CLEAR VISION
Home Inspections

Property Inspection Report

123 Main , Hillsboro, OR 97124
Inspection prepared for: Your Home
Date of Inspection: 3/7/2019 Time: 4:30
Age of Home: 31 Size: 2017
Weather: Dry, Sunny, Cold
Inspector: Alex Coleman

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Understanding the Report

USE OF PHOTOS AND VIDEO: Your report includes many photographs which help to clarify where the inspector went, what was looked at, and the condition of a system or component at the time of the inspection. Some of the pictures may be of deficiencies or problem areas, these are to help you better understand what is documented in this report and may allow you see areas or items that you normally would not see. A pictured issue does not necessarily mean that the issue was limited to that area only, but may be a representation of a condition that is in multiple places. Not all areas of deficiencies or conditions will be supported with photos. To view videos in the report the PDF needs to be downloaded and viewed with a full PDF reader such as Adobe.

SCOPE OF THE INSPECTION: The home inspection is conducting following the InterNACHI and Oregon State Standards of Practice which define the scope of the home inspection and what is required to be inspected. All items in the standards are inspected but may be reported in a section of the report under a different heading. It is recommended that you read the following link to fully understand the scope of the home inspection.

InterNACHI Standards of Practice Link **Oregon Standards of Practice Link** (click to read)

TEXT COLOR SIGNIFICANCE:

GREEN text is general information, observations, descriptions, and information regarding the condition of the systems and components of the home. These include comments of deficiencies which are less significant, but should be addressed.

BLUE text are comments of recommendations, routine maintenance, tips, and other relevant resource information. Limitations that may have restricted the inspection associated with an area will be listed here. These comments are also duplicated in the Report Summary page(s).

RED text are comments of significant deficient components or conditions which need attention, repair, or replacement. These comments are also duplicated in the Report Summary page(s).

Text with YELLOW highlights allows you to place your cursor over the word for definitions or additional information regarding the term in the report.

IMAGE RATINGS DEFINED:

"ACCEPTABLE": Denotes that the item was inspected.

"COSMETIC / MAINTENANCE": Denotes recommendations for the proper operation and routine maintenance of the home.

"SAFETY": A condition, system or component that is considered harmful or dangerous due its presence or absence. These item may have complied with standards at the time of construction, but do not comply with the most currently accepted safety standards.

"REPAIR / REPLACE": For Your Information: Denotes items that need immediate repair or replacement, these items can also be safety concerns.

“ACCESS RESTRICTED”: denotes that this item wasn’t accessible due to the homes condition or personal property that could not be moved.

FOR THE PURPOSE OF THIS REPORT ALL DIRECTIONAL REFERENCES TO THE HOUSE WILL BE MADE AS IF ONE WERE FACING THE FRONT OF THE HOUSE

Report Summary

GROUNDS		
Page 7 Item: 3	Fence Material / Condition	• Fence had a post that had failed due to decay. The fence was leaning in this area.
Page 8 Item: 6	Vegetation Observations	• Vegetation in contact with the exterior walls should be cut back to avoid potential problems from moisture or insects.
Page 8 Item: 7	Walkways	• Moderate settling of soil beneath the walkways had created trip hazards that should be corrected by a qualified contractor.
WALL EXTERIORS		
Page 9 Item: 4	Wood Siding Condition	• Animal damage to wood siding covering exterior walls of the home was visible at the time of the inspection. The damage consisted of chewed, scratched or broken siding typical of attempts by animals such as squirrels or raccoons to gain entry. Scent-based repellants are available from companies specializing in wildlife damage prevention which may discourage this activity. try the following websites: http://icwdm.org/ControlMethods/repellents.asp http://www.messinawildlife.com/
Page 9 Item: 5	Penetrations	• Exterior wall penetrations had small gaps that should to be sealed with an appropriate sealant to prevent moisture and insect entry these gaps occurred at cable phone and internet cable entrances to the home. All work should be performed by a qualified contractor.
EXTERIOR TRIM		
Page 9 Item: 2	Corner Trim	• Corner trim had gaps that should be filled with an appropriate sealant by a qualified contractor to help prevent moisture and insect entry.
Page 10 Item: 3	Fascia	• At the time of the inspection, home fascia showed moderate weathering and deterioration commensurate with its age.
Page 10 Item: 4	Misc. Trim	• Trim at the gabled end had peeling paint and needed maintenance to avoid wood damage from weather and sunlight. All work should be performed by a qualified contractor.
DOOR/WINDOW EXTERIORS		
Page 10 Item: 2	Window Exterior Condition	• Windows at the home had head flashing installed above openings and some sealant had been applied, leaving gaps through which moisture may penetrate the wall assembly. Because sealants will eventually dry, shrink and crack, leaving the home exposed to possible moisture intrusion, sealant-dependant areas should be examined on an annual basis and sealant re-applied as necessary.
EXTERIOR ELECTRICAL		
Page 11 Item: 1	Exterior Electrical Receptacles	• Although electrical receptacles were enclosed in weatherproof enclosures, no Ground Fault Circuit Interrupter (GFCI) protection was provided them. Although GFCI protection of exterior circuits may not have been required at the time in which this home was built, as general knowledge of safe building practices has improved with the passage of time, building standards have changed to reflect current understanding. The Inspector recommends updating the existing exterior electrical circuits to include GFCI protection. This can be achieved by: 1. Replacing the current standard receptacles with GFCI receptacles. 2. Replacing the electrical circuit receptacles located closest to the main electrical service panel with a GFCI receptacles. 3. Replacing the breaker currently protecting the electrical circuit that supplies these receptacles with a GFCI breaker.

Page 11 Item: 2	Exterior Lighting	• A light fixture mounted at the front of the home was inoperable at the time of the inspection. This condition can be caused by a burned out bulb, or a problem may exist with the light fixture, wiring or the switch. This light fixture should be re-tested after the bulb is replaced. If after bulb replacement the light still fails to respond to the switch, this condition may be a potential fire hazard, and an inspection and any necessary work should be performed by a qualified electrical contractor.
ROOF DRAINAGE SYSTEM		
Page 14 Item: 2	General System Condition	• The roof drainage system was old, deteriorated and at or near the end of its useful life.
Page 14 Item: 3	Gutter	• The gutters were leaking at various areas and needed maintenance such as the application of an appropriate sealant. This condition can result in excessively high moisture levels in soil at the foundation and can cause damage related to soil/foundation movement. Excessive moisture levels in soil near the foundation can effect the ability of the soil to support the weight of the structure above and can cause damage related to soil/foundation movement. The Inspector recommends repair to help protect the home structure. All work should be performed by a qualified contractor. • Gutters exhibited severe corrosion and may need to be replaced soon. The Inspector recommends that before the expiration of your Inspection Objection Deadline you consult with a qualified contractor to gain an idea of options and costs for replacement.
ROOF VENTS		
Page 15 Item: 1	Plumbing Vents	• The rubber boot at a roof plumbing vent pipe flashing was cracked/damaged and may allow moisture intrusion of the roof assembly. The Inspector recommends replacement by a qualified roofing contractor.
BIOLOGICAL GROWTH		
Page 15 Item: 1	Biological Growth	• Areas of the roof had moss growing on it. This condition indicates high moisture levels. Moss growth can increase the chances of roof leakage by slowing drainage. Moss is easily removed using a soft-bristle brush. The Inspector recommends removal by a qualified roofing contractor.
ATTIC		
Page 17 Item: 9	Moisture-related	• The attic exhibited widespread discoloration that appeared to be microbial growth, possibly mold. Confirming the presence of mold would require laboratory analysis. To avoid potential damage to home materials or the development of unhealthy conditions related to mold, the Inspector recommends that the source of moisture be identified and the condition corrected.
Page 18 Item: 12	Room Vent Terminations	• Two bathroom exhaust vents terminated in the attic instead of at the home exterior. This condition can raise moisture vapor levels in the attic to the point at which home materials are damaged or unhealthy conditions related to mold develop. The Inspector recommends correction by a qualified contractor.
CRAWLSPACE		
Page 20 Item: 2	General Condition	• This crawlspace had a noticeable odor. The inspector was unable to locate the source. Possible sources of odor in basements include mold, soil-borne bacteria and dead animals. • Debris accumulated in this crawlspace should be removed before the final walk-through. • Rigid Insulation falling from foundation stem wall. Recommend correction by qualified contractor.
Page 20 Item: 4	Electrical	• Poorly supported electrical wires in the crawlspace should have an adequate number of additional supports added by a qualified electrical contractor.
Page 20 Item: 5	Insulation	• No insulation was installed in the floor of the unheated crawlspace. Insulation here is highly recommended but was not required by code when the home was built.
GARAGE		

Page 22 Item: 4	Fire Separation	• The door in the wall between the garage and the home living space did not have operable self-closing hinges as is required by generally-accepted current safety standards.
Page 22 Item: 5	Garage Electrical Defects	• A light in the garage had energized electrical wires exposed to touch at the time of the inspection. This condition may represent a potential fire or shock/electrocution hazard. The Inspector recommends an examination and any necessary repairs be performed by a qualified electrical contractor.
BRANCH WIRING		
Page 27 Item: 7	Ceiling Fan	• A ceiling fan installed in the master bedroom was inoperable. The problem may be the switch, wiring in the wall/ceiling, or problems with the ceiling fan. The inspector recommends evaluation and any necessary work be performed by a qualified contractor.
Page 28 Item: 8	Hard-wired Smoke Detectors	• The home had one smoke detector that was interconnected through the home branch wiring, there were no more hard-wired detectors. You should check the detector indicator lights occasionally to be sure that the detector has power. This detector was over 10 years old and needs to be replaced.
WATER HEATER		
Page 30 Item: 3	Water Heater Data Plate Information	• This water heater appeared to be past its design life and may need replacement soon.
GAS SYSTEM		
Page 32 Item: 3	Gas Distribution Pipes	• Gas Piping in this location is unsupported and is resting on DWV Piping. I recommend inspection and correction by a qualified plumbing contractor.
WINDOWS		
Page 40 Item: 2	Window Condition	• Exterior Window Caulking showed signs of cracking and deterioration. This is a maintenance item that these windows will require yearly.
MASTER BEDROOM		
Page 45 Item: 4	Interior Door Condition	• The entry door to this bedroom exhibited moderate damage or deterioration. Before the expiration of your Inspection Objection Deadline you may wish to consult with a qualified contractor to discuss options and costs for repairs.
2nd UPSTAIRS BEDROOM		
Page 47 Item: 5	Lighting Fixtures	• A light fixture in this bedroom did not respond to the switch. The bulb may need to be replaced or there may be a problem with the switch, wiring or light fixture. If after the bulb is replaced this light still fails to respond to the switch, this condition may represent a potential fire hazard and the Inspector recommends that an evaluation and any necessary repairs be performed by a qualified electrical contractor.
THERMAL IMAGING		
Page 53 Item: 1	Moisture	• Thermal imaging indicated excessively high moisture levels in wall materials in the dining room. The source of moisture appeared to be poorly-installed exterior wall-covering materials. The inspector recommends that before the expiration of your Inspection Objection Deadline an inspection be performed by a qualified contractor to confirm and correct the source of moisture.

