Confidential Inspection Report

LOCATED AT:
Nowhere Rd.
Somewhere, BC

PREPARED EXCLUSIVELY FOR:
Bob Right

INSPECTED ON:
15 February, 2023

Inspector, Denis Lacroix 71731
Lacroix Home Inspection

Executive Summary

This is a summary review of the inspectors' findings during this inspection. However, it does not contain every detailed observation. This is provided as an additional service to our client, and is presented in the form of a listing of the items which, in the opinion of your inspector, merit further attention, investigation, or improvement. Some of these conditions are of such a nature as to require repair or modification by a skilled craftsman, technician, or specialist. Others can be easily handled by a homeowner such as yourself.

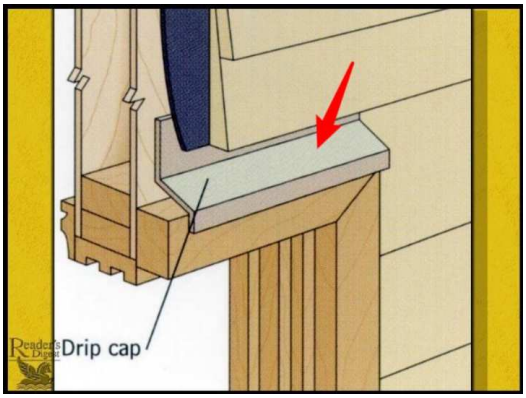
Often, following the inspector's advice will result in improved performance and/or extended life of the component(s) in question. In listing these items, your inspector is not offering any opinion as to who, among the parties to this transaction, should take responsibility for addressing any of these concerns. As with most of the facets of your transaction, we recommend consultation with your Real Estate Professional for further advice with regards to the following items:

Throughout the report, you'll find special symbols at the front of certain comments. Below are the symbols and their meanings:

SAFT = Safety condition, immediate correction required.
WARN = Important information / Potentially serious issue
REP = Repair/Replace as soon as possible.
UPG = Upgrade recommended, but not required
MON = Monitor over time for changes or degradation.

EXTERIOR/SITE/GROUND FLASHING

REP **s-25:** No flashing has been installed at the back basement window, as would be considered standard practice. We recommend an acceptable metal flashing be installed to prevent leakage.

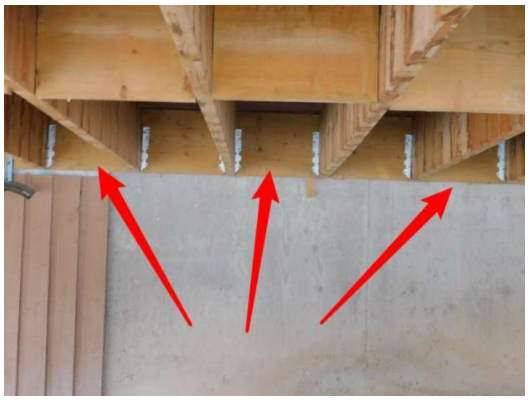


Sample

EXTERIOR/SITE/GROUND DECK

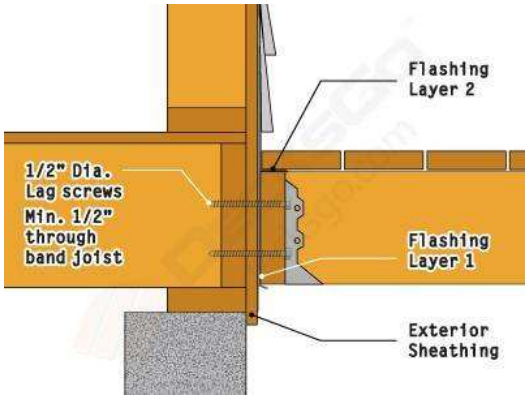
REP **s-32:** The decks appear to be properly constructed and generally in serviceable condition, with exceptions noted below.

- Ledger boards should be lag bolted to the house framing. (see sample)
- Post and concrete footings at the front deck are misaligned but should not be a structural concern.

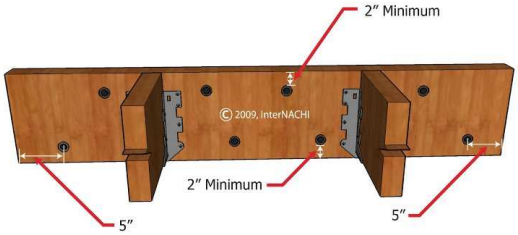


Front deck

Back deck



Sample



Sample

EXTERIOR/SITE/GROUND HAND RAILS

REP **s-33:** The railings at the back deck are not sturdy enough to resist a person's weight. One post is loose. We recommend that the railings be reinforced or replaced in accordance with present standards.

EXTERIOR/SITE/GROUND OUTDOOR RECEPTACLES

REP **s-35:** The exterior receptacles were found to be in serviceable condition and GFCI protected.

- Back outlet cover by patio door is damaged and should be replaced and properly sealed to the siding at the top and sides.

EXTERIOR/SITE/GROUND RETAINING WALLS

MON **s-40:** The structural retaining walls appear to have performed as intended and are generally in serviceable condition, with reportable conditions noted below.

- Small displacement of some of the blocks.

DINING ROOM/AREA DOORS

REP **s-121:** Caulking around the door frame is cracked and coming off. Recommend recaulking. Screen lightly damaged.

BASEMENT BEDROOM CLOSET DOORS

UPG **s-150:** Door missing.

BASEMENT BEDROOM WALLS

REP **s-153:** The tape on some of the drywall joints has separated. We recommend resurfacing and refinishing to restore appearance.

No moisture

BASEMENT BEDROOM CEILING

UPG **s-154:** Unfinished inside the closet.

BASEMENT BEDROOM WINDOWS

REP **s-158:** Window does not close properly. Top of window had to be pushed in from the outside. Recommend adjusting.

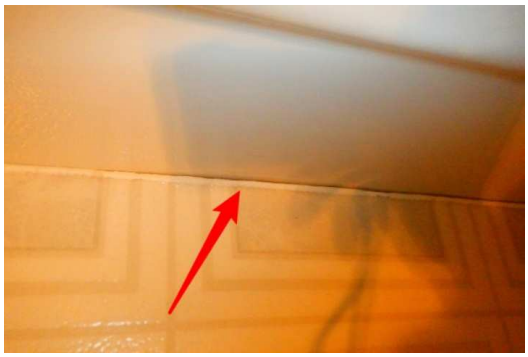
FIRST FLOOR MAIN BATHROOM CEILING

MON **s-167:** The ceiling is water stained around the fan, however, no evidence of moisture or leakage was observed. This may be due to snow melting around the exhaust hood and entering the vent on the roof in the spring.
The stained area should be monitored and, in the event of future leakage, the source should be identified and repaired.

BASEMENT BATHTUB

REP **s-216:** Recommend adding caulk to the spout to wall joint to prevent water intrusion.

REP **s-217:** The caulking between the bathtub and the floor and surround is cracked/damaged and should be redone.




REC ROOM LIGHTS

SAFT **s-228:** Light in the storage under the stairs has a short circuit. Recommend a licensed electrician for repair or replacement.

MECHANICAL ROOM LAUNDRY TUB

REP **s-237:** The laundry tub is free standing and not secured to either the floor or the wall behind. We recommend it be properly secured.

MECHANICAL ROOM RECEPTACLES

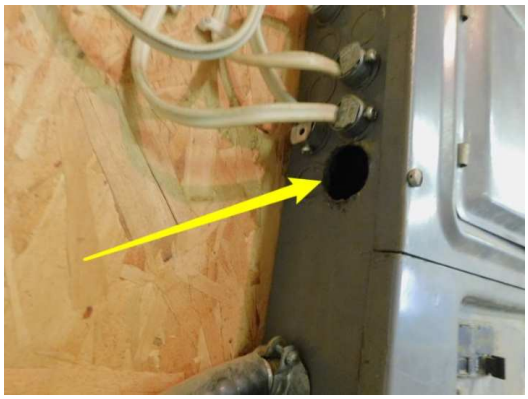
SAFT **s-238:** There is no GFCI (ground fault circuit interrupter) protection for this area. For an increased margin of safety, we recommend the installation of a GFCI receptacle.

SPA ROOM RECEPTACLES

UPG **s-251:** A receptacle at the left of the entrance is damaged. We recommend it be replaced.

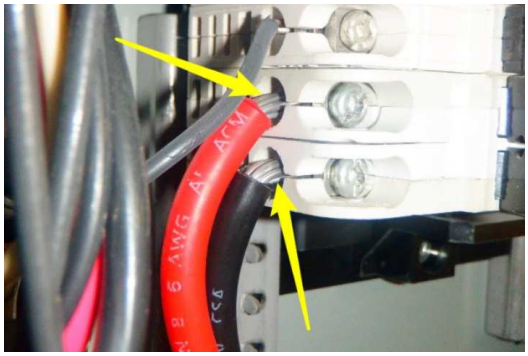
ELECTRICAL SYSTEM BREAKER SUBPANEL

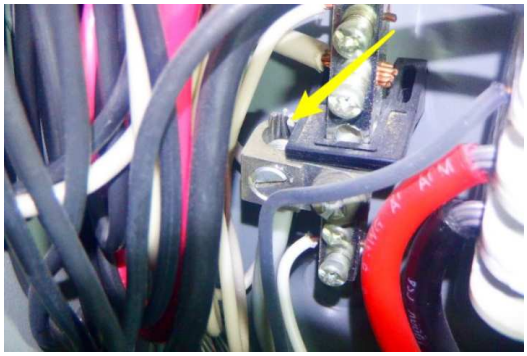
SAFT REP **s-272:** There are holes in the subpanel where 'knockouts' have been removed and left open. These hole may allow access to rodents that may chew the wires that may cause arching and possible fire. This is not an approved practice and we recommend the holes be closed with approved filler plates.



ELECTRICAL SYSTEM CONDUCTOR MATERIAL

UPG **s-276:** The accessible aluminum connections are installed in accordance with standard trade practice, but lack the application of an anti-oxidant. As preventive maintenance, we recommend that each accessible connection be covered with an anti-oxidant.





PLUMBING INTERIOR SUPPLY

WARN MON **s-288:** Poly B was used between the years 1983 and 1995. Poly was recalled due to leakage issues. Issues included; plastic fittings used cracked under pressure from the crimps, heat caused degradation of the pipes, excessive chorine in the water also damaged the pipe material.

In this house all connectors were copper.
There was no heavy smell of chlorine in the water and all pipes appeared to not be in contacted with any heat source.

Recommend checking with insurance company regarding policy on Poly B.

WATER HEATER BASIC INFORMATION

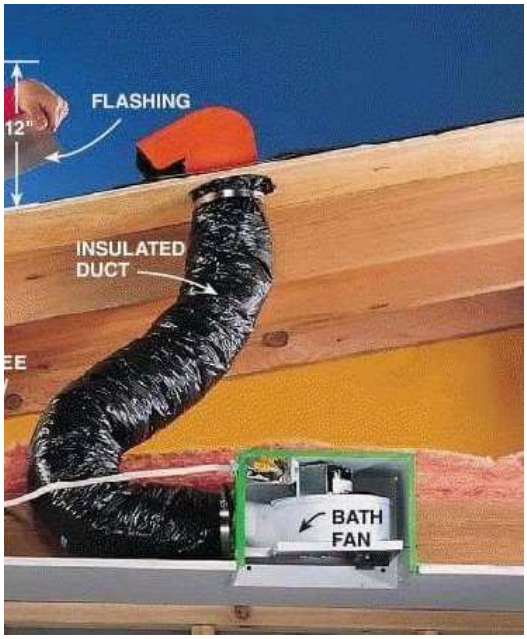
s-301: Age: 11 years

WARN **s-308:** This water heater is approaching the 12 year mark. Some insurance companies request water heaters be changed after 12 years. In addition, it is more likely to leak unexpectedly.

Recommend changing in the near future.

ATTIC DUCTS

UPG **s-381:** Ducts are vented into the soffits which is causing some moisture to back draft into the attic. Recommend vent lines be directed through the roof into a proper roof hood.



Sample

GARAGE / SHOP GARAGE DOOR OPENER

REP **s-394:** Doesn't appear to open the door all the way.

