillary items such as saunas or steam baths. Additional issues related to bathroom components may be found under other headings, including the PLUMBING SYSTEM.

VENTILATOR(S):
Window & Exhaust Fan

GFCI LOCATION(S):
At outlet in this location

SPECIAL LIMITATIONS:
Storage Items/Belongings

S F P N A NI

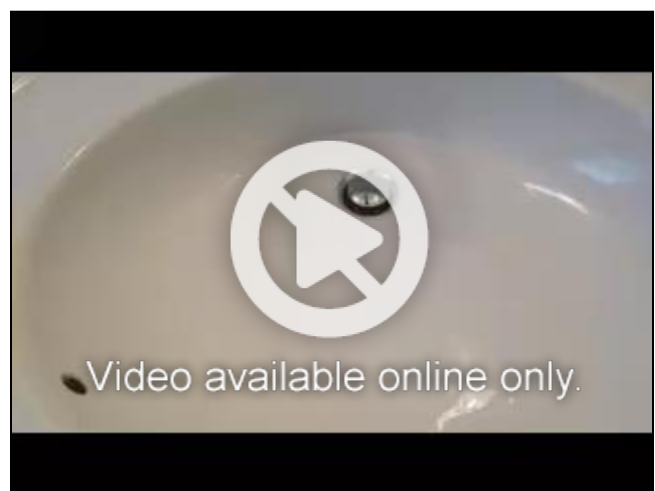
		●			6.0.D SINK(S) Drain is slow; have checked and cleared as needed by a licensed Plumbing Contractor prior to closing.
●					6.1.D TOILET(S)
●					6.2.D STALL SHOWER(S)
●					6.3.D SURROUNDS / ENCLOSURES
●					6.4.D FLOOR(ING)
	●				6.5.D WALLS / CEILINGS Door does not latch properly, correct as required. (adjust striker)
●					6.6.D VENTILATION
●					6.7.D ELECTRIC / GFCI

S F P N A NI S= Satisfactory, F= Fair, P= Poor/Defective, NA= Not Applicable, NI= Not Inspected

Review REPORT TERMINOLOGY on Introduction Page. Please contact the Company for clarification on ratings or findings if there are any questions.



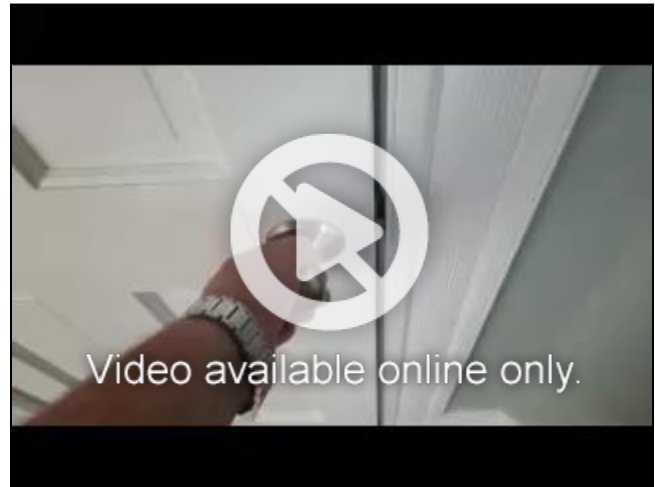
6.0.D SINK(S) Photo 1



6.0.D SINK(S) Photo 2



6.5.D WALLS / CEILINGS Photo 1



6.5.D WALLS / CEILINGS Photo 2

NOTE: Anticipate the possibility of leakage or other concerns developing with normal usage/aging or as concealed conditions are discovered with maintenance work or upon removal of carpeting, tile, shower enclosures, etc. The watertightness of all surfaces exposed to water must be maintained on a regular basis by caulking, grouting, or other means. Hot water represents a potential scalding hazard; hot water supply temperatures should be maintained at a suitable level. The water temperature at fixtures, especially for showerings or bathing, generally will require additional tempering for personal comfort and safety. Due to the potential hazards associated with electric components located in bathroom areas, any identified concern should be addressed immediately. Ground-Fault Circuit-Interrupters (GFCIs) are recommended for all bathroom receptacle outlets.

SUPPLEMENTAL INFORMATION - Review the additional details below.

General Conditions - Bathrooms are high use areas with many components subject to periodic malfunction, particularly those related to the plumbing system. Normal usage could not be simulated during the inspection; therefore, anticipate the possibility of leakage or other concerns developing with normal usage/aging or as latent conditions are discovered with removal of carpeting, tile, shower pans, etc. The function and watertightness of fixture overflows or other internal fixture components generally cannot be assessed. The watertightness of all tile, enclosures, and other surfaces must be maintained on a regular basis.

Electric Wiring - Due to the hazard potential associated with electric components located in the bathroom area, any identified concern should be addressed immediately. Ground-fault Circuit-interrupters (GFCIs) are recommended for bathroom receptacle outlets.

6(E) . BATH - BR#3

The inspection of bathrooms is limited to readily accessible and visible elements as listed herein. Bathrooms are high-use areas containing many elements subject to ongoing wear and periodic malfunction, particularly fixtures and other components associated with the plumbing system. Normal usage cannot be simulated during a standard home inspection. **Water flow and drainage evaluations are limited to a visual assessment of functional flow.** The function and watertightness of fixture overflows or other internal fixture components generally cannot be inspected. A standard home inspection does not include evaluation of ancillary items such as saunas or steam baths. Additional issues related to bathroom components may be found under other headings, including the PLUMBING SYSTEM.

VENTILATOR(S):
Exhaust Fan

GFCI LOCATION(S):
In Electrical Panel

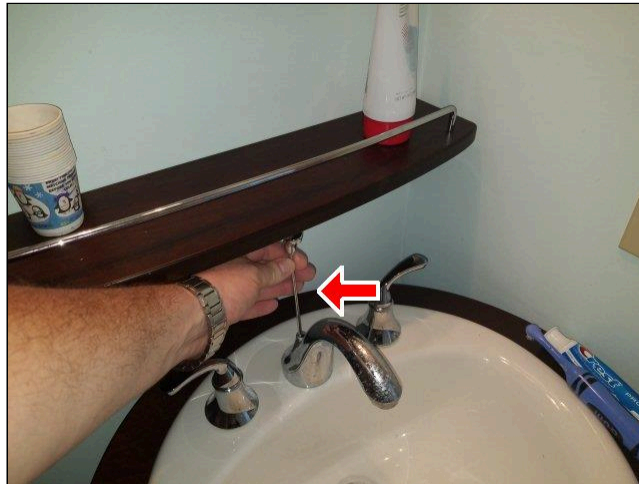
SPECIAL LIMITATIONS:
Storage Items/Belongings

S F P NANI

●					6.0.E SINK(S) Stopper rod is disconnected, adjust/correct as required.
●					6.1.E TOILET(S) Aging toilet and flush hardware noted, anticipate periodic repair needs.
●					6.2.E STALL SHOWER(S) Aging fixtures noted, anticipate future repair or replacement needs.
●					6.3.E SURROUNDS / ENCLOSURES
●					6.4.E FLOOR(ING)
●					6.5.E WALLS / CEILINGS
●					6.6.E VENTILATION Aging fan noted; anticipate future repair or replacement needs.
●					6.7.E ELECTRIC / GFCI

S F P NANI S= Satisfactory, F= Fair, P= Poor/Defective, NA= Not Applicable, NI= Not Inspected

Review REPORT TERMINOLOGY on Introduction Page. Please contact the Company for clarification on ratings or findings if there are any questions.



6.0.E SINK(S) Photo 1

NOTE: Anticipate the possibility of leakage or other concerns developing with normal usage/aging or as concealed conditions are discovered with maintenance work or upon removal of carpeting, tile, shower enclosures, etc. The watertightness of all surfaces exposed to water must be maintained on a regular basis by caulking, grouting, or other means. Hot water represents a potential scalding hazard; hot water supply temperatures should be maintained at a suitable level. The water temperature at fixtures, especially for showerings or bathing, generally will require additional tempering for personal comfort and safety. Due to the potential hazards associated with electric components located in bathroom areas, any identified concern should be addressed immediately. Ground-Fault Circuit-Interrupters (GFCIs) are recommended for all bathroom receptacle outlets.

SUPPLEMENTAL INFORMATION - Review the additional details below.

General Conditions - Bathrooms are high use areas with many components subject to periodic malfunction, particularly those related to the plumbing system. Normal usage could not be simulated during the inspection; therefore, anticipate the possibility of leakage or other concerns developing with normal usage/aging or as latent conditions are discovered with removal of carpeting, tile, shower pans, etc. The function and watertightness of fixture overflows or other internal fixture components generally cannot be assessed. The watertightness of all tile, enclosures, and other surfaces must be maintained on a regular basis.

Electric Wiring - Due to the hazard potential associated with electric components located in the bathroom area, any identified concern should be addressed immediately. Ground-fault Circuit-interrupters (GFCIs) are recommended for bathroom receptacle outlets.

Old Fixtures - Old fixtures and/or faucets may require above normal maintenance; replacement may be required in the near future. The feasibility of faucet repairs will decrease with age. Clean aerators periodically. Sink replacement needs due to cosmetic wear may be discretionary.

7. KITCHENS

Inspection of the kitchen is limited to visible and readily accessible elements as listed herein. Elements concealed from view or not functional at the time of inspection cannot be inspected. The inspection of cabinetry is limited to functional unit conditions based on a representative sampling; finishes and hardware issues are not included. **The inspection of appliances, if performed, is limited to a check of the operation of a basic representative cycle or mode** and excludes evaluation of thermostatic controls, timing devices, energy efficiency considerations, cooking or cleaning adequacies, self-cleaning functions, the adequacy of any utility connections, compliance with manufacturer installation instructions, appliance accessories, and full appliance features (i.e., all cycles, modes, and controls). Portable appliances or accessories such as washer, dryers, refrigerators, microwaves, and ice makers are generally excluded. Additional information related to kitchen elements and appliances may be found under other headings in this report.