INSPECTION and SITE DETAILS

1. Inspection Time

Observations:
- The Inspection started at 4:30PM
- The inspection ended at 7:30PM

2. Present at the Inspection

Observations:
- The buyer's agent attended the entire inspection.

3. Occupancy

Observations:
- The home was occupied by the sellers, who were in the home during the inspection.

4. Weather Conditions

Observations:
- During the inspection the weather was overcast, but dry.
- The temperature at the inspection was approximately 40F degrees.
- During the 2 days preceding the inspection the inspection the weather was generally overcast with periods of moderate rain.

5. Year of Original Construction

Observations:
- The home was originally constructed in approximately 1987

6. Utilities

Observations:
- All utilities were on at the time of the inspection.

7. Ground/Surface soil Condition

Observations:
- At the inspection, the ground was damp from recent rain.

8. Homesite Elevation

Observations:
- The homesite was located at an elevation of approximately 150 Feet.

9. Standards of Practice

Observations:
- The General Home Inspection is based on the Standards of Practice (SOPs) followed by the Inspector. The SOPs are minimum guidelines that determine what an inspector must and need not inspect and report on. The Inspector is free to exceed these guidelines at his discretion, however, comments on systems, components, or conditions that exceed the scope of the General Home Inspection are not meant to imply that the scope of the inspection is expanded to include all systems, components, or conditions, the inspection of which lies beyond the scope of the General Home Inspection. Additional defects that lie beyond the scope of the General Home Inspection may exist in the home and may not be identified by the Inspector.

ENVIRONMENTAL HAZARDS

1. Radon

Observations:
• The home is located in an area known to produce radon. This home had no radon mitigation system installed. Radon is an odorless invisible radioactive gas which the EPA calls the second-leading cause of lung cancer in the U.S. The general area in which this home is located is known have potentially high levels of radon, although radon is very site-specific. Consider having a radon test performed to gain an understanding of average radon levels in the home.

EXTERIOR VIEWS

1. Home Views

Observations:
• The photographs show the inspected home.

Right Side

Left Side

Front

FRONT PORCH

1. Location

Observations:
• This porch was located in the front of the home.

2. Concrete Porch Slab

Observations:
• Common cracks (¼-inch or less) were visible in the concrete porch floor at the time of the inspection. Cracks exceeding ¼-inch should be filled with an appropriate sealant to avoid continued damage to the concrete porch floor surface from freezing moisture.

BACK PORCH

1. Porch Location

Observations:
• This porch was located at the rear of the home.

2. Concrete Porch Slab

Observations:
• The porch concrete slab had shrinkage cracks. These are very common in poured concrete slabs and are a cosmetic concern, not a structural problem.

GROUNDS

1. Building Lot Description

Observations:
• The building site was flat but had minor slope down to street level.

2. Driveway Material / Condition

Observations:
• The home had a concrete driveway.
• Common cracks (1/4-inch or less) were visible in the driveway. Cracks exceeding 1/4-inch should be filled with an appropriate material to avoid continued damage to the driveway surface from freezing moisture.

3. Fence Material / Condition

Observations:
• Fences were made of wood.
• The inspector observed few deficiencies in the condition of the fences. Notable exceptions will be listed in this report.

• Fence had a post that had failed due to decay. The fence was leaning in this area.

4. Gates

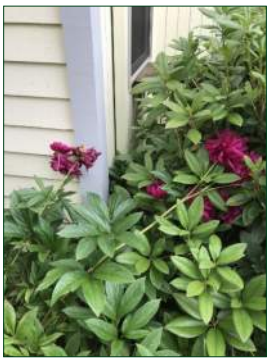
Observations:
• The gates were made of wood.
• The Inspector observed no deficiencies in the condition of the gates at the time of the inspection.

5. Grading

Observations: The grounds appeared to be adequately graded around the property.

6. Vegetation Observations

Observations:
• Vegetation in contact with the exterior walls should be cut back to avoid potential problems from moisture or insects.



7. Walkways

Observations:
• Home walkways were constructed of poured concrete.
• At the time of the inspection, the Inspector observed few deficiencies in the condition of the walkways at the time of the inspection. Notable exceptions will be listed in this report.

• Moderate settling of soil beneath the walkways had created trip hazards that should be corrected by a qualified contractor.

WALL EXTERIORS

1. Exterior Wall Condition

Observations:
• At the time of the inspection, the Inspector observed few deficiencies in the condition of the exterior wall structures. Notable exceptions will be listed in this report.

2. Exterior Wall Membrane

Observations:
• A felt paper exterior wall membrane appeared to be installed behind the exterior wall covering to help protect the wall assembly from moisture intrusion. Most of the area that would be covered by a membrane was hidden behind the exterior wall covering. Proper installation can only be confirmed before the exterior wall-covering material is installed.

3. Wood Siding

Observations:
• Exterior walls of the home were covered with 4-foot by 8-foot sheets of laminated wood siding similar to plywood. The side facing the exterior had a finished surface.

• Exterior walls of the home were covered with horizontally-installed wood board siding that had a beveled profile milled into the edges.

4. Wood Siding Condition

Observations:
• The Inspector observed few deficiencies in the condition of wood siding covering the exterior walls of the home. Notable exceptions will be listed in this report. Inspection of wood siding typically includes visual examination of installation practices and condition.
• Wood siding covering the exterior walls of the home exhibited moderate general weathering, and deterioration commensurate with its age.
• Finish coating designed to protect the wood siding was moderately deteriorated at the time of the inspection. Maintenance performed on an appropriate schedule can significantly extend the lifespan of wood siding exposed to weather. You should ask the seller for information about products and schedules related to and siding maintenance performed in the past.
The Inspector recommends that finish coat maintenance be performed to prevent deterioration and extend the lifespan of wood siding components. All work should be performed by a qualified contractor.

• Animal damage to wood siding covering exterior walls of the home was visible at the time of the inspection. The damage consisted of chewed, scratched or broken siding typical of attempts by animals such as squirrels or raccoons to gain entry.
Scent-based repellants are available from companies specializing in wildlife damage prevention which may discourage this activity. try the following websites:
http://icwdm.org/ControlMethods/repellents.asp
http://www.messinawildlife.com/



5. Penetrations

Observations:
• Exterior wall penetrations had small gaps that should to be sealed with an appropriate sealant to prevent moisture and insect entry these gaps occurred at cable phone and internet cable entrances to the home. All work should be performed by a qualified contractor.

EXTERIOR TRIM

1. Trim Material

Observations:
• Exterior trim was constructed of wood.
• At the time of the inspection, the Inspector observed few deficiencies in the condition of exterior trim. Notable exceptions will be listed in this report.

2. Corner Trim

Observations:
• Corner trim had gaps that should be filled with an appropriate sealant by a qualified contractor to help prevent moisture and insect entry.

3. Fascia

Observations:
• At the time of the inspection, home fascia showed moderate weathering and deterioration commensurate with its age.

4. Misc. Trim

Observations:
• Trim at the gabled end had peeling paint and needed maintenance to avoid wood damage from weather and sunlight. All work should be performed by a qualified contractor.

DOOR/WINDOW EXTERIORS

1. Door Exteriors

Observations:
• At the time of the inspection, the Inspector observed no deficiencies in the condition of door exteriors. Inspection of door exteriors typically includes examination of the following:
• Door exterior surface condition
• Weather-stripping condition
• Presence of an effective sweep (sweeps are gaskets which seal the area between the bottom of a door and the threshold).
• Jamb condition
• Threshold condition
• Moisture-intrusion integrity

2. Window Exterior Condition

Observations:
• The Inspector observed few deficiencies in the condition of window exteriors at the time of the inspection. Notable exceptions will be listed in this report.

• Windows at the home had head flashing installed above openings and some sealant had been applied, leaving gaps through which moisture may penetrate the wall assembly. Because sealants will eventually dry, shrink and crack, leaving the home exposed to possible moisture intrusion, sealant-dependant areas should be examined on an annual basis and sealant re-applied as necessary.

EXTERIOR ELECTRICAL

1. Exterior Electrical Receptacles

Observations:
• Although electrical receptacles were enclosed in weatherproof enclosures, no Ground Fault Circuit Interrupter (GFCI) protection was provided them.
Although GFCI protection of exterior circuits may not have been required at the time in which this home was built, as general knowledge of safe building practices has improved with the passage of time, building standards have changed to reflect current understanding.
The Inspector recommends updating the existing exterior electrical circuits to include GFCI protection.
This can be achieved by:
1. Replacing the current standard receptacles with GFCI receptacles.
2. Replacing the electrical circuit receptacles located closest to the main electrical service panel with a GFCI receptacles.
3. Replacing the breaker currently protecting the electrical circuit that supplies these receptacles with a GFCI breaker.

2. Exterior Lighting

Observations:
• A light fixture mounted at the front of the home was inoperable at the time of the inspection. This condition can be caused by a burned out bulb, or a problem may exist with the light fixture, wiring or the switch. This light fixture should be re-tested after the bulb is replaced. If after bulb replacement the light still fails to respond to the switch, this condition may be a potential fire hazard, and an inspection and any necessary work should be performed by a qualified electrical contractor.

EXTERIOR PLUMBING

1. Exterior Faucets

Observations:
• At the time of the inspection, the Inspector observed no deficiencies in the condition of exterior water faucets.