15 February, 2023
Bob Right
Nowhere Rd.
Somewhere, BC

Dear Bob Right,

We have enclosed the report for the property inspection we conducted for you on 15 February, 2023 at:

Nowhere Rd.
Somewhere, BC

Our report is designed to be clear, easy to understand, and helpful. Please take the time to review it carefully. If there is anything you would like us to explain, or if there is other information you would like, please feel free to call us. We would be happy to answer any questions you may have.

Throughout the report, you'll find special symbols at the front of certain comments. Below are the symbols and their meanings:

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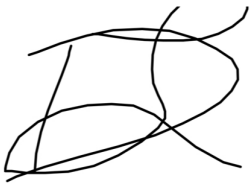
We thank you for the opportunity to be of service to you.

Sincerely,



Inspector, Denis Lacroix
Lacroix Home Inspection

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Introduction

We have inspected the major structural components and mechanical systems for signs of significant non-performance, excessive or unusual wear and general state of repair. The following report is an overview of the conditions observed.

In the report, there may be specific references to areas and items that were inaccessible. We can make no representations regarding conditions that may be present but were concealed or inaccessible for review. With access and an opportunity for inspection, reportable conditions may be discovered. Inspection of the inaccessible areas will be performed upon arrangement and at additional cost after access is provided.

We do not review plans, permits, recall lists, and/or government or local municipality documents.

Our recommendations are not intended as criticisms of the building, but as professional opinions regarding conditions present. As a courtesy, the inspector may list items that they feel have priority in the Executive Summary portion of the report. Although the items listed in this section may be of higher priority in the opinion of the inspector, it is ultimately the client's responsibility to review the entire report. If the client has questions regarding any of the items listed, please contact the inspector for further consultation.

Lower priority conditions contained in the body of the report that are neglected may become higher priority conditions. Do not equate low cost with low priority. Cost should not be the primary motivation for performing repairs. All repair and upgrade recommendations are important and need attention.

This report is a "snapshot" of the property on the date of the inspection. The structure and all related components will continue to deteriorate/wear out with time and may not be in the same condition at time of *closing* or on *possession date*.

Anywhere in the report that the inspector recommends further review, it is strongly recommended that this be done **prior to closing date**. This report is not intended for use by anyone other than the client named herein. No other persons should rely upon the information in this report. Client agrees to indemnify, defend and hold inspector harmless from any third party claims arising out of client's unauthorized distribution of the inspection report.

By accepting this inspection report, you acknowledge that you have reviewed and are in agreement with all of the terms contained in the standard contract provided by the inspector who prepared this report.

Introductory Notes

ORIENTATION
1: For purposes of identification and reporting, the front of this building faces southeast.

NOTES
2: The inspection does not include reporting on the presence of toxic mold, fungi and/or related pathogenic organisms and/or their possible health issues. This inspection does not include reporting on the presence of radon - a colorless, odorless, radioactive gas that may be harmful to humans. We do not test for mold, asbestos or pest infestation.

We recommend further evaluation by an expert in the above fields if visual signs are noted elsewhere in this report indicating suspicion of any of the above.

3: The scope of this inspection is limited to reasonably accessible areas. We make no attempt to move furnishings, stored personal property, and/or vegetation. Although no problems are anticipated, removal of these items may reveal reportable items.

4: Temperature: -7°c.

5: Weather: Cloudy
6: Square Footage: 2,352
7: Bathrooms: 3
8: Bedrooms: 4
9: Year Built: 1995

Exterior/Site/Ground

BASIC INFORMATION

10: Site is flat.

11: Primary exterior wall covering: Vinyl siding
12: Secondary exterior wall covering: Stone veneer
13: General lot topography: Uneven lot
14: Primary exterior window material: Vinyl frame
15: Retaining wall location: On property at the back.

16: Retaining wall material: Concrete block
17: Driveway: Gravel
18: Walkways: Concrete
19: Patio: Concrete

LIMITATIONS

WARN **20:** Portions of the exterior were not fully inspected due to snow coverage at the time of our inspection. Based on what was examined, no adverse conditions are suspected, but a closer examination in the Spring may reveal conditions requiring attention.

VINYL SIDING

UPG **21:** The vinyl siding appears to be properly installed and generally in serviceable condition, with exceptions noted below.

- A few small damaged areas were noted. Areas should be repaired to prevent water intrusion.

FASCIA

22: The fascia appears to be properly installed and in good condition.

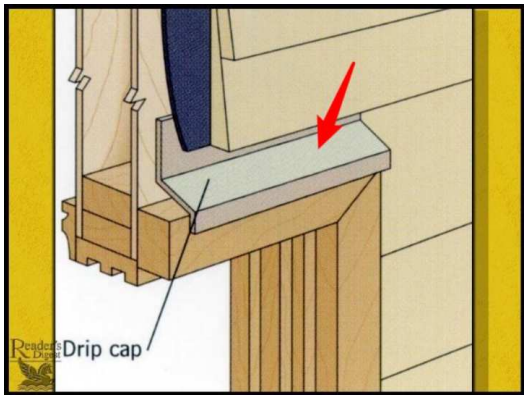
EAVES/SOFFITS

23: The eaves and overhangs appear to be properly installed and in good condition.

FLASHING

24: The exterior flashing appears to be properly installed above doors, windows and trim and are in good condition.

REP **25:** No flashing has been installed at the back basement window, as would be considered standard practice. We recommend an acceptable metal flashing be installed to prevent leakage.



Sample

STONE VENEER
26: The stone veneer siding appears to be properly installed and in good condition.

WINDOWS
27: The windows appear to be properly installed and in serviceable condition as noted from the exterior.

DOORS
28: The exterior doors are properly installed and in serviceable condition.

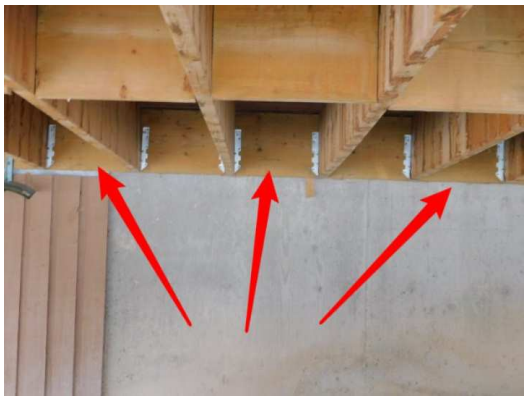
WEATHERSTRIPPING
29: The weatherstripping appears to be properly installed and in serviceable condition.

EXTERIOR PLUMBING
30: The plumbing on the exterior of the building and in the yard appears to be properly installed and in serviceable condition. Hose bibs could not be tested at this time due to current temperatures.

DECK
31: Like fences and other exposed wood construction, decks have a finite service life. Even the best maintained deck will need repair and eventual replacement. We urge regular treatment with combination wood preservative/UV inhibiting sealers.

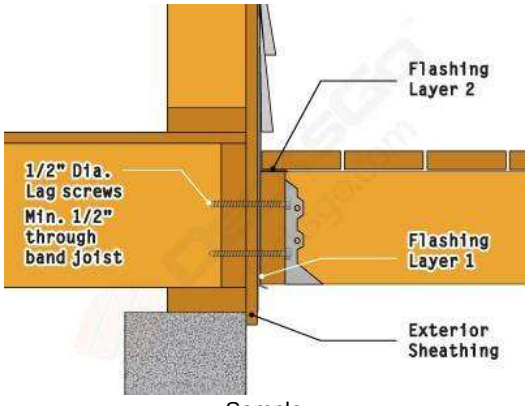
REP **32:** The decks appear to be properly constructed and generally in serviceable condition, with exceptions noted below.

- Ledger boards should be lag bolted to the house framing. (see sample)
- Post and concrete footings at the front deck are misaligned but should not be a structural concern.



Front deck

Back deck



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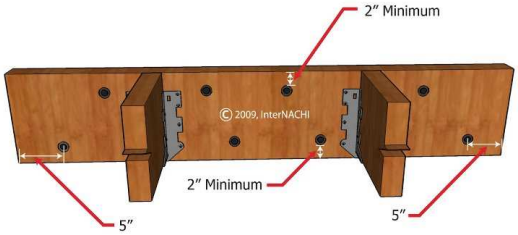
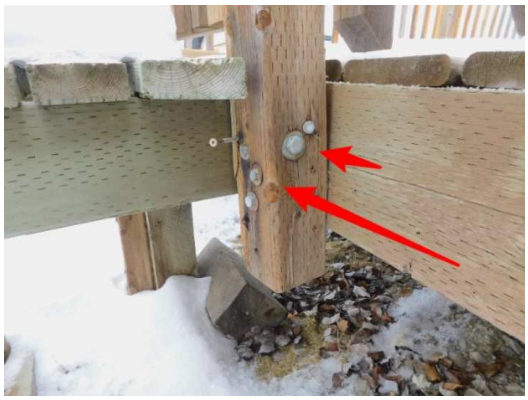


Sample

HAND RAILS

REP **33:** The railings at the back deck are not sturdy enough to resist a person's weight. One post is loose. We recommend that the railings be reinforced or replaced in accordance with present standards.



PATIO SURFACE

34: The patio appears to be installed in a professional manner and is in good condition. Patio was not fully inspected due to snow coverage.

OUTDOOR RECEPTACLES

REP **35:** The exterior receptacles were found to be in serviceable condition and GFCI protected.

- Back outlet cover by patio door is damaged and should be replaced and properly sealed to the siding at the top and sides.

OUTDOOR LIGHTS

36: The Light fixtures were found to be properly installed and in serviceable condition.

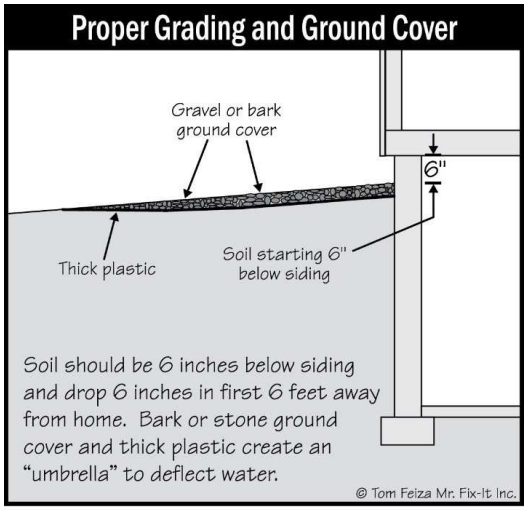
SERVICE DROP

37: Surface mount

38: Visible portion of the service drop appears to be properly installed and in good condition.

GRADING

UPG **39:** The soil at the back and side is flat, recommend it be re graded to slope 6" for every 6' away from the house for improved drainage of water away from the foundation.



B101

Sample

RETAINING WALLS

MON **40:** The structural retaining walls appear to have performed as intended and are generally in serviceable condition, with reportable conditions noted below.

- Small displacement of some of the blocks.

APPLIANCE VENTS

41: The appliance vents appear to be properly installed and in serviceable condition.

FOUNDATION

MON **42:** Hairline and/or small cracks, within normal tolerances, are visible. This type of cracking is often a result of shrinkage of materials and/or minor settlement and usually does not affect the strength of the foundation. Recommend monitoring over time.

Roofing

A roof system consists of the surface materials, connections, penetrations and drainage (gutters and downspouts). We visually review these components for damage and deterioration and do not perform any destructive testing. If we find conditions suggesting damage, improper application, or limited remaining service life, these will be noted. We may also offer opinions concerning repair and replacement. Opinions stated herein concerning the roof are based on a limited visual inspection. These do not constitute a warranty that the roof is, or will remain, free of leaks.

Metal

BASIC INFORMATION

43: Location: Covers whole building
44: Roof slope: Medium pitch
45: Material: Metal
46: Layers: Single layer
47: Age: Original
48: Roof drainage system: Gutters and downspouts

INSPECTION METHOD

WARN **49:** The snow cover on the roof at the time of this inspection rendered a physical inspection of the roof impractical. Our comments, therefore, are based upon limited visual observations.

SURFACE

50: All roof screws should be checked annually for tightness.

51: The metal roof appears properly installed and in serviceable condition. This considering the small amount of visible material. Consider reinspecting in the spring once the snow is melted.

GUTTERS

52: The gutters are in serviceable condition, but should be checked for debris and cleaned on a regular basis to prolong their useful life.