VENTILATOR:

Cooktop Down-flow Unit

COOKTOP:

*Gas Cooktop
Estimated Age: 2 to 5 Years*

OVEN:

*Electric Double Oven
Estimated Age: 2 to 5 Years*

DISHWASHER:

Estimated Age: 5 to 10 Years

DISPOSAL:

Estimated Age: 2 Years

MICROWAVE / MICROHOOD:

Estimated Age: 3 Years

REFRIGERATOR:

Estimated Age: 10 to 15 Years

WARMING DRAWER:

Estimated Age: 2 to 5 Years

SPECIAL LIMITATIONS:

Storage/Obstructions

S F P N A N I

●					7.0 PLUMBING / SINK(S)
●					7.1 FLOOR(ING)
●					7.2 WALLS / CEILING
	●				7.3 ELECTRIC / GFCI Improperly exposed Romex wiring was found below the sinks, recommend having enclosed within proper conduit to protect from accidental damage.
●					7.4 COOKTOP The decals for the burners on the cooktop and the oven controls on the double oven are worn, consider replacing.
●					7.5 OVEN See note above.
	●				7.6 DISHWASHER(S) Unit functioning as intended at time of inspection, but no determination can be made with respect to future life expectancy. Appliances such as this (dishwashers, disposals, etc...) have become widely accepted as being "disposable" and are often more economical to replace than repair when problems arise. As such, most manufacturers have reduced their warranties on this equipment to one year or less. Purchasing a third party "home warranty" to help defray the cost of any future repair or replacement would be advisable.
	●				7.7 DISPOSAL(S) As noted above, Romex (solid wire cabling) is improperly exposed. Have cabling placed within a proper protective conduit, or replace with a flexible appliance cord and install a receptacle outlet as needed to reduce the potential for accidental damage.
		●			7.8 VENTILATOR(S) Installation of the pop-up ventilator behind the cooktop is incomplete. Controls were not found, and a duct to the exterior has not been installed. Correct as needed.
●					7.9 CABINETS
●					7.10 COUNTERTOP(S)
●					7.11 MICROWAVE / MICROHOOD
	●				7.12 REFRIGERATOR See Dishwasher comment with respect to life expectancy.
			●		7.13 ICE MAKER Unit was not in use at time of inspection, and controls were not found. Buyer should have Seller demonstrate proper operation prior to closing.
			●		7.14 DEEP FRYER Unit could not be operated due to the lack of oil at time of inspection. Buyer should have Seller demonstrate

S F P N A N I S= Satisfactory, F= Fair, P= Poor/Defective, NA= Not Applicable, NI= Not Inspected

S F P N A N I

						proper operation prior to closing.
●						7.15 WARMING DRAWER
					●	7.16 STEAMER The steaming oven was not operated, as it was unfamiliar to the inspector, and water has to be added manually, so it should be dried and cleaned after each use. Buyer should have Seller demonstrate proper operation prior to closing.

S F P N A N I S= Satisfactory, F= Fair, P= Poor/Defective, NA= Not Applicable, NI= Not Inspected

Review REPORT TERMINOLOGY on Introduction Page. Please contact the Company for clarification on ratings or findings if there are any questions.



7.3 ELECTRIC / GFCI Photo 1



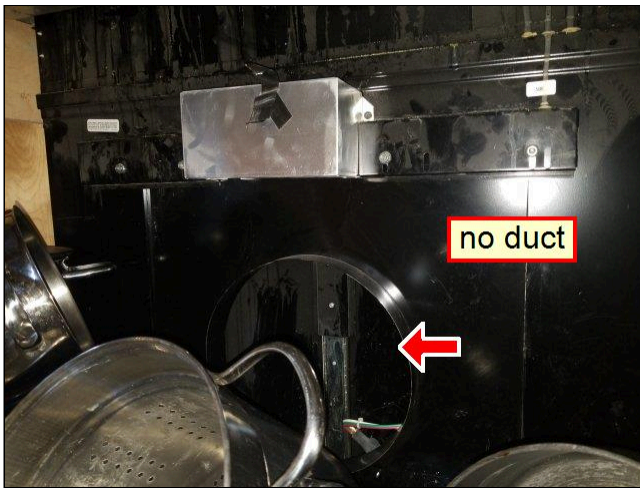
7.4 COOKTOP Photo 1



7.5 OVEN Photo 1



7.7 DISPOSAL(S) Photo 1



7.8 VENTILATOR(S) Photo 1



7.13 ICE MAKER Photo 1



7.14 DEEP FRYER Photo 1



7.16 STEAMER Photo 1

NOTE: Many appliances typically have a high maintenance requirement and limited service life (5-12 years). Operation of all appliances should be confirmed during a pre-closing inspection. Obtain all operating instructions from the owner or manufacturer; have the homeowner demonstrate operation, if possible. Follow manufacturers' use and maintenance guidelines; periodically check all units for leakage or other malfunctions. All cabinetry/countertops should also be checked prior to closing when clear of obstructions. Utility provisions and connections, including water, waste, gas, and/or electric may require upgrading with new appliances, especially when a larger or upper-end appliance is installed. Ground-Fault Circuit-Interrupters (GFCIs) are recommended safety devices for all homes. Any water leakage or operational defects should be addressed promptly; water leakage can lead to mold and hidden/structural damage.

SUPPLEMENTAL INFORMATION - Review the additional details below.

Appliances - Appliance evaluations are outside the scope of a standard home inspection in many areas and are only inspected if so indicated. When performed, evaluations are limited to a basic operations check of only listed units and generally exclude thermostatic or timer controls, energy efficiency considerations, cooking or cleaning adequacies, appliance accessories, washer/dryers, refrigerators, ice makers and any portable appliances. Appliances typically have a 5-10 year service life. Operation of all appliances should be confirmed during a pre-closing inspection; have owner demonstrate operation if possible. Obtain all operating instructions from the owner or manufacturer.

Appliance Utilities - Appliance inspections do not include evaluation of the adequacy or capacity of any utility or utility connections or compliance with code or manufacturer requirements. Upgrades to water, waste, gas or electric lines may be required to meet specifications of any particular appliance; especially when a new or larger capacity appliance is added.

Cooking Appliances - Cooking adequacies, anti-tip features, self-cleaning cycles and other accessories are not evaluated as part of a home inspection. While the proper tip over protection cannot be verified during a home inspection, all units should be checked to confirm manufacturer recommended tip-protection has been installed as a precautionary measure.

Microwaves - The evaluation of microwave units is not included in a standard inspection. The cooking adequacy of these units can vary. Follow manufacturer's guidelines; check periodically for leakage or other malfunctions.

Disposals - Any assessment of a garbage disposal is limited to a visual check of motor operation. No assessment of the unit's ability to grind/dispose of waste was made. This is a high maintenance item.

Dishwashers - Any assessment of an installed dishwasher is limited to a single cycle operation of the motor/pump and visual check of readily accessible components. Dishwashing/cleaning adequacy and soap dispenser function were not evaluated. This is a high maintenance item. Seal leaks may develop after vacancy or other inactive periods.

Electric/GFCI - GFCIs are required in the kitchen and bathrooms of most newer houses; they are a recommended safety improvement for older houses.

										<p>(1) Gas logs/burners not evaluated. There was no gas supply to the unit at time of inspection. (likely off at a shutoff valve in the Crawlspace) Buyer should obtain all manuals and operating instructions from Seller and have operation demonstrated prior to closing.</p> <p>(2) Gas log sets require periodic cleaning and maintenance. Check manufacturer's specifications, and have serviced as needed.</p>
										<p>● 8.11 CENTRAL VACUUM</p> <p>Unit appeared to function properly when switched on in the Garage, but ports and accessories were not inspected. Buyer should have Seller demonstrate proper operation prior to closing.</p>

S F P NANI S= Satisfactory, F= Fair, P= Poor/Defective, NA= Not Applicable, NI= Not Inspected

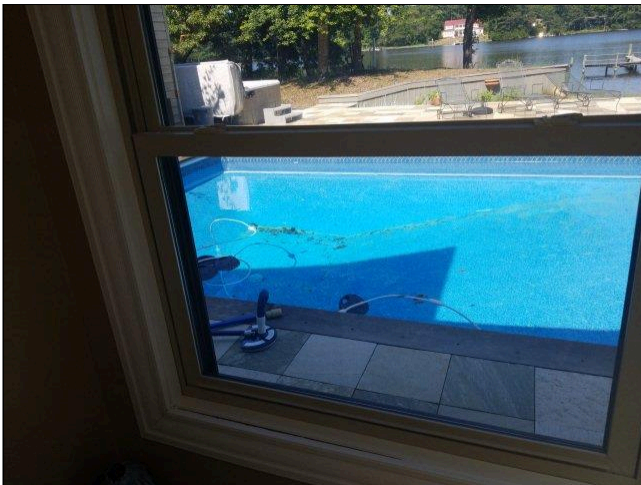
Review REPORT TERMINOLOGY on Introduction Page. Please contact the Company for clarification on ratings or findings if there are any questions.



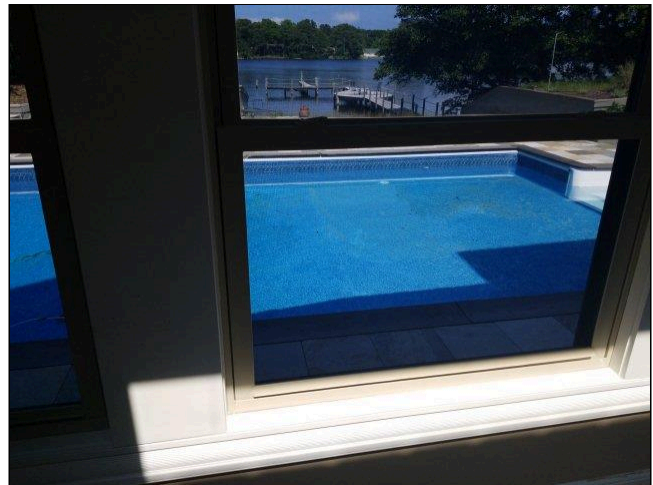
8.0(1) CEILINGS Photo 1



8.5 RAILINGS Photo 1



8.6 WINDOWS Photo 1



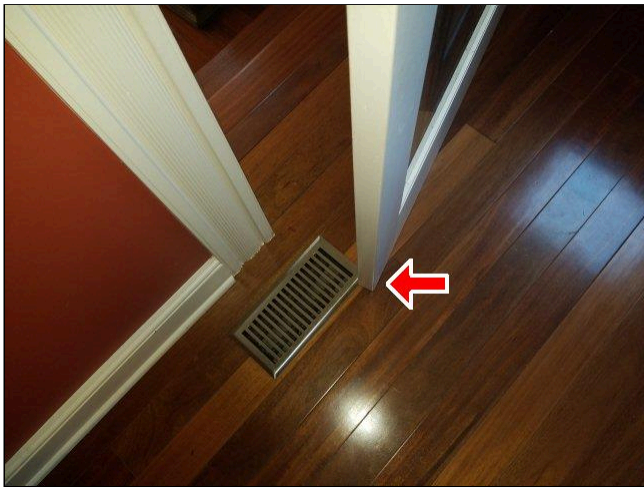
8.6 WINDOWS Photo 2



8.6 WINDOWS Photo 3



8.6 WINDOWS Photo 4



8.7(1) ROOM DOORS Photo 1



8.7(2) ROOM DOORS Photo 1



8.7(3) ROOM DOORS Photo 1



8.8 DETECTOR TEST Photo 1



8.10(1) FIREPLACE GAS BURNERS Photo 1



8.10(1) FIREPLACE GAS BURNERS Photo 2



8.11 CENTRAL VACUUM Photo 1

NOTE: All homes are subject to indoor air quality concerns due to factors such as venting system defects, outgassing from construction materials, smoking, and the use of house and personal care products. Air quality can also be adversely affected by the growth of molds, fungi and other micro-organisms as a result of leakage or high humidity conditions. If water leakage or moisture-related problems exist, potentially harmful contaminants may be present. A home inspection does not include assessment of potential health or environmental contaminants or allergens. For air quality evaluations, a qualified testing firm should be contacted. All homes experience some form of settlement due to construction practices, materials used, and other factors. A pre-closing check of all windows, doors, and rooms when house is clear of furnishings, drapes, etc. is recommended. If the type of flooring or other finish materials that may be covered by finished surfaces or other items is a concern, conditions should be confirmed before closing. Lead-based paint may have been used in the painting of older homes. Chimney and fireplace flue inspections should be performed by a qualified specialist. Regular cleaning is recommended. An assessment should be made of the need for and placement of detectors. All smoke and carbon monoxide detectors should be tested on a regular basis.

