A1 Utah Home Inspector Corp

Property Inspection Report



Date of Inspection: 9/23/2026 Time: 9:00 AM
Age of Home: Built 2008 Size: 13664 SF
Weather: Sunny
Order ID: 14545

Inspector: Scott Martineau

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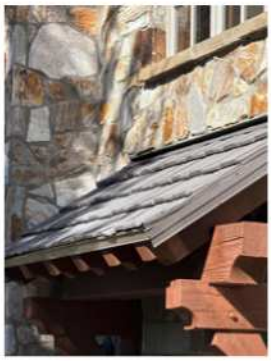
Report Summary

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.

Roofing		
Page 22 Item: 1	Roof Covering	



Damaged areas observed. Suggest further review by a qualified licensed roof contractor.

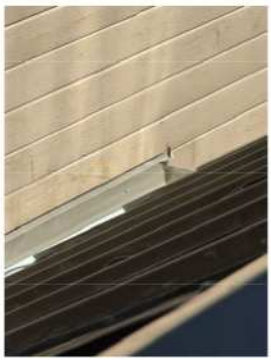


Damaged areas observed. Suggest further review by a qualified licensed roof contractor.

Page 23 Item: 2	Flashings	**• The chimney flashing has pulled away. Water can infiltrate into the interior, and moisture damage & mold can occur. Suggest having the flashing properly sealed. Suggest further review by a qualified licensed roof contractor.** **• Suggest a qualified professional roofing contractor review.**



The chimney flashing has pulled away. Water can infiltrate into the interior, and moisture damage & mold can occur. Suggest having the flashing properly sealed. Suggest further review by a qualified licensed roof contractor.



Suggest a qualified professional roofing contractor review.

Page 24 Item: 4	Roof Drainage System	• **General damage observed.**



Downspouts which discharge onto the ground - above grade - should discharge a good distance away from the house -- four (4) to six (6) feet or more, if possible. The slope of the ground in this area should be away from the house to direct water away from the foundation. See pictures.



General damage observed.

Electrical

Page 27 Item: 1	Service Drop	



The exterior service panel is rusted and full of box elder bugs.



General damage observed.

Page 28 Item: 6	Main Service Panel(s)	



The main panel appears to have NO room for future upgrades or additions to the system.

Page 30 Item: 8	Distribution Wiring	• **Generator did not operate properly using normal controls. Suggest qualified licensed electrician for review & repair as needed.**



Generator did not operate properly using normal controls. Suggest qualified licensed electrician for review & repair as needed.

Page 31 Item: 9	Lighting, Fixtures, Switches, Outlets	• **Light fixtures humming/buzzing at library.**



Loose or worn out fixtures/switches/outlet were observed. Repair as needed.



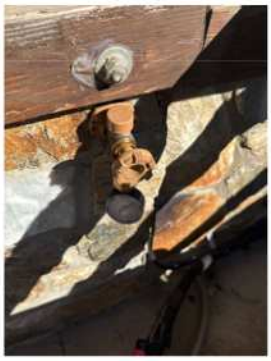
Loose or worn out fixtures/switches/outlet were observed. Repair as needed.



Light fixtures humming/buzzing at library.

Plumbing

Page 36 Item: 2	Exterior Hose Bibs/Spigots	• **Hose bib did not function properly.** • **Suggest a qualified plumbing contractor thoroughly evaluate and repair as needed.**



Hose bib did not function properly.

Page 37 Item: 6	Supply Branch Piping	• **Corrosion observed.** • **The main water line is galvanized. Suggest a qualified plumbing contractor review and repair as needed.** • **Previous leaks and water intrusion were observed. Suggest a qualified plumbing contractor review.** • **Suggest a qualified plumbing contractor thoroughly evaluate and repair as needed.**



Suggest a qualified plumbing contractor thoroughly evaluate and repair as needed.



Corrosion observed.



Previous leaks and water intrusion were observed. Suggest a qualified plumbing contractor review.

Page 38 Item: 7	Faucets	• **Low water flow observed. At upstairs half.**



Low water flow observed. At upstairs half.

Page 41 Item: 11	Water Heater(s) Condition	• **Improper or No earthquake supports being used.**



Improper or No earthquake supports being used.





Page 42 Item: 16	Pump(s)	• **Solid waste pump (Grinder pump system) appeared to operate properly when tested. Test monthly to ensure proper operation. Strongly recommend a qualified plumbing contractor review and service the pump system prior to closing.**



Solid waste pump (Grinder pump system) appeared to operate properly when tested. Test monthly to ensure proper operation. Strongly recommend a qualified plumbing contractor review and service the pump system prior to closing.

Page 43 Item: 17	Private Sewage Disposal (Septic) System	• **This inspection did not access the septic tank. Evaluation of the septic sewage system is beyond the scope of a home inspection.** • **Septic tanks should be pumped a minimum of every five (5) years and more frequently, every three (3) years, for larger families. Recommend tank be pumped, by a licensed septic company, if it has not been done within the last year.** • **Highly Recommend: You--as the owner--have your septic system inspected by a licensed septic company--to include locating and visually inspecting the Distribution Box(s). Refer to your owner's plat of the exact measurements of your septic field component locations on your lot. If you cannot find it -- a copy can be obtained from the County Health Dept. Show receipts and evidence of septic inspection to prospective buyers.**
Page 43 Item: 18	Other Components	• **Not tested.**



Not tested.

Heating and Air Conditioning		
Page 45 Item: 2	Cooling System	• **Suggest a qualified HVAC professional contractor review/repair your heating/cooling system as needed.** • **IMPROVE: The A/C Condensor is dirty and there are no records of prior service. Strongly suggest a qualified HVAC contractor perform a system Clean-and-Safety Check prior to closing. HVAC systems require yearly maintenance.** • **No record of recent service observed. Suggest a qualified HVAC professional service the unit prior to closing.** • **Condenser is past the end of its typical service life. Highly recommend replacement.** • **Exterior compressor/condensor unit not level. This can affect system performance and shorten service life. Repair as needed.**



Condenser is past the end of its typical service life. Highly recommend replacement.



Suggest a qualified HVAC professional contractor review/repair your heating/cooling system as needed.









Exterior compressor/condensor unit not level. This can affect system performance and shorten service life. Repair as needed.





Page 47 Item: 3	Heating System	• **Suggest a qualified HVAC professional contractor review/repair your heating/cooling system as needed.** • **No record of recent service observed. Suggest a qualified HVAC professional service the unit prior to closing.** • **Annual/seasonal HVAC service contract highly recommended.** • **Furnace is past the end of its typical service life. Highly recommend replacement.** • **IMPROVE: The furnace is dirty and there are no records of prior service. Strongly suggest a Qualified HVAC contractor perform a system Clean-and-Safety Check prior to closing. HVAC systems require yearly maintenance.**













Furnace is past the end of its typical service life. Highly recommend replacement.













No record of recent service observed. Suggest a qualified HVAC professional service the unit prior to closing.

No record of recent service observed. Suggest a qualified HVAC professional service the unit prior to closing.





Carbon monoxide levels have been tested. No high or concerning levels were observed. However, the inspection for holes and/or cracks in heat exchanger wall is not within the scope of this inspection and should be performed by a HVAC contractor to ensure the proper and safe operation of this system.

Furnace is past the end of its typical service life. Highly recommend replacement.

Page 51 Item: 10	Heating & Cooling Distribution	• **Suggest a qualified HVAC professional contractor review/repair your heating/cooling system as needed.** • **Radiant pipe system was not working properly.** • **Radiant system did not operate properly using normal controls. Suggest a qualified HVAC professional contractor review/repair your heating/cooling system as needed.** • **Monitor: In-slab ducts are subject to, and prone to water intrusion. Suggest qualified HVAC contractor review and repair in-slab ducts.**





Monitor: In-slab ducts are subject to, and prone to water intrusion. Suggest qualified HVAC contractor review and repair in-slab ducts.

Page 54 Item: 12	Wood Burning Fireplace	• **Recommend having flue and/or damper cleaned and inspected by a licensed chimney sweep professional before use.**



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Recommend having flue and/or damper cleaned and inspected by a licensed chimney sweep professional before use.

Page 55 Item: 13	Gas Fireplace(s)	• **Suggest a qualified HVAC professional contractor review/repair your heating/cooling system as needed.** • **The gas control valve was not operating properly. Pilot will not light and fireplace won't ignite.** • **Pilot not lit/not tested.** • **The NFPA (National Fire Protection Association) highly recommends an annual inspection of all chimneys, fireplaces, solid fuel-burning appliances, and vents. They also recommend an NFPA 211 Standard, Level II inspection upon sale or transfer of the property. A Level II inspection includes, not only cleaning the interior of the chimney pipe, but also the use of specialized tools and testing procedures such as video cameras, etc. to thoroughly evaluate the serviceability of the entire flue lining and fireplace/chimney system. If one has not been performed over the past 12 months, such an inspection is recommended before home changes ownership---for fire safety reasons.**



The gas control valve was not operating properly. Pilot will not light and fireplace won't ignite.



Pilot not lit/not tested.