DOWNSPOUTS

53: The downspouts appear to be properly installed and in serviceable condition, with exceptions noted below.

- Leader disconnected at the west corner.

Interior

Our review of the interior includes inspection of walls, ceilings, floors, doors, windows, steps, stairways, balconies and railings. These features are visually examined for proper function, excessive wear and general state of repair. Some of these components may not be visible/accessible because of furnishings and/or storage. In such cases these items are not inspected.

BASIC INFORMATION
54: Finished floor material: Laminate, carpet and linoleum.

55: Number of bedrooms: Four
56: Number of bathrooms: Three
57: Window material: Vinyl
58: Window type: Casement in the front, horizontal sliding on the sides and rear
59: Window glazing: Double pane
60: Finished ceiling material: Drywall
61: Finished wall material: Drywall

DOORS: OVERALL
62: The interior doors appear to be properly installed and in good condition.

WINDOWS: OVERALL
63: The windows appear to be properly installed and generally in serviceable condition, with exceptions noted elsewhere in this report (see individual rooms). All accessible windows were tested.

STAIRS
64: The stairs were used several times during the inspection. The various components appear to be properly installed and no deficiencies were noted during use. The handrails were securely attached.

RAILINGS
65: The railings appear to properly installed and are in serviceable condition.

SURFACES: OVERALL
66: The interior wall, floor, and ceiling surfaces were professionally installed and found to be generally in very good condition.

CO MONITORS

SAFT **67:** Although Co monitors may be in combination with ceiling smoke alarm, consider installing Co monitors at an outlet near the floor on all floors when a wood or gas appliance is present in the home as an added

Sample

DETECTORS: OVERALL

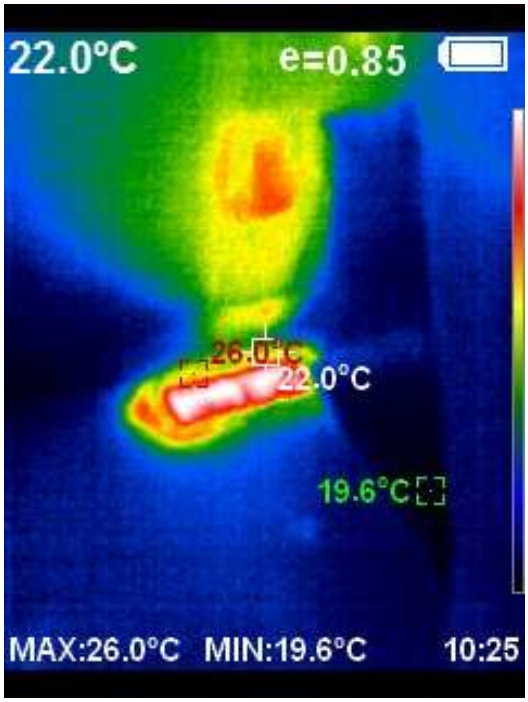
68: The smoke detectors were inspected for location only. For future reference, testing with only the built-in test button verifies proper battery and horn function, but does not test the smoke sensor. We advise testing with real or simulated smoke.

GENERAL COMMENT

69: The interior surfaces, hardware, fixtures, doors and windows appear to be properly installed and in serviceable condition.

Entry /Hallway

HEAT OUTLET
70: The heating outlet is in serviceable condition. Conditioned air was observed flowing into the room when the heating system was operated.



RECEPTACLES
71: The receptacles were found to be properly installed and in serviceable condition. The number of receptacles is considered adequate for the size of the room.

SWITCHES
72: The switches were found to be properly installed and in serviceable condition.

LIGHTS
73: The Light fixtures were found to be properly installed and in serviceable condition.

CEILING
UPG MON **74:** There are minor ceiling cracks. This type of cracking in this material is common and does not indicate a structural deficiency. These can be patched, prepared and finished in the course of routine maintenance.

FLOOR
75: The flooring is carpet.

76: Flooring is in generally good condition.

DOORBELL
77: Door bell was functional.

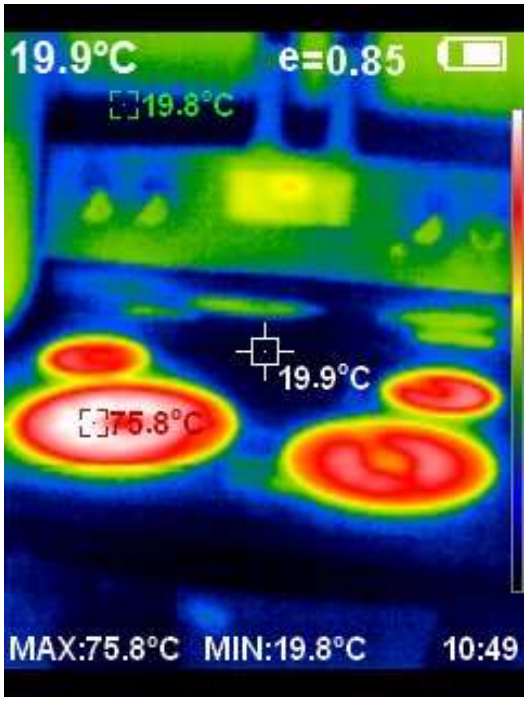
GENERAL COMMENT
78: The finished surfaces, hardware, windows, and doors were found to be generally in good condition at the time of our inspection. However, this area is in need of routine maintenance as noted above or in other sections of this report.

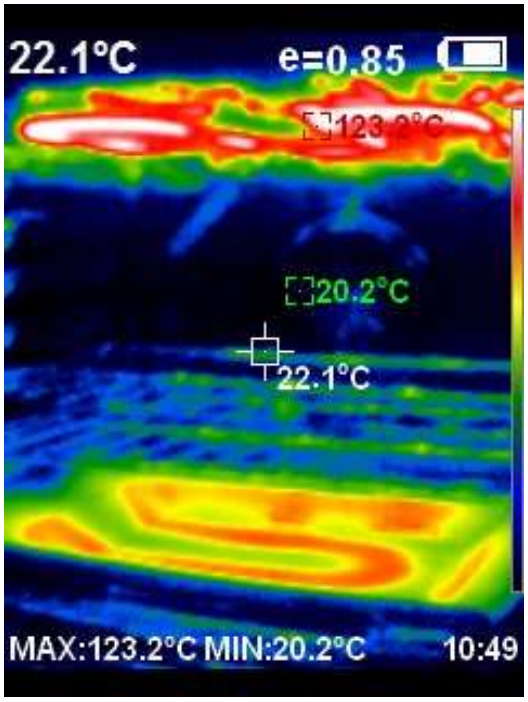
Kitchen

The kitchen is visually inspected for proper function of components, active leakage, excessive or unusual wear, and general state of repair. We inspect built-in appliances to the extent possible using normal operating controls. Freestanding stoves are operated, but small appliances, portable dishwashers, and microwave ovens are not tested.

BASIC INFORMATION
79: Energy: Electric appliances only
80: Ventilation: Exhaust ducted to the exterior

STOVE
81: Manufacturer: Whirlpool
82: The stove was turned on with the normal operating controls and found to be in satisfactory working condition.



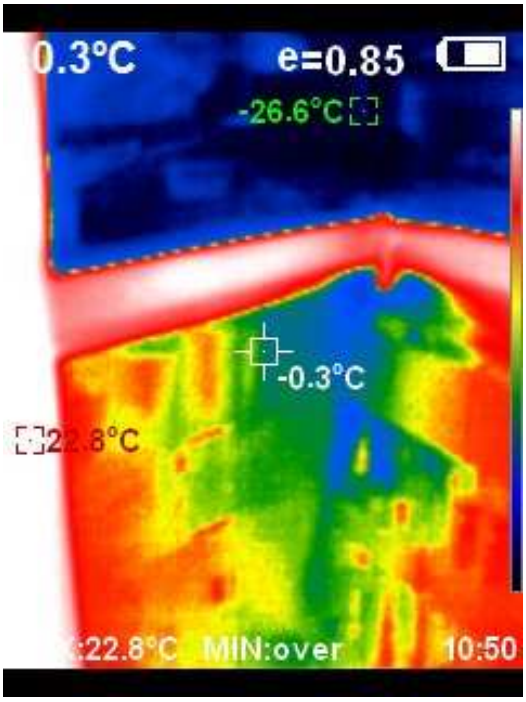


DISHWASHER
83: Manufacturer: Amana
84: The dishwasher responded to normal user controls and was found in good condition.

VENTILATION
85: Kitchen ventilation is provided by a range hood over the burners, venting to the exterior. The fan appears to be properly installed and in serviceable condition.

REFRIGERATOR
86: Manufacturer: Whirlpool

87: The refrigerator was on and found to be in satisfactory working condition.



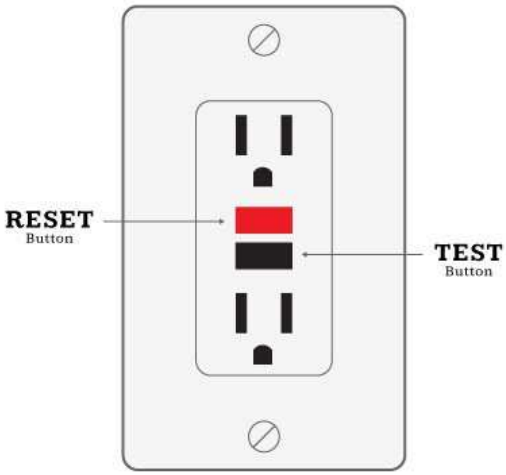
MICROWAVE
88: Manufacturer: Panasonic
89: The microwave was found to be in satisfactory working condition.

SWITCHES
90: The switches were found to be properly installed and in serviceable condition.

LIGHTS
91: The Light fixtures were found to be properly installed and in serviceable condition.

RECEPTACLES

SAFT UPG **92:** There is no GFCI (ground fault circuit interrupter) protection for the countertop receptacle(s) within six feet of the sink. For an increased margin of safety, we recommend the installation of a GFCI receptacle(s).



Sample

FLOOR

93: The flooring is laminate.

94: Flooring is in generally good condition.

COUNTERTOPS

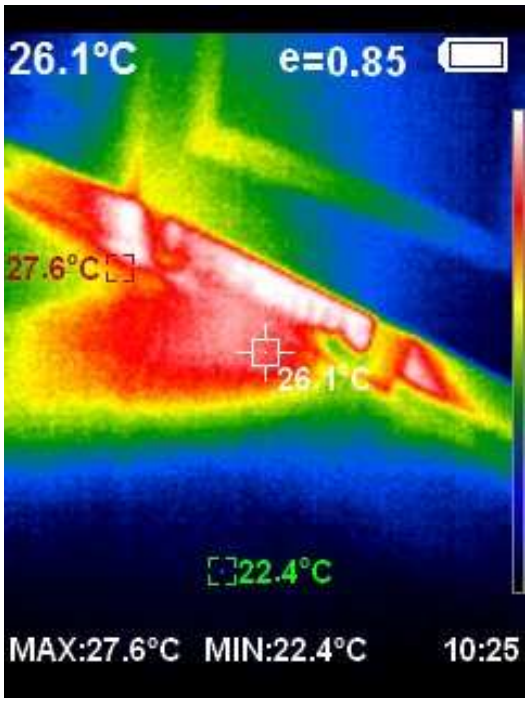
95: The countertop is a laminate.

96: Counters are in good condition.

CABINETS

97: The cabinets are all operational and in serviceable condition.

HEAT OUTLET
98: The heating outlet is in serviceable condition. Conditioned air was observed flowing into the room when the heating/cooling system was operated.



DRAIN TRAPS
99: The drain trap and associated piping are ABS plastic. Properly installed and in good condition.

AIR GAP
100: The dishwasher drain is equipped with an air-gap (high loop). This assures separation of the supply water from the waste water and prevents backwash.

FIXTURES
101: OK: Faucets are in good condition.

SINK
102: The sink is stainless steel.

103: The sink appears to be properly installed. When operated, it was observed to be fully functional and in serviceable condition.

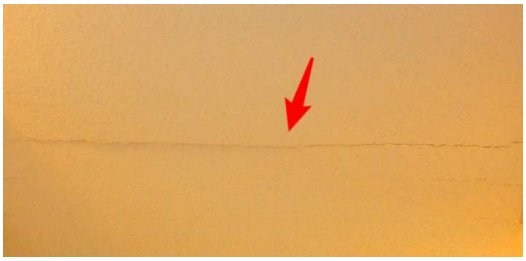
WINDOWS
104: Window was in properly installed and in good condition. It was opened, closed and latched.