SUPPLEMENTAL INFORMATION - Review the additional details below.

Structural Components - Evaluation of wall, ceiling or floor components is generally limited to readily visible structural conditions. Aesthetic or cosmetic factors, (e.g., paint, wallpaper) or the condition of finish materials or coverings are not considered unless specifically noted. Furthermore, it is not possible to determine the wall insulation, type or condition of surfaces or hidden structural concerns that may exist under floor cover, carpeting, paneling, drop ceilings, etc. If the type flooring is a concern, it should be confirmed before closing.

Indoor Air Quality/Mold - All houses are potentially subject to indoor air quality concerns due to numerous factors such as improper venting systems, outgassing from construction materials, etc. Air quality can also be adversely affected by the growth of molds, fungi and other micro-organisms—most are results of excess moisture conditions. A home inspection does not include assessment of potential health of environmental contaminants or allergens. If leakage occurs or detrimental moisture conditions exist or develop the possibility of potentially harmful contaminants exist and therefore should be immediately addressed. For air quality evaluations, a qualified testing firm should be contacted.

Windows and Doors - Windows and door evaluations are based on a random sampling of a representative number of units. All units should be checked by the buyer for possible operational concerns or other deficiencies. Unless noted, presence of safety glazing at windows/doors is not evaluated.

Smoke/CO Detectors - Smoke/fire detection systems and fire extinguishers are generally recommended for all houses, and may be required in some areas. Carbon monoxide and gas detectors are also recommended for houses with fuel-burning appliances, fireplaces or attached garages. Any installed systems should be checked/serviced at least monthly. The potential for elevated carbon monoxide levels exists in most houses, particularly if an attached garage of fuel burning units are present.

Walls/Ceiling Conditions - Cracks and nail pops occur in wall/ceiling surfaces due to construction methods, material, framing movement, and other factors. Minor surface conditions can generally be repaired, but the need for periodic repair should be anticipated. If cracks are large, recurring, or appear to increase in magnitude, there is likely an underlying structural concern that may need to be addressed.

Fireplace Inspection Limitations - Due to typical design restrictions, any inspection of the fireplace, stove and inserts is limited; internal components, flue, flue connectors, etc., are generally not visible. Furthermore, any inspection is of the physical condition only, and does not include code/fire safety compliance assessment or an operational check of flue/vent drafting. Unit and venting deficiency may represent fire/safety concerns. Flue inspections should be performed by a qualified chimney sweep or competent specialist.

Gas Burner - All gas burners should be approved by a listed testing agency and should only be installed in a fireplace with a permanently opened vent or damper secured in the open position.

9. FOUNDATION / SUBSTRUCTURE

The inspection of the substructure and foundation is limited to readily visible and access elements as listed herein. Elements or areas concealed from view for any reason cannot be inspected. In most homes, only a representative portion of the structure can be inspected. Any element description provided is for general information purposes only; the specific material type and/or make-up cannot be verified. **Neither the inspection nor report includes geological surveys, soil compaction studies, ground testing, evaluation of the effects of or potential for earth movement such as earthquakes, landslides, or sinking, rising or shifting for any reason, or verification of prior water penetration or predictions of future conditions. Furthermore, a standard home inspection is not a wood-destroying insect inspection, an engineering evaluation, a design analysis, or a structural adequacy study, including that related to high-wind or seismic restraint requirements.** Additional information related to the house structure may be found under many other headings in this report.

CRAWLSPACE:

Full House

CRAWLSPACE INSPECTION METHOD:

Limited Entry

FOUNDATION WALLS/PIERS:

Block
w/Curtain (Veneer) Wall

HOUSE FLOOR STRUCTURE:

Wood Frame
Joist
Engineered Wood I-Joists

INSULATION:

Blankett/Batt
6 to 8 Average Inches

VAPOR RETARDER(S):

On Insulation
Plastic Sheeting on Grade

SPECIAL LIMITATIONS:

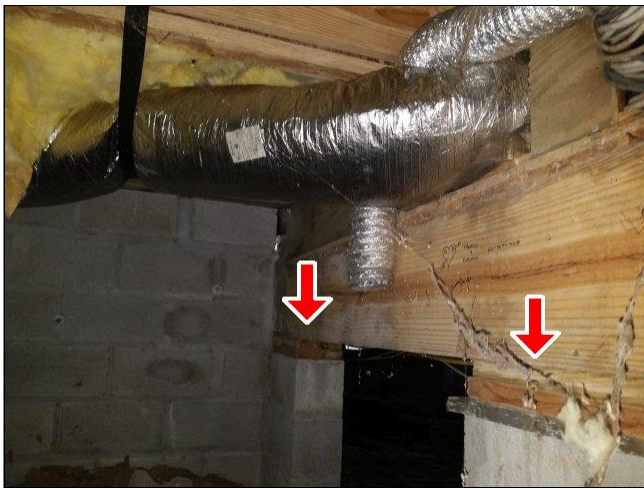
Limited Clearance
Ducts
Piping

S F P N A NI

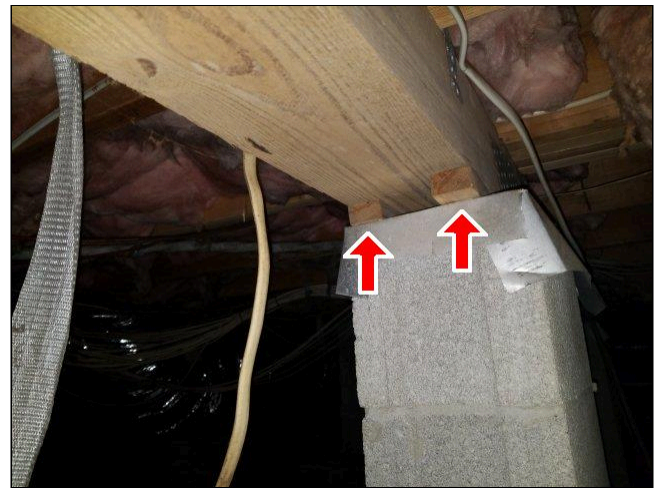
●					9.0 FOUNDATION WALLS
●					9.1 PIERS / COLUMNS Shims were found atop many of the piers between them and the beams they support. It appears to have been this way since the home was built, as the gaps are somewhat uniform. Conditions should be evaluated periodically by a licensed Foundation & Substructure Repair Contractor as a precaution.
●					9.2 FLOOR FRAMING (1) Evidence of prior termite activity was found at the wood frame curtain wall at the rear of the Crawlspace, and below the front portion of the Addition. Live insects and consequential damage were not found, nor were signs of treatment. (drill holes in he foundation) Conditions should be evaluated further by a licensed Termite & Pest Control Specialist and corrected as needed prior to closing as a precaution. (2) The bottom of the wood curtain wall at the rear of the Crawlspace is beginning to decay, and there are signs that holes in it have been used by pests for access. This wall appears to be structural, so conditions should be closely monitored and future repair needs anticipated.
●					9.3 MAIN BEAM(S)
●					9.4 CRAWLSPACE VENTILATION
●					9.5 INSULATION Several sections of insulation / batts are missing below the Addition, replace and maintain as needed.

S F P N A NI S= Satisfactory, F= Fair, P= Poor/Defective, NA= Not Applicable, NI= Not Inspected

Review REPORT TERMINOLOGY on Introduction Page. Please contact the Company for clarification on ratings or findings if there are any questions.



9.1 PIERS / COLUMNS Photo 1



9.1 PIERS / COLUMNS Photo 2



9.2(1) FLOOR FRAMING Photo 1



9.2(1) FLOOR FRAMING Photo 2



9.2(1) FLOOR FRAMING Photo 3



9.2(2) FLOOR FRAMING Photo 1



9.2(2) FLOOR FRAMING Photo 2



9.5 INSULATION Photo 1



9.5 INSULATION Photo 2

NOTE: All foundations are subject to settlement and movement. Improper/inadequate grading or drainage can cause or contribute to foundation damage and/or failure and water penetration. Deficiencies must be corrected and proper grading/drainage conditions must be maintained to minimize foundation and water penetration concerns. If significant foundation movement or cracking is indicated, evaluation by an engineer or qualified foundation specialist is recommended. All wood components are subject to decay and insect damage; a wood-destroying insect inspection is recommended. Should decay and/or insect infestation or damage be reported, a full inspection should be made by a qualified specialist to determine the extent and remedial measures required. Insulation and other materials obstructing structural components are not normally moved or disturbed during a home inspection. Obstructed elements or inaccessible areas should be inspected when limiting conditions are removed. In high-wind or high-risk seismic areas, it would be advisable to arrange for an inspection of the house by a qualified specialist to determine whether applicable construction requirements are met or damage exists. Should you seek advice or wish to arrange a new inspection for elements not visible during the inspection, please contact the Inspection Company.

SUPPLEMENTAL INFORMATION - Review the additional details below.

Inspection Limitations - The inspection of major structural elements is limited to an assessment of a representative portion of the readily accessible visual components. Design and adequacy factors are not considered. Insulation is not normally moved/disturbed; hidden or latent concerns cannot be identified. Any obstructed area or areas where evaluation was otherwise prevented should be inspected when limiting conditions are removed.

Crawlspaces - These areas are particularly prone to detrimental conditions including wood deterioration or damage. Proper ventilation and moisture barriers should be maintained. Check periodically for potential concerns.

Ventilation Provisions - Unconditioned sub-grade areas, particularly crawlspaces, generally need year round ventilation unless dry or heated. Advise upgrading or correcting vents to provide adequate cross-ventilation should elevated moisture conditions exist or develop, or if inadequate venting is indicated.

10. ELECTRIC SYSTEM

The inspection of the electric systems is limited to readily visible and access elements as listed herein. Wiring and other components concealed from view for any reason cannot be inspected. **The identification of inherent material defects or latent conditions is not possible. The description of wiring and other components and the operational testing of electric devices and fixtures are based on a limited/random check of representative components.** Accordingly, it is not possible to identify every possible wiring material/type or all conditions and concerns that may be present. Inspection of Ground-Fault Circuit-Interrupters (GFCIs) is limited to the built-in test functions. No assessment can be made of electric loads, system requirements or adequacy, circuit distribution, or accuracy of circuit labeling. Auxiliary items and electric elements (or the need for same) such as surge protectors, lighting protection systems, generators, security/safety systems, home entertainment and communication systems, structured wiring systems, low-voltage wiring, and site lighting are not included in a standard home inspection. Additional information related to electric elements may be found under other many other headings in this report.

