



OVER & UNDER
PROPERTY INSPECTION

Visual Property Inspection

1111 Sample Dr, Little Rock, AR 72209
Inspection prepared for: John Q Public
Date of Inspection: 1/6/2023 Time: 2:00 PM
Age of Home: 1966 Size: 1842



Over & Under Property Inspection LLC

Inspector: David Coffield
Lic# HI-1957

Table Of Contents

Report Summary	2-7
General Information	8-9
Property and Site	10-12
Exterior Areas	13-14
Garage/Carport	15-18
Roof	19-23
Attic	24-26
Electrical	27-30
Heat/AC	31-33
Plumbing	34-38
Basement/Crawlspace	39
Fireplace	40
All Interior Rooms	41-45

Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expense to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all pages of the report as the summary alone does not explain all of the issues. All repairs should be done by a licensed & bonded tradesman or qualified professional. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

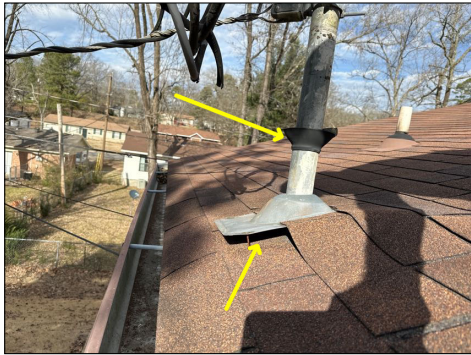
Garage/Carport

Page 16 Item: 6	Ceiling	Repair/replace damaged drywall in garage storage closet. Seal to promote gas/fire
-----------------	---------	---



Roof

Page 20 Item: 5	Accessories	<p>Consult a licensed roofing contractor to secure/seal flashing(s) and install proper vent boot on electrical mast to prevent possible moisture penetration and related damages.</p> <p>Consult a licensed roofing contractor to properly position exhaust collar(s) and caulk/seal to prevent possible moisture entry and subsequent damages.</p> <p>Consult a licensed roofing contractor to repair/replace damaged/cracked exhaust pipes to prevent moisture entry and related damages.</p> <p>Inverted vent boot. Vent boots should be coned shaped to allow water to drain off of the boot. Consult qualified contractor to repair or replace as needed to prevent moisture from pooling on top of vent boot.</p>
-----------------	-------------	---



Raised flashing and rubber vent boot



properly position exhaust collar(s)



repair/replace damaged/cracked exhaust pipes



Inverted vent boot.

Page 21 Item: 7

Gutters Observations

Gutters Sagging. When there is a dip in the line of your gutters, it invites water to pool there or over flow in that area prevents proper drainage into the ground. Potential for fascia wood damage behind gutters. Loose hardware or damage to the gutter/fascia sections should be repaired by a qualified contractor to re-slope for proper drainage and to prevent damage to fascia boards and soffit. (front of house,)

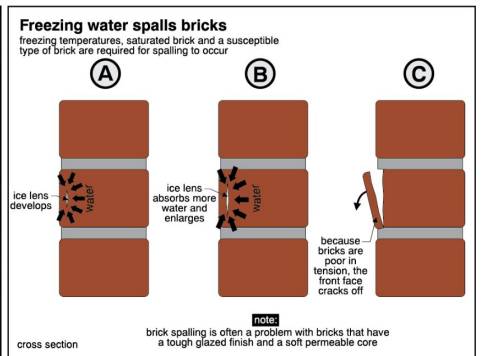
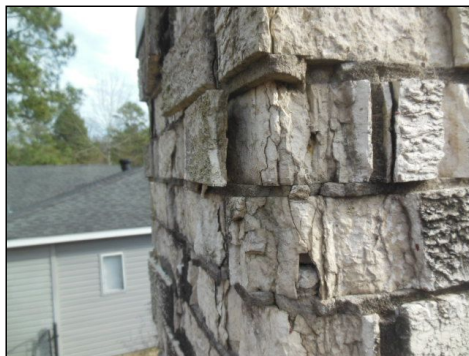
Replace damaged/missing elbows & leaders on downspouts and extend away from structure to prevent possible moisture related damages to structure and foundation.



Page 22 Item: 9

Chimney Observations

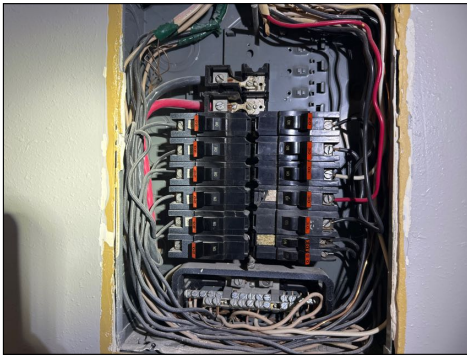
Spalling and/or damage of the masonry was present on the chimney. This is indicative of moisture intrusion into the masonry, and as this moisture freezes and expands in winter months, damage to the brick occurs. Evaluation and repairs as needed are recommended to be conducted by a qualified chimney contractor or mason.



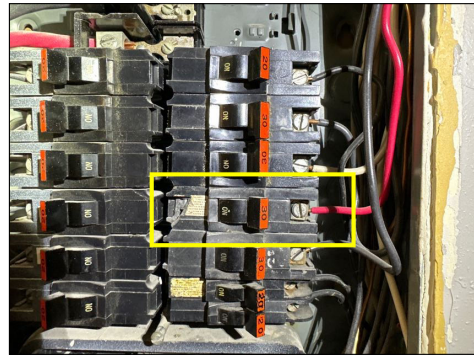
Page 23 Item: 11

Chimney Crown Observations

Consult a qualified contractor to repair/seal gaps and cracks in crown to reduce potential moisture entry and related damages.



Hallway Panel



Page 29 Item: 7

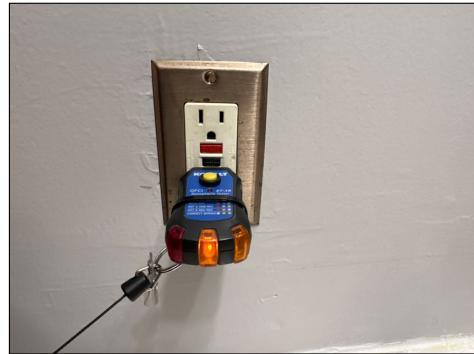
Receptacles Observations

Both **GFC** unit(s) on exterior back deck did not trip when tested. Unit(s) did have power. Consult a licensed electrician to replace to provide intended shock protection.

Receptacle read open ground when tested. Consult a licensed electrician to repair to regain intended grounding protection. (hall bathroom,)



Both exterior back deck receptacles



hall bathroom

Heat/AC

Page 32 Item: 5

Furnace

Due to age of unit, recommend having unit evaluated/serviced to ensure proper operation.

Budget to replace. Unit has exceeded typical life expectancy.

Plumbing

Page 34 Item: 2

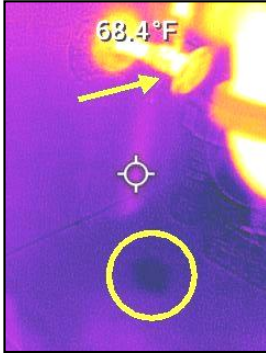
Main Supply Observation

Water pressure at exterior hose faucet was high. Normal water pressure is 50psi - 80psi. The reading at this faucet was approximately 95 psi. Any readings over 75 psi indicate a missing or defective pressure regulator. High water pressure can create additional wear and tear on the plumbing fittings and household appliances. Consult licensed plumber to locate pressure regulator and repair/adjust/replace as needed to regulate pressure.



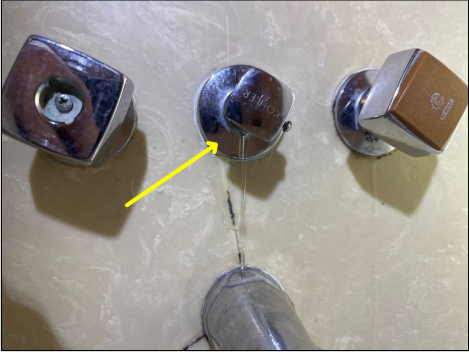
Approximately 95 psi

Page 35 Item: 6 Sink Observations Leak on shutoff of right side bedroom bathroom sink(s). Consult a licensed plumber to repair.



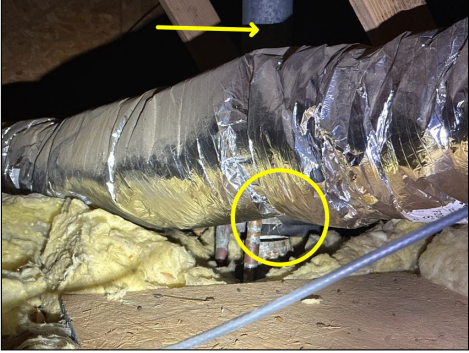
Right bedroom bathroom

Page 36 Item: 8 Bathtubs/showers Observations Handle on hall bathroom tub faucet leaked when tested. Water ran into tub. Repair to conserve water and prevent possible moisture related damages. Consult a licensed plumber to determine cause of slow drain in back hall bathroom bathtub(s). Repair as needed.



Back hall, bathroom slow drain

Page 38 Item: 12 Water Heater Pressure relief valve discharge line was not installed. Consult a licensed plumber to install line to the exterior to prevent possible moisture related damages. Safety Concern: The exhaust pipe was disconnected in the attic allowing carbon monoxide to escape into attic/home. Consult a licensed plumber to repair/connect to ensure safe exhaust. (Note: Recommend repair prior to ceiling repair in bedroom, easy to get to from there, difficult to access from scuttle hole access in front bedroom. Take picture to prove it was done.)