GENERAL COMMENT
105: The interior walls, floor, ceiling surfaces, were found to be generally in good condition at the time of our inspection.

Living Room

CEILING

MON **106:** There are minor ceiling cracks. This type of cracking in this material is common and does not indicate a structural deficiency. These can be patched, prepared and finished in the course of routine maintenance.



FLOOR

107: The flooring is laminate.

108: Flooring is in generally good condition.

RECEPTACLES

109: The receptacles were found to be properly installed and in serviceable condition. The number of receptacles is considered adequate for the size of the room.

SWITCHES

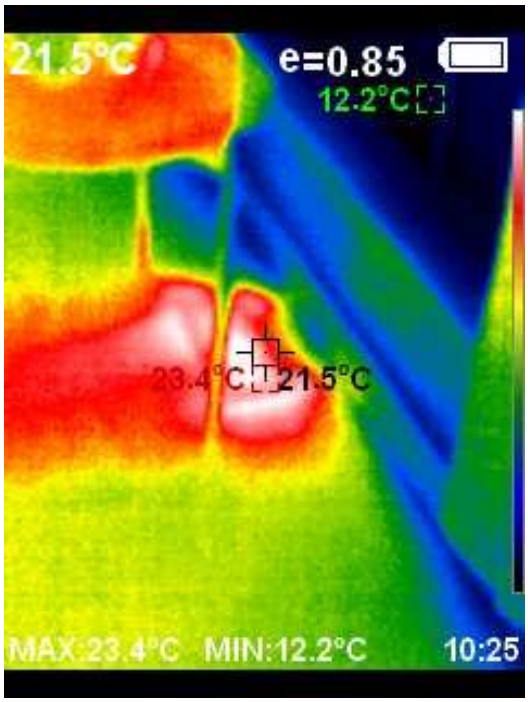
110: The switches were found to be properly installed and in serviceable condition.

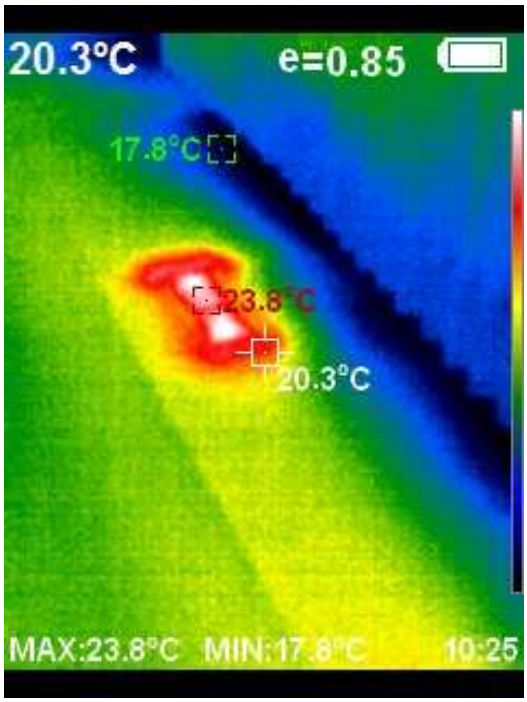
LIGHTS

111: The lights were found to be properly installed and in serviceable condition.

HEAT OUTLET

112: The heating outlet is in serviceable condition. Conditioned air was observed flowing into the room when the heating system was operated.





WINDOWS

113: Window was in properly installed and in good condition. It was opened, closed and latched.

GENERAL COMMENT

114: The finished surfaces, hardware, windows, and doors were found to be generally in good condition at the time of our inspection. However, this area is in need of routine maintenance as noted above or in other sections of this report.

Dining Room/Area

FLOOR
115: The flooring is laminate.

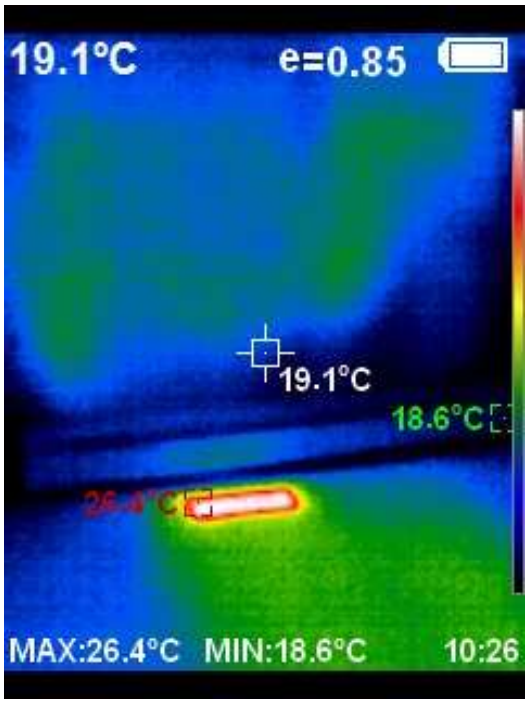
116: Flooring is in generally good condition.

RECEPTACLES
117: The receptacles were found to be properly installed and in serviceable condition. The number of receptacles is considered adequate for the size of the room.

SWITCHES
118: The switches were found to be properly installed and in serviceable condition.

LIGHTS
119: The Light fixtures were found to be properly installed and in serviceable condition.

HEAT OUTLET
120: The heating outlet is in serviceable condition. Conditioned air was observed flowing into the room when the heating system was operated.



DOORS

REP **121:** Caulking around the door frame is cracked and coming off. Recommend recaulking. Screen lightly damaged.

GENERAL COMMENT

122: The finished surfaces, hardware, windows, and doors were found to be generally in good condition at the time of our inspection. However, this area is in need of routine maintenance as noted above or in other sections of this report.

Bedroom

First Floor East

FLOOR
123: The flooring is carpet.

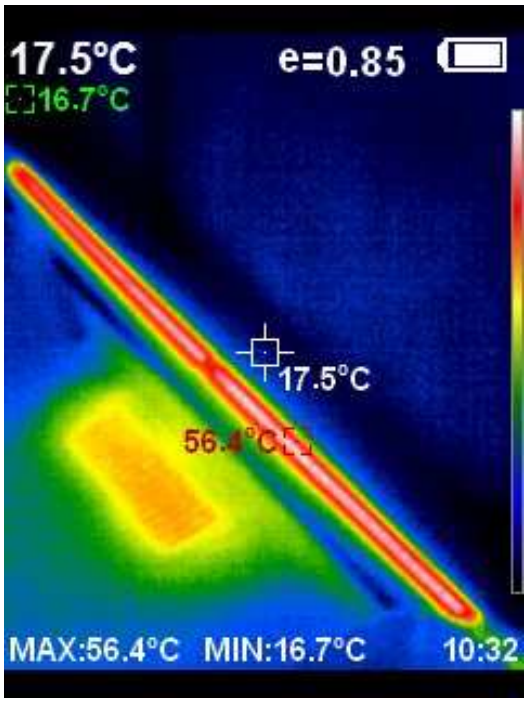
124: Flooring is in generally good condition.

RECEPTACLES
125: The receptacles were found to be properly installed and in serviceable condition. The number of receptacles is considered adequate for the size of the room.

SWITCHES
126: The switches were found to be properly installed and in serviceable condition.

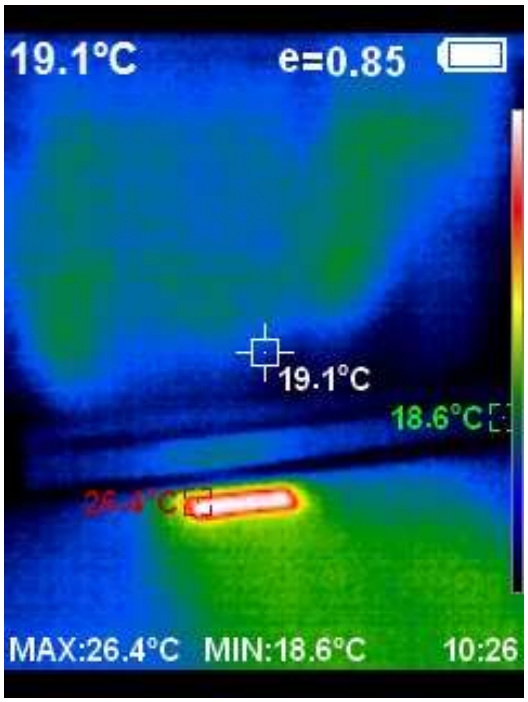
LIGHTS
127: The lights / fan were found to be properly installed and in serviceable condition.

RESISTANCE HEATER
128: The electrical resistance heater appears to be properly installed and in serviceable condition and responded to the user controls.



WINDOWS
129: All accessible window(s) were open closed and latched. They were properly installed and in good condition.

HEAT OUTLET
130: The heating outlet is in serviceable condition. Conditioned air was observed flowing into the room when the heating system was operated.



GENERAL COMMENT
131: The finished surfaces, hardware, windows, and doors were found to be generally in good condition at the time of our inspection.

First Floor South

FLOOR
132: The flooring is carpet.

133: Flooring is in generally good condition.

RECEPTACLES
134: The receptacles were found to be properly installed and in serviceable condition. The number of receptacles is considered adequate for the size of the room.

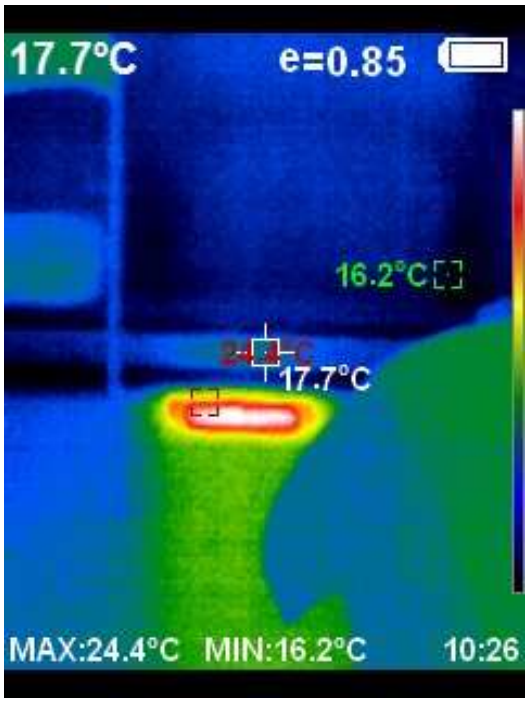
SWITCHES
135: The switches were found to be properly installed and in serviceable condition.

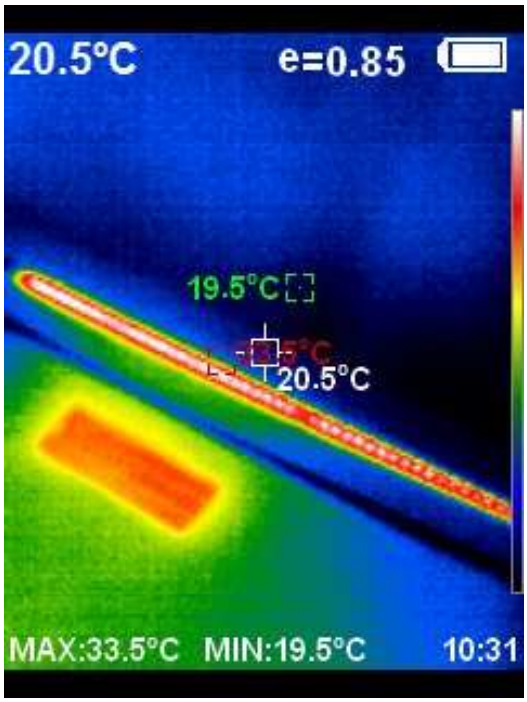
LIGHTS
136: The lights / fan were found to be properly installed and in serviceable condition.

RESISTANCE HEATER
137: The electrical resistance heater appears to be properly installed and in serviceable condition and responded to the user controls.

WINDOWS
138: All accessible window(s) were open closed and latched. They were properly installed and in good condition.

HEAT OUTLET
139: The heating outlet is in serviceable condition. Conditioned air was observed flowing into the room when the heating system was operated.