SERVICE LINE:
Underground

ENTRANCE LINE:
Aluminum

SERVICE DISCONNECT(S):
3 Mains - 1 per Panel
Location: In Distribution Panel
Estimated Amps: 200

DISTRIBUTION PANEL:
Circuit Breaker
Qty. 3
Estimated Amps: 200
Location: Exterior
Location: Broom Closet

MAJOR APPLIANCE (240 VOLT) CIRCUITS:
Aluminum and Copper

HOUSEHOLD (120 VOLT) CIRCUITS:
Copper

GFCI:
Multiple Units
In Panel
At Receptacle Outlet(s)

SPECIAL LIMITATIONS:
Finish Materials
Furniture (inaccessible devices)
Clutter/Belongings

S F P N A N I

●					10.0 SERVICE / ENTRANCE LINE
●					10.1 SERVICE GROUNDING PROVISIONS
		●			<p>10.2 MAIN DISCONNECT(S)</p> <p>The main breaker in the main service panel in the broom closet was warm at time of inspection, and a humming noise was observed coming from it and another breaker in the panel. While this does not appear to be a significant concern at this time, (as temperatures were less than 150 degrees) it should be evaluated further and corrected as needed by a licensed Electrical Contractor. (breakers may need to be replaced, or circuits relocated to other panels to reduce load on this one)</p>
	●				<p>10.3 DISTRIBUTION PANEL(S)</p> <p>(1) 3 of 6 screws for the cover of the main (broom closet) panel are missing and two are wood screws which have sharp points which could damage wire insulation, causing a dangerous short circuit. Replace all (5) with approved blunt-tipped panel screws.</p> <p>(2) The main panels location in a closet does not comply with current standards, as it lacks adequate " working space", consider having relocated.</p>
●					10.4 SUBPANEL(S)
		●			<p>10.5 DEVICES</p> <p>(1) Mis-wired 3-way switches were found for the light fixture in the Dining Rm, have checked and corrected as required by a licensed Electrical Contractor so that the light can be turned off at either switch and back on at the other in any order.</p> <p>(2) A receptacle was found below the stained glass window in the MBR which has an open ground connection, a damaged receptacle was found in the Laundry Rm, and a loose outlet was found on the north wall of the Sunroom / Breakfast Rm, have checked and corrected as needed by a licensed Electrical Contractor.</p> <p>(3) The ceiling fans in the Family Rm did not respond to the remote control, have checked and corrected as needed.</p> <p>(4) The ceiling fan control switch in the MBR is damaged, replace as needed.</p> <p>(5) See notes in Exterior Section regarding inoperable receptacles an light fixtures.</p> <p>(6) Inoperable light fixtures noted, replace bulbs as needed and verify proper operation of all fixtures prior to closing.</p>

S F P N A N I S= Satisfactory, F= Fair, P= Poor/Defective, NA= Not Applicable, NI= Not Inspected

●					<p>10.6 WIRING / CONDUCTORS</p> <p>Several improperly abandoned circuits were found in the Crawlspace; as noted in the Kitchen Section, improperly exposed Romex was found below the sinks at that location; improperly exposed wiring was found below the main distribution panel as well. Have checked and secured as needed by a licensed Electrical Contractor.</p>
●					<p>10.7 GFCI TEST</p> <p>See notes in Exterior Elements, Garage, and Bath Sections.</p>

S F P N A N I S= Satisfactory, F= Fair, P= Poor/Defective, NA= Not Applicable, NI= Not Inspected

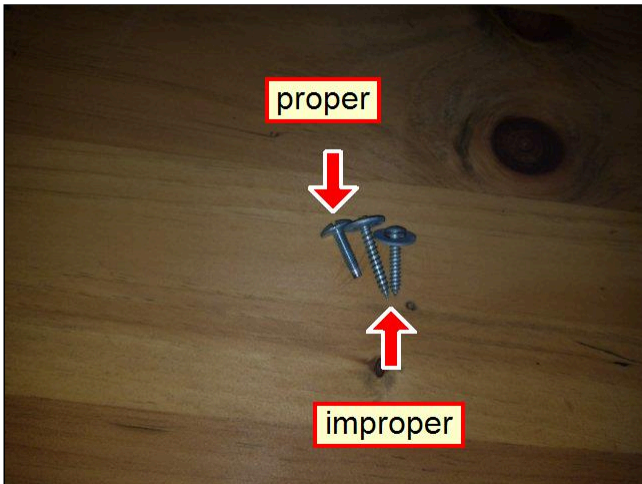
Review REPORT TERMINOLOGY on Introduction Page. Please contact the Company for clarification on ratings or findings if there are any questions.



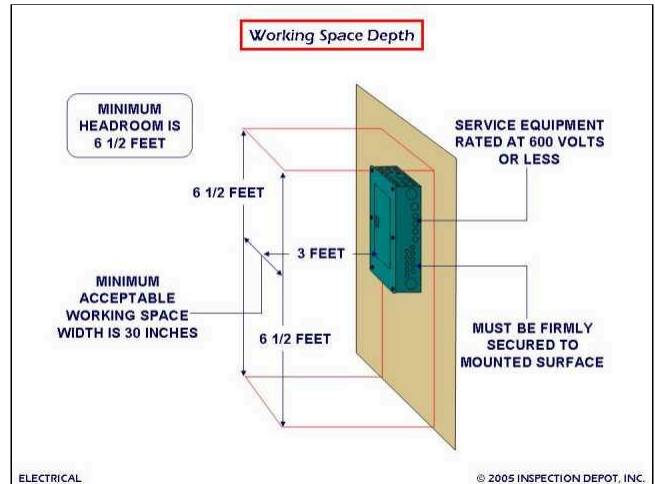
10.2 MAIN DISCONNECT(S) Photo 1



10.3(1) DISTRIBUTION PANEL(S) Photo 1



10.3(1) DISTRIBUTION PANEL(S) Photo 2



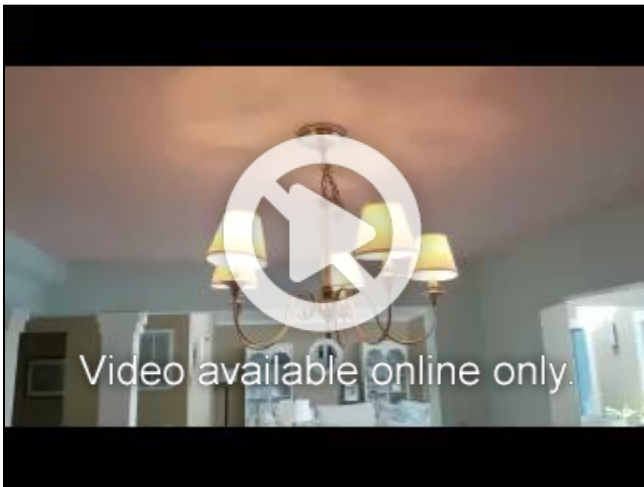
10.3(2) DISTRIBUTION PANEL(S) Photo 1



10.5(1) DEVICES Photo 1



10.5(1) DEVICES Photo 2



10.5(1) DEVICES Photo 3



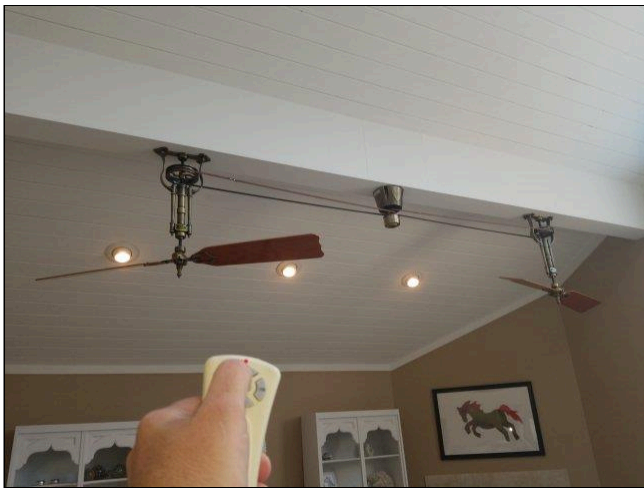
10.5(2) DEVICES Photo 1



10.5(2) DEVICES Photo 2



10.5(2) DEVICES Photo 3



10.5(3) DEVICES Photo 1



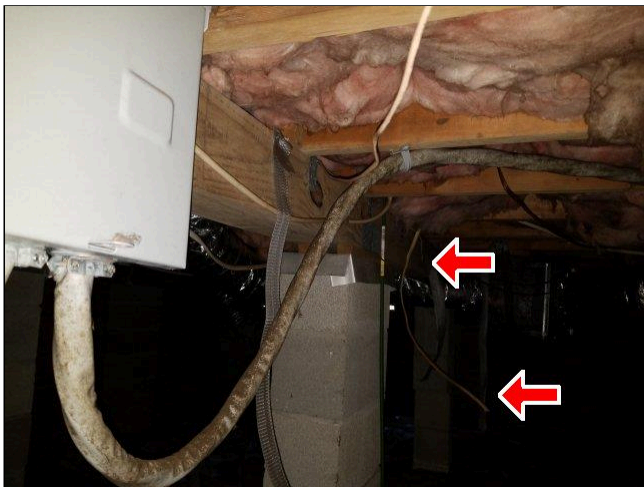
10.5(4) DEVICES Photo 1



10.5(6) DEVICES Photo 1



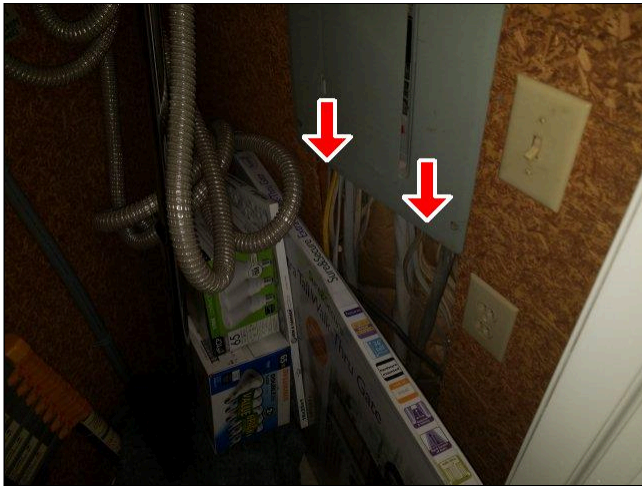
10.5(6) DEVICES Photo 2



10.6 WIRING / CONDUCTORS Photo 1



10.6 WIRING / CONDUCTORS Photo 2



10.6 WIRING / CONDUCTORS Photo 3

NOTE: Older electric service may be minimally sufficient or inadequate for present/future needs. Service line clearance from trees and other objects must be maintained to minimize the chance of storm damage and service disruption. The identification of inherent electric panel defects or latent conditions is not possible. It is generally recommended that aluminum-wiring systems be checked by an electrician to confirm acceptability of all connections and to determine if any remedial measures are required. GFCIs are recommended for all high hazard areas (e.g., kitchens, bathrooms, garages and exteriors). AFCIs are relatively new devices now required on certain circuits in new homes. Consideration should be given to adding these devices in existing homes. The regular testing of GFCIs and AFCIs using the built-in test function is recommended. Recommend tracing and labeling of all circuits, or confirm current labeling is correct. Any electric defects or capacity or distribution concerns should be evaluated and/or corrected by a licensed electrician.

SUPPLEMENTAL INFORMATION - Review the additional details below.

Electrical System - Evaluations and material descriptions are based on a limited/random check of components. Accordingly, it is not possible to identify every possible condition or concern in a standard inspection. All electric defects/potential concerns should be evaluated/corrected by a licensed electrician.