The exhaust pipe was disconnected in attic

All Interior Rooms

Page 41 Item: 3 Walls Damaged drywall in referenced areas. Recommend qualified contractor to make repairs as needed. (Furnace closets,)



Page 42 Item: 4 Ceiling Damaged area(s) present. Consult a licensed contractor to repair/replace as needed. (Right side bedroom,)



(Right side bedroom,)

General Information

INTRODUCTION:

We appreciate the opportunity to conduct this inspection for you! Please carefully read your entire Inspection Report. Call us after you have reviewed your report, so we can go over any questions you may have. Remember, when the inspection is completed and the report is delivered, we are still available to you for any questions you may have, throughout the entire closing process.

Properties being inspected do not "Pass" or "Fail." - The following report is based on an inspection of the visible portion of the structure; inspection may be limited by vegetation and possessions. Not every defect will be found. Cosmetic issues are generally not reported on. Depending upon the age of the property, some items like GFCI outlets may not be installed; this report will focus on safety and function, not current code. This report identifies specific non-code, non-cosmetic concerns that the inspector feels may need further investigation or repair.

For your safety and liability purposes, we recommend that licensed contractors evaluate and repair any critical concerns and defects. Note that this report is a snapshot in time. We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide.

1. Attendance

Buyer Present • Buyer's Agent Present

2. Home Type/Age

Single Family • Ranch • One Story

3. Occupancy

Occupied - Furnished: Heavy volume of personal and household items observed.

4. General Conditions

Temperature: 50-60 Degrees • Sunny • Dry Ground • Utilities On

5. General Comments

Interior directions mentioned in this inspection are from the vantage point of standing inside the house, facing the front of the house.

Exterior directions mentioned in this inspection are from the vantage point of standing outside the house, in the front facing the house.

In the event of a reference to leaks or moisture related damages in the report, further investigate beneath finish materials to determine if underlying damage exists. The potential for mold/mildew exists when leaks have occurred. Test/Treat/Remediate if needed.

Photographs: Pictures in this report are representative of defects. Not every instance or occurrence of a defect will be pictured.

In the event of aged appliances, we recommend the purchase of a home warranty. Repairs or replacement should be anticipated in the future due to the age of the units.

Causes of Damage / Methods of Repair: Any suggested causes of damage or defects, and methods of repair mentioned in this report are considered a professional courtesy to assist you in better understanding the condition of the home, and in our opinion only from the standpoint of a visual inspection, and should not be wholly relied upon. Contractors or other licensed professionals will have the final determination on the causes of damage/deficiencies, and the best methods of repairs, due to being invasive with their evaluation. Their evaluation will supersede the information found in this report.

Component Life Expectancy - Components may be listed as having no deficiencies at the time of inspection, but may fail at any time due to their age or lack of maintenance, that couldn't be determined by the inspector. A life expectancy chart can be viewed by visiting. [Component Life Expectancy Chart:](#)

Inaccessible Areas: In the report, there may be specific references to areas and items that were inaccessible or only partly accessible. We can make no representations regarding conditions that may be present in these areas that were concealed or inaccessible for review. With access and an opportunity for inspection, reportable conditions or hidden damage may be found in areas that were not accessible or only partly accessible and these conditions or damage is excluded from this inspection.

Once you have completed reading this report. At that time we will be happy to answer any questions you may have, or provide clarification. Non-acknowledgement implies that you understood all information contained in this report. If we made a recommendation for further evaluation, that evaluation should be performed prior to the end of your contingency period.

Thermal Imaging: An infrared camera may be used for specific areas or visual problems, and should not be viewed as a full thermal scan of the entire home. Additional services are available at additional costs and would be supplemented by an additional agreement/addendum. Temperature readings displayed on thermal images in this report are included as a courtesy and should not be wholly relied upon as a home inspection is qualitative, not quantitative. These values can vary +/- 4% or more of displayed readings, and these values will display surface temperatures when air temperature readings would actually need to be conducted on some items which is beyond the scope of a home inspection. If a full thermal scan of the home is desired, please reach out to us to schedule this service for an additional fee.

Observations:

It is very important that water & runoff drain away from foundations to minimize chances of foundation issues. Monitor for cracks in brick and in foundation walls. Make sure the ground, patios and walkways slope away from the house for the first six feet. Install gutters and under ground drainage where needed to move water away from foundation.

Access to some items such as: electrical outlets/receptacles, windows, doors, wall/floor surfaces, and cabinet interiors may be restricted by furniture, personal belongings or limited accessibility. Any such items that cannot be viewed/inspected are excluded from this inspection report.

It has been determined that this home was built before 1978 and therefore stands a high risk of having lead based paint present. Under the EPA ruling 40 CFR Part 745 effective April 22, 2010, any renovation, remodeling or painting done by a certified contractor must follow lead-safe practices and this could lead to higher prices than similar contracts performed on homes that do not have lead based paint present.

Based on the age of this home, it is possible that asbestos containing materials could have been in construction/finish materials. The only way to confirm is to have suspected materials tested.

Property and Site

1. Limitations

Information:

Perimeter fences are not included as part of a home inspection. Any comments or deficiencies should be reviewed by qualified contractor for repair or replacement. Recommend confirming fence ownership and that all fences and gates are in serviceable condition before the close of escrow.

The grading and lot drainage performance is limited to the conditions existing at the time of the inspection only. I cannot guarantee this performance as conditions constantly change. Heavy rain or other weather conditions may reveal issues that were not visible or foreseen at the time of inspection. Furthermore, items such as leakage in downspouts and gutter systems are impossible to detect during dry weather and can add moisture to the soil in the area around the foundation. The inspection of the grading and drainage performance in relation to moisture infiltration through foundation walls or under slabs is limited to the visible conditions at the time of inspection and evidence of past problems. I recommend consulting with the sellers as to any previous moisture intrusion into the structure and reading over the Sellers Disclosure, which should list any such issues.

Pest/Insect/Wildlife Concerns: WDI-Termite Inspection Recommended

Inspecting for, and reporting on the presence of WDI activity (wood destroying organisms) including but not limited to; termites, powder post beetles, carpenter ants, carpenter bees, etc. is beyond the scope of a home inspection, is excluded by the State of Arkansas Standards of Practice, and is excluded from this inspection. It is highly recommended that you have a WDI-Termite inspection prior to the end of your inspection contingency period. Any comments made in this report with regard to any such activity was done as a courtesy only, should not be viewed as an all-inclusive listing of activity, and requires further evaluation by a licensed pest control company.

2. Driveway/Walkway Condition

The driveway(s) and walkway(s) (as applicable) were inspected to determine their effect on the structure of the home only. I will also report on any visible deficiencies that may be present such as; cracking, displacement, or other damage. Any comments relating to damage to the concrete, asphalt, and/or masonry surfaces should be viewed as a courtesy and may not be an all-inclusive listing, as the State of AR only requires that driveway(s) and walkway(s) be reported on with their respected effect on the structure. No significant deficiencies were visibly present at the time of inspection unless otherwise noted in this report.

Concrete driveway noted. • Concrete sidewalk noted.

Observations:

Cracked cement with rebar showing at the curb. Make repairs as needed to prevent damage to drive and personal property.

Concrete spalling noted at driveway. This loosening of the top, smooth layer of the cement is a common occurrence, possibly due to an improper curing process, age, or use of snow-melting materials. Recommend contractor repair to help prevent additional damage as needed.

There were moderate to heavy cracks present on areas of the concrete slab. Also previous repairs across driveway that was filled in with gravel and not fully re-sealed. An evaluation of the cracks is recommended to be performed by a foundation or concrete contractor with repairs made as needed.



Previous repairs

3. Grade

The grounds in contact with the structure were inspected to determine that they were graded in a manner to allow rainwater to adequately drain away from the structure. The soil is recommended to slope away from the foundation, with a 6 inch drop in elevation, in the first 10 feet away from the structure (5% grade). When the 5% grade can not be achieved, swales or drains should be used as needed to properly divert rainwater runoff. Any flat or low areas around the home should be back filled and sloped away from the foundation, to prevent potential moisture infiltration into areas below grade (if applicable). No significant grading deficiencies were observed at the time of inspection unless otherwise noted in this report.

LMT - The performance of the grading and lot drainage is limited to the conditions existing at the time of the inspection only. I cannot guarantee this performance as conditions constantly change. Heavy rain or other weather conditions may reveal issues that were not visible or foreseen at the time of inspection. Furthermore, items such as leakage in downspouts and gutter systems are impossible to detect during dry weather and can add moisture to the soil in the area around the foundation. The inspection of the grading and drainage performance in relation to moisture infiltration through foundation walls or under slabs, therefore, is limited to the visible conditions at the time of inspection, and evidence of past problems. I recommend consulting with the sellers as to any previous moisture intrusion into the home.

Materials: Sloped generally away from structure

Observations:

Monitor grade. Regrade as needed to direct moisture away from structure.

4. Landscaping

Vegetation Information: Vegetation was inspected around the home to ensure that it had adequate clearance from the structure, and was not impacting the structure. No significant deficiencies were observed unless otherwise noted in this report.

Materials: Tree(s) Present • Flower Bed(s) Present • Hedge(s) Present • Shrubby Present

Observations:

Trim and maintain tree(s)/vegetation 12" away from structure to reduce moisture damages and premature wear or damage to finishing materials.

Monitor mature tree in close proximity to foundation/structure. Tree(s) planted too near the house have potential for the roots to cause damage to the foundation due to continued growth. Remove if needed.

5. Fencing/Gates

Perimeter fences are not included as part of a home inspection. Any comments or deficiencies should be reviewed by qualified contractor for repair or replacement. Recommend confirming fence ownership and that all fences and gates are in serviceable condition before the close of escrow.

Materials: Chain Link Fence Present:

Observations:

Chain-link gate on right side fencing is not connected to bottom rail recommend repairs to prevent pets from getting out of the yard



6. Front Porch/Entry

Masonry/slab porch(es) or stoop(s) were inspected looking for damage or any other significant defects. No reportable deficiencies were visibly present at the time of inspection unless otherwise noted in this report.

Materials: Concrete

Observations:

Fill/seal any gaps/cracks to prevent possible moisture entry and subsequent damages.