Page 56 Item: 14	Other Components	• **Humidifiers require routine annual service prior to each heating season. They easily become covered by lime deposits which cause them to become inoperative within short periods of time. This should be part of annual/seasonal HVAC service contract.** • **Humidifier observed, disconnected at the time of inspection.** • **Suggest a qualified HVAC professional contractor review/repair your heating/cooling system as needed.**





Suggest a qualified HVAC professional contractor review/repair your heating/cooling system as needed.



Humidifier observed, disconnected at the time of inspection.

Exterior

Page 58 Item: 1	Driveway	**Uneven slabs at the driveway. , Heavy cracking and settlement.**



Heavy cracking and settlement.



Uneven slabs at the driveway.



Page 58 Item: 2	Walkways	**Uneven slabs at entry walk. , Heavy cracking and settlement.**



Improve: Typical cracking was observed at the concrete surfaces. Further deterioration will occur as water expands and contracts from freeze and thaw cycles. Recommend sealing the cracks to prolong the life of the concrete.



Heavy cracking and settlement.

Page 59 Item: 3	Stoop, Steps	



General damage observed.

Page 60 Item: 5	Exterior Doors	



Hardware is damaged/missing.

Page 61 Item: 6	Exterior Cladding	







There are areas of the siding that are cracked/loose/warped/missing or otherwise damaged. Water can infiltrate & damage the framing. Suggest qualified contractor to repair any of these areas.



Signs of previous repairs.

Page 62 Item: 8	Window/Door Frames and Trim	





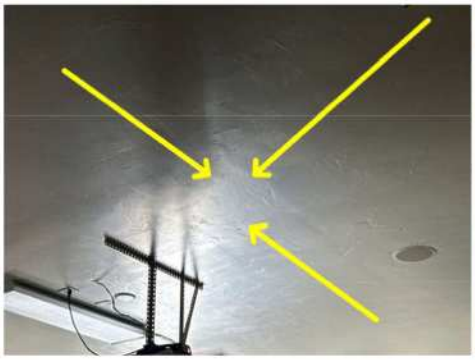
Loose, damaged, or missing trim.





Interior

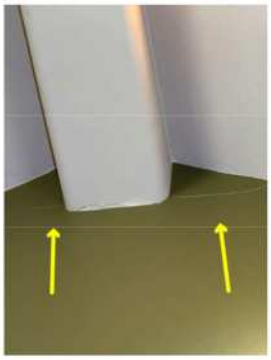
Page 66 Item: 2	Walls and Ceilings	• **Patched areas** • **Damaged areas observed** • **Ceiling/wall stains and evidence of past leaking. Mold may be present, but not visible during time of inspection. Suggest further review by a qualified contractor.** • **Mold-like bio growth observed.** • **Blistering observed. Mold may be present, but not visible during time of inspection. Suggest further review by a qualified contractor.**



Ceiling/wall stains and evidence of past leaking. Mold may be present, but not visible during time of inspection. Suggest further review by a qualified contractor.



Some cosmetic, common small cracks and typical flaws in drywall finish noted. This is normal wear for age of home.





Ceiling/wall stains and evidence of past leaking. Mold may be present, but not visible during time of inspection. Suggest further review by a qualified contractor.









Blistering observed. Mold may be present, but not visible during time of inspection. Suggest further review by a qualified contractor.



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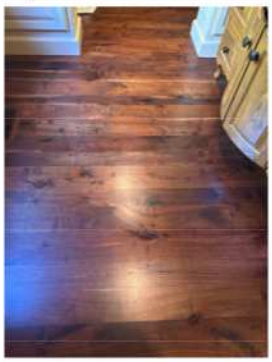


Patched areas



Damaged areas observed

Page 69 Item: 3	Floor Surfaces	



Uneven areas



Page 70 Item: 4	Windows	• **Cloudiness/condensation observed in thermopane double glazed windows. This is an indication of a failed seal.**



Cloudiness/condensation observed in thermopane double glazed windows. This is an indication of a failed seal.

Page 76 Item: 16	General Information	



Bathrooms

Page 78 Item: 1	Tub(s)	• **Jetted tub was filled to a level above the water jets and operated to check intake and jets. The tub was then drained to check for leaks and/or damage. Pump and supply lines were not completely visible or accessible. GFCI protection was present and tested operational. The items tested appeared to be in serviceable condition, at time of inspection.** **Unable to test master bathroom.** • **Stopper is missing/inoperable.** • **Inoperable at time of inspection. Tub faucet does not dispense into the tub.**





Inoperable at time of inspection. Tub faucet does not dispense into the tub.

Page 79 Item: 2	Shower(s)	• **Missing grout noted. Suggest maintenance of grout and caulking to prevent water seepage.** • **Mold like bio growth stains observed around shower area.**



Mold like bio growth stains observed around shower area.

Page 80 Item: 3	Toilet(s)	• **Toilet runs for long time, requires adjustment. At office 3/4** • **Valve off/not tested. At upstairs half.**



Toilet runs for long time, requires adjustment. At office 3/4



Valve off/not tested. At upstairs half.

Appliances

Page 83 Item: 3	Ranges, Ovens, Cooktops	• **Burners did not operate properly using normal controls. At office.**



Burners did not operate properly using normal controls. At office.

Page 85 Item: 9	Dryer Vent	



The dryer vent is plastic or foil, accordion-type ducting material. These flexible plastic or foil type duct can more easily trap lint and is more susceptible to kinks or crushing, which can greatly reduce airflow and become overheated. Overheated dryers can cause fires.

Inspection and Site Details

1. Inspection Time

Start: **9:00 AM**
End : 2:30 PM

2. Residence Type/Style

Single Family Home

3. Garage

Attached 3 Car Garage

4. Lot Size

0.50+ acres

5. Direction Of Front Entrance

East

6. Bedroom # Designation - Location -- for the purposes of this report

Main level - Bedroom. Basement level - Bedroom. Upper level - Master Bedroom. Upper level - Bedroom

7. Bathroom # Designation - Location - Type -- for the purposes of this report

Main level - Guest - Full Bath, Main level - Half Bath, Basement level - Guest- Full Bath, Upper level - Master - Full Bath, Upper level - Guest - 3/4 Bath, Upper level - Guest - Full Bath, Upper level - Half Bath, 2-Basement level - Guest - 3/4 Bath

8. Occupancy

Occupied - Furnished: Heavy volume of personal and household items observed., The utilities were on at the time of inspection.

9. Weather Conditions

Clear, sunny sky

Scope of Inspection

Roofing

As with all areas of the house, we recommend that you carefully examine the roof immediately prior to closing the deal. Note that walking on a roof voids some manufacturer's warranties.

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. Metal roofs in snow areas often do not have gutters and downspouts, as there is a concern that snow or ice cascading off the roof may tear gutters from the house.

Likewise, be advised that such cascading may cause personal injury or even death.

If this house has a metal roof, consult with qualified roofers or contractors regarding the advisability of installing a damming feature which may limit the size and amount of snow / ice sliding from the roof.

1. Roof Covering

Description:

- **Metal**

Age: Approx 15-20+ years

Observations:

- **Roof appeared serviceable with no deficiencies noted at time of inspection. No prediction of future performance or warranties can be offered.**
- **Damaged areas observed. Suggest further review by a qualified licensed roof contractor.**



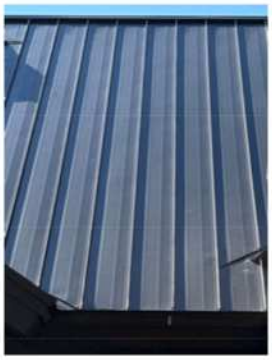




Damaged areas observed. Suggest further review by a qualified licensed roof contractor.

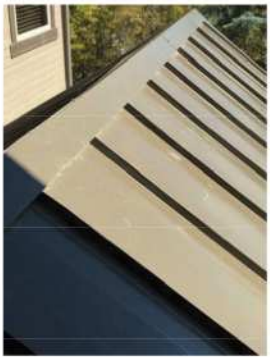






Damaged areas observed. Suggest further review by a qualified licensed roof contractor.





2. Flashings

Materials: **Metal**
Observations:

• The chimney flashing has pulled away. Water can infiltrate into the interior, and moisture damage & mold can occur. Suggest having the flashing properly sealed. Suggest further review by a qualified licensed roof contractor.

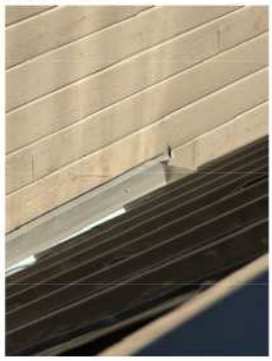
• Suggest a qualified professional roofing contractor review.







The chimney flashing has pulled away. Water can infiltrate into the interior, and moisture damage & mold can occur. Suggest having the flashing properly sealed. Suggest further review by a qualified licensed roof contractor.



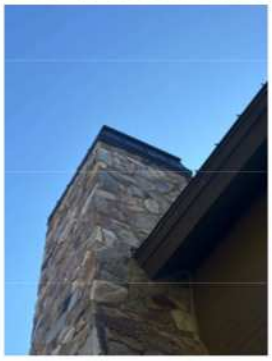


Suggest a qualified professional roofing contractor review.