2. Water Pressure

Observations:
• Water pressure measured 40 pounds per square inch (psi) at the time of the inspection. Acceptable water pressure is between 40 and 90 psi.

ROOF STRUCTURE EXTERIOR

1. Method of Inspection

Observations:
• The Inspector inspected the roof and its components by walking the roof.
• The Inspector evaluated the roofing materials and components from a ladder at the roof edge and from the ground.

2. Configuration / Slope

Observations:
• The home had a combination of gable, hip and shed roofs.
• The roof pitch (slope) was approximately 5&12.

3. Exterior Appearance

Observations:
• The inspector observed no deficiencies in the condition of the roof structure exterior.

4. Sheathing

Observations:
• The roof appeared to be sheathed with 7/16-inch plywood.

5. Underlayment

Observations:
• The visible portion of the roof underlayment appeared to be correctly installed. The majority of the underlayment was hidden beneath roof-covering materials and was not inspected.
• The roof had #15 felt paper installed as water-resistant underlayment beneath roof-covering materials. The underlayment was inspected in representative areas only. Most of the underlayment was hidden beneath roof-covering materials and was not inspected.
• The underlayment was hidden beneath the roof-covering material. The inspector was able to view underlayment edges only at representative areas around the perimeter of the roof. The majority of underlayment was not inspected and the Inspector disclaims responsibility for evaluating its condition or proper installation.

ASPHALT SHINGLES

1. Description

Observations:
• The roof was covered with high-quality laminated fiberglass asphalt shingles, also called "architectural" or dimensional" shingles. Fiberglass shingles are composed of a fiberglass mat embedded in asphalt and covered with ceramic-coated mineral granules. Laminated shingles are composed of multiple layers bonded together. These shingles are typically highly durable and typically come with 50-year warranties (also called "lifetime" warranties). The meaning of the term "lifetime" varies with how the warranty is written.

2. General Condition

Observations:
• The Inspector observed few deficiencies in the condition of the composition asphalt shingle roof-covering material. Notable exceptions will be listed in this report.
• At the time of the inspection, asphalt composition shingles covering the roof exhibited minor general deterioration commensurate with the age of the roof.

3. Installation

Observations:
• At the time of the inspection, the Inspector observed no deficiencies in the installation of asphalt shingles covering this roof.

4. Deterioration

Observations:
• Asphalt shingles covering the roof of this home exhibited minor general deterioration that appeared to be commensurate with the age of the roof.

5. Discoloration

Observations:
• Asphalt shingles covering the roof of this home had brown staining on the downhill side of corroded metal. This condition appeared to be caused by runoff spreading small particles of corroded metal onto the shingles.

6. Fastening

Observations:
• The Inspector inspected a representative number of asphalt shingles only. The shingles inspected were fastened with roofing nails.
• The representative number of asphalt shingle fasteners observed were installed in compliance with fastening requirements for areas designated "normal wind".
• The Inspector inspected a representative number of asphalt shingles only. The inspected shingles appeared to have fasteners properly installed.

7. Granules

Observations:
• Asphalt shingles were old and had suffered noticeable uniform granule loss across the roof. This is not a defective condition, but is a natural result of the aging process. The bond between asphalt and granules deteriorates over time as asphalt loses volatile compounds, dries and shrinks. It does not affect the ability of the shingles to shed water.

8. Number of Layers

Observations:
• The roof had one layer of asphalt shingles installed at the time of the inspection.

ROOF FLASHING

1. General Condition

Observations:
• Flashing is a general term used to describe sheet metal fabricated into shapes and used to protect areas of the roof from moisture intrusion. Inspection typically includes inspection for condition and proper installation of flashing in the following locations:
- roof penetrations such as vents, electrical masts, chimneys, mechanical equipment, patio cover attachment points, and around skylights;
- junctions at which roofs meet walls;
- roof edges;
- areas at which roofs change slope;
- areas at which roof-covering materials change; and
- areas at which different roof planes meet (such as valleys).
• The inspector observed no deficiencies in the condition of roof flashing.

2. Sidewall flashing

Observations:
• The Inspector observed no deficiencies in the condition of sidewall flashing.

3. Headwall flashing

Observations:
• The Inspector observed no deficiencies in the condition of headwall flashing.

4. Kickout Flashing

Observations:
• The inspector observed no deficiencies when inspecting kick-out flashing.

5. Roof-edge Flashing

Observations:
• The inspector observed no deficiencies when inspecting roof edge flashing.

ROOF DRAINAGE SYSTEM

1. Drainage System Description

Observations:
• The roof drainage system consisted of conventional gutters hung from the roof edges feeding downspouts.

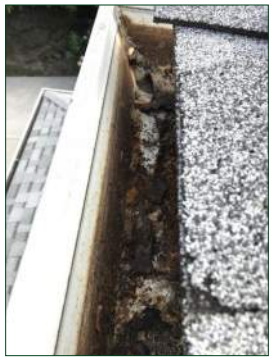
2. General System Condition

Observations:
• The roof drainage system was old, deteriorated and at or near the end of its useful life.

3. Gutter

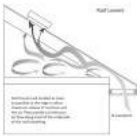
Observations:
• Debris visible in the gutters at the time of the inspection should be removed to encourage proper drainage.

• The gutters were leaking at various areas and needed maintenance such as the application of an appropriate sealant. This condition can result in excessively high moisture levels in soil at the foundation and can cause damage related to soil/foundation movement. Excessive moisture levels in soil near the foundation can effect the ability of the soil to support the weight of the structure above and can cause damage related to soil/foundation movement. The Inspector recommends repair to help protect the home structure. All work should be performed by a qualified contractor.
• Gutters exhibited severe corrosion and may need to be replaced soon. The Inspector recommends that before the expiration of your Inspection Objection Deadline you consult with a qualified contractor to gain an idea of options and costs for replacement.



4. Downspouts

Observations:
• The Inspector observed no deficiencies in the condition of the downspouts.



ROOF VENTS

1. Plumbing Vents

Observations:
• The rubber boot at a roof plumbing vent pipe flashing was cracked/damaged and may allow moisture intrusion of the roof assembly. The Inspector recommends replacement by a qualified roofing contractor.

BIOLOGICAL GROWTH

1. Biological Growth

Observations:
• Areas of the roof had moss growing on it. This condition indicates high moisture levels. Moss growth can increase the chances of roof leakage by slowing drainage. Moss is easily removed using a soft-bristle brush. The Inspector recommends removal by a qualified roofing contractor.

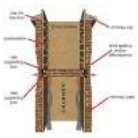
CHIMNEY at ROOF

1. General Condition

Observations:
• Inspection of the portion of the chimney that protrudes above the roof typically includes examination of the following:
- Chimney cap
- Roof penetration
- Flue
- Cricket
- Spark arrestor
- Any necessary bracing
- Adequate height above roof

2. Flue

Observations:
• The chimney was lined with a metal exhaust flue.



CHIMNEY STRUCTURE

1. General Condition

Observations:
• At the time of the inspection, the Inspector observed no deficiencies in the condition of the portions of the chimney visible from the ground.

2. Foundation

Observations:
• The chimney had a poured concrete foundation.

3. Chimney Siding

Observations:
• The chimney exterior was covered with wood siding.

ATTIC

1. Attic Access

Observations:
• The attic was accessed through a hatch in a bedroom ceiling.
• No walkway was provided in the attic. Persons entering the attic must walk on ceiling or roof framing members which are often hidden from view beneath insulation. This activity can be difficult and/or hazardous. The ceiling-covering material (drywall or plaster) will usually not support the weight of a person.

2. Roof Structure

Observations:
• The inspector observed no deficiencies during inspection of the roof structure.

3. Conventional Roof Framing

Observations:
• The roof structure was built of dimensional lumber using conventional framing methods (rafters and ridge).
• The Inspector observed no deficiencies in the roof framing at the time of the inspection.

4. Roof Sheathing Material

Observations:
• The roof appeared to be sheathed with 7/16-inch plywood.

5. Roof Sheathing Condition

Observations:
• The Inspector observed few deficiencies in the condition of the roof sheathing at the time of the inspection. Notable exceptions will be listed in this report.

• Roof sheathing had areas of discoloration that appeared to be the result of roof leakage. Although the roof had experienced recent rain, sheathing did not have elevated moisture levels at the time of the inspection. The source of the leak appeared to have been corrected.

6. Thermal Insulation Type

Observations:
• The attic floor was insulated with blown-in fiberglass.

7. Thermal Insulation Depth

Observations:
• Attic floor insulation depth averages 8 to 10 inches. The Inspector recommends installing additional insulation to comply with local energy codes.

8. Thermal Insulation Condition

Observations:
• The inspector observed no deficiencies in the condition of the thermal insulation at the time of the inspection.

9. Moisture-related

Observations:
• The attic exhibited widespread discoloration that appeared to be microbial growth, possibly mold. Confirming the presence of mold would require laboratory analysis. To avoid potential damage to home materials or the development of unhealthy conditions related to mold, the Inspector recommends that the source of moisture be identified and the condition corrected.


Microbial Growth on Roof Sheathing


Microbial Growth on Roof Sheathing


Microbial Growth on Roof Sheathing


Microbial Growth on Roof Sheathing

10. Attic Ventilation

Observations:
• The Inspector disclaims confirmation of adequate attic ventilation year-round performance, but will comment on the apparent adequacy of the system as experienced by the inspector on the day of the inspection. Attic ventilation is not an exact science and a standard ventilation approach that works well in one type of climate zone may not work well in another. The performance of a standard attic ventilation design system can vary even with different homesite locations and conditions or weather conditions within a single climate zone.

• The home had vaulted ceilings with no access hatch through which the roof framing and roof structure ventilation method could be viewed. Roof structure intake and exhaust vents were visible, which indicated that the roof structure is ventilated, but confirming proper ventilation methods would have been possible only during original construction, before drywall and insulation were installed. The Inspector disclaims responsibility for confirming adequate roof structure ventilation.
• Soffit vents were installed as part of the roof structure ventilation system.
• Gable vents were installed to ventilate the attic space.

11. Ventilation General Condition

Observations:
• At the time of the inspection, the Inspector observed no deficiencies in the condition of roof structure ventilation.