7. Deck

The deck(s) were inspected looking for water related damage, construction related deficiencies, and safety hazards. It is very common for me to find multiple deficiencies in relation to a decks' construction. I will evaluate all decks by today's standards, as safety can not be compromised, and safety is what I inspect for. While I may list multiple deficiencies, a good deck contractor may find more as a home inspection is not technically exhaustive or quantifiable. No reportable conditions were visibly present at the time of inspection unless otherwise noted in this report.

Materials: Wood • Flashing Not Visible

Exterior Areas

1. Limitations Observation

Vegetation was inspected around the home to ensure that it had adequate clearance from the structure, and was not impacting the structure. No deficiencies were observed unless otherwise noted in this report.

Materials: Tree(s) • Hedge(s) • Shrubbery

Observations:

Maintenance: Unable to fully view/access some exterior wall surfaces due to landscaping/hedge or stored personal items. Cut/trim back hedges 12" from house to prevent damage and remove wood and personal items away from walls for viewing. Fully inspect when items have been removed. Hidden damage is possible.

2. Foundation

The inspection of slab foundations is limited to visual portions of the slab only. When floor coverings are present I will look for sloping floors or cracking of tile floors which may be indicators of slab foundation problems. No deficiencies were observed at visible portion unless otherwise noted in this report.

Materials: Poured Concrete Slab - Concealed

Observations:

Foundation wall surface was concealed by exterior wall surface material.

Fill/seal any gaps/cracks to prevent possible moisture/pest entry.

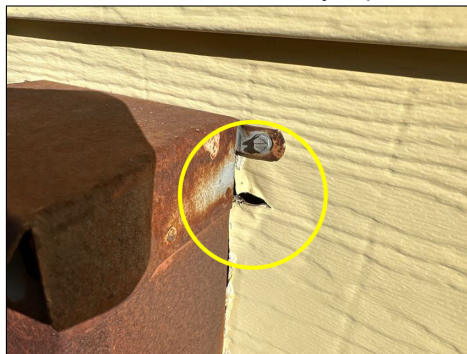
3. Wall Surface

The walls and wall cladding were inspected, looking for significant damage, proper flashings, potential water entry points, etc. No reportable deficiencies were visibly present at the time of inspection unless otherwise noted in this report.

Materials: Brick • Metal Siding

Observations:

Fill/seal any unsealed gaps/penetrations in exterior wall surface to prevent possible moisture/pest/vermin entry and subsequent damages. Monitor to ensure repairs remain active. Make additional repairs if needed. This inexpensive task aids in the prevention of moisture intrusion and saves on costly repairs.



A/CPanel

4. Windows

The exterior components of the windows (glass, trim, flashing, screens, gaps etc.) were inspected looking for damage, lack of proper flashing, clearance from landscaping, etc. No reportable deficiencies were visibly present at the time of inspection unless otherwise noted in this report.

Materials: Vinyl

Observations:

Caulk around windows as needed to promote weathering protection.

Maintenance: Vinyl and metal siding are extremely popular because they require less periodic maintenance than other types of siding materials. However, it is still necessary for the homeowner to periodically, at least once a year, carefully examine siding panels as well as ensure all J-channels around windows and doors are secure and drain properly. Vinyl and metal siding should be cleaned following the manufacturer's instructions as needed to prevent algae growth from staining siding.

5. Doors

All exterior doors were inspected by looking for damage, lack of proper flashing, deficiencies with their operation, etc. No reportable deficiencies were present at the time of inspection unless otherwise noted in this report.

Materials: Wood • Security Door • Door Bell Was Operational:

Observations:

Fill/seal/caulk around doors/and door units/thresholds as needed to promote weathering protection and prevent potential moisture entry.

WiFi enabled video/doorbell present. Consult homeowner about returning unit to factory settings and gaining access to any setup instructions needed to use doorbell.

Safety Note: Double sided key-only deadbolts on exterior doors can pose a safety hazard to anyone in need of an emergency exit. Store key in a known place in door area to promote safety.

Garage/Carport

1. Limitations Observations

Information:

LMT - The referenced visual obstructions listed below may block or hinder visual accessibility of the garage, Walls, Ceilings, Doors, Windows, floor and other areas typically found in a garage. The inspection of the garage is limited to visual portions only. Any items or areas not visible or accessible are excluded from this inspection. Stored Personal items are not moved or disturbed for visual accessibility. Limitations apply to all component in the garage section.

Obstructions: Stored Items

Observations:

Note: Stored items could conceal defects. Fully inspect when stored items have been removed.



2. Type

Attached, Two Car, Garage, Detached:, Carport, Parking Pad

3. Door

- The garage door(s) were tested by operating the wall mounted transmitter and checking for proper operation. The door(s) were examined for significant damage or installation related deficiencies by looking at the door panels, rollers, brackets, springs, gaskets and tracks were inspected looking for damage or loose components. No reportable conditions were present at the time of inspection unless otherwise noted in this report.

- Automatic Door Opener Present

Materials: Metal Panels (Insulated)

Observations:

Replace damaged perimeter door seal/gasket as needed to prevent moisture/pest entry.

Gap(s) at end(s) of gasket on bottom of both doors. Repair/replace gasket to prevent moisture/pest/vermin entry and related damages.

Note: Both Door(s) we're dented, but appeared functional. Repair/replace as needed.

Slight damage to left garage door, interior insulation. Repair desired.



4. Walls

Visible portions of the garage walls were inspected looking for signs of moisture infiltration, settlement cracking, significant damage, or other significant deficiencies. No reportable deficiencies were observed at the time of inspection unless otherwise noted in this report.

Materials: Metal Siding

Observations:

The walls have minor cosmetic damage (scuffs, scrapes, nail holes etc) these are considered normal wear and tear. Repair/replace/paint as desired.

5. Automatic Door Opener

The garage door opener(s) were inspected by depressing the wall mounted transmitter and observing the openers functionality (remote transmitters are not tested). No reportable conditions were present at the time of inspection unless otherwise noted in this report.

Brand: Chamberlin, Overhead Door • WiFi Enabled Door Opener Present • Lighting Operational • Chain Drive

Observations:

Smart/WiFi enabled smart garage door opener present. Consult homeowner about gaining access to any setup instructions/owners manuals or phone applications needed to operate WiFi enabled garage door opener at home or remotely.

6. Ceiling

• The ceiling area was inspected looking for indications of leaks or other deficiencies. No reportable conditions were present at the time of inspection unless otherwise noted in this report.

Materials: Wood • Drywall:Closet

Observations:

Repair joint cracks to reduce further separation. Monitor repairs to determine if underlying conditions exist. Make additional repairs if needed.

Due to the age of this home, popcorn ceilings could contain asbestos. Test to confirm. Consult appropriate contractor to remove if needed.

Loose or peeling paint on ceiling. This condition is usually caused by high temperature/humidity over and extended time frame, moisture leaks, accidental impact or simply old age. Consult qualified contractor to repair/replace as needed to restore to original condition.

Repair/replace damaged drywall in garage storage closet. Seal to promote gas/fire



7. Lighting

The garage lighting was inspected by operating available switches. No reportable conditions were present at the time of inspection unless otherwise noted in this report.

Materials: Standard Incandescent Light Fixtures Present

Observations:

Recommended Safety Upgrade: Replace all non-globed light fixtures with globed fixtures to prevent hazards associated with exposed bulbs.

8. Floor

Visible portions of the concrete slab was inspected looking for significant deficiencies and significant cracking. No reportable conditions were present at the time of inspection unless otherwise noted in this report.

Any references to cracks on garage or carport concrete slabs should be sealed with an appropriate material by a qualified person at a minimum, regardless of the cracks size. This will prevent the possibility of moisture/water infiltration rising through the crack(s) during periods of heavy rainfall.

Materials: Concrete • Stains Present • Cracks Present

Observations:

Fill/seal cracks to prevent further separation.

9. Windows

The garage windows were inspected by operating a representative number (I will try and operate every window in the garage, but personal belongings may block accessibility to some). Their operation was tested, along with looking for damage, broken glass, failed seals, etc. No reportable deficiencies were present unless otherwise noted in this report.

Materials: Metal Windows

Observations:

Caulk around windows as needed to promote weathering protection.

10. Access/Side Doors

The door between the garage and living areas was in satisfactory condition at the time of inspection. Current safety standards require the interior door to be comprised of steel or solid wood measuring at least 1 3/8" thick, or a door that is 20 minute fire rated, for proper garage to living space separation. Interior doors in homes built prior to 2006 (dependent on local municipality) may not meet these standards and should be upgraded for safety. No reportable conditions were present at the time of inspection unless otherwise noted in this report.

Materials: Wood • Security Door

Observations:

Fill/seal/caulk around doors/and door units/thresholds as needed to promote weathering protection and prevent potential moisture entry.

Key Only cylinder deadbolt can pose a safety hazard if you should need to exit the door in an emergency. Store key in known place or replace with lock set that can be opened without a key for safety.

Roof

As with all areas of the house, we recommend that you carefully examine the roof prior to closing the transaction. Especially if severe storms have occurred while waiting on closing day. Adequate attic ventilation, solar / wind exposure, and organic debris all affect the life expectancy of a roof. Always ask the seller about the age and history of the roof. On any home that is over 3 years old, experts recommend that you obtain a roof certification from an established local roofing company to determine its serviceability and the number of layers on the roof. We certainly recommend this for any roof over 5 years of age.

1. Limitations

The inspection of the roof and its covering material is limited to the conditions on the day of the inspection only. The roof covering material, visible portions of the roof structure from within the attic (if applicable), and interior ceilings, were inspected looking for indications of current or past leaks. Future conditions and inclement weather may reveal leaks that were not present at the time of inspection. Any deficiencies noted in this report with the roof covering or indications of past or present leaks should be evaluated and repaired as needed by a licensed roofing contractor.