3. Chimney(s)

Description: **Metal -- for wood burning fireplace**
Observations:
- **Appeared functional at time of inspection.**

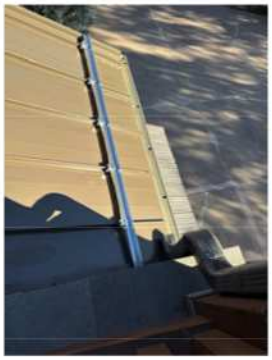





4. Roof Drainage System

Description: **Galvanized/Aluminum**
Observations:
- **The roof drainage system appeared in serviceable condition, at time of inspection.**
- **Downspouts which discharge onto the ground - above grade - should discharge a good distance away from the house -- four (4) to six (6) feet or more, if possible. The slope of the ground in this area should be away from the house to direct water away from the foundation. See pictures.**
- **General damage observed.**







Downspouts which discharge onto the ground - above grade - should discharge a good distance away from the house -- four (4) to six (6) feet or more, if possible. The slope of the ground in this area should be away from the house to direct water away from the foundation. See pictures.







General damage observed.

5. Skylight(s)

Description: **Glass**



Structure

1. Foundation Type

Fully finished basement

2. Foundation Floor

Description:

- **Concrete slab**

Observations:

- **Expansive cracks and settling observed, suggest sealing cracks as necessary.**
- **Visible areas appear satisfactory.**



Electrical

1. Service Drop

Description: **Underground service lateral • South • North**
Observations:
- **The exterior service panel is rusted and full of box elder bugs.**
- **General damage observed.**





The exterior service panel is rusted and full of box elder bugs.

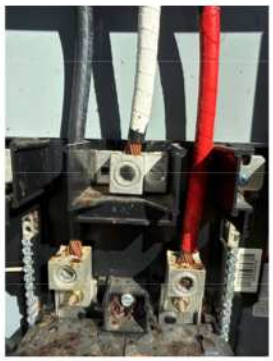




General damage observed.

2. Service Entrance Wires

Description:
- **Copper**
- **Aluminum**




3. Electrical Service Rating

- **120/240 Volt, 1 Phase, 200 Ampere rating**

4. Main Disconnect

Location: **200 Amp Breaker**
2-125 Amp Breakers • On Main Panel (See Photo) • The Exterior of The House
Observations:
- **Appeared functional at time of inspection.**
- **There is no main disconnect inside the house.**

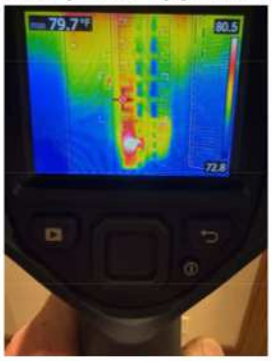
5. Service Grounding





6. Main Service Panel(s)

Description: **Square D**
Observations:
- **The wiring within the panel appeared satisfactory and functional.**
- **Labeling of electric circuit locations on Main Electrical Panel are not checked for accuracy.**
- **The main panel appears to have NO room for future upgrades or additions to the system.**



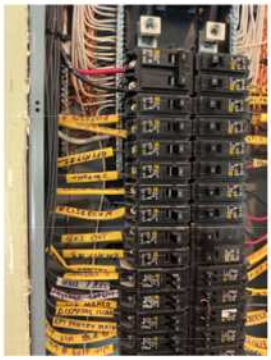






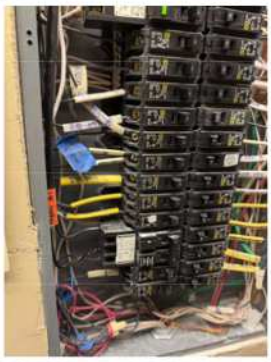














The main panel appears to have NO room for future upgrades or additions to the system.

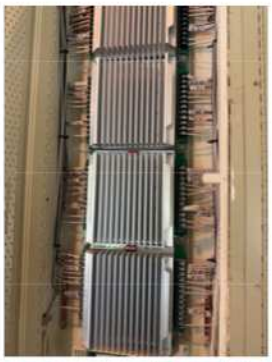


7. Overcurrent Protection

Type: **Breakers**
Observations:
- **Appeared functional at time of inspection.**
- **See "Main Panel" section remarks above.**

8. Distribution Wiring

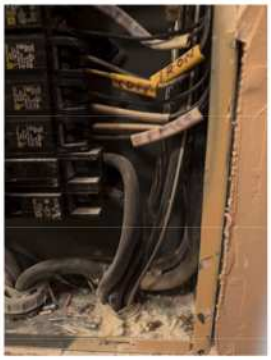
Description: **Copper**
Observations:
- **Visible wiring appeared functional, at time of inspection.**
- **Generator did not operate properly using normal controls. Suggest qualified licensed electrician for review & repair as needed.**













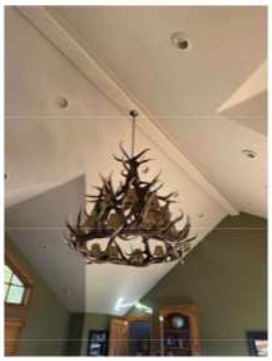
Generator did not operate properly using normal controls. Suggest qualified licensed electrician for review & repair as needed.

9. Lighting, Fixtures, Switches, Outlets

Description: **Grounded**

Observations:

- **Loose or worn out fixtures/switches/outlet were observed. Repair as needed.**
- **A representative number of receptacles,switches and lights were tested and are generally serviceable, unless otherwise noted.**
- **Suggest a qualified electrical contractor thoroughly evaluate electrical system and repair as needed.**
- **Light fixtures humming/buzzing at library.**











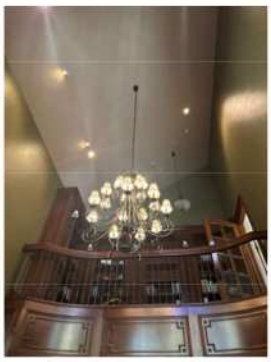




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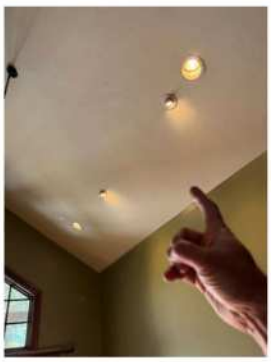












Light fixtures humming/buzzing at library.

10. GFCI - Ground Fault Circuit Interrupter

Description: **GFCI is an electrical safety device that cuts power to the individual outlet and/or entire circuit when as little as .005 amps is detected leaking--this is faster than a person's nervous system can react! Kitchens, bathrooms. whirlpools/hot-tubs, unfinished basements, garages, and exterior circuits are normally GFCI protected. This protection is from electrical shock.**

Locations & Resets: Bathrooms • Kitchen • Exterior • Garage

Observations:

- Installed GFCIs responded to test
- Test GFCIs monthly to ensure proper operation.







11. AFCI - Arc Fault Circuit Interrupter

Description: **AFCI is an electrical safety device that helps protect against fires by detecting arc faults. An arc (or sparking) fault is an electrical problem that occurs when electricity moves from one one conductor across an insulator to another conductor. This generates heat that can ignite nearby combustible material, starting a fire. At a minimum, all bedroom circuits are normally AFCI protected. Soon ALL electrical circuits in new homes will require AFCI protection.**

Locations & Resets:

- Present

Observations:

- Installed AFCIs responded to test



12. Smoke/Heat Detector(s)

Description:
- **One on each level at hall ceiling**
- **One in each bedroom**
- **See Limitations**
- **Hardwired to house power.**

Observations:
- **Operated when tested.**
- **MAINTENANCE: Periodic testing and changing batteries yearly to ensure proper smoke alarm operation is required.**
- **It is recommended that smoke detectors be replaced approx every 10 years.**

13. Carbon Monoxide (CO) Detector(s)

Location:
- **Operated when tested.**
- **Refer to the following Consumer Product Safety Commission publication on CO Detectors: http://www.cpsc.gov/cpscpub/pubs/5010.html**

Comments:
- **SAFETY INFO: Carbon Monoxide (CO) is a lethal gas--invisible,tasteless, odorless--produced in normal amounts whenever you use an appliance which burns a combustible fuel--gas, oil, kerosene, charcoal, and wood. When proper ventilation becomes blocked or inadequate, CO concentrations build up inside your home and become deadly.**

14. Sub Panel(s)

Description: **70, 100, & 125 Amps • Located in the gym & laundry.**

Observations:
- **The wiring within the panel appeared satisfactory and functional.**
- **Labeling of electric circuit locations on sub panels are not checked for accuracy.**
- **Recommend review by a qualified professional electrician for repair or replacement as necessary.**












Labeling of electric circuit locations on sub panels are not checked for accuracy.

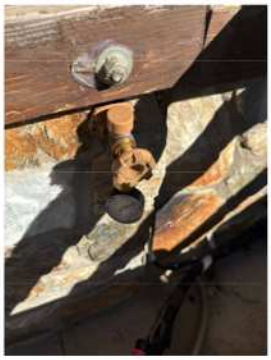
Plumbing

1. Water Supply Source

Source: **Public municipal water supply**

2. Exterior Hose Bibs/Spigots

Description: **Frost-free hose bibs observed.**
Observations:
- **Hose bib did not function properly.**
- **Suggest a qualified plumbing contractor thoroughly evaluate and repair as needed.**



Hose bib did not function properly.