12. Room Vent Terminations

Observations:
• Two bathroom exhaust vents terminated in the attic instead of at the home exterior. This condition can raise moisture vapor levels in the attic to the point at which home materials are damaged or unhealthy conditions related to mold develop. The Inspector recommends correction by a qualified contractor.

13. Attic Electrical

Observations:
• The Inspector observed no deficiencies in the condition of electrical components visible in the attic at the time of the inspection.

14. Attic Plumbing

Observations:
• The Inspector observed no deficiencies in the condition of Plumbing components visible in the attic at the time of the inspection.

15. Attic HVAC

Observations:
• The Inspector observed no deficiencies in the condition of HVAC components visible in the attic at the time of the inspection.

GENERAL STRUCTURE

1. General Structure

Observations:
• At the time of the inspection, the Inspector observed no deficiencies in the condition of the home structure. The General Home Inspection does not include evaluation of structural components hidden behind floor, wall, or ceiling coverings, but is visual and non-invasive only.

FOUNDATION

1. Foundation Configuration

Observations:
• Foundation construction included a crawlspace.

2. Footings

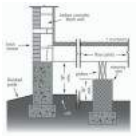
Observations:
• The home appeared to have a continuous poured concrete footing. The footings were only partially visible at the time of the inspection. The majority of the footings were buried in soil.

3. Concrete Foundation Walls

Observations:
• The visible portions of the foundations walls consisted of poured concrete.
• At the time of the inspection, the Inspector observed no deficiencies in the condition of the visible portions of the poured concrete foundation walls.
• Cracks visible in the concrete foundation walls appeared to be typical shrinkage cracks that commonly develop as concrete cures. Shrinkage cracks are surface cracks and are not a structural concern.

4. Foundation Hardware

Observations:
• Anchor bolts designed to attach the home structure to the foundation were installed.



CRAWLSPACE

1. Crawlspace Access

Observations:
• The Inspector examined the crawlspace from the inside the crawlspace.
• This crawlspace was accessed through a foundation hatch at the closet floor.

2. General Condition

Observations:
• Inspection of the crawlspace typically includes visual examination of the following:
• Excavation
• Foundation
• Floor
• Framing
• Plumbing
• Electrical
• HVAC
• Insulation
• Pest (general evidence)
• General condition
• At the time of the inspection, the Inspector observed few deficiencies in the condition of this crawlspace. Notable exceptions will be listed in this report.
Inspection of the crawlspace typically includes examination of the following:
• Excavation
• Floor
• Foundation
• Framing
• Plumbing
• Electrical
• HVAC
• Insulation
• Ventilation
• Pest (general evidence)
• General condition

• Floor not insulated. Not a defect and typical for this age of home but the home would benefit from insulation for the occupants comfort and reduced energy bills.

• This crawlspace had a noticeable odor. The inspector was unable to locate the source. Possible sources of odor in basements include mold, soil-borne bacteria and dead animals.

• Debris accumulated in this crawlspace should be removed before the final walk-through.

• Rigid Insulation falling from foundation stem wall. Recommend correction by qualified contractor.



3. Moisture; Walls & Floor

Observations:
• The floor of the crawlspace was covered with a plastic soil cover. Soil covers are installed to help minimize moisture evaporation into crawlspace air from the soil and sometimes as part of a radon mitigation plan. Edges at overlaps and the crawlspace perimeter were not sealed.

4. Electrical

Observations:
• Poorly supported electrical wires in the crawlspace should have an adequate number of additional supports added by a qualified electrical contractor.

5. Insulation

Observations:
• The inside of the exterior basement walls were insulated with foam board.

• No insulation was installed in the floor of the unheated crawlspace. Insulation here is highly recommended but was not required by code when the home was built.

6. HVAC Ducts

Observations:
• Insulated heating or cooling supply ducts were installed in the unheated basement but some of the insulation is falling off. Un-sealed, un-insulated ducts routed through unheated space can lose 25% to $40% of their energy. This means 25 cents to 40 cents of every dollar spent on heating may be wasted. The Inspector recommends correcting the loose insulating on the supply ducts to save on heating costs.

FLOOR STRUCTURE

1. Floor Structure Description

Observations:
• The floor structure was viewed from the crawlspace.
• The floor structure consisted of plywood subfloor installed over conventional joists.
• The main floor structure rested on top of the foundation walls around the home perimeter.

2. General Framing Condition

Observations:
• Inspection of the floor structure typically includes examination of the condition and proper installation of the following:
• Joist condition;
• Joists supporting structures and members;
• Connections and fasteners; and
• Floor sheathing
• At the time of the inspection, the Inspector observed no deficiencies in the condition of the visible floor structure.
Inspection of the floor structure typically includes examination of the condition and proper installation of the following:
• Joist condition
• Joists supporting structures and members
• Connections and fasteners
• Floor sheathing

3. Floor Joists

Observations:
• The floor joists were dimensional lumber.

4. Girders

Observations:
• Where floor joists overlapped, they were supported by built-up conventional lumber girders, nailed together, that were supported by wood posts that rested on poured concrete pads.

5. Support Posts

EXTERIOR WALL STRUCTURE

1. Exterior Wall Construction

Observations:
• Exterior walls were wood frame 2x6.

2. Exterior Wall Condition

Observations:
• At the time of the inspection, the Inspector observed no deficiencies in the condition of the exterior wall structures.

GARAGE

1. Garage Description

Observations:
• The home had a four-car attached garage.

2. Garage General Condition

Observations:
• At the time of the inspection, the Inspector observed few deficiencies in the condition of the garage. Notable exceptions will be listed in this report.

3. Garage Floor

Observations:
• At the time of the inspection, the Inspector observed few deficiencies in the condition of the garage floor. Notable exceptions will be listed in this report.
• The garage floor had common shrinkage cracks. These cracks are not a structural concern.

4. Fire Separation

Observations:
• The walls and ceilings separating the garage from the home living space appeared to meet generally-accepted current standards for firewalls. Firewalls are designed to resist the spread of a fire which starts in the garage for a certain length of time in order to give the home's occupants adequate time to escape.

• The door in the wall between the garage and the home living space did not have operable self-closing hinges as is required by generally-accepted current safety standards.

5. Garage Electrical Defects

Observations:
• Electrical receptacles in the garage had Ground Fault Circuit Interrupter (GFCI) protection that responded to testing in a satisfactory manner at the time of the inspection. The inspector tested a representative number of accessible receptacles only.

• A light in the garage had energized electrical wires exposed to touch at the time of the inspection. This condition may represent a potential fire or shock/electrocution hazard. The Inspector recommends an examination and any necessary repairs be performed by a qualified electrical contractor.

OVERHEAD GARAGE DOOR

1. General Condition

Observations:
• At the time of the inspection, the Inspector observed no deficiencies in the condition of the overhead vehicle doors.

2. Automatic Opener

Observations:
• One overhead garage door was equipped with an automatic door opener.

• The automatic garage door opener responded to the controls at the time of the inspection.

3. Automatic Reverse

Observations:
• Garage doors are not tested by the Inspector using specialized equipment and this inspection will not confirm compliance with manufacturer's specifications. This inspection is performed according to the Inspector's judgment from past experience. You should adjust your expectations accordingly. If you wish to ensure that the garage door automatic-reverse feature complies with the manufacturer's specifications, you should have it inspected by a qualified garage door contractor.

• The photoelectric sensor designed to activate the automatic-reverse at the overhead garage door responded to testing as designed.

4. Automatic Opener Switch

Observations:
• The push-button switch for the automatic garage door opener was operable and safely located at the time of the inspection.

5. Manual Disconnect

Observations:
• At the time of the inspection, the Inspector observed no deficiencies in the operation of the manual disconnect.

ELECTRICAL SYSTEM

1. General Condition

Observations:
• At the time of the inspection, the Inspector observed no deficiencies in the condition of the electrical system.

ELECTRICAL SERVICE

1. Service Lateral

Observations:
• Conductors supplying electricity to the home were buried underground.

2. Electric Meter Location

Observations:
• The electric meter was located at the left side of the home.

3. Electric Meter Condition

Observations:
• The Inspector observed no deficiencies in the condition of the electric meter. Electric meters are installed by utility companies to measure home electrical consumption.

SERVICE PANEL

1. Service Panel General Condition

Observations:
• The Inspector observed no deficiencies at the electrical service panel at the time of the inspection. Inspection of the main service panel typically includes examination of the following:
- Panel interior and exterior condition
- Panel amperage rating
- Main disconnect amperage rating and condition
- Main conductor amperage ratings
- Branch conductor types, amperage rating and condition
- Wiring visible materials, types, condition and connections
- Circuit breaker types, amperage ratings and condition
- Label information present
- Service and equipment grounding
- Bonding of service equipment

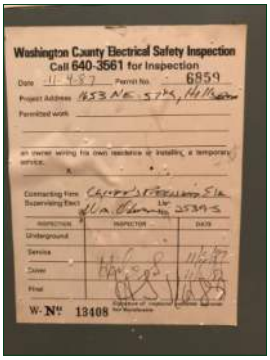
2. Service Panel Description

Observations:
• The electrical service entrance conductors fed a load center service panel containing a main disconnect and breakers that protected and controlled power to branch circuits.

3. Service Panel Location

Observations:
• The electrical service panel was located in the garage.

4. Labels



5. Service Panel Manufacturer

Observations:
• The service panel brand was Westinghouse

6. Cabinet Exposure Type

Observations:
• The service panel cabinet was a type 1, rated for indoor use primarily to provide a degree of protection against limited amounts of airborne dirt.

7. Cabinet Amperage Rating

Observations:
• The manufacturer's label listed the panel rating as 150 amps.

8. Cabinet Exterior Condition

Observations:
• The Inspector observed no deficiencies in the condition of the electrical service panel.
Inspection of the main service panel typically includes examination of the following:
- Panel interior and exterior condition
- Panel amperage rating
- Main disconnect amperage rating and condition
- Main conductor amperage ratings
- Branch conductor types, amperage rating and condition
- Wiring visible materials, types, condition and connections
- Circuit breaker types, amperage ratings and condition
- Label information present
- Service and equipment grounding
- Bonding of service equipment

• Inspection of the electrical service panel typically includes examination of the following:
- Panel interior and exterior condition
- Panel amperage rating
- Main disconnect amperage rating and condition
- Main conductor amperage ratings
- Branch conductor types, amperage rating and condition
- Wiring visible materials, types, condition and connections
- Circuit breaker types, amperage ratings and condition
- Label information present
- Service and equipment grounding
- Bonding of service equipment

9. Main Disconnect

Observations:
• The Inspector observed no deficiencies in the condition of the electrical service disconnect. It was inspected visually but was not operated.
• The electrical service disconnect was rated at 150 amps.