This inspection is not a guarantee that a roof leak in the future will not happen. Roofs leak. Even a roof that appears to be in good, functional condition may leak under certain circumstances. We will not take responsibility for a roof leak that happens in the future. This is not a warranty or guarantee of the roof system.

2. Inspection Method

The roof surface were viewed from on the roof, ground level with binoculars, or on a ladder at accessible locations, looking for excessive granule loss, signs of curling or delamination, and/or any other signs of damage or excessive age. No significant deficiencies were visibly present at the time of inspection unless otherwise noted in this report. The roof decking was also looked at from the attic (if accessible), to look for signs of leaks, etc.

Inspection Method: Walk On

3. Roof Type

Gable/**Valley**

4. Covering Observations

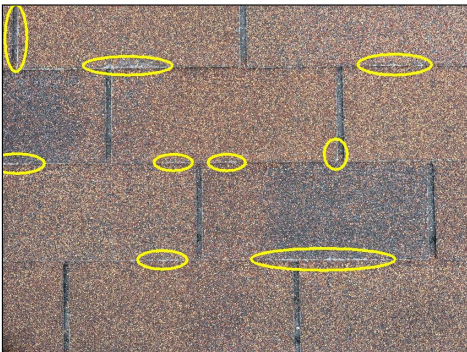
I will do my best to estimate the stage of life that the shingles appeared to be in at the time of inspection.

Estimated Age 5-10 Years • Roof Type: Asphalt

Observations:

Possible slight hail damage on roof. Shingles showing some areas of granules loss, condition is relative to age. To determine whether the level of granule loss is acceptable or is a cause for alarm, it is best to ask your roofer to evaluate. If you have any concerns, and make repairs as directed.

Trim vegetation to prevent premature wear of finish materials.



Trim

5. Accessories

The roof protrusions were viewed from on the roof, ground level, or on a ladder, no deficiencies were observed at visible portions at the time of inspection unless otherwise noted in this report. The protrusions are also looked at from the attic (if accessible), to look for signs of leaks, etc.

Type: Plumbing Vent(s) • Exhaust Vent(s) • Turbine(s)

Observations:

Plumbing vent pipe is too short. Vent pipe should extend 6" above vent boot to prevent them from being covered and frozen over by snowfall event. Consult licensed plumber to extend to proper height as needed to prevent possible moisture damage.

Caulk/seal plumbing vent boots as needed to prevent possible moisture damage.

Consult a licensed roofing contractor to secure/seal flashing(s) and install proper vent boot on electrical mast to prevent possible moisture penetration and related damages.

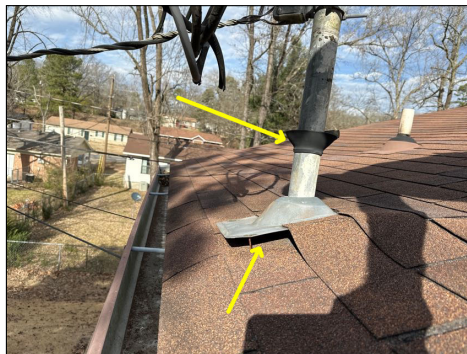
Consult a licensed roofing contractor to properly position exhaust collar(s) and caulk/seal to prevent possible moisture entry and subsequent damages.

Consult a licensed roofing contractor to repair/replace damaged/cracked exhaust pipes to prevent moisture entry and related damages.

Inverted vent boot. Vent boots should be coned shaped to allow water to drain off of the boot. Consult qualified contractor to repair or replace as needed to prevent moisture from pooling on top of vent boot.



Pipe short



Raised flashing and rubber vent boot



properly position exhaust collar(s)



repair/replace damaged/cracked exhaust pipes



Inverted vent boot.

6. Roof/Wall Flashing

Materials: Concealed

Observations:

No roof/wall flashing visible. It is not uncommon for the flashing to be hidden below shingles or siding materials. Usually only a small portion if any of the flashing is visible. No leaks were present at time of inspection. Monitor ceiling around fireplace for stains. Consult a licensed roofing contractor to evaluate yearly and make repairs if needed to prevent possible moisture entry and related damages.

7. Gutters Observations

The gutters & downspouts were inspected looking for proper attachment, debris in the channel, standing water, damage and diverting rainwater away from the foundation walls etc. Leaking gutters can not be diagnosed if an active rain was not occurring at the time of inspection, and if leaks are noticed after taking ownership of the home, sealing or repairs may be needed at seams or endcaps. Testing for blockages in downspouts or drainpipes is beyond the scope of a home inspection, as is locating their termination point. No deficiencies were visibly present at the time of inspection unless otherwise noted in this report.

LMT - While performance of lot drainage and water handling systems may appear serviceable at the time of inspection, the inspector cannot always accurately predict this performance as conditions constantly change. Furthermore, items such as leakage in downspout/gutter systems are very difficult to detect during dry weather. Inspection of foundation performance and water handling systems, therefore, is limited to visible conditions and evidence of past problems.

Materials: Aluminum • Drain Above Ground

Observations:

Consult a qualified contractor to periodically clean debris from the guttering channels to prevent downspouts from clogging. Clogs in downspouts can allow the gutters to overflow; damaging roof sheathing, fascia boards, side walls and saturating grounds at the foundation.

Recommended Upgrade: Extend all downspouts away from foundation to reduce possible wall deterioration, potential water entry and subsequent damages.

Gutters Sagging. When there is a dip in the line of your gutters, it invites water to pool there or over flow in that area prevents proper drainage into the ground. Potential for fascia wood damage behind gutters. Loose hardware or damage to the gutter/fascia sections should be repaired by a qualified contractor to re-slope for proper drainage and to prevent damage to fascia boards and soffit. (front of house,)

Replace damaged/missing elbows & leaders on downspouts and extend away from structure to prevent possible moisture related damages to structure and foundation.



8. Fascia/Soffit Observations

The soffit and fascia was inspected at visible portions looking for any water damage or other significant defects. No reportable conditions were visibly present at the time of inspection unless otherwise noted in this report.

Materials: Metal • Vinyl

Observations:

Staining present on soffit. Further investigate beneath finish materials to determine if underlying damage exists. Repair if needed. (front over window,)

9. Chimney Observations

The chimney was viewed from the roof, ground level, or a ladder. This is a limited inspection of the chimney and the possibility exists that deficiencies may be present that were not visible. At the time of inspection, no reportable conditions were present at visible portions unless otherwise noted in this report.

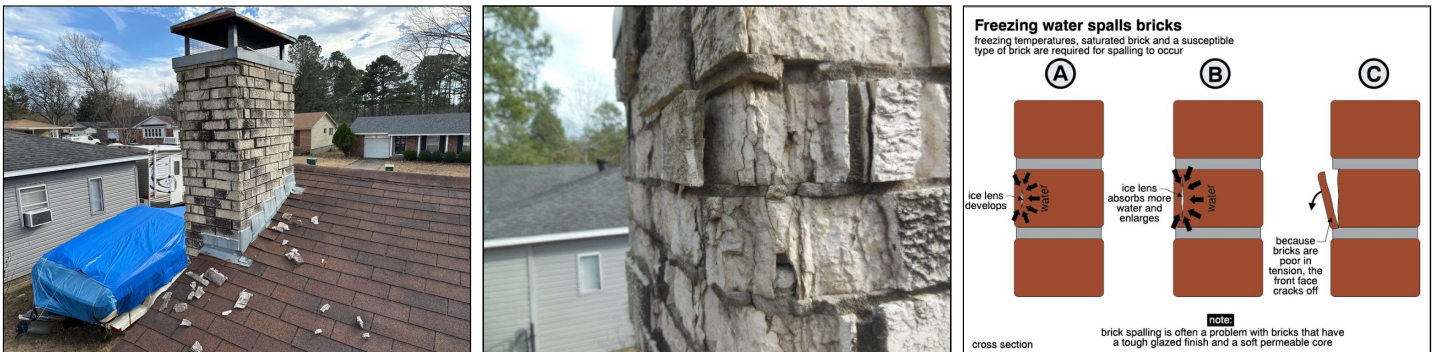
Materials: Built In: Fireplace • Chase: Brick • Cricket: Not Required

Observations:

Fill/seal any gaps/cracks in exterior wall surface to prevent possible moisture/pest/vermin entry and subsequent damages. Monitor to ensure repairs remain active. Make additional repairs if needed. This inexpensive task aids in the prevention of moisture intrusion and saves on costly repairs.

Some moisture staining in bricks. Signs of moisture entry between joints (moss, algae). Consult qualified contractor to re-direct water and repair all damage as needed to prevent further deterioration.

Spalling and/or damage of the masonry was present on the chimney. This is indicative of moisture intrusion into the masonry, and as this moisture freezes and expands in winter months, damage to the brick occurs. Evaluation and repairs as needed are recommended to be conducted by a qualified chimney contractor or mason.



10. Chimney Flashing Observations

FYI - The chimney flashing was inspected for significant defects at visible portions. At the time of inspection no reportable conditions were visibly present unless otherwise noted in this report. Unfortunately the full installation of the flashing was not visible due to being covered by the shingles on a masonry chimney, while cladding can obscure all visibility on framed chases. The inspection of this flashing is limited to visible portions only along with an inspection of ceilings in the area looking for moisture staining, and/or the roof decking in the attic (as accessible). Going forward I recommend monitoring the ceilings in the chimney area looking for moisture staining and having an initial (pre-purchase) or annual evaluation of this flashing performed by a qualified roofing contractor as desired, to ensure it is performing as intended. This is the most common area for roof leaks, which can allow for substantial damage if not caught early.

Materials: Galvanized:

Observations:

Flashing is rusted/corroded in places. This may not be leaking now but the flashing may need to be replaced in the near future. Recommend painting to extend life of materials.

11. Chimney Crown Observations

The chimney crown & flue cap was viewed from the roof, ground level, or a ladder. This is a limited inspection of the chimney crown & flue cap and the possibility exists that deficiencies may be present that were not visible. At the time of inspection, no reportable conditions were present at visible portions unless otherwise noted in this report.