3. Water Flow and Pressure

Pressure: **65 PSI • Tested at the Exterior Faucet**
Observations:
- **The water flow was overall functional. This was determined by running water in the bath sink and shower while toilet is flushed.**

4. Service Piping Into The House

Materials: **Galvanized**

5. Main Water Shut Off

Location:
- **Basement**
- **Mechanical Room**

Observations:
- **Appeared functional at time of inspection.**

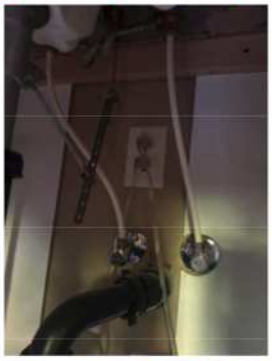


6. Supply Branch Piping

Description: **Copper (Used early 1930's to present) • Cross-linked polyethylene (PEX) (Used 1980's to present) • Galvanized (Used late 1800's to 1960)**

Observations:

- **Appeared functional at the visible portions of the supply piping.**
- **Corrosion observed.**
- **The main water line is galvanized. Suggest a qualified plumbing contractor review and repair as needed.**
- **Previous leaks and water intrusion were observed. Suggest a qualified plumbing contractor review.**
- **Suggest a qualified plumbing contractor thoroughly evaluate and repair as needed.**



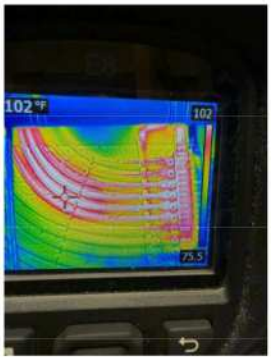


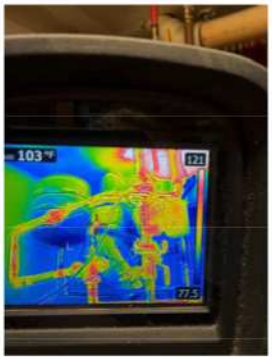




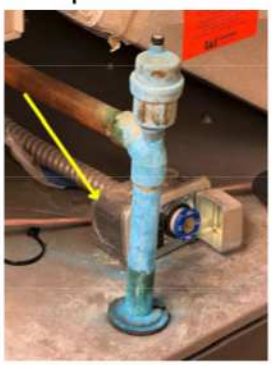








Suggest a qualified plumbing contractor thoroughly evaluate and repair as needed.

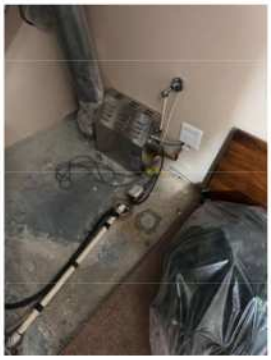


Corrosion observed.



Previous leaks and water intrusion were observed. Suggest a qualified plumbing contractor review.





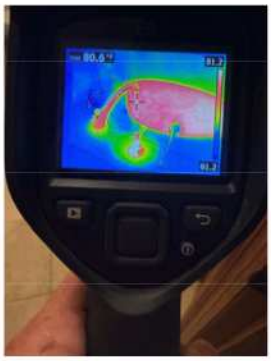
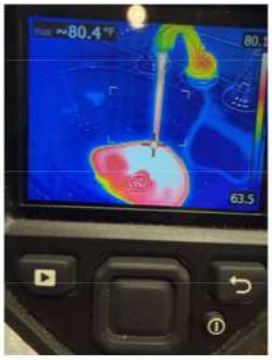
7. Faucets

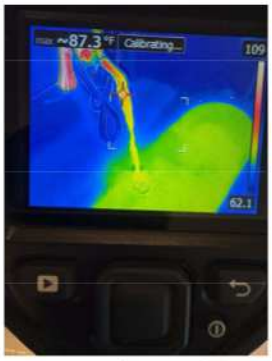
Observations:

- **Operated properly at time of inspection.**
- **Some water supply valves could be seized and/or difficult to close, and replacement with ball valves by a qualified plumber is suggested.**
- **Low water flow observed. At upstairs half.**

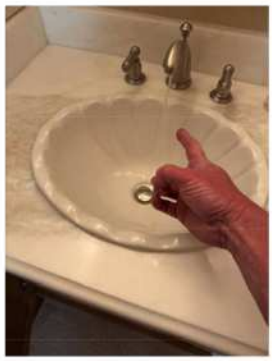








Low water flow observed. At upstairs half.

8. Sinks

Observations:

- **Operated properly at time of inspection.**
- **Suggest caulking as necessary.**









9. Traps and Drains

Observations:

- **Water was run through the fixtures and drains. Functional drainage was observed.**





10. Water Heater(s)

Description: **Location: Mechanical Room • Gas • Hot Water Boiler • Hot Water Storage Tank • Lochinvar • Laars**
Capacity: 111 Gallons

11. Water Heater(s) Condition

Age: **Water heaters have a typical life expectancy of 8-12 years. • Approx. 1 year**
Observations:

• Tank appears to be in satisfactory condition.

• A Temperature Pressure Relief (TPR) valve present. This safety valve releases water (and thus relieves pressure) if either the temp or pressure in the tank gets too high. The TPR valve discharge tube must be made of copper, iron, or CPVC (NOT regular PVC). It must terminate within 6" above the floor--the end cannot be threaded or have a fitting.

• Improper or No earthquake supports being used.







Improper or No earthquake supports being used.





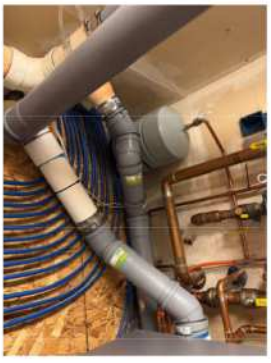


12. Water Heater Vent Piping

Materials: **PVC Vent**
Observations:

• Appeared functional at time of inspection.





13. Fuel Supply and Distribution

Description: **Black iron pipe used for gas branch/distribution service**
Shut Off: Main gas shut off located at outside meter.
Observations:

- **Appeared functional at the visible portions of the gas supply piping.**
- **Meter located at exterior. All gas appliances have cut-off valves in line at each unit. No gas odors detected.**
- **Most of the piping is concealed and cannot be identified.**



14. Waste System

Description: **Private sewage disposal - Septic - system**

15. Drainage, Wastewater & Vent Piping

Description: **ABS (Acrylonitrile-Butadiene-Styrene) piping - black in color**
Observations:

- **Visible piping appeared serviceable at time of inspection.**
- **No leaks observed at the time of the inspection.**
- **Suggest monitoring connections for corrosion and/or leaks.**







16. Pump(s)

Description: **One solid waste pump (Grinder pump system) for basement.**
Observations:

- **Solid waste pump (Grinder pump system) appeared to operate properly when tested. Test monthly to ensure proper operation. Strongly recommend a qualified plumbing contractor review and service the pump system prior to closing.**



Solid waste pump (Grinder pump system) appeared to operate properly when tested. Test monthly to ensure proper operation. Strongly recommend a qualified plumbing contractor review and service the pump system prior to closing.

17. Private Sewage Disposal (Septic) System

Comments:

• This inspection did not access the septic tank. Evaluation of the septic sewage system is beyond the scope of a home inspection.

• Septic tanks should be pumped a minimum of every five (5) years and more frequently, every three (3) years, for larger families. Recommend tank be pumped, by a licensed septic company, if it has not been done within the last year.

• Highly Recommend: You--as the owner--have your septic system inspected by a licensed septic company--to include locating and visually inspecting the Distribution Box(s). Refer to your owner's plat of the exact measurements of your septic field component locations on your lot. If you cannot find it -- a copy can be obtained from the County Health Dept. Show receipts and evidence of septic inspection to prospective buyers.

18. Other Components

Description: **Expansion Tank • Pressure Regulator • Fire Sprinkler System • Soft Water System • See Limitations**

Observations:

• Not tested.













Not tested.

19. Limitations of Plumbing Inspection

PLUMBING ISSUES ARE EVERY BUYERS #1 CONCERN. IT IS ALSO OUR #1 CONCERN. OUR PROCESSES ARE DESIGNED SPECIFICALLY TO AS MUCH AS IS HUMANLY POSSIBLE, TO UNCOVER, REVEAL AND IDENTIFY PREVIOUS, CURRENT AND ACTIVE ISSUES.
WE USE THERMAL IMAGING, MOISTURE METERS, AND HAVE AVAILABLE MOLD AIR SPORE TESTS TO DETECT ACTIVE MOLD SPORES. WE RUN WATER THROUGH OPEN DRAINS FOR 30-40 MINUTES, FLUSH TOILETS, RUN THE APPLIANCES, ETC.
ONE AREA THAT IS FRUSTRATING IS PREVIOUS WATER DAMAGE THAT HAS BEEN COVERED UP OR REPAIRED, OLD DRIED MOLD UNDER FLOORS, BEHIND WALLS, UNDER CABINETS, ETC. REMEMBER WHEN PURCHASING A HOME, ESPECIALLY A HOME OLDER THAN 15-20 YEARS, DURING RE-MODELING PHASES, YOU MAY DISCOVER SOME OF THAT OLD DRIED MOLD, PREVIOUS WATER DAMAGE ETC. **• Suggest a qualified plumbing contractor thoroughly evaluate and repair as needed • The sections of the plumbing system concealed by finishes like drywall and baseboard, and/or storage (below sinks, etc.), below the structure, or beneath the ground surface are not inspected. Evidence that there was previous water intrusion or damage, either discovered during the home inspection or disclosed from sellers, could warrant further testing such as infrared or even air spore mold testing.**
• The plumbing has been winterized and the water is OFF. Could not inspect the condition of faucets, fixtures, plumbing, pressure, or volume. There is an additional charge for a separate trip to return and inspect plumbing. • We do not inspect functionality of hot tubs, saunas, etc. Suggest qualified contractor to review for review and repairs as needed.