GENERAL COMMENT
140: The finished surfaces, hardware, windows, and doors were found to be generally in good condition at the time of our inspection.

First Floor Master

FLOOR
141: The flooring is carpet.

142: Flooring is in generally good condition.

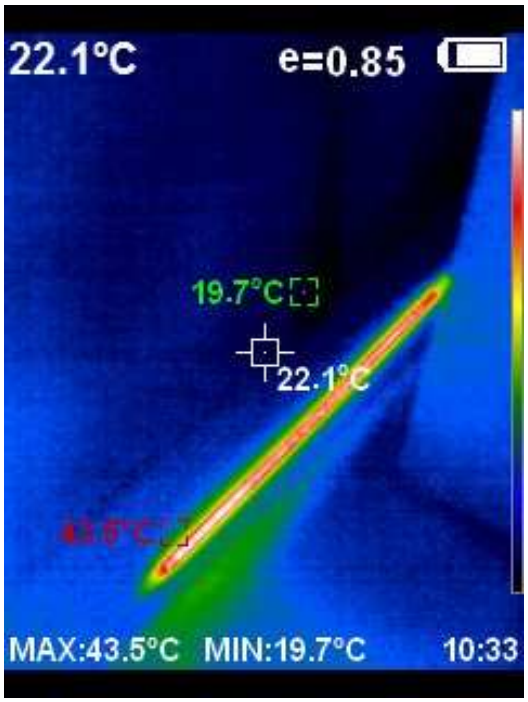
RECEPTACLES
143: The receptacles were found to be properly installed and in serviceable condition. The number of receptacles is considered adequate for the size of the room.

SWITCHES
144: The switches were found to be properly installed and in serviceable condition.

LIGHTS
145: The lights / fan were found to be properly installed and in serviceable condition.

RESISTANCE HEATER

146: The electrical resistance heater appears to be properly installed and in serviceable condition and responded to the user controls.

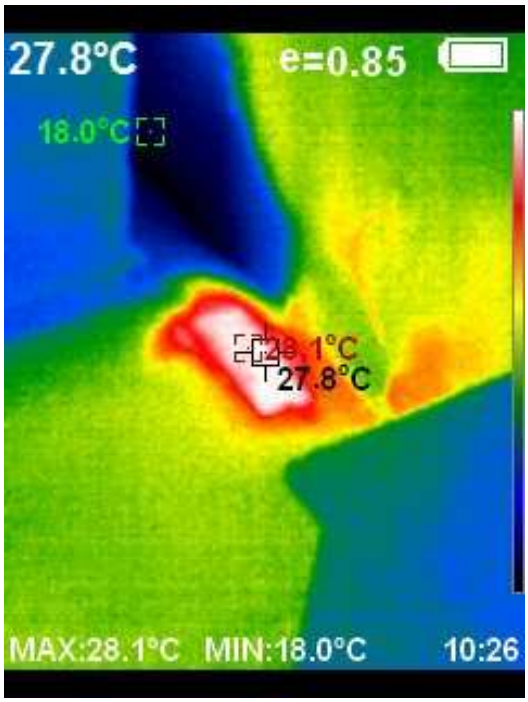


WINDOWS

UPG **147:** Light screen damaged.

HEAT OUTLET

148: The heating outlet is in serviceable condition. Conditioned air was observed flowing into the room when the heating system was operated.



GENERAL COMMENT

149: The finished surfaces, hardware, windows, and doors were found to be generally in good condition at the time of our inspection.

Basement

CLOSET DOORS

UPG **150:** Door missing.

FLOOR

151: The flooring is carpet.

152: Flooring is in generally good condition.

WALLS

REP **153:** The tape on some of the drywall joints has separated. We recommend resurfacing and refinishing to restore appearance.

No moisture

CEILING

UPG **154:** Unfinished inside the closet.

RECEPTACLES

155: The receptacles were found to be properly installed and in serviceable condition. The number of receptacles is considered adequate for the size of the room.

SWITCHES

156: The switches were found to be properly installed and in serviceable condition.

LIGHTS

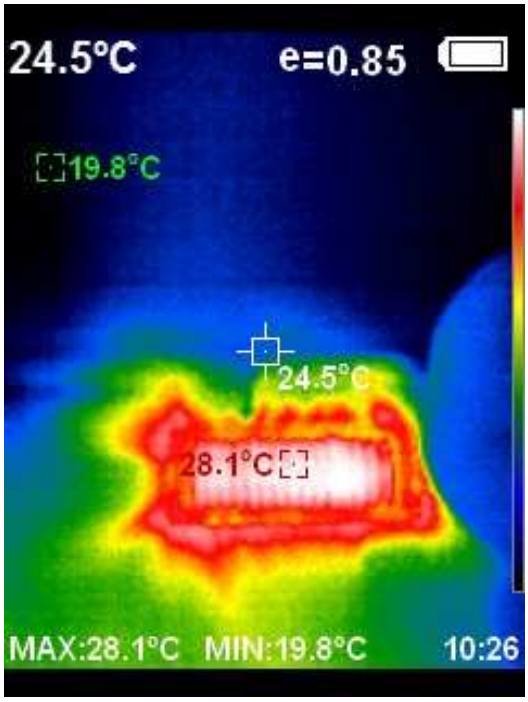
157: The lights / fan were found to be properly installed and in serviceable condition.

WINDOWS

REP **158:** Window does not close properly. Top of window had to be pushed in from the outside. Recommend adjusting.

HEAT OUTLET

159: The heating outlet is in serviceable condition. Conditioned air was observed flowing into the room when the heating system was operated.



GENERAL COMMENT

160: The finished surfaces, hardware, windows, and doors were found to be generally in good condition at the time of our inspection. However, this area is in need of routine maintenance as noted above or in other sections of this report.

Bathroom

Bathrooms are visually inspected for proper function of components, active leakage, excessive or unusual wear and general state of repair. Fixtures are tested using normal operating features and controls. Due to finished surfaces such as drywall/plaster, tile, and flooring, much of the bathroom is considered inaccessible. We do not test or confirm proper application of secondary equipment including but not limited to steam units, spa tubs, heated towel bars, etc.

First Floor Main

BASIC INFORMATION
161: Toilet: Ceramic unit with a porcelain finish. 1-1/2 Gallon
162: Sink: Ceramic unit with a porcelain finish
163: Bathtub: Molded fiberglass
164: Shower walls: Molded fiberglass

FLOOR
165: The flooring is linoleum.

166: Flooring is in generally good condition.

CEILING
MON **167:** The ceiling is water stained around the fan, however, no evidence of moisture or leakage was observed. This may be due to snow melting around the exhaust hood and entering the vent on the roof in the spring.
The stained area should be monitored and, in the event of future leakage, the source should be identified and repaired.

COUNTERTOPS
168: The countertop is a laminate.

169: The countertop is in good condition.

SHOWER WALLS
170: The shower walls appear to be properly installed and in serviceable condition.

SINK
171: The sink appears to be properly installed. When operated, it was observed to be fully functional and in serviceable condition.

FIXTURES
172: The faucet was found to be properly installed and in serviceable condition.

DRAIN TRAP
173: The drain trap and associated piping are ABS plastic and in good condition.

BATHTUB
174: The bathtub appears to be properly installed and in serviceable condition.

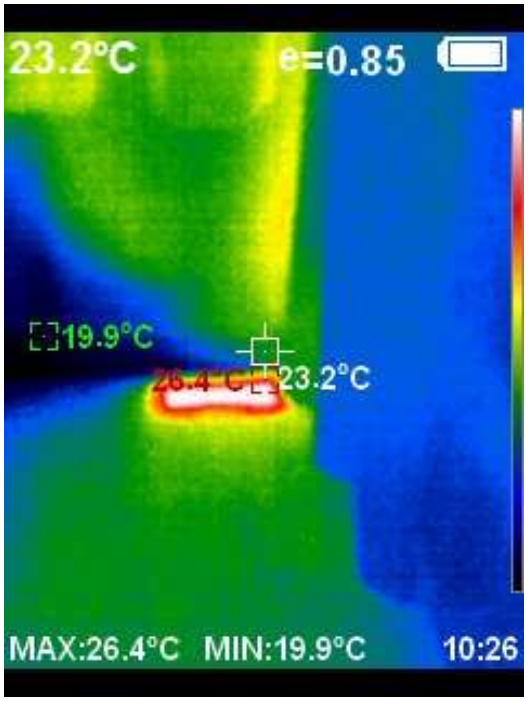
SHOWER
175: The shower was operated for the inspection and appeared to be in serviceable condition.

TOILET
176: The toilet was flushed and appeared to be functioning properly.

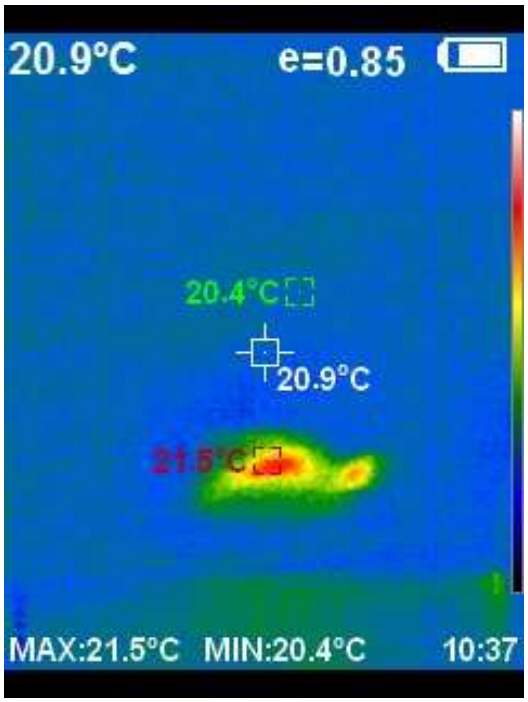
VENTILATION
177: Ventilation in this bathroom is adequate.

178: Ventilation in this bathroom is provided by a ventilation fan. This fan was operated and was found to be working satisfactorily.

HEAT OUTLET
179: The heating outlet is in serviceable condition. Conditioned air was observed flowing into the room when the heating system was operated.



RESISTANCE HEATER
180: The electrical resistance heater appears to be properly installed and in serviceable condition and responded to the user controls.



RECEPTACLES
181: GFCI (ground fault circuit interrupter) protection has been installed providing an increased margin of safety. We recommend testing the device on a monthly basis.

LIGHTS
182: The lights / fan were found to be properly installed and in serviceable condition.

SWITCHES
183: The switches were found to be properly installed and in serviceable condition.

GENERAL COMMENT
184: The finished surfaces, hardware, windows, and doors were found to be generally in good condition at the time of our inspection. However, this area is in need of routine maintenance as noted above or in other sections of this report.

First Floor Master

BASIC INFORMATION
185: Toilet: Ceramic unit with a porcelain finish. 1-1/2 Gallon
186: Sink: Ceramic unit with a porcelain finish

FLOOR
187: The flooring is linoleum.

188: Flooring is in generally good condition.

CABINETS
189: The cabinets are in serviceable condition.

COUNTERTOPS
190: The countertop is a laminate.

191: The countertop is in good condition.

SINK
192: The sink appears to be properly installed. When operated, it was observed to be fully functional and in serviceable condition.

FIXTURES
193: The faucet was found to be properly installed and in serviceable condition.

DRAIN TRAP
194: The drain trap and associated piping are ABS plastic and in good condition.

WINDOWS
195: All accessible window(s) were open closed and latched. They were properly installed and in good condition.

VENTILATION
196: Ventilation in this bathroom is provided by a ventilation fan. This fan was operated and was found to be working satisfactorily. Additional ventilation is provided by a window.

HEAT OUTLET
197: The heating outlet is in serviceable condition. Conditioned air was observed flowing into the room when the heating system was operated.

RESISTANCE HEATER
198: The electrical resistance heater appears to be properly installed and in serviceable condition and responded to the user controls.

RECEPTACLES
199: GFCI (ground fault circuit interrupter) protection has been installed providing an increased margin of safety. We recommend testing the device on a monthly basis.

LIGHTS
200: The lights / fan were found to be properly installed and in serviceable condition.

SWITCHES
201: The switches were found to be properly installed and in serviceable condition.