Materials: Crown: Concrete • Viewed From Roof: • Metal Wind/Rain Cap Present

Observations:

Remove rust from chimney cap and paint with a heat/rust resistant paint to protect surface and prevent further deterioration.

Consult a qualified contractor to repair/seal gaps and cracks in crown to reduce potential moisture entry and related damages.



12. Visible Flue Liner Observations

The chimney flue was viewed from the roof, ground level, or a ladder. This is a limited inspection of the chimney flue and the possibility exists that deficiencies may be present that were not visible. At the time of inspection, no reportable conditions were present at visible portions unless otherwise noted in this report.

Materials: Clay

Observations:

Consult a certified chimney sweep to clean and inspect chimney flue to reduce hazards associated with creosote/soot buildup. We highly recommend a NFPA Level 2 inspection be conducted by a chimney sweep prior to the end of your inspection contingency period. This Level 2 inspection is invasive utilizing remote cameras, and can uncover issues not seen during a home inspection, particularly the condition of the flue liner.

Unable to fully view flue liner. Have inspected when chimney is swept/inspected.

Attic

This report describes the method used to inspect any accessible attics. It will describe the insulation and vapor retarders used in unfinished spaces when readily accessible and the absence of insulation in unfinished spaces next to conditioned surfaces. Inspectors are required to inspect insulation and vapor retarders in unfinished spaces when accessible and passive/mechanical ventilation of attic areas, if present.

1. Limitations

Information:

LMT - Attics are navigated as best I can; levels of high insulation, HVAC ductwork, framing, and other factors can prevent physical and visual accessibility of some areas and items. The referenced visual obstructions listed below may block or hinder visual accessibility of the attic, access, structure, sheathing, insulation and other areas typically found in an attic. The inspection of the attic is limited to visual portions only. Any items or areas not visible or accessible are excluded from this inspection. Stored Personal items are not moved or disturbed for visual accessibility. Limitations apply to all component in the attic section.

Inspection Method: Viewd from HVAC Walkway, crawled whet possible.

Access/Obstrucions: Limited Access • Partially Floored • Insulated • Ductwork • No Walk Boards Present: • Looked-In majority of addition attic.

Observations:

Insulation/Decking/Ductwork/Stored Items could conceal defects.

Recommended Upgrade: Install permanent walk boards throughout attic to promote safe access and allow complete viewing of sheathing, rafters, plumbing and exhaust pipes, insulation and any other components in attic that are beyond accessible areas.

Limited access. Ductwork in addition blocking full access. Unable to access full attic.



Addition access limited.

2. Access

The attic access(es) were inspected by reporting on their location and type, as well as looking for any significant defects in association with the access. No reportable conditions were present at the time of inspection unless otherwise noted in this report.

Location: Scuttle-Hole in Garage • Scuttle-Hole in Closet

3. Structure

The roof structure was inspected at visible portions looking for any signs of moisture infiltration, damage, or other deficiencies. No reportable conditions or indications of past or present leaks were observed at the time of inspection unless otherwise noted in this report.

Framing: Rafters • Collar Ties • Partially Concealed

4. Sheathing

The roof sheathing was inspected at visible portions looking for any signs of moisture infiltration, damage, or other deficiencies. No reportable conditions or indications of past or present leaks were observed at the time of inspection unless otherwise noted in this report.

Materials: Plywood • Partially Concealed

Observations:

Note: No H-clips present between sheets of decking. This can lead to sagging or wavy appearance to the roof panels. Repair if needed.

5. Plumbing Vent Pipe

Visible portions of the plumbing stack vent(s) were inspected looking for any disconnected portions and looking at the condition of the sheathing or decking surrounding them for indications of past or present leaks. No reportable conditions were present at the time of inspection unless otherwise noted in this report.

Materials: Cast Iron

6. Insulation Condition

The insulation was inspected to determine the approximate depth and type. No reportable deficiencies were observed with the insulation unless otherwise noted in this report.

Insulation Depth/Type: 6-8" • Blown Fiberglass • Batt Fiberglass • Partially Concealed

7. Ventilation Condition

The attic ventilation was reported on by a visual inspection of the above designated ventilation sources, and looking for indications of improper ventilation. Measurements of ventilation sources are beyond the scope of a home inspection and were not conducted. No indications of inadequate ventilation was observed at the time of inspection unless otherwise noted in this report.

Type(s): Soffit Inlet Vents • Turbine Exhaust Vents • Partially Concealed

Observations:

Gable vent on back of house was sealed with cardboard. Consult homeowner on reason it was sealed. (My Thought it was sealed to prevent Water lines from freezing)



Sealed vent

8. Bathroom Exhaust Fan

Bathroom and kitchen (as applicable) exhaust fan ducts were inspected at visible portions ensuring that they vented to exterior air and that no damage was present to their ducts. No indications of deficiencies were present unless otherwise noted in this report.

Location: Into Attic • Partially Concealed

Observations:

It is recommended that bathroom exhaust vents be extended to the exterior. The bathroom exhaust vents for this house extend to the attic. This is typical for this area.

Electrical

This report describes the amperage and voltage rating of the service, the location of the main disconnect and any sub panel(s), the presence of solid conductor aluminum branch circuit wiring, the presence or absence of smoke detectors and wiring methods. Inspectors are required to inspect the viewable portions of the service drop from the utility to the house, the service entrance conductors, cables and raceways, the service equipment and main disconnects, the service grounding, the interior components of the service panels and sub panels, the conductors, the over-current protection devices (fuses or breakers), ground fault circuit interrupters and a representative number of installed lighting fixtures, switches and receptacles. All issues or concerns listed in this Electrical section should be construed as current and a potential personal safety or fire hazard. Repairs should be a priority, and should be made by a qualified, licensed electrician.

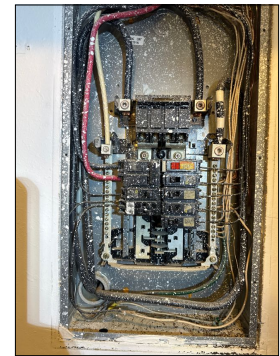
1. Infrared Scanning



Service Entrance



Service Entrance



Distribution Panel



Distribution Panel



Hallway Panel



Hallway Panel

2. Service Entrance

Power was supplied to the home via an overhead service drop. The meter and service mast, drip loop appeared to be in satisfactory condition. No deficiencies were observed at visible portions unless otherwise noted in this report.

Location: Exterior On Side of house

Size/Voltage: 120/240 Volt Service • Service Size = 200 Amps • Ground Wire Concealed in Conduit • Ground Rod in Ground

Observations:

Ground wire goes into ground. Ground rod not visible.

3. Distribution Panel

The breakers were inspected looking for any visible signs of damage due to arcing, heat, etc. Corresponding conductors were inspected looking for **double tap**, sizing, damage, etc. No deficiencies were present at the time of inspection unless otherwise noted in this report.

Panel Location: Clothes Closet

Panel Rating = 200 Amps • Room for Expansion

4. Auxiliary Distribution Panel #2

The breakers were inspected looking for any visible signs of damage due to arcing, heat, etc. Corresponding conductors were inspected looking for double tap, sizing, damage, etc. No deficiencies were present at the time of inspection unless otherwise noted in this report.

Panel Location: Hallway Wall

Panel Rating = Unknown • Panel was Full

Observations:

Data plate on panel was missing. Unable to determine panel rating.

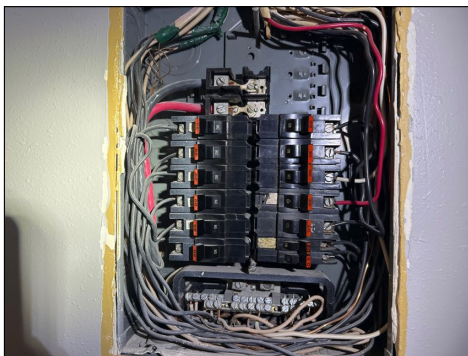
The electric panel is a Federal Pacific Stab-Lok system. Numerous problems are associated with this type of panel. The following is an excerpt from Inspectapedia, <http://www.inspectapedia.com/fpe/fpepanel.htm>: Federal Pacific Electric "Stab-Lok" service panels and breakers are a latent hazard and can fail to trip in response to over current, leading to electrical fires. The breakers may also fail to shut off internally even if the toggle is switched to "off." Some double-pole (240-Volt) FPE circuit breakers and single-pole FPE Stab-Lok circuit breakers simply do not work safely.

There are other FPE panel-defects independent of the breaker problems, panel and panel-bus fires and arcing failures in some equipment. The failure rates for these circuit breakers were and still are significant. In some cases failure to trip occurs 60% of the time - a serious fire and electrical shock hazard.

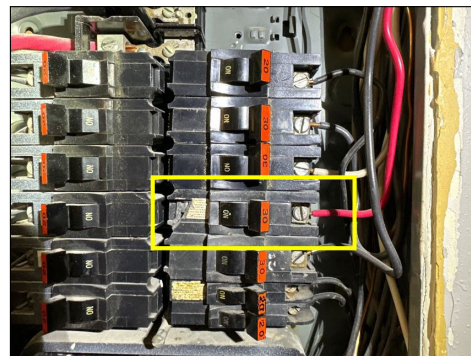
Failures are documented in the CPSC study and by independent research. Additional independent testing and research are on-going and are reported here. FPE Stab-Lok electrical panels should be replaced. Do not simply swap in some replacement breakers."

Consult a licensed electrician to evaluate and replace if needed.

Breaker was damaged. Recommend electrician to replace damaged breaker for safety.



Hallway Panel



5. Circuit Wire Observations

The branch wiring was inspected at visible portions looking for any significant deficiencies or defects that could be a fire and/or safety hazard; including but not limited to: connections made outside of a junction box, wiring terminations, open junction boxes, damage, the wiring material, improper support, etc. The majority of branch feeders are not visible due to being behind wall and ceiling coverings, insulation, etc. No significant deficiencies were visibly present at the time of inspection unless otherwise noted in this report.