10. Overcurrent Protection- Breakers

Observations:
• Overcurrent protection of branch circuits was located in the service panel.
• Overcurrent protection of branch circuits was provided by circuit breakers located in the service panel.
• At the time of the inspection, the Inspector observed no deficiencies in the condition of circuit breakers in the electrical service panel.

11. Service Entrance Cables

Observations:
• The aluminum service entrance conductors were 4/0 rated at 200 amps.

12. Service Grounding

Observations:
• Although a grounding electrode conductor was bonded to the service panel and visibly exited the panel, the Inspector was unable to visually confirm it's proper termination at a grounding electrode.

13. Equipment Grounding

Observations:
• At the time of the inspection, the Inspector observed no deficiencies in the condition of the equipment grounding systems.

14. Bonding

Observations:
• The Inspector observed no deficiencies in the condition of the neutral/ground bonding connection.

BRANCH WIRING

1. Branch Wiring Description

Observations:
• Home branch circuit wiring consists of wiring distributing electricity to devices such as switches, receptacles, and appliances. Most conductors are hidden behind floor, wall and ceiling coverings and cannot be evaluated by the inspector. The Inspector does not remove cover plates and inspection of branch wiring is limited to proper response to testing of switches and a representative number of electrical receptacles.
• At the time of the inspection, the Inspector observed no deficiencies in the condition of of visible branch wiring.
• The visible branch circuit wiring was modern solid, vinyl-insulated copper wire.

2. Electrical Receptacles

Observations:
• At the time of the inspection, the Inspector observed few deficiencies in the condition of electrical receptacles. Notable exceptions will be listed in this report. In accordance with the Standards of Practice, the inspector tested a representative number of accessible outlets only.

3. Receptacle Deficiencies

Observations:
• An electrical receptacle in the was inoperable at the time of the inspection. The Inspector recommends service by a qualified electrical contractor.

4. GFCI/AFCI Receptacles

Observations:
• The home had ground fault circuit interrupter (GFCI) protection that appeared to comply with generally-accepted modern safety standards. A representative number of GFCI-protected electrical receptacles were tested and responded in a satisfactory manner at the time of the inspection.

5. Switches

Observations:
• Switches are sometimes connected to fixtures that require specialized conditions, such as darkness or movement, to respond. Home wall switches sometimes are connected to outlets (sometimes only the top or bottom half of an outlet). Because outlets are often inaccessible and because including the checking of both halves of every electrical outlet in the home exceed the Standards of Practice and are not included in a typical General Home Inspection price structure, and functionality of all switches in the home may not be confirmed by the inspector.
• At the time of the inspection, the Inspector observed no deficiencies in the condition of switches throughout the home.

6. Lighting

Observations:
• At the time of the inspection, the Inspector observed no deficiencies in the condition of interior lighting.

7. Ceiling Fan

Observations:
• A ceiling fan installed in the master bedroom was inoperable. The problem may be the switch, wiring in the wall/ceiling, or problems with the ceiling fan. The inspector recommends evaluation and any necessary work be performed by a qualified contractor.

8. Hard-wired Smoke Detectors

Observations:
• The home had one smoke detector that was interconnected through the home branch wiring, there were no more hard-wired detectors. You should check the detector indicator lights occasionally to be sure that the detector has power. This detector was over 10 years old and needs to be replaced.

WATER SUPPLY SOURCE

1. Water Supply

Observations:
• The home water was supplied from a public source.

WATER SUPPLY PIPES

1. Water Pressure

Observations:
• Water pressure measured 60 pounds per square inch (psi) at the time of the inspection. Acceptable water pressure is between 40 and 90 psi.

2. Main Water Pipe

Observations:
• The main water supply pipe was 3/4-inch copper pipe.

3. Main Water Shut-off

Observations:
• The main water supply shut-off was located in the crawlspace.
• At the time of the inspection, the Inspector observed no deficiencies in the condition of the main water supply shut-off valve. It was not operated but was visually inspected.
• The main water supply shut-off valve was difficult to access. Consider having a more accessible main water supply shut-off valve installed by a qualified plumbing contractor for use during an emergency.

4. Water Supply Pipe Material

Observations:
• The visible home water supply pipes were a combination of half-inch and three-quarter inch copper.

5. Water Supply Pipe Condition

Observations:
• At the time of the inspection, the Inspector observed no deficiencies in the condition of the visible water supply pipes.

6. Functional Flow

Observations:
• All plumbing fixtures in the home exhibited functional flow at the time of the inspection.

7. Water Pipe Bonding

Observations:
• The home water supply pipes appeared to be properly bonded to the home electrical system at the time of the inspection.

DRAIN, WASTE, and VENT PIPES

1. DWV Material

Observations:
• The visible drain, waste and vent (DWV) pipes were ABS plastic.

2. Functional Drainage

Observations:
• All plumbing fixtures in the home exhibited functional drainage at the time of the inspection.

3. DWV Pipe Condition

Observations:
• At the time of the inspection, the Inspector observed no deficiencies in the condition of the visible drain, waste and vent pipes.

SEWAGE SYSTEM

1. Sewage System Type

Observations:
• The home was connected to the public sewage system. A main sewer pipe in the street that served the community was gravity fed from the home sewer system through a main sewer pipe.

2. Sewage System Condition

Observations:
• At the time of the inspection, the Inspector observed no deficiencies in the condition of the home sewage disposal system.

WATER HEATER

1. Water Heater Type

Observations:
• This water heater was gas-fired.
Gas water heaters heat water using a gas burner located in a chamber beneath the water tank. The gas control mechanism contains safety features designed to prevent gas from leaking into the living space if the burner should fail for some reason.
Gas-fired water heaters must be properly installed so that the gas fuel is safely delivered to the water heater and so that the water heater safely exhausts the products of combustion to the home exterior.
Gas-fired water heaters can be expected to last the length of the stated warranty and after its expiration may fail at any time.

• This water heater was a low-efficiency atmospheric draft type which drew combustion air from the surrounding interior area and expelled hot exhaust gasses through a metal flue to the exterior using natural air flow (convection).

2. Water Heater Location

Observations:
• This water heater was located in the garage.

3. Water Heater Data Plate Information

Observations:
• The photo shows the data plate of the water heater.
• The water heater was manufactured by Rheem.
• Water heater capacity was 40 gallons.

• This water heater appeared to be past its design life and may need replacement soon.

4. General Condition

Observations:
• At the time of the inspection, the Inspector observed no deficiencies in the condition or operation of the water heater.

5. Burn Chamber Condition

Observations:
• The water heater burn chamber was clean and in good condition at the time of the inspection.
• The bottom water heater burn chamber exhibited moderate accumulation of metal flakes that are typically the product of corrosion of the water tank. This indicates that the water tank has suffered some corrosion.

6. Fuel Supply

Observations:
• This gas-fired water heater was equipped to burn natural gas.
• The photo shows the locations of shut-off valves for gas and water.

7. Combustion Air Supply

Observations:
• Combustion air supplying this water heater appeared to be sufficient at the time of the inspection.

8. Water Pipe Connections

Observations:
• At the time of the inspection, the Inspector observed no deficiencies in the condition of water pipe fittings connected to this water heater.

9. Pressure Relief Valve

Observations:
• At the time of the inspection, the Inspector observed no deficiencies in the condition of the temperature/pressure relief (TPR) valve (not tested).

10. TPR Discharge Pipe

Observations:
• At the time of the inspection, the Inspector observed no deficiencies in the condition of the TPR discharge pipe.

GAS SYSTEM

1. Type of Gas

Observations:
• The home was fueled by natural gas supplied by a public utility.

2. Main Gas Shut-off

Observations:
• The main gas shut-off was located at the gas meter located at the left side of the home.

3. Gas Distribution Pipes

Observations:
• The home gas distribution pipes were black steel.

• Gas Piping in this location is unsupported and is resting on DWV Piping. I recommend inspection and correction by a qualified plumbing contractor.

4. Gas Pipe Bonding

Observations:
• At the time of the inspection, the Inspector observed no deficiencies in the condition of gas pipe bonding.

AIR DISTRIBUTION

1. Supply Air Ducts

Observations:
• At the time of the inspection, the Inspector observed no deficiencies in the condition of the visible HVAC ducts.

• Air supply ducts in the crawlspace were not sealed. The Inspector recommends sealing supply and return air ducts with mastic to improve the HVAC system efficiency. All work should be performed by a qualified HVAC contractor.

2. Return Air Ducts

Observations:
• The return air system appeared to be adequately configured and operating in a satisfactory manner at the time of the inspection.

FURNACE

1. Furnace Location

Observations:
• The furnace was located in the garage.

2. Furnace Type

Observations:
• The furnace was gas-fired, mid-efficiency, forced-air.

3. General Condition

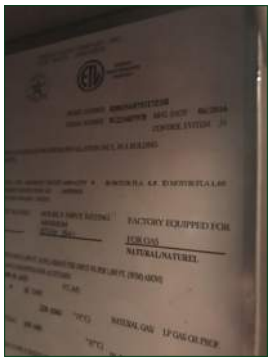
Observations:
• At the time of the inspection, the Inspector observed no deficiencies in the condition of this furnace.
Inspection of the furnace typically includes examination/operation of the following:
- Cabinet interior and exterior
- Fuel supply and shut-off (not tested)
- Electrical shut-off
- Adequate combustion air
- Proper ignition
- Burn chamber conditions (when visible)
- Exhaust venting
- Air filter and blower
- Plenum and ducts
- Response to the thermostat
- Adequate return air
- Automatic damper and controls
- Condensate drain components

4. Date Codes

5. Furnace Manufacturer

Observations:
• The photo shows the information marked on the furnace label or data plate.

• This furnace was manufactured by Rhuud.