GENERAL COMMENT
202: The finished surfaces, hardware, windows, and doors were found to be generally in good condition at the time of our inspection.

Basement

BASIC INFORMATION
203: Toilet: Ceramic unit with a porcelain finish. 3 Gallon
204: Sink: Ceramic unit with a porcelain finish
205: Bathtub: Molded fiberglass
206: Shower walls: Tile

FLOOR
207: The flooring is linoleum.

MON **208:** Elevated levels of moisture noted, possibly due to linoleum being installed directly on concrete.

CABINETS
209: The cabinets are in serviceable condition.

COUNTERTOPS
210: The countertop is a laminate.

211: The countertop is in good condition.

SHOWER WALLS
212: The shower walls appear to be properly installed and in serviceable condition.

SINK
213: The sink appears to be properly installed. When operated, it was observed to be fully functional and in serviceable condition.

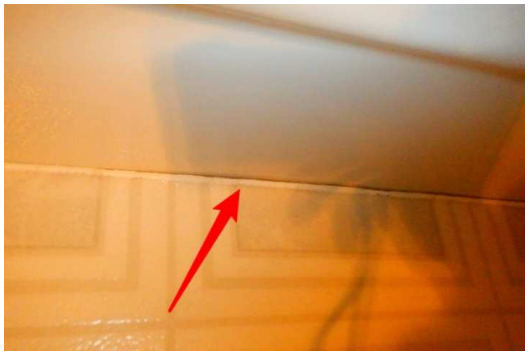
FIXTURES
214: The faucet was found to be properly installed and in serviceable condition.

DRAIN TRAP
215: The drain trap and associated piping are ABS plastic and in good condition.

BATHTUB

REP **216:** Recommend adding caulk to the spout to wall joint to prevent water intrusion.

REP **217:** The caulking between the bathtub and the floor and surround is cracked/damaged and should be redone.



SHOWER

218: The shower was operated for the inspection and appeared to be in serviceable condition.

TOILET

219: The toilet was flushed and appeared to be functioning properly.

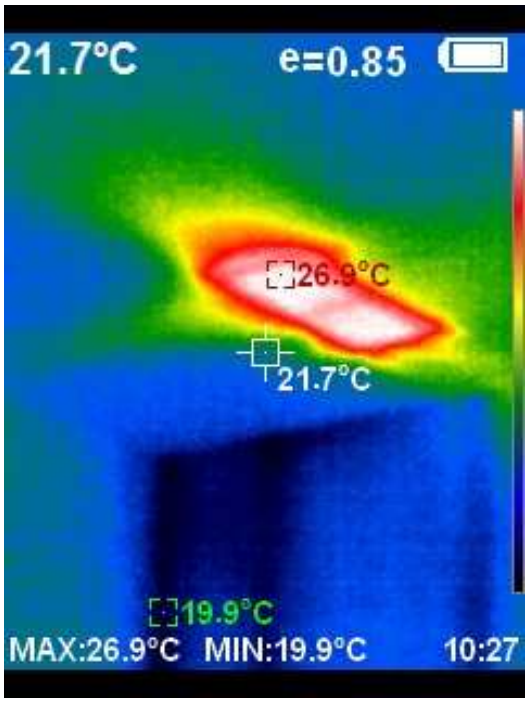
VENTILATION

220: Ventilation in this bathroom is adequate.

221: Ventilation in this bathroom is provided by a ventilation fan. This fan was operated and was found to be working satisfactorily.

HEAT OUTLET

222: The heating outlet is in serviceable condition. Conditioned air was observed flowing into the room when the heating system was operated.



Rec Room

FLOOR
223: The flooring is carpet.

224: Flooring is in generally good condition.

RECEPTACLES
225: The receptacles were found to be properly installed and in serviceable condition. The number of receptacles is considered adequate for the size of the room.

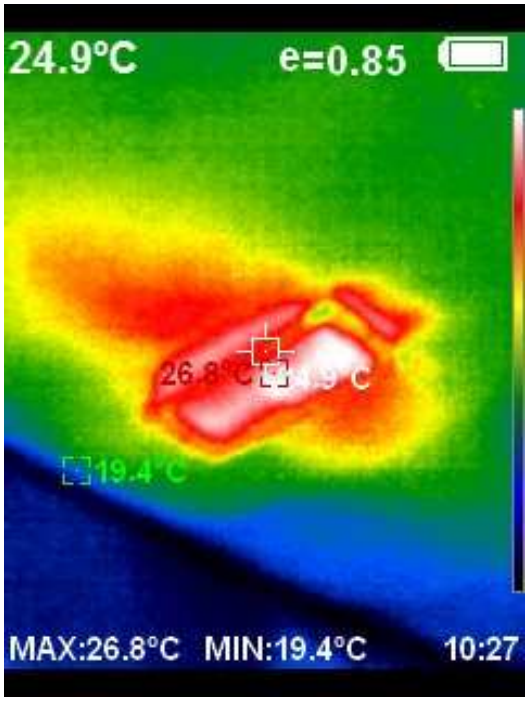
SWITCHES
226: The switches were found to be properly installed and in serviceable condition.

LIGHTS
UPG **227:** The fixture is missing it's cover. We recommend the fixture cover be installed for better lighting in this area.

SAFT **228:** Light in the storage under the stairs has a short circuit. Recommend a licensed electrician for repair or replacement.

HEAT OUTLET

229: The heating outlet is in serviceable condition. Conditioned air was observed flowing into the room when the heating system was operated.



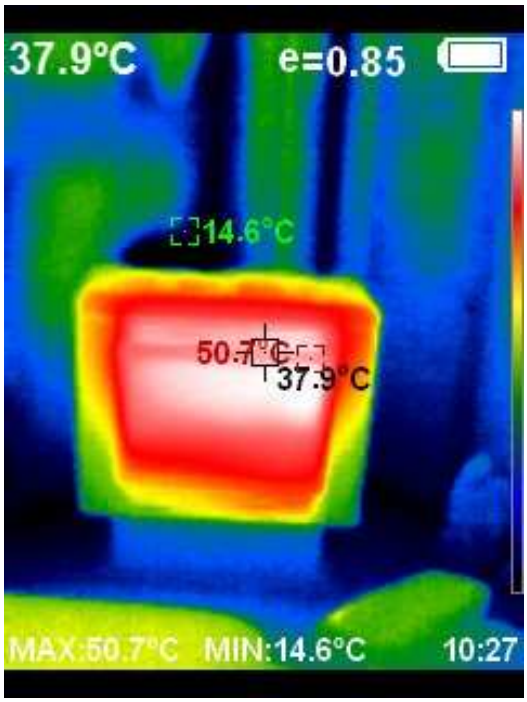
UPG **230:** Register coming off the ceiling. Recommend reattaching.

WINDOWS

231: All accessible window(s) were open closed and latched. They were properly installed and in good condition.

FIREPLACE

232: The fireplace appears to be properly installed and in serviceable condition with no signs of excessive or unusual wear.



GENERAL COMMENT

233: The finished surfaces, hardware, windows, and doors were found to be generally in good condition at the time of our inspection. However, this area is in need of routine maintenance as noted above or in other sections of this report.

Mechanical Room

FIXTURES
234: Faucet is properly installed and in goo condition.

DRAIN TRAP
235: The drain trap and associated piping are ABS plastic.

LAUNDRY TUB
236: The laundry tub is plastic.

REP **237:** The laundry tub is free standing and not secured to either the floor or the wall behind. We recommend it be properly secured.

RECEPTACLES

SAFT **238:** There is no GFCI (ground fault circuit interrupter) protection for this area. For an increased margin of safety, we recommend the installation of a GFCI receptacle.

SWITCHES

239: The switches were found to be properly installed and in serviceable condition.

LIGHTS

240: The lights / fan were found to be properly installed and in serviceable condition.

DRYER VENT

241: The dryer vent appears properly installed and in serviceable condition.

WASHER/DRYER

242: Washer Manufacturer: Maytag
243: The hookups for the washer are properly installed and in serviceable condition. The washer itself was operated through a partial cycle, however we did not conform the complete operation of the cycle timer.

244: Dryer Manufacturer: Maytag
245: The hookups for the dryer are properly installed and in serviceable condition. The dryer itself was operated through a partial cycle, however we did not confirm the complete operation of the cycle timer.

GENERAL COMMENT

246: This area is in need of repair as noted above or in other sections of this report.

SPA Room

FLOOR
247: Flooring is concrete.

CEILING
UPG **248:** Ceiling is exposed framing.

WALLS
UPG **249:** Ceiling is exposed framing.

RECEPTACLES
250: The receptacles were found to be properly installed and in serviceable condition. The number of receptacles is considered adequate for the size of the room.

UPG **251:** A receptacle at the left of the entrance is damaged. We recommend it be replaced.

LIGHTS

252: The lights / fan were found to be properly installed and in serviceable condition.

SWITCHES

253: The switches were found to be properly installed and in serviceable condition.

HEAT OUTLET

UPG **254:** Registers missing.

GENERAL COMMENT

255: The finished surfaces, hardware, windows, and doors were found to be generally in good condition at the time of our inspection. However, this area is in need of routine maintenance as noted above or in other sections of this report.

Electrical System

An electrical system consists of the service, distribution, wiring and convenience outlets (switches, lights, and receptacles). Our examination of the electrical system includes the exposed and accessible conductors, branch circuitry, panels, overcurrent protection devices, and a random sampling of convenience outlets. We look for adverse conditions such as improper installation, exposed wiring, running splices, reversed polarity and circuit protection devices. We do not evaluate fusing and/or calculate circuit loads. The hidden nature of the electrical wiring prevents inspection of every length of wire.

BASIC INFORMATION

256: Service entry into building: Overhead service drop
257: Voltage supplied by utility: 120/240 volts
258: Capacity (available amperage): 200 amperes
259: System grounding source: Plumbing supply piping and driven rod
260: Branch circuit protection: Circuit breakers
261: Wiring material: Copper and aluminum wiring where seen
262: Wiring method: Non-metallic sheathed cable or 'Romex'

MAIN PANEL LOCATION

263: Main panel is in the basement

ELECTRIC METER

264: The electric meter is outside on the right side of the building.

MAIN DISCONNECT

265: The main disconnect is incorporated into the electrical service panel.

CB MAIN PANEL

266: The main service panel is in good condition with circuitry installed and fused correctly.

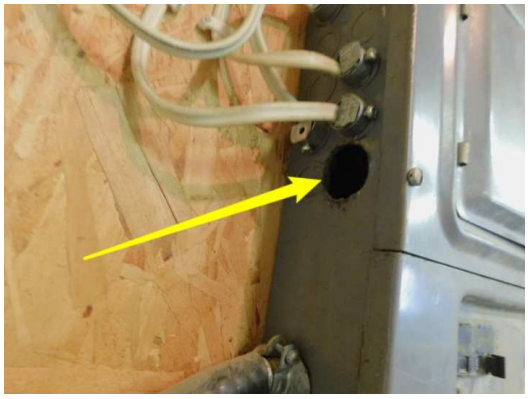
MAIN CIRCUITRY
267: All wiring in the main panel appeared properly installed without any oversites or damage.

SERVICE CAPACITY
268: Our statement regarding service capacity is based upon the labeled rating of the main electrical service disconnect.

SERVICE GROUNDING
269: The system and equipment grounding appears to be correct.

BREAKER SUBPANEL
270: An additional distribution panel, or subpanel, is located in the garage
271: The subpanel was opened and the inspected circuitry was found to be installed and fused correctly.

SAFT REP **272:** There are holes in the subpanel where 'knockouts' have been removed and left open. These hole may allow access to rodents that may chew the wires that may cause arching and possible fire. This is not an approved practice and we recommend the holes be closed with approved filler plates.