Materials: Majority Concealed, Non-Metallic Sheathed, Copper

Observations:

Recommended Safety Upgrade: Consult a licensed electrician to place any spliced wires in covered junction boxes to promote safety.

6. Lighting/Ceiling Fans

A representative number of switches and lights were tested throughout the home and were found to be in good working order. No deficiencies were observed unless otherwise noted in this report.

A representative number of ceiling fans were inspected by ensuring they powered on and did not wobble excessively, as well as looking for other deficiencies. No reportable conditions were present at the time of inspection unless otherwise noted in this report.

Observations:

Some lights were out or bulbs were missing at time of inspection. Replace bulbs and retest. Repair if needed.

Note: Unable to determine function of some light switches. Further investigate. Consult homeowner to determine use. Repair if needed.

7. Receptacles Observations

A representative number of receptacles throughout the home were tested with a polarity tester to confirm proper wiring. No wiring deficiencies were reported by the tester unless otherwise noted in this report.

Not all receptacles/outlets tested due to limited accessibility (i.e. furniture, clutter and/or obstructions).

EXCL - 220V/240V receptacles and 20amp dedicated receptacles are not tested for functionality or polarity, as they can not be tested with a standard receptacle polarity tester. Only visual deficiencies will be reported on with relation to these receptacle(s).

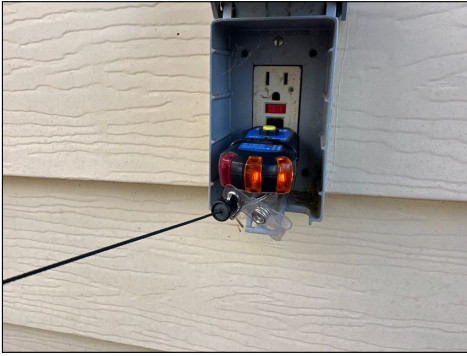
Observations:

At the time this house was built, it was not required to have **GFCI** protected receptacles in exterior , garage , kitchen , bathrooms . Recommended Safety Upgrade: Install GFCI protection for receptacles to provide intended shock protection.

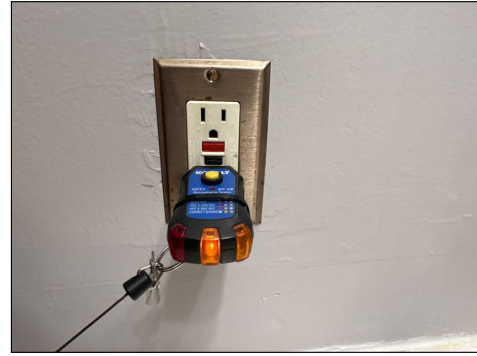
Replace missing/damaged receptacle cover(s) as needed to prevent hazards associated with exposed electricity.

Both GFCI unit(s) on exterior back deck did not trip when tested. Unit(s) did have power. Consult a licensed electrician to replace to provide intended shock protection.

Receptacle read open ground when tested. Consult a licensed electrician to repair to regain intended grounding protection. (hall bathroom,)



Both exterior back deck receptacles



hall bathroom

Heat/AC

1. Limitations

Information:

Temperature

Observations:

It is not recommended operating cooling equipment when the outside temperature is below 65 degrees. The temperature at the time of the inspection was approximately 40 to 50 degrees. The cooling equipment was not tested as a result. It is recommended that the equipment be tested when temperatures allow prior to end of contingency period or close of escrow if possible.

2. Smoke/CO Detectors Observations

The test button on the smoke detectors were not tested at the time of the inspection. This, unfortunately only tests the functionality of the audible alarm and for power, not if the smoke detector will function in a fire as a true test of the alarm(s) would require the use of a smoke can and is beyond the scope of a Home Inspection. It is recommended to test the alarms as soon as you move in, and monthly thereafter, replace the batteries every six - twelve months, and replace the alarms themselves every five to ten years (manufacturer specific). If the home is older than 10 years old I recommend removing the smoke alarms to check the manufacturing date on the back, and replacing any found to be over 10 years of age.

If gas appliances or an attached garage are present, it is recommended that carbon monoxide monitors be placed in appropriate locations. Test button on carbon monoxide monitors are not tested. The test button tests for power only. It is recommended that all batteries be replaced and tested upon assuming occupancy.

Materials: Smoke Detectors Present:

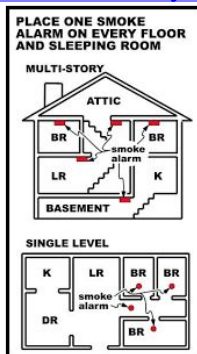
Observations:

Dual sensor alarms incorporating both an ionization sensing chamber and photoelectric eyes are recommended.

<http://www.amazon.com/Kidde-Pi9010-Battery-Photoelectric-Ionization/dp/B00PC5THCU>

Carbon Monoxide (CO) detectors are recommended to be installed outside each sleeping area, in the area(s) of any gas appliances, and any fireplace(s). CO alarms are recommended if any gas appliances are present in the home or if the home contains a garage. More information about CO detectors and there requirements can be found here:

<https://www.nfpa.org/Public-Education/By-topic/Fire-and-life-safety-equipment/Carbon-monoxide>



3. Thermostat(s) Observation

The thermostat was operated and it initiated the HVAC system, at the time of inspection. No indications of deficiencies were observed unless otherwise noted in this report.

Materials: Thermostat Location(s): Hallway • Digital

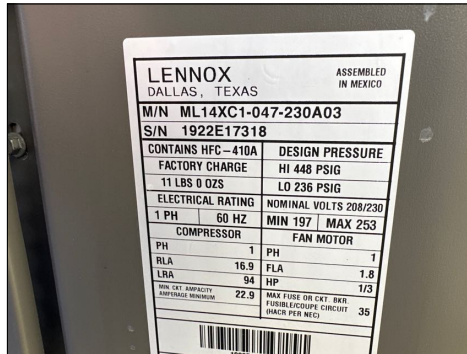
4. Air Conditioner

- The exterior unit(s) were inspected visually and tested by ensuring they respond to normal operating controls (at the thermostat), and that conditioned air was produced. No indications of deficiencies were observed at the time of inspection, unless otherwise noted in this report.
- Central
- Operational: N/A
- Unable to Test Due to Low Exterior Temperature

Life Expectancy: Beginning to Middle • Brand: Lennox Manufactured: 2019 Max Breaker: 35 Amp

Observations:

Unable to test **A/C** unit due to low outdoor temperature. Testing A/C unit during low outdoor temperatures can cause system failure. Recommend having unit serviced/evaluated by a licensed heating and air conditioning technician to ensure proper operation. A/C Unit is excluded from this inspection.



5. Furnace

- Fuel Source: Gas
- Mid-Efficiency
- Operational: Yes
- Temperature Differential Adequate
- Location: Attic

Life Expectancy: Exceeded • The typical life expectancy of electric units is approximately 13-15 years, and 15-17 years for gas units.

Observations:

Note: No moisture sensor present. Recommend installation of a moisture sensor that would shut unit off in the event of malfunction and leaking.

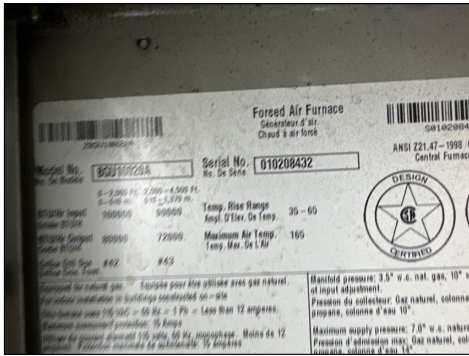
Recommended Upgrade: Install sediment trap/drip leg to prevent moisture and sediment from entering valve.

Foil tape present on connections of exhaust pipe. Tape conceals viewing of areas. It is possible that hidden defects could exist.

Brand: Luxaire Manufactured: 2001

Due to age of unit, recommend having unit evaluated/serviced to ensure proper operation.

Budget to replace. Unit has exceeded typical life expectancy.



6. Condensation Line(s) Observations

The condensate drain pipe was inspected looking for the presence of a "trap" and significant deficiencies, as well as reporting on its termination point. Often times the pipe or vinyl tubing passes through walls and/or ceilings, rendering it non-visible in these areas, and the condition of the pipe in these areas is excluded from this inspection. No deficiencies were observed at visual portions, at the time of inspection, unless otherwise noted in this report.

Materials: Drain to Exterior Grade

Observations:

Recommended Upgrade: Extend condensation line away from structure to reduce possibility of moisture related damages.

7. Refrigerant Line(s) Observation

The refrigerant lines were inspected at visible portions to ensure no damage was present and that pipe insulation was continuous on the lines. No deficiencies were observed unless otherwise noted in this report.

Materials: Insulated

Observations:

Recommended Yearly Maintenance: Replace cracked refrigerant line insulation as needed to promote system function.

8. Distribution Observation

The ductwork was inspected at visible portions looking for damage, loose connections, or other significant defects. No reportable deficiencies were observed unless otherwise noted in this report.

Materials: Forced Air Furnace: • Heat/Air Distribution source present in each room: • Insulated Metal Ductwork, Majority Concealed • Disposable Filter



Filter Size



9. Attic Fan Observation

Attic Fan Not Present

Plumbing

1. Limitations

Information:

EXCL - Homes contain multiple water shutoff valves; including the main water shutoff valve, and shutoff valves for sinks, toilets, dishwashers, etc. These valves are not operated for any reason and their ability to properly shut off the water is excluded from this inspection. These types of valves are rarely used, and due to that fact, the neoprene washers and other internal components become brittle with age, which can allow for leaking of these valves once operated. I recommend having the seller(s) demonstrate the operation of these valves that are of concern, and to expect leaking to occur once operated.