Heating and Air Conditioning

The heating, ventilation, and air conditioning and cooling system (often referred to as HVAC) is the climate control system for the structure. The goal of these systems is to keep the occupants at a comfortable level while maintaining indoor air quality, ventilation while keeping maintenance costs at a minimum. The HVAC system is usually powered by electricity and natural gas, but can also be powered by other sources such as butane, oil, propane, solar panels, or wood.

The inspector will usually test the heating and air conditioner using the thermostat or other controls. For a more thorough investigation of the system please contact a licensed HVAC service person.

1. Energy Source

For Heating: **Exterior, North side of house**
Observations: **Visible areas appeared functional, at time of inspection.**



2. Cooling System

Description: **Air Cooled Central Air Conditioner • 7 units • Carrier brand • Day and Night brand**
Age and Capacity: **Day and Night 19 years. Carrier 1 year. • 5-Approx 3 Tons • 2-Approx 4 Tons • Average life of an air handler is 15-20 years. • DEFERRED COST: The outside A/C unit appears to be at the end of its life cycle. • See limitations**
Observations:

- **Operation was functional, at time of inspection.**
- **Annual/Seasonal professional HVAC inspection and cleaning service contract is suggested.**
- **Suggest a qualified HVAC professional contractor review/repair your heating/cooling system as needed.**
- **IMPROVE: The A/C Condensor is dirty and there are no records of prior service. Strongly suggest a qualified HVAC contractor perform a system Clean-and-Safety Check prior to closing. HVAC systems require yearly maintenance.**
- **No record of recent service observed. Suggest a qualified HVAC professional service the unit prior to closing.**
- **Condenser is past the end of its typical service life. Highly recommend replacement.**
- **Exterior compressor/condensor unit not level. This can affect system performance and shorten service life. Repair as needed.**







Condenser is past the end of its typical service life. Highly recommend replacement.







Suggest a qualified HVAC professional contractor review/repair your heating/cooling system as needed.













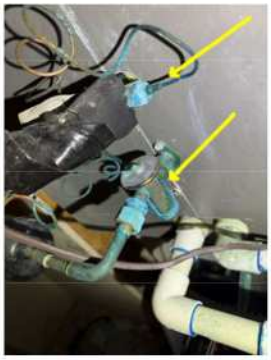
Exterior compressor/condensor unit not level. This can affect system performance and shorten service life. Repair as needed.













Suggest a qualified HVAC professional contractor review/repair your heating/cooling system as needed.

3. Heating System

Description: **Forced air natural gas furnace • Hot Water Boiler • Heat Exchanger • Location: Mechanical Room • Lennox • Modine • Lochinvar**

Age and Capacity:

• Average life of an air handler is 15-20 years.

• 1 & 18 years old.

Observations:

• Operated properly at time of inspection.

• Carbon monoxide levels have been tested. No high or concerning levels were observed. However, the inspection for holes and/or cracks in heat exchanger wall is not within the scope of this inspection and should be performed by a HVAC contractor to ensure the proper and safe operation of this system.

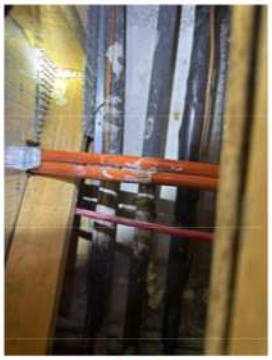
• Suggest a qualified HVAC professional contractor review/repair your heating/cooling system as needed.

• No record of recent service observed. Suggest a qualified HVAC professional service the unit prior to closing.

• Annual/seasonal HVAC service contract highly recommended.

• Furnace is past the end of its typical service life. Highly recommend replacement.

• IMPROVE: The furnace is dirty and there are no records of prior service. Strongly suggest a Qualified HVAC contractor perform a system Clean-and-Safety Check prior to closing. HVAC systems require yearly maintenance.

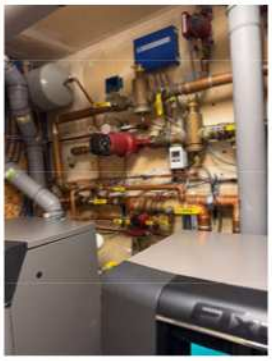















Furnace is past the end of its typical service life. Highly recommend replacement.













No record of recent service observed. Suggest a qualified HVAC professional service the unit prior to closing.

No record of recent service observed. Suggest a qualified HVAC professional service the unit prior to closing.







Carbon monoxide levels have been tested. No high or concerning levels were observed. However, the inspection for holes and/or cracks in heat exchanger wall is not within the scope of this inspection and should be performed by a HVAC contractor to ensure the proper and safe operation of this system.

Furnace is past the end of its typical service life. Highly recommend replacement.

4. Safety Switch

Description: **Exterior safety switch within sight of furnace unit. • Door safety Switch.**
Observations:
- **Operated properly at time of inspection.**





5. Combustion Air

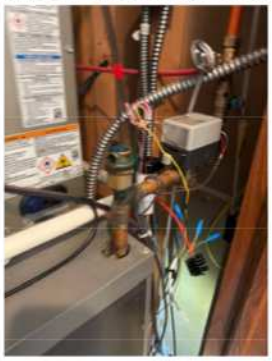
Observations:
- **Appeared functional, at time of inspection.**

6. Venting, Flue(s), and Chimney(s)

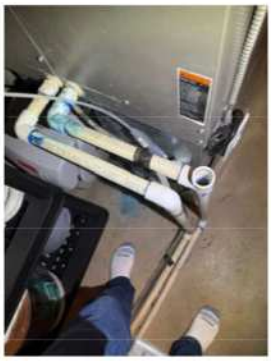
Materials: **Metal single wall chimney vent pipe • Plastic - PVC**
Observations:
- **The visible portions of the vent pipes appeared functional.**

7. Condensate Drain

Observations:
- **Appeared functional in the condensate collection and removal system.**









8. Filter(s)

Description: **Fiberglass disposable filter • 25 X 16 X 1 • 16 X 25 X 1 & 20 X 25 X 1**
Observations:
- **Appeared functional, at time of inspection.**
- **MAINTENANCE: The air filter(s) should be inspected at least monthly and cleaned or replaced as required. There are two types of filters commonly used: (1) Washable filters, (constructed of aluminum mesh, foam, or reinforced fibers) these may be cleaned by soaking in mild detergent and rising with water. (2) Fiberglass disposable filters that must be REPLACED before they become clogged. Remember that dirty filters are the most common cause of inadequate heating or cooling performance.**



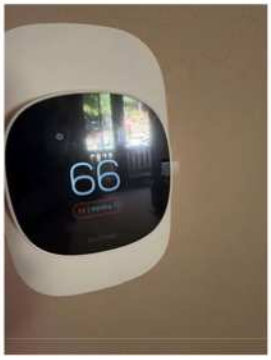


9. Thermostat(s)

Description: **Digital - programmable type.**
Observations:

- **Operated properly at time of inspection.**
- **Thermostats are not checked for calibration or timed functions.**
- **Recommend that the client(s) have the homeowner provide the instructions for programming or show the client(s) how to do so.**



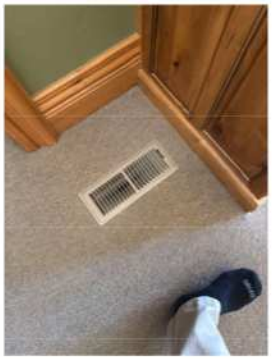




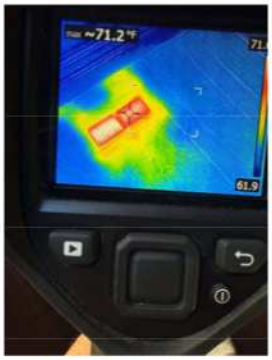
10. Heating & Cooling Distribution

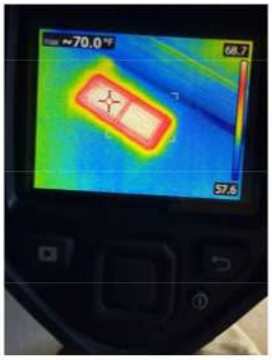
Description: **Galvanized sheetmetal ductwork • Flex ducting • Radiant Piping • In Slab Ducts**
Observations:

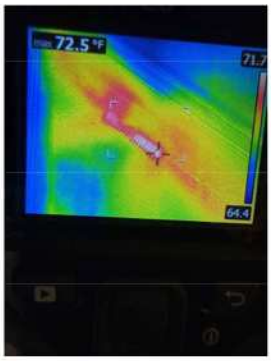
- **Appeared functional, at time of inspection.**
- **Monitor: In-slab ducts are subject to, and prone to water intrusion. Suggest qualified HVAC contractor review and repair in-slab ducts.**
- **The typical temperature differential split between cooling/heating supply and return air is 14 - 20 degrees F. This system responded and achieved an acceptable differential temperature.**
- **To maximize air pressure in each room, suggest using HVAC tape to seal ducting joints.**
- **Air registers with good air pressure working in every room.**
- **Suggest a qualified HVAC professional contractor review/repair your heating/cooling system as needed.**
- **Radiant pipe system was not working properly.**
- **Radiant system did not operate properly using normal controls. Suggest a qualified HVAC professional contractor review/repair your heating/cooling system as needed.**
- **Monitor: In-slab ducts are subject to, and prone to water intrusion. Suggest qualified HVAC contractor review and repair in-slab ducts.**

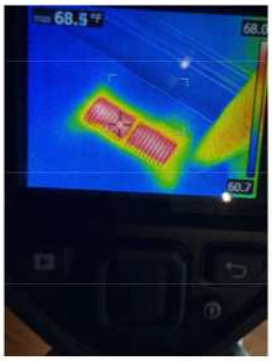


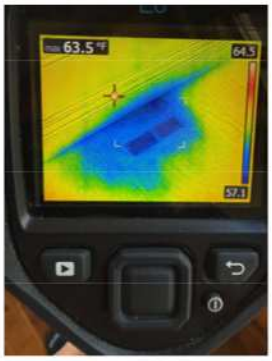


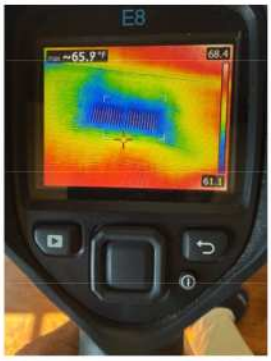

~71.2°F
61.9


~70.0°F
68.7
57.6


72.5°F
64.4


68.5°F
60.7


63.5°F
64.5
57.1


E8
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68.4
61.1

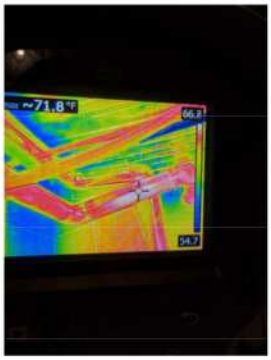


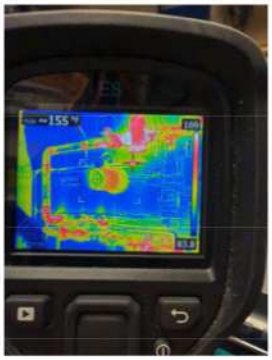




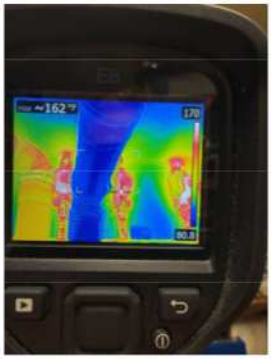


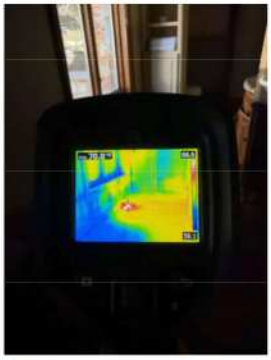


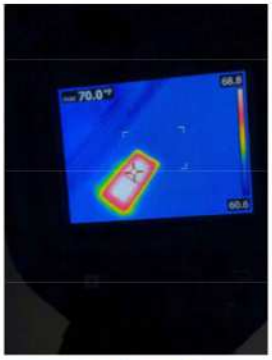


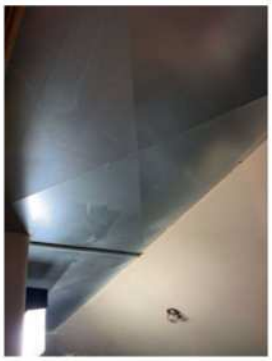


Monitor: In-slab ducts are subject to, and prone to water intrusion. Suggest qualified HVAC contractor review and repair in-slab ducts.



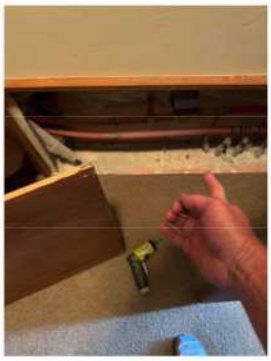












11. Fuse/Circuit Breaker Protection

Placard Max: **50, 30 Amps - A/C • 20 Amps - Furnace • See limitations • 20 & 30 Amps - A/C • 15 Amps - Furnace**

Observations:

- **Appeared functional, at time of inspection.**







12. Wood Burning Fireplace

Description: **Wood burning fireplace • Living room • Family room • Basement • Bedroom • Masonry wood burning fireplace**

Observations:

- **Appeared functional at time of inspection.**
- **The NFPA (National Fire Protection Association) highly recommends an annual inspection of all chimneys, fireplaces, solid fuel-burning appliances, and vents. They also recommend an NFPA 211 Standard, Level II inspection upon sale or transfer of the property. A Level II inspection includes, not only cleaning the interior of the chimney pipe, but also the use of specialized tools and testing procedures such as video cameras, etc. to thoroughly evaluate the serviceability of the entire flue lining and fireplace/chimney system. If one has not been performed over the past 12 months, such an inspection is recommended before home changes ownership---for fire safety reasons.**
- **Recommend having flue and/or damper cleaned and inspected by a licensed chimney sweep professional before use.**







Recommend having flue and/or damper cleaned and inspected by a licensed chimney sweep professional before use.





Recommend having flue and/or damper cleaned and inspected by a licensed chimney sweep professional before use.

13. Gas Fireplace(s)

Description: **Gas log direct vent fireplace with metal flue • Heatilator/Blower • Entryway. Kitchen.**

Observations:

• SAFETY INFO: Carbon Monoxide (CO) is a lethal gas--invisible,tasteless, odorless--produced in normal amounts whenever you use an appliance which burns a combustible fuel--gas, oil, kerosene, charcoal, and wood. When proper ventilation becomes blocked or inadequate, CO concentrations build up inside your home and become deadly.

• See Limitations

• Suggest a qualified HVAC professional contractor review/repair your heating/cooling system as needed.

• The gas control valve was not operating properly. Pilot will not light and fireplace won't ignite.

• Pilot not lit/not tested.

• The NFPA (National Fire Protection Association) highly recommends an annual inspection of all chimneys, fireplaces, solid fuel-burning appliances, and vents. They also recommend an NFPA 211 Standard, Level II inspection upon sale or transfer of the property. A Level II inspection includes, not only cleaning the interior of the chimney pipe, but also the use of specialized tools and testing procedures such as video cameras, etc. to thoroughly evaluate the serviceability of the entire flue lining and fireplace/chimney system. If one has not been performed over the past 12 months, such an inspection is recommended before home changes ownership---for fire safety reasons.



The gas control valve was not operating properly. Pilot will not light and fireplace won't ignite.





Pilot not lit/not tested.



14. Other Components

Description: **Humidifier -- Honeywell brand**
Observation:

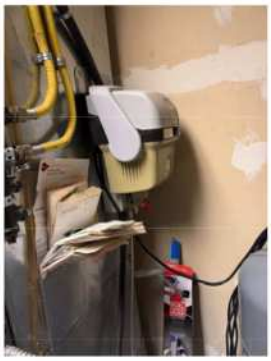
• Humidifiers require routine annual service prior to each heating season. They easily become covered by lime deposits which cause them to become inoperative within short periods of time. This should be part of annual/seasonal HVAC service contract.

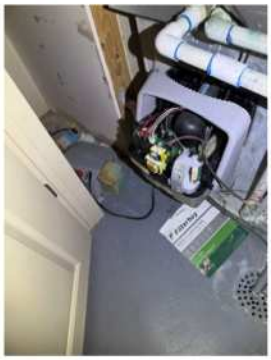
• Humidifier observed, disconnected at the time of inspection.

• Suggest a qualified HVAC professional contractor review/repair your heating/cooling system as needed.









Suggest a qualified HVAC professional contractor review/repair your heating/cooling system as needed.





Humidifier observed, disconnected at the time of inspection.

15. Limitations of Heating and Air Conditioning Inspection

Suggest a qualified HVAC professional contractor review/repair your heating/cooling system as needed. • Interior surfaces of a chimney liner/flue are not inspected. Due to the small size of the flue, angles, soot, and lack of lighting, a visual inspection is not possible. While accessible parts of the chimney may appear functional, hidden problems could exist that are not documented in this report. • Heat gain calculations, adequacy, efficiency, required combustionable air, or the balanced distribution of air throughout the home are not performed as part of a home inspection. These calculations are typically performed by designers to determine the required size of HVAC systems. As a very rough rule of thumb -- Air conditioning adequacy is 600-800 sq. feet of living area per ton (12,000 BTU) of A/C cooling capacity. • Humidifiers, dehumidifiers, and electronic filters are not inspected. An annual HVAC service contract should include servicing these items. • Firescreens, fireplace doors, appliance gaskets and seals, automatic fuel feed devices, mantles and fireplace surrounds, combustion make-up air devices, and heat distribution assists (gravity or fan-assisted) are not inspected. • Carbon monoxide levels have been tested. No high or concerning levels were observed. However, the inspection for holes and/or cracks in heat exchanger is not within the scope of this inspection and should be performed by a HVAC contractor to ensure the proper and safe operation of this system.