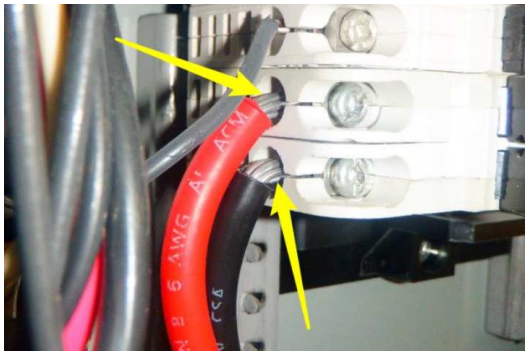


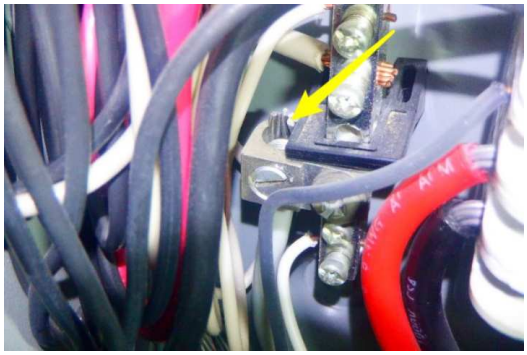
273: The circuits in the subpanel are labeled. We did not verify the accuracy of the labeling, but it appears to be typical. When the opportunity arises, we suggest checking the labeling by actually operating the breakers.

BRANCH CIRCUITRY
274: The accessible branch circuitry was examined and appeared properly installed and in serviceable condition.

CONDUCTOR MATERIAL
275: The wiring in the 120 volt circuits is copper. One or more of the 240 volt circuits are aluminum.

UPG **276:** The accessible aluminum connections are installed in accordance with standard trade practice, but lack the application of an anti-oxidant. As preventive maintenance, we recommend that each accessible connection be covered with an anti-oxidant.





AFCI PROTECTION
277: No AFCI's present. (only required on houses built after 2017)

An arc-fault circuit interrupter (AFCI) or arc-fault detection device (AFDD)[1] is a circuit breaker that breaks the circuit when it detects the electric arcs that are a signature of loose connections in home wiring. Loose connections, which can develop over time, can sometimes become hot enough to ignite house fires. An AFCI selectively distinguishes between a harmless arc (incidental to normal operation of switches, plugs, and brushed motors), and a potentially dangerous arc (that can occur, for example, in a lamp cord which has a broken conductor).

GFCI PROTECTION
278: No GFCI breaker present at panel.

A ground fault circuit interrupter (GFCI) can help prevent electrocution. If a person s body starts to receive a shock, the GFCI senses this and cuts off the power before he/she can get injured.

GFCIs are generally installed where electrical circuits may accidentally come into contact with water. They are most often found in kitchens, bath and laundry rooms, or even out-of-doors or in the garage where electric power tools might be used.

GENERAL COMMENT
279: The electrical system is generally in good condition, with only a few instances of needed repair or correction observed. See notes above for specific comments.

Plumbing

A plumbing system consists of the domestic water supply lines, drain, waste and vent lines and gas lines. Inspection of the plumbing system is limited to visible faucets, fixtures, valves, drains, traps, exposed pipes and fittings. These items are examined for proper function, excessive or unusual wear, leakage, and general state of repair. The hidden nature of piping prevents inspection of every pipe and joint. A sewer lateral test, necessary to determine the condition of the underground sewer lines, is beyond the scope of this inspection If desired, a qualified individual could be retained for such a test. Our review of the plumbing system does not include landscape watering, fire suppression systems, private water supply/waste disposal systems, or recalled plumbing supplies. Review of these systems requires a qualified and licensed specialist.

BASIC INFORMATION
280: Main water line: Copper
281: Domestic water source: Public supply
282: Supply piping: Poly B(95%) & Pex(5%) were noted.

283: Water pressure: Mid-range of normal water pressure
284: Waste disposal: Municipal
285: Waste piping: ABS Plastic where seen

WATER SHUTOFF LOCATION
286: Mechanical room

MAIN SUPPLY
287: There was no evidence of surface corrosion or leakage at the exposed and accessible main supply.

INTERIOR SUPPLY

WARN MON **288:** Poly B was used between the years 1983 and 1995. Poly was recalled due to leakage issues. Issues included; plastic fittings used cracked under pressure from the crimps, heat caused degradation of the pipes, excessive chorine in the water also damaged the pipe material.

In this house all connectors were copper.
There was no heavy smell of chlorine in the water and all pipes appeared to not be in contacted with any heat source.

Recommend checking with insurance company regarding policy on Poly B.

WATER PRESSURE

289: The system water pressure, as measured at the exterior hose bibs, is within the range of normal.

REGULATOR

290: There is a regulator installed near the main shut off to maintain water pressure at an acceptable level in an area where pressure is generally higher than normal. The pressure regulator is functioning as designed.

DRAIN LINES

291: The visible drain piping appears to be properly installed and in serviceable condition.

CLEANOUT

292: Clean outs are accessible.

BACK FLOW VALVE

293: Back flow valve could not be found

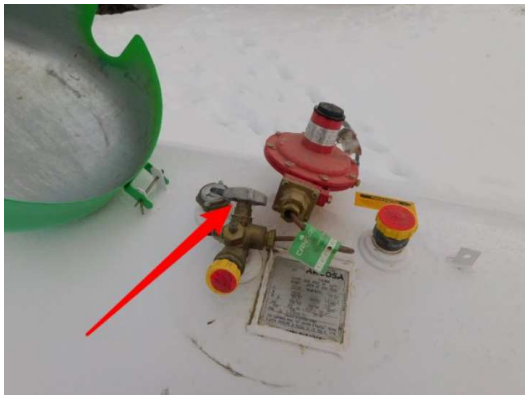
VENT LINES

294: The vent piping for the waste system appears to be properly installed and in good condition.

SUMP PUMP/SEWAGE EJECTOR
295: Sump pump / macerator pump not present.

GAS PIPING
296: The gas piping appears to be properly installed and in serviceable condition. We detected no evidence of leakage at any of the exposed gas piping.

GAS SHUT OFF
297: Gas shut off is at the tank.



GAS METER LOCATION
298: At the tank.

GENERAL COMMENT
299: The plumbing system appears to be in good condition, with the exceptions noted above.

Water Heater

Our review of water heaters includes the tank, water and gas connections, electrical connections, venting and safety valves. These items are examined for proper function, excessive or unusual wear, leakage and general state of repair. We do not fully review tankless/on-demand systems and suggest you consult a specialist. The hidden nature of piping and venting prevents inspection of every pipe, joint, vent and connection.

BASIC INFORMATION
300: Location: In the mechanical room
301: Age: 11 years
302: Serial: V1219 F707373
303: Model: 9G80SDE
304: Capacity: 284 liters
305: Water heater temperature settings should be maintained in the mid-range (125°f./52°c.) to avoid injury from scalding
306: Unit type: Free standing tank
307: Energy source: Electric

WARN **308:** This water heater is approaching the 12 year mark. Some insurance companies request water heaters be changed after 12 years. In addition, it is more likely to leak unexpectedly.

Recommend changing in the near future.

T/P RELEASE VALVE
309: The water heater is equipped with a temperature and pressure relief valve. This device is an important safety device and should not be altered or tampered with. We observed no adverse conditions.

WATER CONNECTORS
310: The cold water inlet and hot water outlet connections appear properly installed and in serviceable condition.

ELECTRICAL
311: Properly wired with BX cable.

GENERAL COMMENT
312: This water heater is near the end of its expected service life. Although operating, the need for replacement should be expected within the next few years.

Heat

A heating system consists of the heating equipment, operating and safety controls, venting and the means of distribution. These items are visually examined for proper function, excessive or unusual wear and general state of repair. This is a non-evasive, basic function review only. We do not dismantle, uncover or calculate efficiency of any system. Regular servicing and inspection of heating systems is encouraged.

Forced Hot Air

BASIC INFORMATION
313: Mechanical room.

314: Manufacturer: ICP
315: Model: NUGM100EHA1
316: Serial: L943957910
317: Age: 29 years old
318: Furnace btu output rating: 90,000 btu's
319: Energy source: Liquid propane
320: Filter size: 20 x 25 x 1 inch

GAS SUPPLY
321: The gas piping includes a 90 degree shutoff valve for emergency use. The valve was not tested at the time of inspection. This age and style of valve is normally found to be operable by hand and generally trouble free.

IGNITION SYSTEM
322: The heating unit is equipped with an electronic ignition system, which is an energy saving feature that allows operation without the need for a continuously burning pilot light.

SYSTEM NOTES
323: Forced air furnaces operate by heating a stream of air moved by a blower through a system of ducts. Important elements of the system include the heat exchanger, exhaust venting, blower, controls, ducting, and combustion air supply.

CONDENSATE REMOVAL
324: PVC
325: Condensate removal is in good condition and functional.

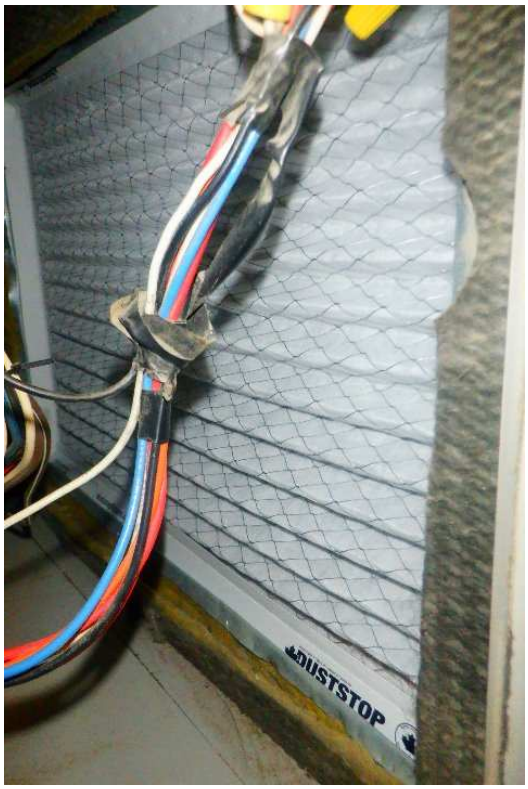
BURNERS
326: The burners were inspected and found to be clean and in good working order.

HEAT EXCHANGER
327: The heat exchanger was inaccessible and could not be visually examined.

BLOWER/MOTOR
328: The blower appears in good condition.

AIR FILTERS
329: The air filter for the heating unit is a conventional, disposable filter.

330: The filter has accumulated debris which decreases its effectiveness and blocks air flow. We recommend the filter be replaced every 3-6 months.



CABINET
331: Properly installed with no noticeable damage.

VENT
332: The heating system vent is properly installed and appears in serviceable condition where seen.

COMBUSTION AIR
333: Combustion air provides the oxygen for fuel burning appliances. Adequate ventilation around all fuel burning appliances is vital for their safe operation. The air can come from inside or outside, providing industry standards are met.

334: There is adequate combustion air for this heating unit.

DUCTS
335: The ducts appear to be properly installed and are in serviceable condition.

HVAC WIRING
336: Bx Cable

GENERAL COMMENT
337: The heating is in the middle of its expected service life, responded to normal operating controls and with routine maintenance should be reliable for a number of years.

THERMOSTAT
338: Thermostat is programable.

339: The thermostat appears to be properly installed and the unit responded to the user controls.

Air Conditioning

An air conditioning system consists of the cooling equipment operating and safety controls and a means of distribution. These items are visually examined for proper function, excessive or unusual wear, and general state of repair. Air conditioning systems are not tested if the outside temperature is too cold for proper operation. Detailed testing of the components of the cooling equipment or predicting their life expectancy requires special equipment and training and is beyond the scope of this inspection. This is a non-evasive, basic function review only. We do not dismantle, uncover or calculate efficiency of any system. Regular servicing and inspection of air conditioning equipment is encouraged.

BASIC INFORMATION

340: Manufacturer: Allied Engineering Co.

341: Model: 4SHP15LE136P-50
342: Serial: 1622E21095
343: Estimated to be approximately 1 years old
344: Method of cooling: Gas compression
345: Number of units: 1
346: Type of system: Heat pump
347: Location of equipment: Split or remote system
348: Condenser location: Exterior
349: Condenser location: Right side of structure
350: Electrical disconnect location: Adjacent to condensing unit

LIMITATIONS

WARN **351:** Operating an air condition system in cold weather can damage the compressor. The outside air temperature was determined to be too low for the safe operation of the equipment. We recommend inspection of the system with the return of warmer weather.

HVAC WIRING

352: All accessible wiring appears in good condition.

HVAC DISCONNECT
353: The local disconnect appears properly installed and in good condition.

CONDENSING UNIT
354: The condenser contains all the equipment necessary to reclaim the refrigerant gas and convert it back to a liquid. It consists of a compressor, condenser, hot gas discharge line, condenser fan, electrical panel box, and some accessory components.