2. Main Supply Observation

FYI - The shut off valves appeared to be in satisfactory condition at the time of inspection. No deficiencies were observed unless otherwise noted in this report. The valve is not operated to test its functionality.

LMT - The pressure regulator was not found. We recommend consulting with the sellers where the pressure regulator is located.

Public: Water, Sewer

Materials: Shut-Off Location: Street • Note: Additional shut-off valve present in water heater closet. • Incoming pipe concealed.

Observations:

Water pressure at exterior hose faucet was high. Normal water pressure is 50psi - 80psi. The reading at this faucet was approximately 95 psi. Any readings over 75 psi indicate a missing or defective pressure regulator. High water pressure can create additional wear and tear on the plumbing fittings and household appliances. Consult licensed plumber to locate pressure regulator and repair/adjust/replace as needed to regulate pressure.



Approximately 95 psi

3. Gas Service Observation

The gas meter and lines were inspected looking for any damage, shutoff valves, attachment to the appliance and that unused lines are capped. Visible portions of the gas pipes appeared to be in satisfactory condition at the time of inspection. No indications of deficiencies were observed unless otherwise noted in this report.

Local Utility Public: Gas Service Present

Location: Gas Shut-Off Valve: Meter, Gas Shut-Off Location: End of House

Observations:

Gas meter not properly grounded. Consult qualified contractor to ground gas meter for safety.

4. Exterior Faucets Observations

The exterior faucets/spigots were inspected by testing their operation (if weather permitted), looking for leaks, their attachment to the home, presence of anti-siphon, etc. No deficiencies were visibly observed unless otherwise noted in this report.

Observations:

Recommended Upgrade: One or more exterior hose faucet(s) are not equipped with anti-siphon device, possible cross connection can occur without anti-siphon device, recommend installing on all exterior faucet(s) to prevent potentially contaminated water back into the drinkable (potable) water supply.

5. Exhaust Observations

The bathroom ventilation is reported on by its source; windows or ventilation fans are acceptable forms of ventilation for bathrooms containing a tub and/or shower. If fans are present they will be tested by operating the switch and listening for proper air flow. Although windows in a bathroom can substitute for a fan, a fan is still recommended due to not utilizing windows in colder winter months. No deficiencies were observed with the ventilation at the time of inspection unless otherwise noted in this report.

Type: Window

6. Sink Observations

Unable to test hot water due to water heater being off. Fully test all water sources for hot water when water heater has been turned on.

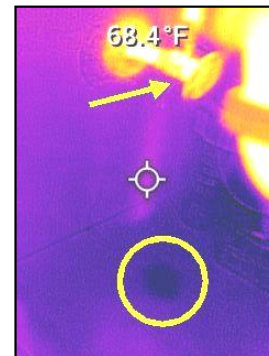
Observations:

Accordion waste drain pipe on kitchen sink, hall bathroom sink(s). This type of pipe is known for premature failure. Recommended Upgrade: Replace with **PVC** pipe to prevent possible moisture related damages.

Leak on shutoff of right side bedroom bathroom sink(s). Consult a licensed plumber to repair.



Right bedroom bathroom



7. Toilets Observations

The toilets were inspected by flushing them to ensure they were flushing adequately and to determine no leaks were present at the water supply line or tank location. No deficiencies were observed at the time of inspection unless otherwise noted in this report.

8. Bathtubs/showers Observations

The bathtub/shower(s) were inspected by operating the faucet valves checking for proper flow and drainage and looking for leaks and/or any cracks or damage to the tub itself. No deficiencies were observed at the time of inspection unless otherwise noted in this report.

Materials: Ceramic Surround • Jetted Tub Not Present

Observations:

Small holes was present in the front hall bathtub/shower surround. Caulk/seal as needed to prevent moisture penetration and related damages.

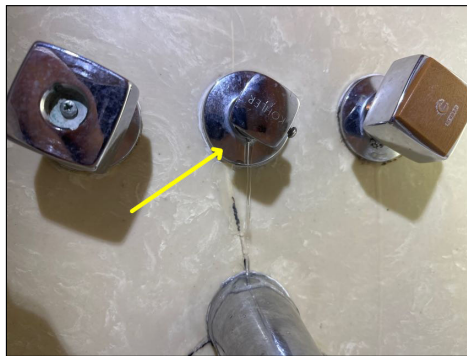
Stopper mechanism(s) have come out of drain(s). Repair if needed.

Handle on hall bathroom tub faucet leaked when tested. Water ran into tub. Repair to conserve water and prevent possible moisture related damages.

Consult a licensed plumber to determine cause of slow drain in back hall bathroom bathtub(s). Repair as needed.



Fill open holes



Back hall, bathroom slow drain

9. Laundry Observation

The washing machine water supply valves and visual portions of the drain (standpipe) were visually examined for leaks from the valves or other deficiencies, but were not operated or tested for functionality or leaks due to the washer hoses being connected (washing machines are not tested during a home inspection). No indications of deficiencies or leaks were present at the time of inspection unless otherwise noted in this report.

A washer and/or dryer was present. This washer and dryer may block accessibility of electrical receptacles and plumbing components, as well as wall and floor surfaces. The inspection of the laundry area is limited to visual portions only, as the washer and/or dryer are not moved for accessibility. Washers and dryers are also not tested for functionality.

Units: Not Tested • Dryer Vents to Exterior

Observations:

Door on exterior dryer vent cover was standing open. Clean/repair/replace exterior dryer vent cover to promote dryer function and prevent possible pest/vermin entry. Recommend cleaning vent line to ensure safe operation.

Recommended Maintenance: Clean dryer exhaust line to promote safe operation.



10. Distribution Pipes Observation

Visible portions of the water distribution pipes were inspected looking for leaks or other significant deficiencies. No reportable conditions were visually present at the time of inspection unless otherwise noted in this report.

Materials: Copper • Majority Concealed

Observations:

Insulate piping where location is prone to freezing to reduce pipe rupture and subsequent water damages. (Attic)

11. Waste Drainage Observations

The visible portions of the waste drains plumbing was inspected by running water through the drain pipe for over one minute and looking for leaks from the drain pipe / trap assembly, water supply lines, and areas underneath of the sink area (ceiling vent pipes and below/basement/crawl space). Other significant defects are also looked for with the plumbing. No reportable conditions were observed at the time of inspection unless otherwise noted in this report.

Materials: Cast Iron and Plastic • Majority Concealed

Observations:

Some/all of waste lines were cast iron or galvanized piping. Cast iron or galvanized plumbing is corrosive by nature. Monitor for decreased waste flow indicating initial signs of failure.

Due to age of home, recommend having waste drainage scoped to ensure that lines are clear and intact. Replace if needed.

12. Water Heater

The water heater produced hot water at the time of inspection. No reportable deficiencies were observed with the unit unless otherwise noted in this report.

IPR valve was in place, and appeared functional. These are not tested due to the fact that once they are tested, they tend to form a drip leak. These valves allow the water heater to expel water and pressure if the tank reaches a pressure over 150psi, or the water temperature exceeds 210 degrees. No deficiencies were observed with the valve unless otherwise noted in this report.

Location: Interior Closet

Brand: Rheem
Manufactured: 2018
Estimated Capacity in Gallons: 40

Fuel Source: Gas

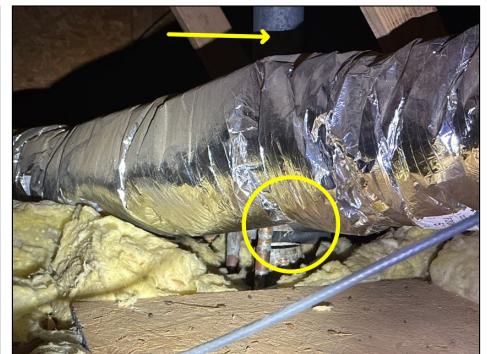
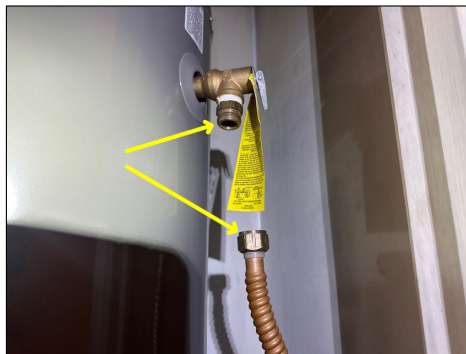
Observations:

Double wall or B Vents flue pipe in contact with combustibles materials. It's recommended to have one inch clearance maintained around the circumference of the pipe. Recommend qualified contractor repair. Potential fire hazard

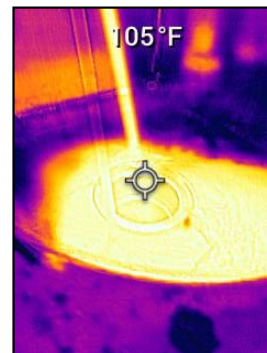
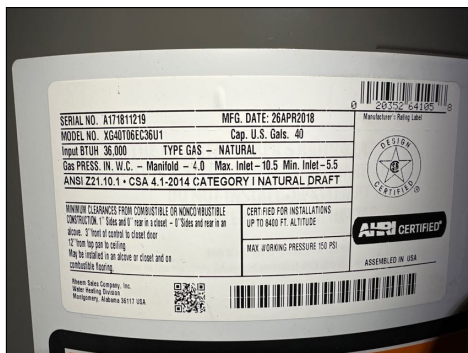
Recommended Upgrade: Install a drain line on pan beneath unit and plumb drain line to exterior to prevent possible moisture related damages.

Pressure relief valve discharge line was not installed. Consult a licensed plumber to install line to the exterior to prevent possible moisture related damages.

Safety Concern: The exhaust pipe was disconnected in the attic allowing carbon monoxide to escape into attic/home. Consult a licensed plumber to repair/connect to ensure safe exhaust. (Note: Recommend repair prior to ceiling repair in bedroom, easy to get to from there, difficult to access from scuttle hole access in front bedroom. Take picture to prove it was done.)