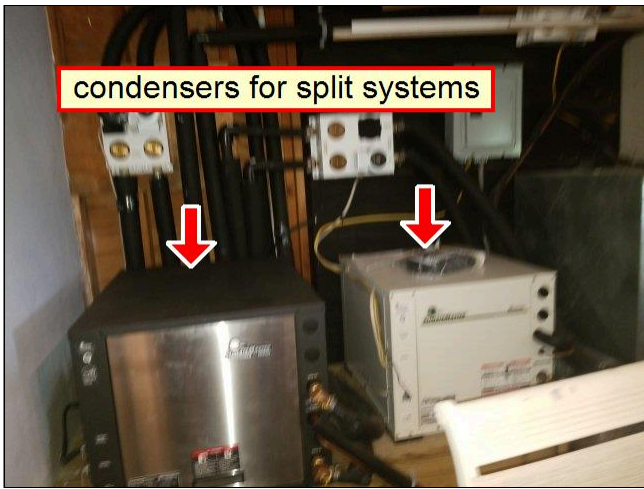
Panel/Circuit Wiring - Aluminum wiring is common on service feeders and major appliance circuits. All aluminum connections should be checked periodically. If household circuits are listed as aluminum wiring, review any inspector comments and general aluminum (120v) wiring comments. The operation or adaptability of any 240 volt dedicated appliance circuit for use with a particular appliance was not determined.

Ground-Fault Circuit Interrupters - GFCIs are designed to improve personal safety and are recommended for all houses. Regular testing of GFCIs is required to ensure proper operation and protection. In most areas GFCIs have only been required on certain circuits since the mid-1970s. It is recommended that GFCIs be installed in all high hazard areas (e.g., kitchens, bathrooms, garages and exteriors).

Arc-Fault Circuit Interrupters - As of January 1st, 2002 many areas required the installation of a safety device, known as an Arc-Fault Circuit-Interrupter (AFCI's), in new construction. The purpose of an AFCI is to reduce fire hazards associated with frayed wires and electric arcing, particularly in areas such as living rooms and bedrooms where corded fixtures are used. AFCI's are not be evaluated as part of a standard home inspection. If present, AFCI devices should be checked periodically. If not present consider upgrading for safety. Should an AFCI "trip," it should be left in the tripped" or "off" position, and arrangements should be made to have the circuit in question checked by a licensed electrician.

Auxiliary/Low Voltage Systems - Evaluation of ancillary, low voltage electric or electronic equipment (e.g., TV, doorbell, computer, cable, lightning protection, surge protection, low voltage lighting, intercoms, site lighting, alarms etc..) is not performed as part of a standard home inspection.

Light Fixtures/Switches - Light fixtures, ceiling fans, etc., are generally randomly checked to assess basic wiring conditions. Any inoperative unit may be due to a defective fixture or bulb, connection to undetected switch or other factors.



11.0 HEAT PUMP SYSTEM(S) Photo 1



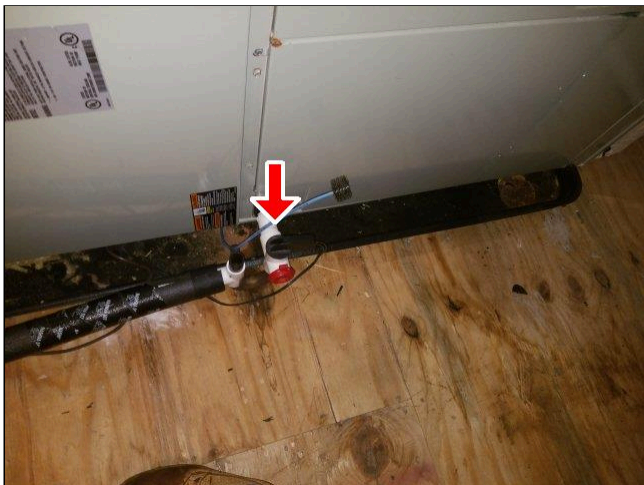
11.0 HEAT PUMP SYSTEM(S) Photo 2



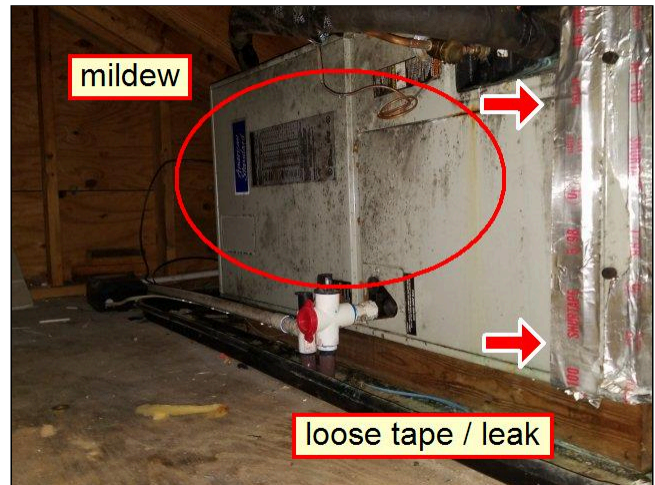
11.3(1) CONDENSATE PROVISIONS Photo 1



11.3(2) CONDENSATE PROVISIONS Photo 1



11.3(2) CONDENSATE PROVISIONS Photo 2



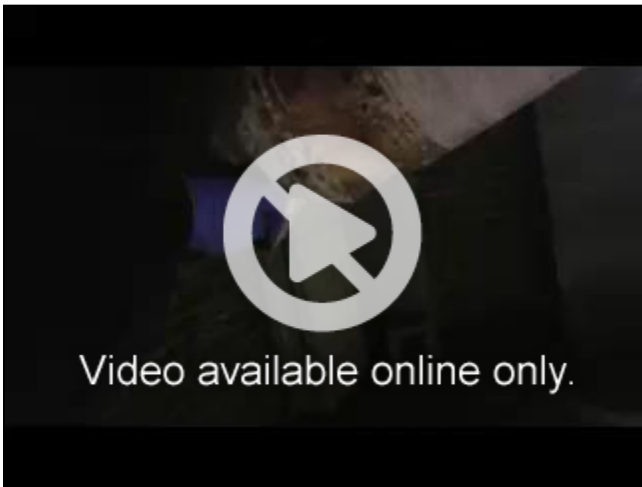
11.4(1) DUCTWORK Photo 1



11.4(1) DUCTWORK Photo 2



11.4(1) DUCTWORK Photo 3



11.4(1) DUCTWORK Photo 4



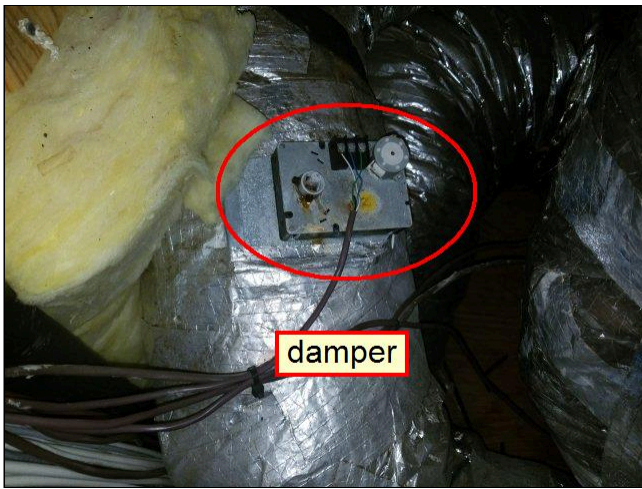
11.4(2) DUCTWORK Photo 1



11.5 THERMOSTAT(S) Photo 1



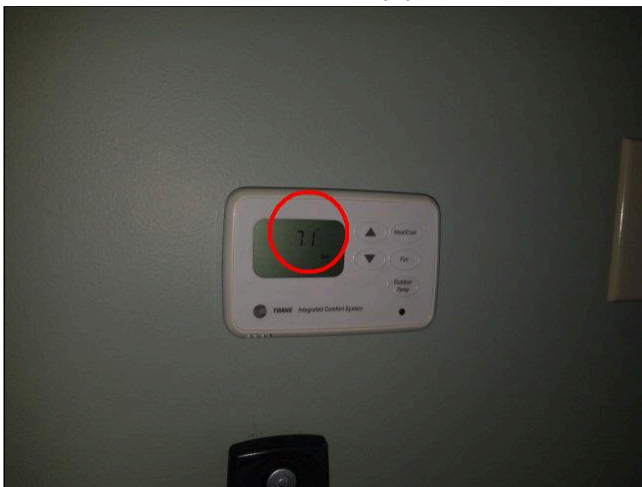
11.5 THERMOSTAT(S) Photo 2



11.5 THERMOSTAT(S) Photo 3



11.5 THERMOSTAT(S) Photo 4



11.5 THERMOSTAT(S) Photo 5



11.5 THERMOSTAT(S) Photo 6



11.5 THERMOSTAT(S) Photo 7

NOTE: Regular heat pump maintenance is important. The older the unit the greater the probability of system deficiencies or failure. Inadequate heating/cooling or other system problems may not be due simply to an inadequate refrigerant charge, as more significant concerns may exist. Condensate lines and pumps, if present, should be checked regularly for proper flow; backup or leakage can lead to mold growth and structural damage. All condensate drains must be properly discharged to the exterior or a suitable drain using an air gap. Comfort will vary throughout most houses due to house or system design or other factors. Filters need to be replaced/cleaned on a regular basis; periodic duct cleaning may also be required. Servicing or repair of cooling systems should be made by a qualified specialist.

SUPPLEMENTAL INFORMATION - Review the additional details below.

Heat Pumps - A heat pumps is designed to operate all year to provide cooling and heating. Most heat pumps have supplemental heating systems for cold weather (<40° F or 5° C). Due to design, anticipate low air flow/temperatures from registers. Identification of the presence of a heat pump unit (versus central cooling) is sometimes difficult; no verification of system type is made as part of the standard inspection.

Supplemental Heat - Generally, supplemental heating with a heat pump system is provided by electric resistance coils; seasonal or design impediments may limit ability to assess supplemental system operation.

Inspection Limitations - Heat pump evaluations are generally restricted to basic system operation due to normal system design factors. No heat gain or loss analyses, sizing, or design evaluations were performed. Thermostat calibration, accuracy and adequacy of conditioned air distribution were not determined. The indoor coil is generally not visible for inspection. Furthermore, portable units or add-on components such as electronic air cleaners are not inspected, unless specifically indicated.

Single Mode Operation - Only a single mode operational test of a heat pump may be performed due to normal system design factors. While many of the same components function in both the heating and cooling modes, evaluation of the reversing valve function is not possible if the unit can only be operated in the cooling mode.

System Maintenance - Be sure to change filters every 30 days and have heating and cooling equipment serviced and evaluated by a qualified HVAC contractor at the start of each season of use. While there are no guarantees with respect to equipment serviceability beyond the manufacturers warranty period, frequent filter changes and system servicing is likely to extend the service life significantly. Conversely, lack of filter changes and maintenance often results in early failure.