6. Combustion Exhaust Venting

Observations:
• At the time of the inspection, the Inspector observed no deficiencies in the condition of the combustion exhaust vent of the furnace.

7. Furnace Air Filter

Observations:
• The air filter for this furnace was located in the furnace lower blower compartment.
Access was through the furnace front. Shut off the furnace at the electrical switch before attempting any service such as filter replacement. After removing the upper panel, lift up and pull off the cover of the lower compartment.
The air filter should be checked quarterly and replaced when dirty.

• The air filter for this furnace appeared to be in serviceable condition at the time of the inspection. Filters should be checked every three months and replaced when they reach a condition in which accumulation of particles becomes so thick that particles may be blown loose from the filter and into indoor air. Homes in areas with high indoor levels of airborne pollen or dust may need to have air filters checked and changed more frequently.
Failure to change the filter when needed may result in the following problems:
- Reduced blower life due to dirt build-up on vanes, which increasing operating costs.
- Reduced effectiveness of air filtration resulting in deterioration of indoor air quality.
- Increased resistance resulting in the filter being sucked into the blower. This condition can be a potential fire hazard.
- Frost build-up on air-conditioner evaporator coils, resulting in reduced cooling efficiency and possible damage.
- Reduced air flow through the home.

8. Combustion Air

Observations:
• Combustion air supply for this furnace appeared to be sufficient at the time of the inspection.

9. Combustion Chamber

Observations:
• Conditions in the furnace combustion chamber appeared to be acceptable at the time of the inspection.
Some of the combustion chamber was not visible. A full evaluation of the combustion chamber would require the services of a qualified heating, ventilation and air-conditioning (HVAC) contractor.

10. Furnace Shut-offs

Observations:
• The furnace electrical and gas shut-offs are shown in the photo.

11. Fuel Pipe Condition

Observations:
• At the time of the inspection, the Inspector observed no deficiencies in the condition of the gas supply at this furnace.

12. Blower

Observations:
• The furnace blower appeared to operate in a satisfactory manner at the time of the inspection.

13. Condensate Drain

Observations:
• The high-efficiency furnace exhaust produced condensate fluid that must be discharged to a proper location.
Conditions appeared to be acceptable at the time of the inspection.

14. Furnace Operation

Observations:
• This furnace responded adequately to the call for heat.

15. Thermostat

Observations:
• The thermostat for this furnace was located in the entry.

WOOD-BURNING INSERTS

1. Wood-burning Insert

Observations:
• At the time of the inspection, the Inspector observed no deficiencies in the condition of the Wood-Burning Insert in the main floor family room. Full inspection of Wood-Burning Insert fireplaces lies beyond the scope of the General Home Inspection. For a full inspection to more accurately determine the condition of the fireplace and to ensure that safe conditions exist, the Inspector recommends that you have the fireplace inspected by an inspector certified by the Chimney Safety Institute of America (CSIA).
Find a CSIA-certified inspector near you at http://www.csia.org/search

CENTRAL AIR CONDITIONER

1. Home Temperature Gradients

Observations:
• The General Home Inspection does not include confirming even temperature distribution throughout the home by the cooling system. In multiple-story homes a temperature gradient will often exist, with upper floors being warmer than lower floors. You should ask the seller about this condition, keeping in mind that individuals often have their own perceptions of what constitutes adequate performance of the cooling system.

2. Cooling System Description

Observations:
• The air conditioning system was a split system in which the cabinet housing the compressor, cooling fan and condensing coils was located physically apart from the evaporator coils.
As is typical with split systems, the compressor/condenser cabinet was located at the home's exterior so that the heat collected inside the home could be released to the outside air.
Evaporator coils designed to collect heat from the home interior were located inside a duct at the furnace.

3. Cooling System Data Plate

Observations:
• Information from the air-conditioner label/data plate is shown in the photo.

• The air-conditioner date of manufacture appeared to be 2016.

4. Manufacturer

Observations:
• The air-conditioner brand was Rudd.

5. Efficiency Rating

Observations:
• The efficiency rating of the air-condition unit was 13 Seasonal Energy Efficiency Ratio (SEER). Modern recommendations are 13 SEER for new installations.

6. General Condition

Observations:
• Inspection of the air-conditioning system typically includes visual examination of the following:
- compressor housing exterior and mounting condition;
- refrigerant line condition;
- proper disconnect (line of sight);
- proper operation (outside temperature permitting); and
- proper condensate discharge.
The system should be serviced at the beginning of every cooling season.
• At the time of the inspection, the Inspector observed no deficiencies in the condition of the air-conditioning system.

7. System Response

Observations:
• At the time of the inspection, the system responded to the call for cool air.

8. Condenser Unit

Observations:
• The air-conditioner compressor housing was located at the right side of the home.
• The pad supporting the air-conditioner compressor housing appeared to be in satisfactory condition at the time of the inspection.

9. AC Electrical Disconnect

Observations:
• Although it was not operated, the electrical disconnect for the condensing unit appeared to be properly located and installed at the time of the inspection. It was not operated.

10. AC Refrigerant Lines

Observations:
• At the time of the inspection, the Inspector observed no deficiencies in the condition of the visible air-conditioner refrigerant lines.

11. Temperature Splits

Observations:
• The differences in air temperature measured at supply and return registers fell within the acceptable range of between 14 and 22 degrees F.

12. Evaporator Coils

Observations:
• The air-conditioning system evaporator coils were located inside furnace ductwork and were not accessible for inspection.

GENERAL INTERIOR

1. General Condition

Observations:
• Inspection of the interior typically includes examination of the following components...

ROOMS
- Wall, floor and ceiling surfaces
- Doors, interior, exterior and sliding glass including hardware (condition and proper operation)
- Windows (type, condition and proper operation)
- Ceiling fans (condition and proper operation)

ELECTRICAL
- Switches and outlets (condition and proper operation)
- Lighting fixtures (condition and proper operation)

INTERIOR TRIM
- Door casing
- Window casing, sashes and sills (condition and proper operation)
- Baseboard
- Molding (crown, wainscot, chair rail, etc.)

• The home interior showed moderate general wear and deterioration commensurate with its age.
• The home had an odor that appeared to be connected with animal excrement.
• The doorbell responded to the switch.

2. Registers

Observations:
• A HVAC return air register in the dining roomwas dirty and needed cleaning.

3. Walls

Observations:
• At the time of the inspection, the Inspector observed few deficiencies in the condition of walls in the home interior. Notable exceptions will be listed in this report.
• Protruding nail heads visible at a wall in the downstairs family room at the time of the inspection appeared to be the result of improper installation. Protruding nails should be removed, drywall re-fastened and the drywall finished to match the existing wall surfaces. All work should be performed by a qualified drywall or painting contractor.

4. Wall Thermal Insulation

Observations:
• Exterior walls of the home appeared to be insulated with fiberglass batt. Only a representative number of exterior walls were examined for insulation content.
• Exterior walls appeared to framed with 2x6 providing cavities for thermal insulation approximately 5½ inches thick. Typically this would provide an R-value of R-19.

5. Ceiling

Observations:
• At the time of the inspection, the Inspector observed few deficiencies in the condition of ceilings in the home. Notable exceptions will be listed in the appropriate place n this report.
• Stains on the ceiling in the master bathroom visible at the time of the inspection appeared to be the result of moisture intrusion from roof leakage. The moisture meter showed no elevated levels of moisture present in the stained areas at the time of the inspection, indicating that the source of moisture may have been corrected, or leakage may be intermittent. You should ask the seller about this condition. Before the expiration of your Inspection Objection Deadline you may wish to consult with a qualified contractor to discuss options and costs for re-painting the ceiling.
• Ceilings in the downstairs family room exhibited evidence of poor drywall installation.

6. Lighting

Observations:
• At the time of the inspection, the Inspector observed few deficiencies in the condition and operation of permanently-installed interior lighting. Notable exceptions will be listed in this report.

7. Interior Trim

Observations:
• At the time of the inspection, the Inspector observed no deficiencies in the condition interior trim components. Inspection of interior trim typically includes examination of the following:
- Door and window casing
- Baseboard
- Any trim around walls and ceilings
- Any permanently-installed corner or cabinet trim
- Built-in features such as book cases

8. Smoke/CO Detectors

Observations:
• The Inspector recommends installation of additional smoke detectors by a qualified contractor to provide improved fire protection to sleeping areas.
• The smoke detectors protecting sleeping areas were older and may not be functional. Although testing of smoke detectors lies beyond the scope of the General Home Inspection, the Inspector recommends that you have this and any other older smoke detectors tested and maintained, upgraded or replaced as needed. Hardwired smoke detectors should be replaced by a qualified electrical contractor.

DOORS

1. Exterior Door Condition

Observations:
• The Inspector observed no deficiencies in the interior condition of exterior doors.
• The Inspector observed few deficiencies in the condition of exterior doors. Notable exceptions will be listed in this report.
• Weather-stripping at an exterior door in the entry was damaged or deteriorated. The Inspector recommends replacement/installation of effective weather-stripping components as necessary by a qualified contractor.

2. Interior Door Condition

Observations:
• At the time of the inspection, the Inspector observed few deficiencies in the condition of the interior doors. Notable exceptions will be listed in this report.
• An interior door in the master bedroom was moderately damaged or deteriorated. Before the expiration of your Inspection Objection Deadline you may wish to consult with a qualified contractor to discuss options and costs for repairs.

3. Sliding Glass Doors

Observations:
• The Inspector observed few deficiencies in the condition of the sliding glass doors. Notable exceptions will be listed in this report.
• Difficulty in operating the sliding glass door in the appeared to be caused by worn or out-of-adjustment rollers. The Inspector recommends service by a qualified contractor.

WINDOWS

1. Window Type

Observations:
• The home had double-pane vinylwindows.
• Most windows in the home were single-hung.

2. Window Condition

Observations:
• The Inspector observed few deficiencies in the interior condition and operation of windows of the home. Notable exceptions will be listed in this report.

• Exterior Window Caulking showed signs of cracking and deterioration. This is a maintenance item that these windows will require yearly.

3. Window Sill/Jamb Condition

Observations:
• Windows sills in the home exhibited minor damage that appeared to be from moisture intrusion. Sealant around the window exteriors should be maintained to avoid continuing damage.