The exhaust pipe was disconnected in attic



Basement/Crawlspace

1. Limitations

Not Present - No crawl space was present, therefore components typically found in a crawl space were not present. This includes, but is not limited to, sill plate, rim band, anchor bolts, foundation wall, sub floor, floor joists, beam(s), post(s), insulation, etc.

Fireplace

1. Type

Built-In • Gas Log

2. Front/Hearth/Doors Observations

The fireplace accessories were inspected by a visual examination of the interior chase, door(s), hearth extension and mantle. No significant deficiencies were observed at visual portions unless otherwise noted in this report.

Materials: Front: Brick • Hearth: Brick • Door: Mesh and Glass

Observations:

Mantle is loose/not secured to wall. Consult qualified contractor to secure mantle as needed to prevent possible injury and to promote safety.

3. Fireplace/Chimney Observations

The fireplace was inspected by a visual examination of the firebox, hearth extension, mantle, and by operating the flue damper (if applicable). An NFPA Level 2 inspection is recommended to be conducted by a chimney sweep during the transfer of ownership of a home, and is highly recommended prior to the end of your inspection contingency period. This Level 2 inspection is invasive utilizing remote cameras, and can uncover issues not seen during a home inspection, particularly the condition of the flue liner. No significant deficiencies were observed at visual portions unless otherwise noted in this report.

Materials: Metal Panels • Visible Flue: Clay • Advise Chimney Inspection:

Observations:

Have chimney inspected by a qualified chimney sweep prior to use to ensure safe operation.

Damper was stuck in open position. Did not fully close. Consult a qualified contractor to repair.

Remove rust from liner and repaint with a heat/rust resistant paint to prevent further deterioration.

4. Gas Logs Observations

Materials: Vented Gas Logs, Tested, Not Present

Observations:

Have gas logs serviced/cleaned by a qualified contractor prior to use.

Logs appear to be for a vented system. If vented, open damper when in use, to promote safe operation. Current safety guidelines recommend that "damper stop clamps" be installed to lock the damper in the open position, as carbon monoxide is odorless and a significant health hazard.



5. Wood Stove Observations

Not Present

All Interior Rooms

1. Limitations Observations

Information:

The presence of furniture/personal items could conceal defects. Fully inspect house when personal items have been removed.

2. Floors

Visible portions of the floors throughout the structure were inspected looking for significant floor deficiencies. No reportable conditions were visibly present at the time of inspection unless otherwise noted in this report.

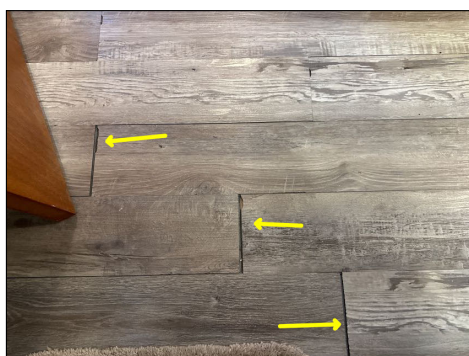
LMT - Heavy volume of furniture and or rugs present that can obstruct view of floor surface. These areas should be inspected on final walk through when items have been removed prior to closing.

Materials: Wood • Carpet • Ceramic • Vinyl

Observations:

Gaps and some damage in floating/laminate flooring. This can occur for a variety of reasons such as humidity, high traffic, moving heavy furniture. Recommend repair by qualified flooring contractor to prevent further separation.

Note: Carpets were stained in areas of the home. Cleaning or replacement as needed is recommended to be performed by a flooring contractor.



Back hall bathroom

3. Walls

Visible portions of the interior walls were inspected looking for signs of moisture infiltration, settlement cracking, significant damage, or other significant deficiencies. No reportable deficiencies were observed at the time of inspection unless otherwise noted in this report.

Materials: Drywall • Light Texture

Observations:

Minor cosmetic deficiencies (scuffs, scrapes, nail holes etc) were present to wall, floor, and/or ceiling surfaces and these are considered normal wear and tear and are typically not reported on. If these cosmetic deficiencies are a concern, evaluation and repairs should be conducted by qualified trades people.

Damaged drywall in referenced areas. Recommend qualified contractor to make repairs as needed. (Furnace closets,)



4. Ceiling

The ceilings throughout the home were inspected looking for moisture stains from roof leaks, plumbing leaks, or other sources. No moisture stains were present on the ceilings at the time of inspection unless otherwise noted in this report.

Materials: Drywall • Popcorn

Observations:

Due to the age of this home, "popcorn" ceiling could contain asbestos. Test to confirm. If needed, use appropriate contractor to remove.

Damaged area(s) present. Consult a licensed contractor to repair/replace as needed. (Right side bedroom,)



(Right side bedroom,)

5. Doors

A representative number of interior doors were inspected by operating them ensuring that they opened and closed properly, as well as latched properly without binding on jambs or the floor. No reportable conditions were present at the time of inspection unless otherwise noted in this report.

Materials: Wood

Observations:

Install door stops where needed to prevent damage to door/wall surfaces.

Door surface laminate/veneer cracked and separated from door frame. Recommend to repair or replace door as needed to extend life of materials. (left side middle bedroom door and closet)

6. Closets

LMT - Personal belongings were present in some closet(s), this limited visual accessibility of wall and floor surfaces. Any items or components located behind these personal belongings are excluded from this inspection.

Materials: Wood:

7. Windows

The windows were inspected by operating a representative number (I will try and operate every window in the home, but personal belongings may block accessibility to some). Their operation was tested, along with looking for damage, broken glass, failed seals, etc. No reportable deficiencies were present unless otherwise noted in this report.

Materials: Double Pane: • Double Hung Windows: • Vinyl Windows

Observations:

Note: Unable to access/test some windows due to stored personal items blocking access, window treatments or added locking mechanism to window frame. Test all when accessible.

Caulk around windows as needed to promote weathering protection.

Note: Some/all the windows in this home were double-hung. Upper window must be fully pushed up in place for window to latch.

8. Cabinets & Counter Tops

The cabinets and counter tops were inspected looking for significant damage and by testing a representative number of doors and drawers evaluating their operation. No reportable conditions were present at the time of inspection unless otherwise noted in this report.

Kitchen counter tops and cabinets had heavy volume of personal belonging present, this limited visual accessibility of counters and inside cabinets, shelving, drawers surfaces and in some cases' operation of drawers and cabinets. Any items or components located behind or under these personal belongings are excluded from this inspection. Recommend review prior to closing to check for damage or defects.

Materials: Laminate: • Kitchen Island Present:

Observations:

Adjust/repair cabinet drawer(s)/door(s) as needed to promote ease of operation.

9. Kitchen Appliances

All cook top heating elements were turned to "High", and were functional at the time of inspection. The oven(s) were operated by placing into "Bake" mode, and heat was produced from the element(s). Temperature calibration, "clean" options, and other specialized functions are not tested for. No deficiencies were observed at the time of inspection unless otherwise noted in this report.

The kitchen exhaust fan was inspected by operating normal controls, checking for proper operation. The fan's type (recirculating or exterior) will also be reported on. No deficiencies were observed at the time of inspection if not otherwise noted in this report.

The garbage disposal was tested by operating normal controls, looking for leaks or other deficiencies. No deficiencies were observed unless otherwise noted in this report.

Refrigerators are not included in a Home Inspection as they are considered transient, "unattached" items. They are also not moved to look at the condition of the floor under them, or the surrounding cabinetry. Therefore, the water line and power receptacle are not visible and excluded from this inspection. Refrigerators are evaluated by opening the doors and observing if unit appears to be functional. Any comments provided should be viewed as a courtesy. If the refrigerator is a concern, I recommend having it evaluated/repaired by an appliance repair company or other qualified person prior to closing.

No mounted microwave was present in the kitchen. Only attached microwaves are inspected during a home inspection. Standalone microwaves are not moved to look at the condition of items below or around them.

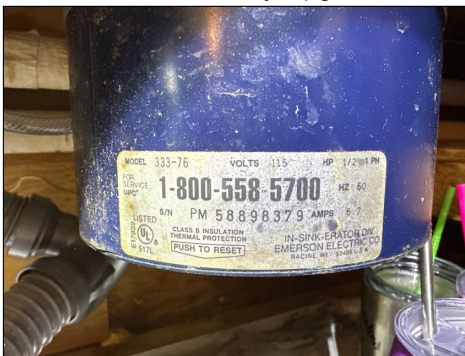
The Home did not have the following appliances installed at time of inspection. Microwave, Dishwasher

Appliances: Vent Hood Exterior Ducted Exhaust:

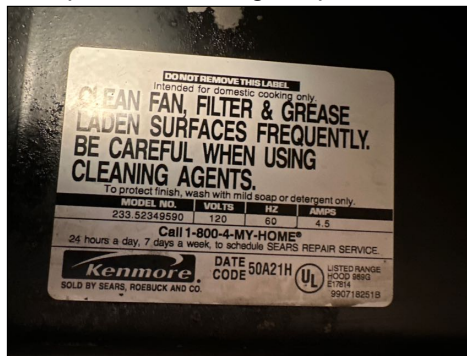
Observations:

Clean and maintain vent filter to remove excess moisture and grease to prevent fire hazards.

Recommended Safety Upgrade: Install anti-tip device for range to promote safety.



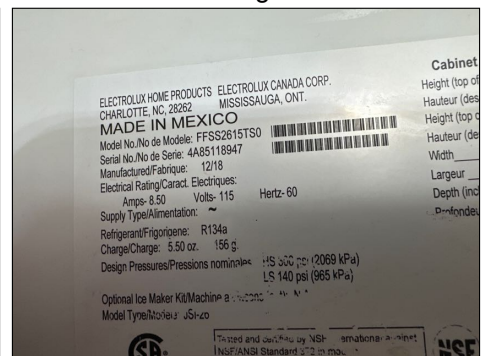
Garbage Disposal



Vent Hood



Range



Refrigerator