Cooling Mode Only - The heating mode of a heat pump system cannot be safely or properly evaluated at high exterior temperatures. Arrange for inspection when temperatures are below approximately 60° -65° F (15 -17° C) for several days.

Condensate Control - System condensate must be properly discharged to the exterior or a suitable drain with an air gap. Condensate lines and pumps, if present, should be checked for proper flow regularly.

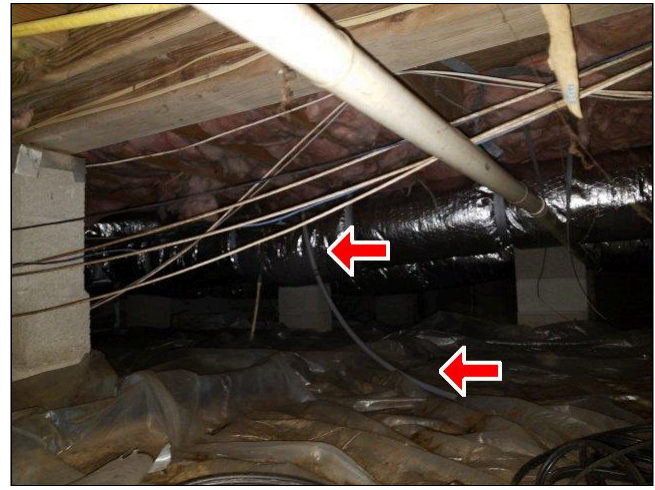
Comfort Levels - Heating and cooling comfort will vary throughout most houses due to varying house or system design or other factors.

R-22 Freon Phase-Out - For many years, air conditioning and heat pumps systems have used a type refrigerant, referred to as R-22 (commonly know as Freon®), to cool homes. Due to concerns over the effect the release of this refrigerant into the atmosphere from leaks or other causes has been found to have on the environment, laws have been passed mandating the phase-out of equipment using R-22. After Jan. 1, 2010, manufacturers can no longer make air conditioners or heat pumps that use R-22; however, equipment using R-22 can still be sold while supplies last and R-22 will be available for servicing of existing equipment for many years.

Should you need repair or replacement of your R-22 cooling system, you may have an option of servicing the existing equipment or replacing it. When making a decision as to what approach to take, in addition to cost, other factors should be considered including: the age of the equipment, the ease of replacement, potential energy savings from a new, more efficient system, the environment benefits of a system that uses alternate refrigerants, and your personal plans for future occupancy. If the equipment is very old or significant repairs are required, replacement may be the most practical approach. In all cases, to best assess your options, we recommend obtaining quotes from several qualified companies. For more information on this topic, go to <http://www.epa.gov/Ozone/title6/phaseout/22phaseout.html>.



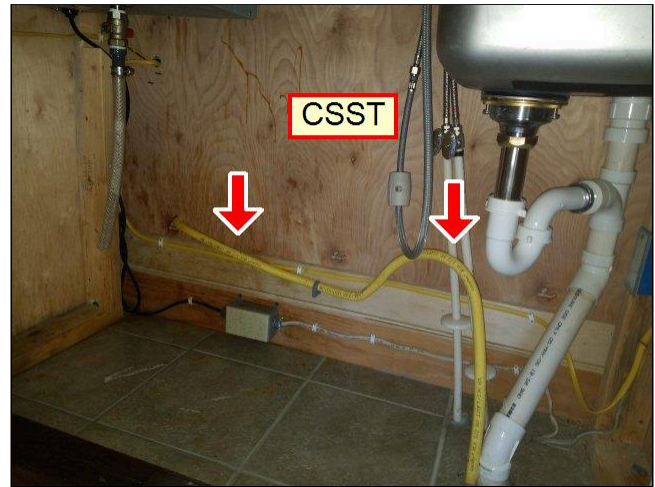
12.0 WATER PIPING Photo 1



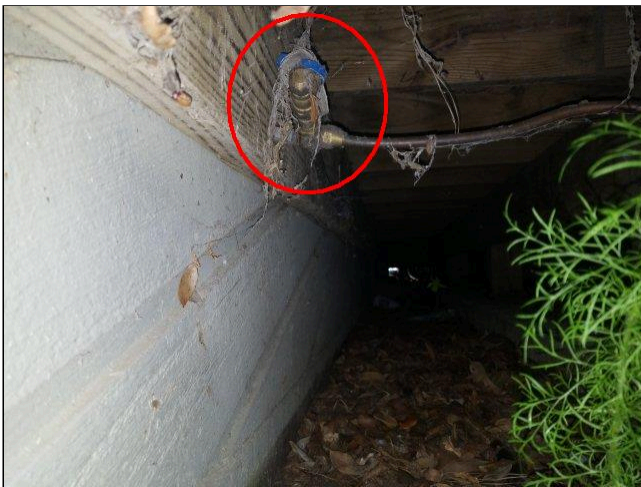
12.0 WATER PIPING Photo 2



12.2 DRAIN / WASTE PIPING Photo 1



12.5(1) GAS PIPING Photo 1



12.5(2) GAS PIPING Photo 1

NOTE: Recommend obtaining documentation/verification on the type water supply and waste disposal systems. If private onsite water and/or sewage systems are reported/determined to exist, independent evaluation (including water analyses) is recommended. Plumbing systems are subject to unpredictable change, particularly as they age (e.g., leaks may develop, water flow may drop, or drains may become blocked). Plumbing system leakage can cause or contribute to mold and/or structural concerns. Some piping may be subject to premature failure due to inherent material deficiencies or water quality problems, (e.g., polybutylene pipe may leak at joints, copper water pipe may corrode due to acidic water, or old galvanized pipe may clog due to water mineral content). Periodic cleaning of drain lines, including underground pipes will be necessary. Periodic water analyses are recommended to determine if water filtration and treatment systems are needed. Confirm and label gas and water shut-off valve locations. A qualified plumber should perform all plumbing system repairs.

SUPPLEMENTAL INFORMATION - Review the additional details below.

Water Supply/Waste Disposal - Neither the source, type nor quality of water supply, nor the method of waste disposal is determined as part of a standard

home inspection. Advise obtaining documentation/verification of type systems. If a private water and/or waste system exists, independent evaluation by a specialist is recommended.

Plumbing Components - Evaluation of the plumbing system was limited to permanently connected fixtures and readily visible pipe conditions. The function and effectiveness of laundry standpipes, vent pipes, floor drains, fixture overflows, anti-siphon devices and similar items generally cannot be evaluated. Conditions are subject to unpredictable change, e.g., leaks may develop, water flow may drop, drains may become blocked, etc. The detection of sewer gases and the condition/function of sub-slab or in-ground piping is excluded from a standard inspection. In-ground piping is subject to blockage/collapse.

Shut Off/Location - Confirm and label gas and water shut-off valve locations. Provide full access at all times.

Lead Piping/Lead-in-Water - This inspection does not include assessment of lead piping or lead in water whether from the supply, piping, solder or other sources. Independent testing is available to determine lead concerns.

PEX Piping Issues - The use of cross-linked polyethylene piping (PEX) has become a popular and generally acceptable alternative for water supply piping. As often happens with new building materials, issues tend to occur with early generations and/or certain brands products. Such has been the case with PEX, as there have been instances of leakage associated with manufacturing deficiencies and/or improper installation. While there may be concerns with any PEX installation, the instances of failure have caused some to unjustifiably claim all PEX systems defective.

It is not possible, within the scope of a standard home inspection, to inspect or identify the type or condition of all the piping and associated components used in a plumbing system. The majority of the piping or significant portions may be concealed and even where visible it may not be possible to determine whether an installation has experienced leakage or is at risk due to material defects or improper installation.

Accordingly, arranging an inspection and assessment of the PEX system by a qualified plumber familiar with the brand PEX system present would be prudent. While in many cases such an assessment may only be needed as a precautionary measure; in cases where there is evidence of leakage or repair work, or reports of prior issues, a full system inspection and assessment for potential concerns is strongly recommended. This assessment should also include a determination as to whether the system qualifications for reimbursement for repairs or replacement if needed under a PEX plumbing settlement program.

Corrugated Stainless Steel Tubing - Corrugated Stainless Steel Tubing (CSST) is subject to damage in the event of a lightning strike and other circumstances. Manufacturers believe that this product is safer if properly bonded and grounded as required by the manufacturer's installation instructions. Proper bonding and grounding of the product can only be determined by a Mechanical Contractor licensed by the Commonwealth of Virginia as qualified to perform such work.

13. WATER HEATER

The inspection of hot water supply systems is limited to readily visible and accessible elements as listed herein. Elements concealed from view for any reason cannot be inspected. All standard water heaters require temperature-pressure relief valves (TPRV); these units are not operated during a standard home inspection but should be checked regularly for proper operation. **A standard home inspection does not include evaluation of the adequacy/capacity of hot water supply systems, or inspection of saunas, steam baths, or solar systems.** An increase in the hot water supply system capacity may be needed for large jetted baths or other fixtures requiring a large volume of hot water, or when bathroom or plumbing facilities are added or upgraded. Additional information related to the hot water supply system may be found under other headings in this report, including the BATHROOMS and PLUMBING SYSTEM sections.

WATER HEATER TYPE:

Electric Water Heater

WATER HEATER LOCATION:

Garage

ESTIMATED CAPACITY:

80 +/- Gallons

SYSTEM MAKE:

Bradford White

ESTIMATED AGE:

3 to 6 years

DESIGN LIFE:

8 to 12 years

SPECIAL LIMITATIONS:

Limited Access / Obstructions

S F P N A N I

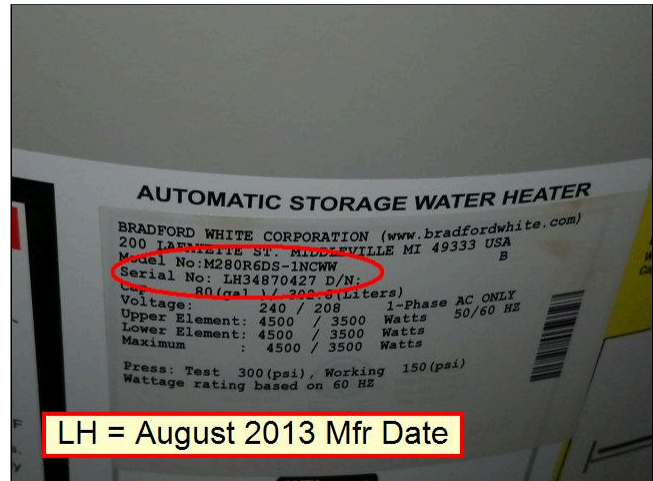
●					13.0 WATER HEATER(S)
			●		13.1 VENT CONNECTOR(S)
●					13.2 GAS / POWER LINES AT UNIT(S) Unit complies with standards of when home was built, but current standards require that wiring be enclosed in a conduit and an emergency cutoff be present near unit, or it's breaker be fitted with a "lockout" device. (unless Electrical Panel is nearby) Consider correcting for added safety and convenience.
		●			13.3 SAFETY VALVE PROVISIONS PEX piping is not permitted for use on temperature and pressure relief valves in many areas for a number of technical reasons, but some local City Building Inspectors will allow it. Among the reasoning against the use of PEX is that it is not rated for temperatures above 180 degrees (F) and the temperature of a discharge would likely exceed that. PEX also uses "insert" fittings, which reduce the diameter of the pipe below the 3/4" outlet of the valve. Additionally, when installed on electric tanks, which typically have the T&P valve on the top, the horizontal portion of the pipe can sag, forming a trap, which is not permitted. (as PEX is flexible) Check with local Building Officials and replace as needed. See the discussion on the topic at the link posted below, which is from a Plumbers forum: http://www.plbg.com/forum/read.php?1.468921
			●		13.4 OVERFLOW PAN Overflow pans are not required for Garage installations, consider adding.