4. Window Operation

Observations:
• Windows in the home were generally easy to operate.

FLOORS

1. General Condition

Observations:
• The Inspector observed few deficiencies in the condition of most floors in the home. Notable exceptions will be listed in this report.

2. Carpet

Observations:
• Carpets in the home were generally old and worn. Before the expiration of your Inspection Objection Deadline you may wish to consult with a qualified contractor to discuss options and costs for replacement.
• Carpet in the downstairs family room had areas of staining or discoloration. Before the expiration of your Inspection Objection Deadline you may wish to consult with a qualified contractor to discuss options and costs for repair or replacement.

3. Tile Floors

Observations:
• The entry had minor floor tile damage visible at the time of the inspection.

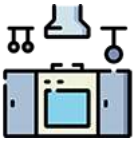
4. Vinyl Floors

Observations:
• The bathroom and laundry rooms had vinyl floor damage visible at the time of the inspection.

SKYLIGHT

1. Skylight Condition

Observations:
• The skylight was properly flashed and counter flashed with a manufacturer provided flashing kit.



KITCHEN

1. General Condition

Observations:
• At the time of the inspection, the Inspector observed few deficiencies in the condition of the kitchen. Notable exceptions will be listed in this report.

• The kitchen exhibited general minor damage and deterioration commensurate with the age of the home.

2. Range

Observations:
• The range was gas-fired. Inspection of gas ranges is limited to basic functions, such as testing of the range-top burners, and bake/broil features of the oven.
• The Inspector observed no deficiencies in the condition and operation of the gas range. The self-cleaning and convection features were not tested.

3. Range Condition

Observations:
• The Inspector observed no deficiencies during inspection of the range.
• The range was equipped with an anti-tip device designed to prevent overturning.
• The General Home Inspection testing of ovens does not include testing of all oven features, but is limited to confirmation of bake and broil features. You should ask the seller about the functionality of any other features.

4. Microwave

Observations:
• At the time of the inspection, the Inspector observed no deficiencies in the condition and operation of the built-in microwave oven. Built-in microwave ovens are tested using normal operating controls. Unit was tested and appeared to be serviceable at time of inspection. Leak and/or efficiency testing is beyond the scope of this inspection. If concerned, you should seek further evaluation by qualified technician prior to closing.
• The exhaust vent of the microwave discharged exhaust to the home exterior.
• At the time of the inspection, the Inspector observed no deficiencies in the condition and operation of the microwave exhaust fan and lights.

5. Kitchen Lighting

Observations:
• At the time of the inspection, the Inspector observed no deficiencies in the condition and operation of the kitchen lights.

6. Receptacles

Observations:
• The Inspector observed no deficiencies in the condition of electrical receptacles in the kitchen but they had no ground fault circuit interrupter (GFCI) protection.
For safety reasons, consider having GFCI protection installed for receptacles within 6 feet of a plumbing fixture.
This can be achieved by:
1. Replacing the current standard receptacle with GFCI outlets
2. Replacing the receptacle nearest the overcurrent protection device (breaker or fuse) with a GFCI receptacle.
3. Replacing the breakers currently protecting the laundry room electrical circuits with GFCI breakers.

7. GFCI Receptacles

Observations:
• Electrical receptacles in the kitchen had ground fault circuit interrupter (GFCI) protection which responded to testing in a satisfactory manner at the time of the inspection. The inspector tested a representative number of accessible receptacles only.

8. Sink

Observations:
• At the time of the inspection, the Inspector observed no deficiencies in the condition and operation of the kitchen sink.

9. Undersink Conditions

Observations:
• At the time of the inspection, the Inspector observed no deficiencies in the condition and operation of undersink plumbing in the kitchen.

10. Garbage Disposal

Observations:
• At the time of the inspection, the Inspector observed no deficiencies in the condition and operation of the garbage disposal.

11. Dishwasher

Observations:
• At the time of the inspection, the Inspector observed no deficiencies in the condition and operation of the dishwasher. It was operated through a cycle.

12. Cabinets

Observations:
• At the time of the inspection, the Inspector observed no deficiencies in the condition of the kitchen cabinets.

13. Countertops

Observations:
• At the time of the inspection, the Inspector observed few deficiencies in the condition of the kitchen countertops. Notable exceptions will be listed in this report.

• The kitchen countertops exhibited minor wear commensurate with the age of the home.

14. Floors

Observations:
• Vinyl floors in the kitchen exhibited minor damage.

LAUNDRY ROOM

1. General Condition

Observations:
• At the time of the inspection, the Inspector observed no deficiencies in the condition of the laundry room.

2. Dryer Venting

Observations:
• A dryer exhaust duct connection was installed in the laundry room. Although the Inspector operated the dryer briefly, the dryer duct was examined visually only. A visual examination will not detect the presence of lint accumulated inside the vent, which is a potential fire hazard.
The Inspector recommends that you have the dryer duct cleaned at the time of purchase and annually in the future to help ensure that safe conditions exist. Lint accumulation can occur even in approved, properly installed exhaust duct. All work should be performed by a qualified contractor.

3. 240-volt Receptacles

Observations:
• At the time of the inspection, the Inspector observed no deficiencies in the condition of the 220-volt dryer electrical receptacle.

4. GFCI Receptacles

Observations:
• Electrical receptacles in the laundry room had ground fault circuit interrupter (GFCI) protection that responded to testing in a satisfactory manner at the time of the inspection. The inspector tested a representative number of accessible receptacles only.

5. Room Ventilation

Observations:
• The laundry room had an operable source of ventilation at the time of the inspection.

• The laundry room exhaust fan was excessively noisy at the time of the inspection and may need to be replaced soon. All work should be performed by a qualified contractor.

6. Interior Door Condition

Observations:
• At the time of the inspection, the Inspector observed no deficiencies in the condition of interior doors in the laundry room.

7. Floors

Observations:
• At the time of the inspection, the Inspector observed no deficiencies in the condition of floors in the laundry Room.

• The laundry room had moderate vinyl floor damage visible at the time of the inspection. Before the expiration of your Inspection Objection Deadline you may wish to consult with a qualified contractor to discuss options and costs for repair.

8. Walls

9. Ceiling

Observations:
• At the time of the inspection, the Inspector observed few deficiencies in the condition of ceilings in the laundry room. Notable exceptions will be listed in the appropriate place n this report.
• Stains on the ceiling in the laundry room visible at the time of the inspection appeared to be the result of moisture intrusion from roof leaks. The moisture meter showed no elevated levels of moisture present in the affected areas at the time of the inspection, indicating that the source of moisture may have been corrected. You should ask the seller about this condition.

BEDROOMS

1. Number of Bedrooms

Observations:
• The home had 3 bedrooms.

MASTER BEDROOM

1. General Condition

Observations:
• At the time of the inspection, the Inspector observed few deficiencies in the condition of floors in this bedroom. Notable exceptions will be listed in this report.

2. Carpet

Observations:
• Carpet in this bedroom had areas of staining or discoloration. Before the expiration of your Inspection Objection Deadline you may wish to consult with a qualified contractor to discuss options and costs for repair or replacement.

3. Ceiling

Observations:
• The bedroom ceiling appeared to be in serviceable condition at the time of the inspection.
• Stains on the ceiling in this bedroom appeared to be the result of moisture intrusion from roof leaks. The moisture meter showed no elevated levels of moisture present in the affected areas at the time of the inspection, indicating that the source of moisture may have been corrected. You should ask the seller about this condition.

4. Interior Door Condition

Observations:
• At the time of the inspection, the Inspector observed few deficiencies in the condition of interior doors in this bedroom. Notable exceptions will be listed in this report.

• The entry door to this bedroom exhibited moderate damage or deterioration. Before the expiration of your Inspection Objection Deadline you may wish to consult with a qualified contractor to discuss options and costs for repairs.

5. Electrical Receptacles

Observations:
• This bedroom had a switched receptacle.

6. AFCI Receptacles

Observations:
• Electrical outlets in this bedroom had no Arc Fault Circuit Interrupter (AFCI) protection. Arc fault protection is provided by a circuit breaker designed to prevent fires by detecting an unintended electrical arc and disconnecting the power before the arc starts a fire.
Although this condition may have been commonly considered safe or acceptable at the time the home was originally constructed, as general knowledge of safe building practices has improved with the passage of time, building standards have changed to reflect current understanding. Bedrooms in new homes are required to have AFCI-protected outlets.
Consider having AFCI protection installed as a safety precaution for outlets within 6 feet of a plumbing fixture.
This can be achieved by replacing the circuit breaker currently protecting the bedroom outlets with a AFCI circuit breaker.

7. Lighting Fixtures

Observations:
• A ceiling light fixture in this bedroom did not respond to the switch. The bulb may need to be replaced or there may be a problem with the switch, wiring or light fixture. If after the bulb is replaced this light still fails to respond to the switch, this condition may represent a potential fire hazard and the Inspector recommends that an evaluation and any necessary repairs be performed by a qualified electrical contractor.

8. Ceiling Fan

Observations:
• Most ceiling fans in the home were operable and appeared to be in serviceable condition at the time of the inspection. Notable exceptions will be listed in this report.
• A ceiling fan in this bedroom was inoperable. The Inspector recommends an evaluation and any necessary work be performed by a qualified electrical contractor.

9. Smoke/CO Detectors

Observations:
• The Inspector recommends installing a smoke detector to provide improved fire protection to this bedroom. Placement should comply with the manufacturer's recommendations.

STAIRWAY to 2nd FLOOR

1. General Stairway Condition

Observations:
• Inspection of staircases typically includes visual examination of the following:
- Treads and risers
- Landings
- Angle of stairway
- Handrails
- Guardrails
- Lighting
- Headroom
- Windows
- Walls and ceilings
• At the time of the inspection, the Inspector observed no deficiencies in the condition of this staircase.
Inspection of staircases typically includes visual examination of the following:
- Treads and risers
- Landings
- Angle of stairway
- Handrails
- Guardrails
- Lighting
- Headroom
- Windows
- Walls and ceilings

2. Guardrail Assembly

Observations:
• A horizontal guardrail assembly protecting this stairwell had spaces between handrail components that allowed the passage of a 4-inch sphere. To improve child safety, the Inspector recommends altering the guardrail assembly in a manner which will prevent the passage of a 4-inch sphere. This dimension includes areas beneath and to the sides of the guardrail. The Inspector recommends that this condition be updated to meet generally-accepted modern safety standards by a qualified contractor.