Exterior

1. Driveway

Materials: **Concrete**

Observations: **IMPROVE: Typical cracking was observed at the concrete surfaces. Further deterioration will occur as water expands and contracts from freeze and thaw cycles. Recommend sealing the cracks to prolong the life of the concrete.**, **Uneven slabs at the driveway. , Heavy cracking and settlement.**



Heavy cracking and settlement.



Uneven slabs at the driveway.





2. Walkways

Materials: **Concrete**

Observations: **Improve: Typical cracking was observed at the concrete surfaces. Further deterioration will occur as water expands and contracts from freeze and thaw cycles. Recommend sealing the cracks to prolong the life of the concrete.**, **Uneven slabs at entry walk. , Heavy cracking and settlement.**



Improve: Typical cracking was observed at the concrete surfaces. Further deterioration will occur as water expands and contracts from freeze and thaw cycles. Recommend sealing the cracks to prolong the life of the concrete.



Heavy cracking and settlement.

3. Stoop, Steps

Materials: **Concrete • Stone**
Observations:
- **General overall condition appear satisfactory in good condition, at time of inspection.**
- **Common cracks and settlement observed.**
- **General damage observed.**





General damage observed.



4. Porch, Patio, Flatwork

Description: **Wood columns • Stone columns • Concrete**
Observations:
- **General overall condition appear satisfactory in good condition, at time of inspection.**







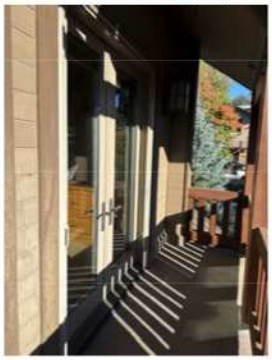


5. Exterior Doors

Description: **Wood • Steel • Screen Door**

Observations:

- **Appeared in functional and in satisfactory condition, at time of inspection.**
- **Hardware is damaged/missing.**

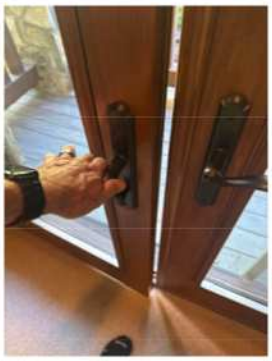












Hardware is damaged/missing.



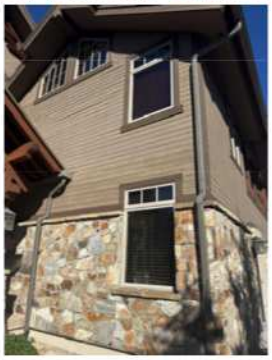


6. Exterior Cladding

Description: **Composite/Wood Siding • Stone veneer front**

Observations:

- **There are areas of the siding that are cracked/loose/warped/missing or otherwise damaged. Water can infiltrate & damage the framing. Suggest qualified contractor to repair any of these areas.**
- **The house siding appeared in serviceable condition, at time of inspection.**
- **Signs of previous repairs.**







There are areas of the siding that are cracked/loose/warped/missing or otherwise damaged. Water can infiltrate & damage the framing. Suggest qualified contractor to repair any of these areas.









Signs of previous repairs.

7. Eaves, Soffits, Fascia and Trim

Description:
• **Wood**

Observations:
• **Appeared to be in serviceable condition, at time of inspection.**
• **Suggest routine exterior maintenance of any exposed wood surfaces as needed.**






8. Window/Door Frames and Trim

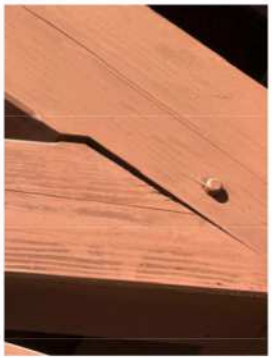
Description: **Wood**

Observations:
• **Components appeared in satisfactory condition at time of inspection.**
• **All exterior trim surfaces should be annually examined and sealed, re-caulked and re-painted as needed.**
• **Loose, damaged, or missing trim.**





Loose, damaged, or missing trim.

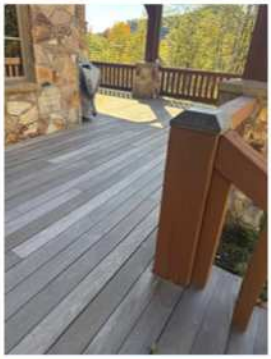





9. Deck, Balcony

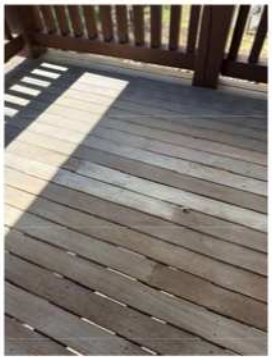
Materials: **Wood • Composite**
Observations:
• Appears in satisfactory and functional condition with normal wear for its age. Appears to be sound structure.









10. Railings

Materials: **Metal Railings/Fence • Wood Railings/Fence**

Observations:

• Appeared functional, at time of inspection.





11. Grading and Surface Drainage

Description:

• Ground generally graded away from house

• Lot grading and drainage have a significant impact on the building, simply because of the direct and indirect damage that moisture can have on the foundation. It is very important, therefore, that surface runoff water be adequately diverted away from the home. Lot grading should slope away and fall a minimum of one (1) inch every foot for a distance of six (6) feet around the perimeter of the building.

Observations:

• The exterior drainage is generally away from foundation -- except where noted below.




12. Retaining Walls

Materials:

• Stone

Observations:

• Appeared functional at time of inspection.





Interior

1. Door Bell

Observations:

- **Operated normally when tested.**

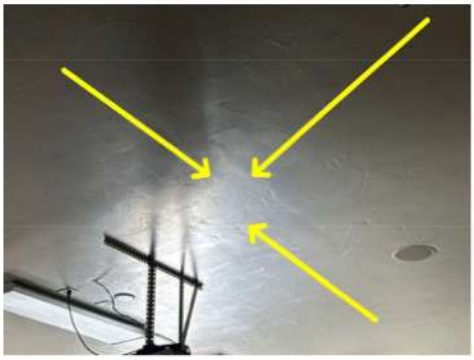


2. Walls and Ceilings

Materials: **Drywall**

Observations:

- **General condition of walls and ceilings appeared satisfactory.**
- **Some cosmetic, common small cracks and typical flaws in drywall finish noted. This is normal wear for age of home.**
- **Patched areas**
- **Damaged areas observed**
- **Ceiling/wall stains and evidence of past leaking. Mold may be present, but not visible during time of inspection. Suggest further review by a qualified contractor.**
- **Mold-like bio growth observed.**
- **Blistering observed. Mold may be present, but not visible during time of inspection. Suggest further review by a qualified contractor.**

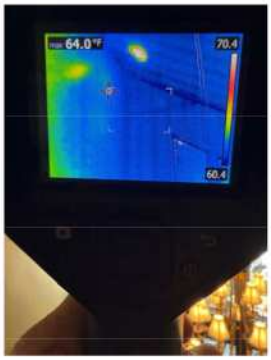






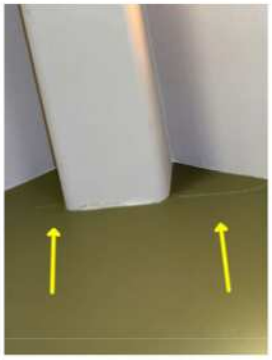
Ceiling/wall stains and evidence of past leaking. Mold may be present, but not visible during time of inspection. Suggest further review by a qualified contractor.







Some cosmetic, common small cracks and typical flaws in drywall finish noted. This is normal wear for age of home.







Ceiling/wall stains and evidence of past leaking. Mold may be present, but not visible during time of inspection. Suggest further review by a qualified contractor.











Blistering observed. Mold may be present, but not visible during time of inspection. Suggest further review by a qualified contractor.



Ceiling/wall stains and evidence of past leaking. Mold may be present, but not visible during time of inspection. Suggest further review by a qualified contractor.



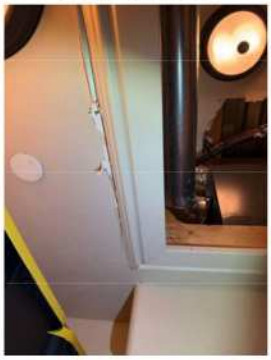


Ceiling/wall stains and evidence of past leaking. Mold may be present, but not visible during time of inspection. Suggest further review by a qualified contractor.



Mold-like bio growth observed.