S F P N A N I S= Satisfactory, F= Fair, P= Poor/Defective, NA= Not Applicable, NI= Not Inspected

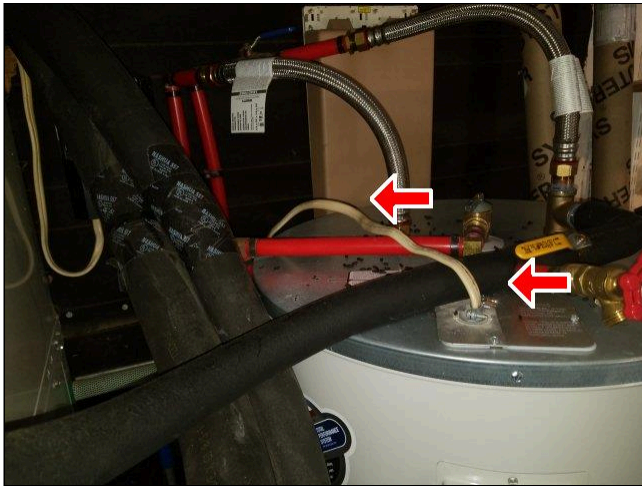
Review REPORT TERMINOLOGY on Introduction Page. Please contact the Company for clarification on ratings or findings if there are any questions.



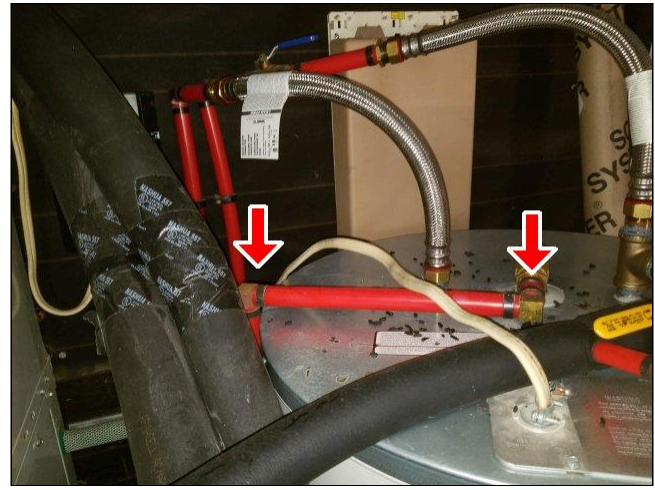
13.0 WATER HEATER(S) Photo 1



13.0 WATER HEATER(S) Photo 2



13.2 GAS / POWER LINES AT UNIT(S) Photo 1



13.3 SAFETY VALVE PROVISIONS Photo 1

NOTE: Maintaining hot-water supply temperatures at no more than about 120° F (49° C) will reduce the risk of injury; hot water represents a potential scalding hazard. Anti-scald devices are available as an added safety measure. The combustion chamber or ignition sources of water heaters and other mechanical equipment in garage areas should be positioned/maintained at least 18 inches above the floor for safety reasons. Adequate clearance to combustibles must also be maintained around the unit and any vents. Restraining straps are generally required on heaters in active seismic zones. Safety valve (TPRV) discharge should be through a drain line to a readily visible area that can be monitored. Newer tanks should be drained periodically, but many old tanks are best left alone. Tankless or boiler coils systems have little or no storage capacity; a supplemental storage tank can often be added if needed. A qualified plumber or specialist should perform all water heating system repairs.

SUPPLEMENTAL INFORMATION - Review the additional details below.

Domestic Hot Water - The adequacy of the domestic hot water supply or temperatures was not determined. Evaluations are limited to assessment of visual conditions and confirmation of heated water flow to the fixtures. Newer tanks should be drained periodically, but many old tanks are best left alone.

Relief Valves - All standard water heaters require temperature-pressure relief valves (TPRV). These units are not operated during a standard home inspection but should be checked regularly for proper operation.

Water Temperatures - Hot water temperature generally should not exceed approximately 120° F (49° C) at any fixture. Elevated temperatures should be corrected. Monitor and adjust as required. Anti-scald devices are available as a safety measure.

TPRV Discharge - Valve discharge should be through a drain line to a readily visible area so that it can be monitored. The lines should not be reduced below valve opening size (3/4 inch), or restricted in any way. Metal piping is recommended for the drain line; if plastic is allowed, only high temperature plastic is acceptable.

FVIR Units - Newer Flammable Vapor Ignition Resistant (FVIR) units require periodic cleanings of the air intake filters and screens. Failure to follow proper maintenance procedures can result in early failure of tank. Check manufacturers specifications and maintain as needed.

SUMMARY OF INSPECTOR COMMENTS

This Summary of Inspector Comments is only one section of the Inspection Report and is provided for guidance purposes only. This Summary is **NOT A HOME INSPECTION REPORT** and does not include information on all conditions or concerns associated with this home or property. **The Inspection Report** includes more detailed information on element ratings/conditions and associated information and **must be read and considered in its entirety prior to making any conclusive purchase decisions or taking any other action**. Any questionable issues should be discussed with the Inspector and/or Inspection Company.

Note: While listings in this Summary of Inspector Comments may serve as a guide to help prioritize remedial needs, the final decision regarding any action to be taken must be made by the client following consultation with the appropriate specialists or contractors.

1. ROOFING

1.3 EXPOSED FLASHING

Poor/Defective

1.3 (1) The ceiling of the Sunroom / Breakfast Rm has been damaged by leakage, which may have occurred at the flashing where the roof meets the siding above, but is more likely from the MBR windows. Have checked by a licensed Contractor and corrected as needed.

1.4 SKYLIGHT(S)

Poor/Defective

The skylights are aging / beyond their expected service life. Caulking was found around the edges of the plastic domes, indicating a history of prior leaks. That caulking is now deteriorated, and hairline cracks were noted in the domes. Recommend having checked and repaired or replaced as needed by a licensed Roofing Contractor.

1.6 PLUMBING STACKS

Poor/Defective

The rubber collars are deteriorating, particularly the one above the MBA, have checked and replaced or covered with "replacement collars" as needed by a licensed Roofing Contractor.

1.9 FASCIA / SOFFITS

Poor/Defective

Decay was noted where the fascia boards and roofing intersect above BR#3 and the Family Rm, have checked and corrected as needed.

2. EXTERIOR ELEMENTS

2.0 SIDING #1

Fair

The wood siding is in generally good condition, but the paint is beginning to weather, and minor checking (cracking) was noted in a few locations. Monitor conditions closely and anticipate maintenance needs.

2.1 WINDOWS

Poor/Defective

2.1 (2) As noted in the Roofing Section, a leak at the MBR windows or flashing below them has caused damage to the ceiling below, have checked and corrected as needed by a licensed Contractor.

2.1 (3) The seals for the insulated glass have failed at many of the original windows, with condensation and/or mineral deposits found between the panes. Recommend a check of all units to determine extent of repair/replacement work required. Replacement of insulated glass windows or doors is usually required to correct failed or defective vacuum seals. Fortunately, the insulation value is usually not significantly reduced. Replacement time frame may be discretionary; however, conditions will gradually worsen with time.

2.2 ENTRY DOORS

Poor/Defective

2.2 (1) The MBR door to the Balcony is decayed and has been leaking. There is no hole in the jamb for it's deadbolt, and adhesive has begun to seep out from it's exterior window trim. Recommend having checked and replaced as needed by a licensed Contractor.

2.2 (2) The rear door does not latch properly, adjust as required.

2.2 (3) The deadbolt does not engage properly at the Front Entry door, adjust as needed / required for proper function and security.

2.2 (4) The stationary panel at the French Doors to the Screened Porch does not open, as it hangs up on the threshold, adjust as needed.

2.2 (5) The screen door at the Screened Porch rubs on the tile flooring, adjust as needed / desired.

2.3 STAIRS / STOOPS

Poor/Defective

The wood substructure of the stairs at the rear of the Deck appears to be decayed; and the wood trim at the edges of the Deck and Patio is loose at several of the steps. Have checked and corrected as needed by a licensed Contractor to eliminate potential safety concerns.

2.5 DECK(S)

Poor/Defective

In addition to concerns noted above, loose tiles were found in multiple locations, particularly at the lower Deck / Patio area at the south side of the rear yard, where the structure beneath the tiles appears to be damaged. Have checked and corrected as needed by a licensed Contractor.

2.10 ELECTRIC / GFCI

Poor/Defective

No power was detected at a few of the exterior receptacle outlets, some of the GFCI outlets appear to be redundant to the GFCI breaker in the interior service panel, and several of the exterior light fixtures were inoperable at time of inspection. Have checked and corrected as needed by a licensed Electrical Contractor.

2.11 HOSE BIBS / PLUMBING

Poor/Defective

2.11 (1) The hose bib at the rear of the Detached Garage failed when testing / would not shut off. Washers within the faucet were likely deteriorated due to lack of use. Inspector installed a plastic cap to stop the leak. The hose bib at the front of the home is not properly secured to the wall / siding as well. Have checked and corrected as needed by a licensed Plumbing Contractor.

2.12 OUTDOOR SHOWER

Poor/Defective

Water was off to the outdoor shower at time of inspection, and the handheld shower head is missing, correct as needed.

2.13 SAUNA

Not Inspected

The Sauna was not operated, as it was full of storage at time of inspection. Seller indicated that there are concerns with the heaters that were added in the walls. Buyer should have evaluated by a qualified specialist prior to closing.

3. SITE ELEMENTS

3.2 RETAINING WALL(S)

Fair

Minor outward movement is evident in the retaining walls, monitor conditions closely and anticipate future repair or replacement needs.

3.5 BULKHEAD / DOCK

Not Inspected

Bulkheads and Docks are not evaluated as part of a standard home inspection. Recommend having evaluated by a Marine Structures specialist prior to closing, and again every 3-5 yrs.

3.6 SPA

Poor/Defective

The Hot Tub could not be fully evaluated due to dirty / cloudy water at time of inspection. It otherwise seemed to be functional, but the cover is damaged / waterlogged, and the valve for the fountain is defective. Recommend having checked and corrected as needed by a qualified pool and spa maintenance expert prior to closing, and replacing cover as soon as possible.

3.7 LAWN IRRIGATION SYSTEM

Not Inspected

System was not functional at time of inspection, and a few damaged sprinkler heads were noted. Have checked and corrected as needed by a qualified lawn irrigation system specialist.

3.8 OUTDOOR KITCHEN

Poor/Defective

Construction of the outdoor Kitchen is incomplete, as countertops and appliances are missing, correct as needed / desired.