3. Stairway Illumination

Observations:
• At the time of the inspection, the Inspector observed no deficiencies in the condition of illumination for this staircase.

2nd UPSTAIRS BEDROOM

1. General Condition

Observations:
• At the time of the inspection, the Inspector observed few deficiencies in the condition of floors in this bedroom. Notable exceptions will be listed in this report.

2. Carpet

Observations:
• This bedroom had areas of minor carpet damage.
• Carpet in this bedroom had areas of staining or discoloration. Before the expiration of your Inspection Objection Deadline you may wish to consult with a qualified contractor to discuss options and costs for repair or replacement.

3. Electrical Receptacles

Observations:
• This bedroom had a switched receptacle.

4. AFCI Receptacles

Observations:
• Electrical receptacles in this bedroom appeared to be in functional condition but had no Arc Fault Circuit Interrupter (AFCI) protection. Arc fault protection is provided by a circuit breaker designed to prevent fires by detecting an unintended electrical arc and disconnecting the power before the arc starts a fire.
Although this condition may have been commonly considered safe or acceptable at the time the home was originally constructed, as general knowledge of safe building practices has improved with the passage of time, building standards have changed to reflect current understanding. Bedrooms in new homes are required to have AFCI-protected outlets.
Consider having AFCI protection installed as a safety precaution for outlets within 6 feet of a plumbing fixture.
This can be achieved by replacing the circuit breaker currently protecting the bedroom outlets with a AFCI circuit breaker.

5. Lighting Fixtures

Observations:
• A light fixture in this bedroom did not respond to the switch. The bulb may need to be replaced or there may be a problem with the switch, wiring or light fixture. If after the bulb is replaced this light still fails to respond to the switch, this condition may represent a potential fire hazard and the Inspector recommends that an evaluation and any necessary repairs be performed by a qualified electrical contractor.

6. Smoke/CO Detectors

Observations:
• The Inspector recommends installing a smoke detector to provide improved fire protection to this bedroom. Placement should comply with the manufacturer's recommendations.

3rd UPSTAIRS BEDROOM

1. General Condition

Observations:
• At the time of the inspection, the Inspector observed few deficiencies in the condition of floors in this bedroom. Notable exceptions will be listed in this report.

2. Carpet

Observations:
• This bedroom had areas of minor carpet damage.
• Carpet in this bedroom had areas of staining or discoloration. Before the expiration of your Inspection Objection Deadline you may wish to consult with a qualified contractor to discuss options and costs for repair or replacement.

3. Electrical Receptacles

Observations:
• This bedroom had a switched receptacle.

4. AFCI Receptacles

Observations:
• Electrical receptacles in this bedroom appeared to be in functional condition but had no Arc Fault Circuit Interrupter (AFCI) protection. Arc fault protection is provided by a circuit breaker designed to prevent fires by detecting an unintended electrical arc and disconnecting the power before the arc starts a fire.
Although this condition may have been commonly considered safe or acceptable at the time the home was originally constructed, as general knowledge of safe building practices has improved with the passage of time, building standards have changed to reflect current understanding. Bedrooms in new homes are required to have AFCI-protected outlets.
Consider having AFCI protection installed as a safety precaution for outlets within 6 feet of a plumbing fixture.
This can be achieved by replacing the circuit breaker currently protecting the bedroom outlets with a AFCI circuit breaker.

5. Smoke/CO Detectors

Observations:
• The Inspector recommends installing a smoke detector to provide improved fire protection to this bedroom. Placement should comply with the manufacturer's recommendations.

BATHROOMS

1. Bathrooms

Observations:
• The home had 3 bathroom(s).
• At the time of the inspection, the bathrooms exhibited general minor wear and deterioration commensurate with the age of the home.

MAIN FLOOR HALL BATHROOM

1. Bathroom Configuration

Observations:
• This bathroom contained a sink in a cabinet, a toilet.

2. General Condition

Observations:
• At the time of the inspection, the Inspector observed no deficiencies in the condition of this bathroom.
• At the time of the inspection, the Inspector observed few deficiencies in the condition of this bathroom. Notable exceptions will be listed in this report.
• At the time of the inspection, this bathroom exhibited general minor wear and deterioration commensurate with the age of the home.

3. Single Sink

Observations:
• At the time of the inspection, the Inspector observed no deficiencies in the condition of this bathroom sink.

• This bathroom sink had functional flow and functional drainage at the time of the inspection.

4. Counters

Observations:
• The countertop in this bathroom had minor damage.

5. Toilet Type/Operation

Observations:
• This bathroom did not have a low-flow toilet installed.
New construction is limited to toilets which use a maximum of 1.6 gallons (6 liters) per flush in order to help conserve water.
Consider adding a displacement bag to the water tank to help conserve water. A displacement back is a plastic back filled with water. A sandwich bag will work.

6. Toilet Condition

7. Bathroom Ventilation

Observations:
• This bathroom had an operable source of ventilation at the time of the inspection.

• The bathroom exhaust fan was excessively noisy at the time of the inspection and may need to be replaced soon. All work should be performed by a qualified contractor.

8. Vinyl Floors

Observations:
• This bathroom had minor vinyl floor damage.

MASTER BATHROOM

1. Bathroom Configuration

Observations:
• This bathroom contained two sinks in a cabinet, a toilet, a tub and a shower.

2. General Condition

Observations:
• At the time of the inspection, the Inspector observed few deficiencies in the condition of this bathroom. Notable exceptions will be listed in this report.

3. Double Sink

Observations:
• At the time of the inspection, the Inspector observed no deficiencies in the condition of both bathroom sinks.

• Both bathroom sinks had functional flow and functional drainage.

4. Counters

Observations:
• The countertop in this bathroom had minor damage.

5. Toilet Type/Operation

Observations:
• This bathroom did not have a low-flow toilet installed.
New construction is limited to toilets which use a maximum of 1.6 gallons (6 liters) per flush in order to help conserve water.
Consider adding a displacement bag to the water tank to help conserve water. A displacement back is a plastic back filled with water. A sandwich bag will work.

6. Toilet Condition

7. Bath Tubs

Observations:
• The Inspector observed few deficiencies in the condition of bathtub components. Notable exceptions will be listed in this report.
Tub inspection incudes testing for:
• Functional flow;
• Functional drainage; and
• Operational shut-off valves, faucet, and diverter valve.
• The tub had functional flow.
• The tub was slow to drain. This is typically due to a clogged trap but may also indicate a blockage of the waste pipe. You may wish to have this condition investigated by a plumbing contractor.

8. Shower

Observations:
• The shower in this bathroom appeared to be in serviceable condition at the time of the inspection.
Inspection of the shower typically includes:
• Functional flow;
• Functional drainage
• Proper operation of shut-off and diverter valves, and faucet; and
• Moisture intrusion of walls and pan.

• The shower had functional flow and functional drainage at the time of the inspection.

9. Bathroom Ventilation

Observations:
• This bathroom had an operable source of ventilation at the time of the inspection.

• The bathroom exhaust fan was excessively noisy at the time of the inspection and may need to be replaced soon. All work should be performed by a qualified contractor.

10. Floor

Observations:
• At the time of the inspection, the Inspector observed few deficiencies in the condition of the floors in this bathroom. Any exceptions will be listed in this report.

11. Vinyl Floors

Observations:
• This bathroom had moderate vinyl floor damage. Before the expiration of your Inspection Objection Deadline you may wish to consult with a qualified contractor to discuss options and costs for repair or replacement.

UPSTAIRS HALL BATHROOM

1. Bathroom Configuration

Observations:
• This bathroom contained a sink in a cabinet, a toilet, and a tub with a shower.

2. General Condition

Observations:
• At the time of the inspection, the Inspector observed no deficiencies in the condition of this bathroom.
• At the time of the inspection, the Inspector observed few deficiencies in the condition of this bathroom. Notable exceptions will be listed in this report.
• At the time of the inspection, this bathroom exhibited general minor wear and deterioration commensurate with the age of the home.

3. Single Sink

Observations:
• At the time of the inspection, the Inspector observed no deficiencies in the condition of this bathroom sink.

4. Counters

Observations:
• The countertop in this bathroom had minor damage.

5. Toilet Type/Operation

Observations:
• This bathroom did not have a low-flow toilet installed.
New construction is limited to toilets which use a maximum of 1.6 gallons (6 liters) per flush in order to help conserve water.
Consider adding a displacement bag to the water tank to help conserve water. A displacement back is a plastic back filled with water. A sandwich bag will work.

6. Toilet Condition

7. Bath Tubs

Observations:
• The Inspector observed no deficiencies in the condition of bathtub components.
Tub inspection incudes testing for:
• Functional flow;
• Functional drainage; and
• Operational shut-off valves, faucet, and diverter valve.
• The tub had functional flow and functional drainage.

8. Bathroom Ventilation

Observations:
• This bathroom had an operable source of ventilation at the time of the inspection.

• The bathroom exhaust fan was excessively noisy at the time of the inspection and may need to be replaced soon. All work should be performed by a qualified contractor.

9. Skylight

Observations:
• The Skylight still had the original stickers on it from installation which looks to have been in the last 5 years. It is a newer tempered model with double pane glass.

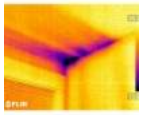
10. Vinyl Floors

Observations:
• This bathroom had minor vinyl floor damage.

INTERIOR PESTS

1. Rodents

Observations:
• Minor amounts of rodent feces was visible at various areas of the home. Traps should be set for mice and avenues of entry located and blocked.
• Signs of animal chewing were visible in the . Chewing of electrical wiring is a potential fire hazard. After ensuring that no animals remain, all avenues of entry should be blocked.



THERMAL IMAGING

1. Moisture

Observations:

• Thermal imaging indicated excessively high moisture levels in wall materials in the dining room. The source of moisture appeared to be poorly-installed exterior wall-covering materials. The inspector recommends that before the expiration of your Inspection Objection Deadline an inspection be performed by a qualified contractor to confirm and correct the source of moisture.