355: The condensing unit appears to be properly installed and in serviceable condition.

REFRIGERANT LINES
356: The accessible refrigerant lines appear to be in good condition.

THERMOSTAT
357: The thermostat appears to be properly installed and the unit responded to the user controls.

GENERAL COMMENT
358: The air conditioning is newer, responded to normal operating controls and with routine maintenance should be reliable for number of years.

Structure

The structural elements of a building include foundation, footings, all lower support framing and components, wall framing and roof framing. These items are examined, where visible, for proper function, excessive or unusual wear and general state of repair. Many structural components are inaccessible because they are buried below grade or behind finishes. Therefore, much of the structural inspection is performed by identifying resultant symptoms of movement, damage and deterioration. Where there are no visible symptoms, conditions requiring further review or repair may go undetected and identification will not be possible. We make no representations as to the internal conditions or stabilities of soils, concrete footings and foundations, except as exhibited by their performance.

BASIC INFORMATION
359: Foundation type: Slab-on-grade and raised perimeter
360: Slab material: Poured concrete
361: Exterior wall support: Wood frame
362: Mudsill: Inaccessible, unknown if bolted, nailed or strapped

RADON MITIGATION SYSTEM
363: Not present.

SUBFLOORING
364: Plywood.

FLOOR JOISTS
365: In the areas where the floor framing is visible, all components appear to be properly installed and in good condition.

366: 2"x10" I joists

POSTS
367: The floor system is supported by adjustable steel jacks set over concrete piers.

BEAMS
368: Laminated 2"x 10"

FOUNDATION
369: Due to the installation of finished surfaces and exterior grade, the foundation is mostly inaccessible and could not be thoroughly inspected. However, we observed no signs of significant settlement or related interior cracking to suggest a major problem.

MOISTURE
370: We found no visible evidence of seepage or other moisture related conditions inside the building.

PEST CONTROL
371: We found no visible evidence of rodents.

WDO
372: Our inspection did not reveal any evidence of active wood boring insect infestation.

GENERAL COMMENT
373: All the visible structural elements appear to be in generally good condition and are performing as would be expected for a building of this age and type of construction.

Attic

The attic contains the roof framing and serves as a raceway for components of the mechanical systems. There are often heating ducts, electrical wiring and appliance vents in the attic. We visually examine the attic components for proper function, excessive or unusual wear, general state of repair, leakage, venting and misguided improvements. Where walking in an unfinished attic can result in damage to the ceiling or insulation, inspection is from the access opening only.

ACCESS/ENTRY
374: The attic access is located in the hallway.

WARN **375:** Because of the vaulted, or 'cathedral', ceiling design in portions of the building, these areas did not include an accessible attic space. The roof structure and related building components in these areas could not be inspected.

376: Due to blown in insulation which cannot be tampered, only a partial inspection of the attic space was performed from the access opening.

RAFTERS
377: Rafters are boards that support the roof sheathing, which in turn, supports the roof covering.

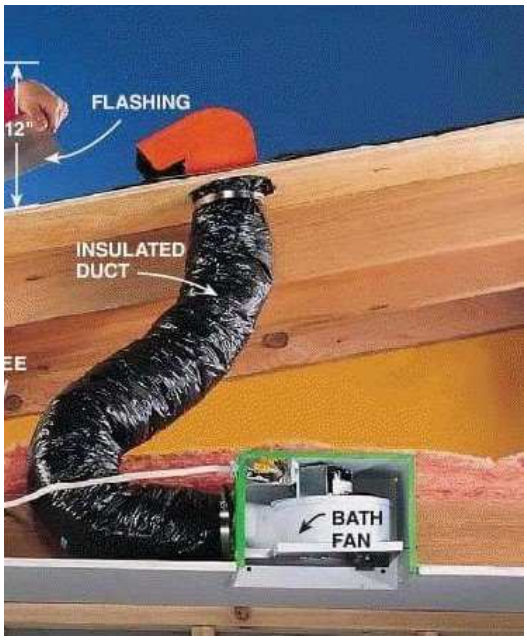
378: The rafters are 2x6 & 2x4 placed 24 inches on center.

SHEATHING
379: The roof sheathing is 'OSB' - Oriented Strand Board, nailed solidly across the rafters.

380: The roof sheathing appears to be properly installed and in good condition.

DUCTS

UPG **381:** Ducts are vented into the soffits which is causing some moisture to back draft into the attic. Recommend vent lines be directed through the roof into a proper roof hood.



Sample

VENTILATION

382: Our feeling regarding attic ventilation is that 'you can never have too much'. This attic appears properly ventilated.

383: The attic is adequately vented. Good ventilation helps reduce attic moisture levels and prevents condensation on the underside of the roof. In addition, it reduces heat build-up in the attic, making the house more comfortable.

Garage / Shop

Garages and/or vehicle storage areas are visually inspected for general state of repair. Due to the presence of the storage and personal property, our review of these areas is limited.

FOUNDATION
384: The foundation and other exterior visible elements of the support structure have performed well and are in good condition for the age of the structure.

WALLS
385: The walls are exposed wood framed.

FLOOR
386: The floor is a concrete slab.

CEILING
387: The drywall ceiling appears to be properly installed and generally in serviceable condition.

HEAT OUTLET
WARN **388:** System not tested. System shut off. Appears in serviceable condition.

GARAGE DOORS
389: The garage door is a single roll up design.

WINDOWS

390: Plastic covered. Not tested.

LIGHTS

391: The lights / fan were found to be properly installed and in serviceable condition.

RECEPTACLES

392: The receptacles appear to be properly installed and were operational.

SWITCHES

393: The switches were found to be properly installed and in serviceable condition.

GARAGE DOOR OPENER

REP **394:** Doesn't appear to open the door all the way.

Conclusion

COMMENTS

395: This structure appears to be very well built utilizing quality materials and professional workmanship. It is in need of only typical maintenance and upgrading.

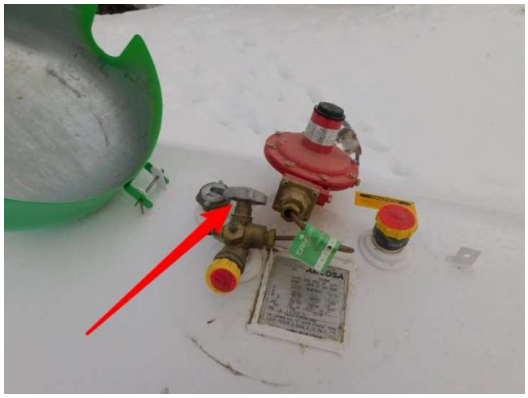
Locations of Emergency Controls

In an emergency, you may need to know where to shut off the gas, the water and/or the electrical system. We have listed below these controls and their location for your convenience. We urge that you familiarize yourself with their location and operation.

MAIN DISCONNECT
ELECTRICAL SYSTEM
1: The main disconnect is incorporated into the electrical service panel.

WATER SHUTOFF LOCATION
PLUMBING
2: Mechanical room

GAS SHUT OFF
PLUMBING
3: Gas shut off is at the tank.



GAS METER LOCATION
PLUMBING
4: At the tank.

GLOSSARY

A/C: Abbreviation for air conditioner and air conditioning.

ABS: Acronym for acrylonitrile butadiene styrene; rigid black plastic pipe used only for drain lines.

AFCI: Arc-fault circuit interrupter: A device intended to provide protection from the effects of arc faults by recognizing characteristics unique to arcing and by functioning to de-energize the circuit when an arc fault is detected.

Air Gap: Air gap (drainage): The unobstructed vertical distance through free atmosphere between the outlet of the waste pipe and the flood-level rim of the receptacle into which the waste pipe is discharged.

CSST: Corrugated Stainless Steel Tubing.

(CSST): Is a type of conduit used for natural gas heating in homes. It was introduced in the United States in 1988. CSST consists of a continuous, flexible stainless-steel pipe with an exterior PVC covering. The piping is produced in coils that are air-tested for leaks.

Cellulose: Cellulose insulation: Ground-up newspaper that is treated with fire-retardant.

Combustion Air: The ductwork installed to bring fresh outside air to the furnace and/or hot water heater. Normally, two separate supplies of air are brought in: one high and one low.

DIY: Do-it-yourself.

DWV: In modern plumbing, a drain-waste-vent (or DWV) is part of a system that removes sewage and grey water from a building and regulates air pressure in the waste-system pipes, facilitating flow. Waste is produced at fixtures such as toilets, sinks and showers, and exits the fixtures through a trap, a dipped section of pipe that always contains water. All fixtures must contain traps to prevent sewer gases from leaking into the house. Through traps, all fixtures are connected to waste lines, which in turn take the waste to a soil stack, or soil vent pipe. At the building drain system's lowest point, the drain-waste vent is attached, and rises (usually inside a wall) to and out of the roof. Waste is removed from the building through the building drain and taken to a sewage line, which leads to a septic system or a public sewer.

GLOSSARY

Double Tap: A double tap occurs when two conductors are connected under one screw inside a panel board. Most circuit breakers do not support double tapping, although some manufacturers, such as like Cutler Hammer, make hardware specially designed for this purpose.

Double tapping: Is a defect when it is used on incompatible devices. If the conductors come loose, they cause overheating and electrical arcing, and the risk of fire is also present. A double tap can be accommodated by installing a new circuit board compatible with double tapping. It is also possible to add another circuit breaker or install a tandem breaker to the existing breaker box.

Drip Edge: Drip edge is a metal flashing applied to the edges of a roof deck before the roofing material is applied. The metal may be galvanized steel, aluminum (painted or not), copper and possibly others.

Efflorescent: A crystalline or powdery deposit of salts often visible on the surface of concrete, brick, stucco, or natural stone surfaces. It occurs when water leaves behind salt deposits on the masonry surface.

EIFS: Exterior insulation and finishing system (EIFS) is a type of building exterior wall cladding system that provides exterior walls with an insulated finished surface and waterproofing in an integrated composite material system. For more information, please visit http://en.wikipedia.org/wiki/Exterior_insulation_finishing_system

Expansion Tank: An expansion tank or expansion vessel is a small tank used to protect closed (not open to atmospheric pressure) water heating systems and domestic hot water systems from excessive pressure. The tank is partially filled with air, whose compressibility cushions shock caused by water hammer and absorbs excess water pressure caused by thermal expansion.

GFCI: A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.

HRV: Heat recovery ventilation, also known as HRV, mechanical ventilation heat recovery, or MVHR, is an energy recovery ventilation system using equipment known as a heat recovery ventilator, heat exchanger, air exchanger, or air-to-air heat exchanger which employs a counter-flow heat exchanger (countercurrent heat exchange) between the inbound and outbound air flow.[1] HRV provides fresh air and improved climate control, while also saving energy by reducing heating (and cooling) requirements.

GLOSSARY

PVC: Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.

TPRV: The thermostat in a water heater shuts off the heating source when the set temperature is reached. If the thermostat fails, the water heater could have a continuous rise in temperature and pressure (from expansion of the water). The temperature and pressure could continue to rise until the pressure exceeds the pressure capacity of the tank (300 psi). If this should happen, the super-heated water would boil and expand with explosive force, and the tank would burst. The super-heated water turns to steam and turns the water heater into an unguided missile. To prevent these catastrophic failures, water heaters are required to be protected for both excess temperature and pressure. Usually, the means of protection is a combination temperature- and pressure-relief valve (variously abbreviated as T&P, TPV, TPR, etc.). Most of these devices are set to operate at a water temperature above 200 F and/or a pressure above 150 psi. Do not attempt to test the TPR valve yourself! Most water heating systems should be serviced once a year as a part of an annual preventive maintenance inspection by a professional heating and cooling contractor. From Plumbing: Water Heater TPR Valves

Valley: The internal angle formed by the junction of two sloping sides of a roof.

Valley Flashing: Sheet metal or other material used to line a valley in a roof to direct rainwater down into the gutter system.

Life Expectancy of Major Appliances

Appliance	Years
Gas ranges	15
Electric ranges	13
Range and oven hoods	14
Dryers (electric and gas)	13
Refrigerators	13
Garbage disposals	8 to 12
Freezers	11
Washing machines	10
Microwaves	9
Dishwashers	9 to 10