3.9 POOL

Not Inspected

3.9 (1) A pool inspection is not included in a standard home inspection. However, the following concerns were noted: the pool light was removed / sitting out of the pool at time of inspection; the skimmer baskets were full / clogged, indicating a lack of maintenance; the salt level was low; and the booster pump for the polaris would not operate, as the control panel indicated a fault. Have evaluated further by a qualified pool and spa maintenance expert prior to closing.

4(A) . DETACHED GARAGE / WORKSHOP

4.6.A ENTRY DOOR(S)

Poor/Defective

Both exterior entry doors rub the jambs, and there are no holes in either for the deadbolts, correct and maintain as needed.

4.9.A DOOR OPERATOR(S)

Poor/Defective

The west front door was disconnected from the opener at time of inspection, (hardware was missing) and neither of the rear doors would respond to the wall mounted wired remotes, and the west rear door did not respond to the handheld remotes as well. A defective reversing sensor was also found at the east front door. Have all checked and corrected as needed by a qualified overhead door specialist. Please be advised that there is currently no latch for the west front door, correct as needed for security.

4(B) . ATTACHED GARAGE

4.4.B WALLS / CEILINGS

Fair

4.4.B (1) Door to the house and the walls that are shared with the living space do not comply with current fire safety standards. Consider upgrading for improved safety.

Fire rated doors are now required, and Attic accesses with wood panels for covers are generally prohibited when the Attic over the Garage is shared/open to the Attic over the finished space. Fire-rated materials (such as 5/8" drywall) are required on Garage walls and ceilings to slow the spread of a fire that starts in the Garage into the home to allow the occupants added time to escape. Walls and ceilings must also be free of holes or other damage, and the seams properly sealed with appropriate drywall tape and joint compound to prevent fumes from seeping into the home. Thickness of existing drywall was not checked, but given it's age it is unlikely to comply with these standards as well.

6(C) . MASTER BATH

6.0.C SINK(S)

Poor/Defective

The drain was clogged at time of inspection, clear and maintain as needed.

6.2.C STALL SHOWER(S)

Fair

The lower-left body jet was inoperable at time of inspection, have checked and corrected as needed by a licensed Plumbing Contractor.

6.3.C JETTED TUB(S)

Poor/Defective

6.3.C (1) The diverter for the hand held spray head was inoperable at time of inspection, have checked and corrected as needed by a licensed Plumbing Contractor.

6.6.C WALLS / CEILINGS

Fair

6.6.C (1) Door does not latch properly, correct as required. (adjust striker)

6.8.C ELECTRIC / GFCI

Fair

GFCI unit at wall is redundant. The circuit is already protected by a GFCI unit in the Electrical Panel. Consider replacing with a standard duplex receptacle to eliminate confusion when a ground fault/trip occurs, and a reset is needed.

6(D) . BATH - BR#2

6.0.D SINK(S)

Poor/Defective

Drain is slow; have checked and cleared as needed by a licensed Plumbing Contractor prior to closing.

6.5.D WALLS / CEILINGS

Fair

Door does not latch properly, correct as required. (adjust striker)

7. KITCHENS

7.7 DISPOSAL(S)

Fair

As noted above, RomeX (solid wire cabling) is improperly exposed. Have cabling placed within a proper protective conduit, or replace with a flexible appliance cord and install a receptacle outlet as needed to reduce the potential for accidental damage.

7.8 VENTILATOR(S)

Poor/Defective

Installation of the pop-up ventilator behind the cooktop is incomplete. Controls were not found, and a duct to the exterior has not been installed. Correct as needed.

7.12 REFRIGERATOR

Fair

See Dishwasher comment with respect to life expectancy.

7.14 DEEP FRYER

Not Inspected

Unit could not be operated due to the lack of oil at time of inspection. Buyer should have Seller demonstrate proper operation prior to closing.

7.16 STEAMER

Not Inspected

The steaming oven was not operated, as it was unfamiliar to the inspector, and water has to be added manually, so it should be dried and cleaned after each use. Buyer should have Seller demonstrate proper operation prior to closing.

8. INTERIOR ELEMENTS

8.0 CEILINGS

Poor/Defective

8.0 (1) As noted in the Roofing Section, the ceiling of the Sunroom / Breakfast Rm has been damaged by leakage, which may have occurred at the flashing where the roof meets the siding above, but is more likely from the MBR windows. Have checked by a licensed Contractor and corrected as needed.

8.6 WINDOWS

Poor/Defective

In addition to concerns noted in the Exterior Section, the double-hung windows in the Sunroom / Breakfast Rm would not open at time of inspection. One of the casement windows in the Family Rm would not release as well. Have checked and corrected as needed by a licensed Contractor.

8.7 ROOM DOORS

Fair

8.7 (1) As noted in the MBA and Bath - BR#2 Sections, the doors at those locations would not latch; and the door to the 1st Fl BR / Office does not close due to lack of clearance with the HVAC register. Correct and maintain as needed.

8.8 DETECTOR TEST

Poor/Defective

The unit by the MBR and BR#3 did not test, and both detectors appear to be beyond their intended service life. Current standards require that a smoke detector should be present in each BR, and the units in the Hallways should be smoke / CO combo units when gas appliances are present. Replace existing smoke detectors with combo units and add smoke detectors in each BR as required for safety.

8.10 FIREPLACE GAS BURNERS

Not Inspected

8.10 (1) Gas logs/burners not evaluated. There was no gas supply to the unit at time of inspection. (likely off at a shutoff valve in the Crawlspace) Buyer should obtain all manuals and operating instructions from Seller and have operation demonstrated prior to closing.

8.11 CENTRAL VACUUM

Not Inspected

Unit appeared to function properly when switched on in the Garage, but ports and accessories were not inspected. Buyer should have Seller demonstrate proper operation prior to closing.

9. FOUNDATION / SUBSTRUCTURE

9.2 FLOOR FRAMING

Fair

9.2 (1) Evidence of prior termite activity was found at the wood frame curtain wall at the rear of the Crawlspace, and below the front portion of the Addition. Live insects and consequential damage were not found, nor were signs of treatment. (drill holes in the foundation) Conditions should be evaluated further by a licensed Termite & Pest Control Specialist and corrected as needed prior to closing as a precaution.

10. ELECTRIC SYSTEM

10.2 MAIN DISCONNECT(S)

Poor/Defective

The main breaker in the main service panel in the broom closet was warm at time of inspection, and a humming noise was observed coming from it and another breaker in the panel. While this does not appear to be a significant concern at this time, (as temperatures were less than 150 degrees) it should be evaluated further and corrected as needed by a licensed Electrical Contractor. (breakers may need to be replaced, or circuits relocated to other panels to reduce load on this one)

10.3 DISTRIBUTION PANEL(S)

Fair

10.3 (1) 3 of 6 screws for the cover of the main (broom closet) panel are missing and two are wood screws which have sharp points which could damage wire insulation, causing a dangerous short circuit. Replace all (5) with approved blunt-tipped panel screws.

10.5 DEVICES

Poor/Defective

10.5 (1) Mis-wired 3-way switches were found for the light fixture in the Dining Rm, have checked and corrected as required by a licensed Electrical Contractor so that the light can be turned off at either switch and back on at the other in any order.

10.5 (2) A receptacle was found below the stained glass window in the MBR which has an open ground connection, a damaged receptacle was found in the Laundry Rm, and a loose outlet was found on the north wall of the Sunroom / Breakfast Rm, have checked and corrected as needed by a licensed Electrical Contractor.

10.5 (3) The ceiling fans in the Family Rm did not respond to the remote control, have checked and corrected as needed.

10.5 (4) The ceiling fan control switch in the MBR is damaged, replace as needed.

11. HEAT PUMP SYSTEM(S)

11.0 HEAT PUMP SYSTEM(S)

Poor/Defective

The heat pumps and remote air handlers are approaching the end portion of their service life. The condensing units, pumps, and Air Handlers seemed to function properly, but the zone control system did not. Uneven temperatures were noted throughout the home, despite the multiple thermostats having the same temperature setting, and the zone control dampers in the ducts were making noises as if they were stuck and could not open or close properly. Buyer should have the systems checked and corrected as needed by a licensed HVAC Contractor with extensive experience with closed loop water source (geothermal) heat pumps and the Trane zone control system prior to closing.

11.4 DUCTWORK

Poor/Defective

11.4 (1) As noted above, air leakage was detected at the Air Handlers and ducts nearby in the Attics. This has caused mildew / fungus to grow on the unit above the MBR closets. The duct that supplies air to the register by the door in the 1st Fl BR / Office was saturated at time of inspection as well. (condensation within the duct has seeped into the insulation layer around the flex duct) Have checked and corrected as needed by a licensed HVAC Contractor. Once these concerns have been corrected, clean and sanitize the growth on the Air Handler and monitor conditions closely.

11.5 THERMOSTAT(S)

Poor/Defective

As noted above, several of the thermostats and/or the dampers within the ducts and/or the zone control unit were not functioning properly at time of inspection, have checked and corrected as needed by a licensed HVAC Contractor with extensive experience

with the aging Trane zone control system installed.

12. PLUMBING SYSTEM

12.0 WATER PIPING

Fair

While most of the supply piping is Copper, Polybutylene (PB) piping was found in use in a few locations in the Crawlspace. This material was extremely popular in our area during the '80's and early '90's, but has become known for premature failures and was the subject of a class action lawsuit settled in 1995. (Cox v. Shell) As a result of the settlement, a fund was established to fund repairs of leaks, subsequent damage, and pipe replacement. Consult www.pbpipe.com for details regarding remedies and qualifications. More info is available at www.polybutylene.com as well. Repair costs are often not covered by Home Owners Insurance or Home Warranties, but coverage is available. Inquire with Insurance and Warranty companies as to availability and limitations of coverage prior to closing, and monitor conditions in yard and Crawl Space closely.

13. WATER HEATER

13.3 SAFETY VALVE PROVISIONS

Poor/Defective

PEX piping is not permitted for use on temperature and pressure relief valves in many areas for a number of technical reasons, but some local City Building Inspectors will allow it. Among the reasoning against the use of PEX is that it is not rated for temperatures above 180 degrees (F) and the temperature of a discharge would likely exceed that. PEX also uses "insert" fittings, which reduce the diameter of the pipe below the 3/4" outlet of the valve. Additionally, when installed on electric tanks, which typically have the T&P valve on the top, the horizontal portion of the pipe can sag, forming a trap, which is not permitted. (as PEX is flexible) Check with local Building Officials and replace as needed.

See the discussion on the topic at the link posted below, which is from a Plumbers forum:

<http://www.plbg.com/forum/read.php?1,468921>

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To John T. Burke

INVOICE

Burke Inspection Service dba HouseMaster - VA

#3380001054

109-G Gainsboro Sq. - #165

Chesapeake, VA 23320

(757) 549-3433

Inspection Date: 6/13/2018

Inspected By: John Burke

Customer Info:	Inspection Property:
Atlantic Asset Management Billy Summs	5021 Martins Point Rd Kitty Hawk NC 27949

Service	Price	Amount	Sub-Total
Standard Residential Inspection		545.00	1 545.00
			Tax \$0.00
			Total Price \$545.00

Payment Method: Credit Card

Payment Status: Paid

Notes: Paid Online Prior To Inspection