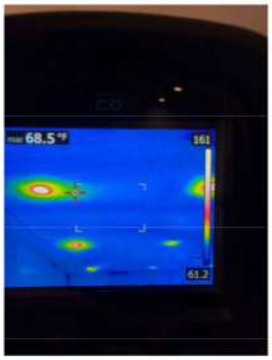
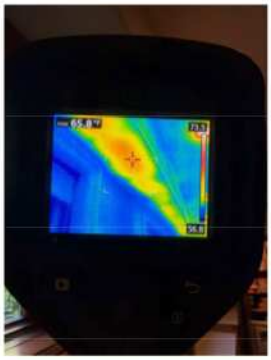
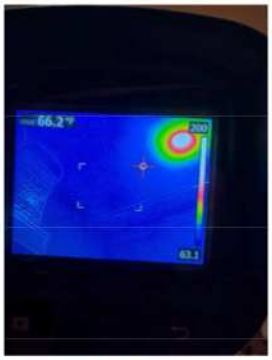


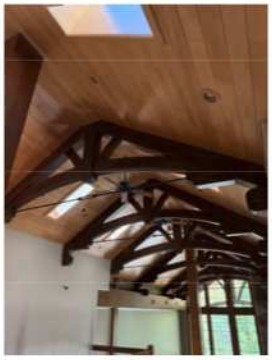


Some cosmetic, common small cracks and typical flaws in drywall finish noted. This is normal wear for age of home.



Patched areas

Damaged areas observed

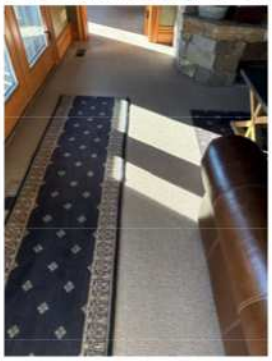


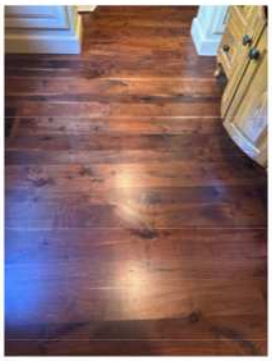
3. Floor Surfaces

Materials: **Hardwood type** • **Ceramic tile** • **Carpet**

Observations:

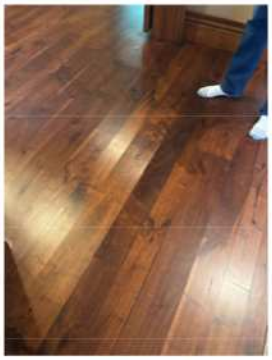
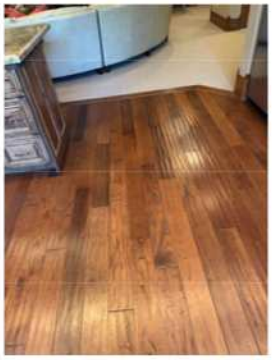
- **Appeared functional - with normal wear and age.**
- **Uneven areas**
- **Worn, torn, missing or otherwise damaged in areas.**

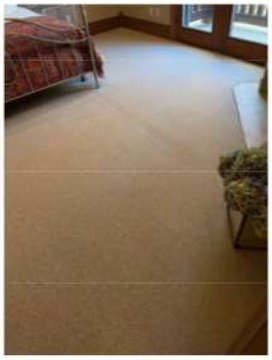




Uneven areas





4. Windows

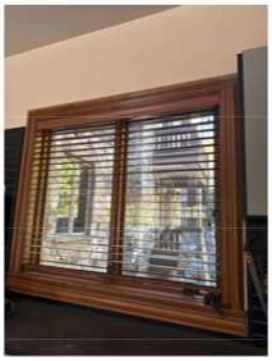
Description:

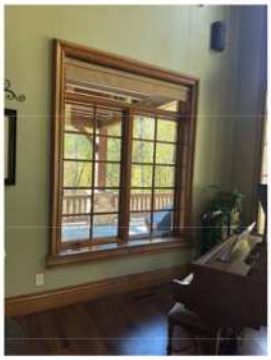
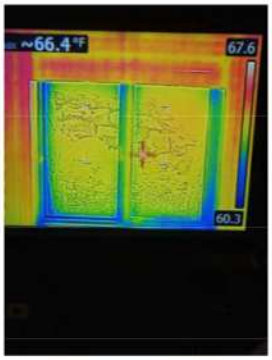
- **Vinyl**
- **Aluminum**
- **Wood -- Original windows.**
- **Crank/casement**
- **Sliders**
- **Fixed**
- **Double-glazed thermal seal type: two panes of glass separated by a layer of air/inert gas, then sealed.**

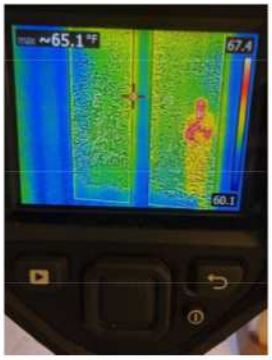
Observations:

- **The windows that were tested, are functional.**
- **Cloudiness/condensation observed in thermopane double glazed windows. This is an indication of a failed seal.**










Cloudiness/condensation observed in thermopane double glazed windows. This is an indication of a failed seal.



5. Interior Doors

Description: **Wood**

Observations:

- **Appeared functional, at time of inspection.**







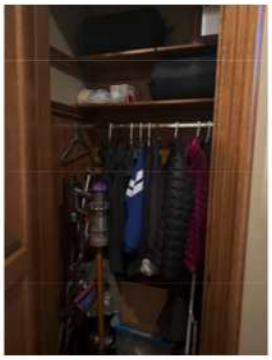
6. Closets

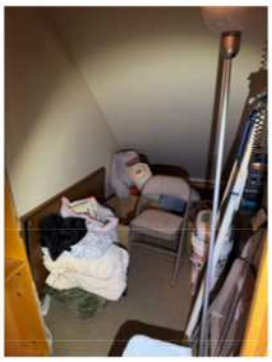
Observations:

- Appeared functional, at time of inspection.











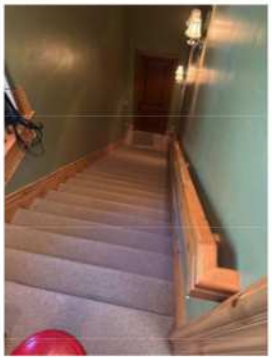




7. Stairways and Railings

Observations:

- Appeared functional, at time of inspection.

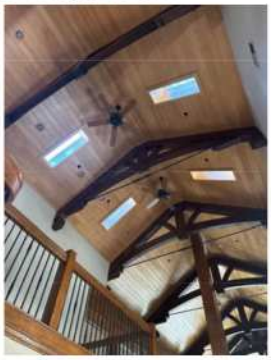




8. Ceiling Fans

Observations:

- **Operated normally when tested, at time of inspection.**



9. Cabinets and Vanities

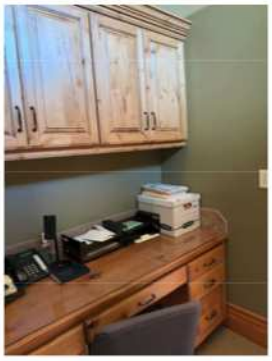
Materials: **Solid Wood**

Observations:

- **Appeared functional and in satisfactory condition, at time of inspection.**
- **Some cabinet doors and/or drawers need hardware repair/adjustment (to stay shut).**





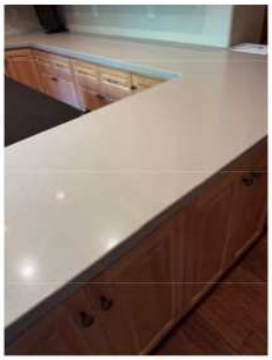




10. Countertops

Materials: **Solid Surface**
Observations:
- **Appeared functional at time of inspection.**





11. Garage Door(s)

Description: **One 7' wood panel. sectional roll-up doors. • One 16' wood panel. sectional roll-up doors.**
Observations:
- **Appeared functional at time of inspection.**




12. Garage Door Opener(s)

Description: **LIFT-MASTER**
Observations:
- **Appeared functional using normal controls, at time of inspection.**





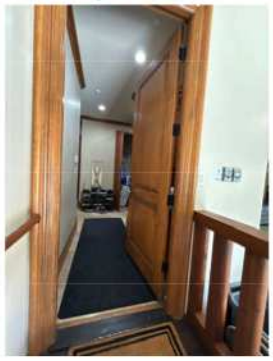
13. Garage Door Safety Features

Safety Sensor: Present
Observations:
- Safety sensors operated properly, however safety reverse feature may not operate normally, reversing the door when tested.
- Operated properly at time of inspection.



14. Garage Firedoor

Material: **Proper Fire Door Present**
Observations:
- Appeared satisfactory and functional, at time of inspection.




15. Garage Firewall and Ceiling

Observations:
- Appeared satisfactory, at time of inspection.



16. General Information

Observations:

• Suggest a professional pest contractor to evaluate for further evidence and treatment, prior to closing. Even though we did not see obvious signs of termites or rodents, they could still exist.

• Pest activity observed. Suggest qualified pest control contractor review, and suggest remedy prior to closing.



17. Limitations of Interiors Inspection

There were a moderate amount of personal/household items in each room. Furniture, storage, appliances and/or wall hangings are not moved to permit inspection and may block defects. • Strongly suggest a thorough review of interior areas during final walk-through inspection prior to closing. • Home Inspectors cannot determine the integrity of the thermal seal in double-glazed windows. Evidence of failed seals may be more or less visible from one day to the next depending on the weather and inside conditions (temperature,humidity, sunlight, etc.). • This home is equipped with a central vacuum system which is outside the scope of this inspection and was not tested. Suggest you confirm functional operation prior to closing. • The sections of the plumbing system concealed by finishes like drywall and baseboard, and/or storage (below sinks, etc.), below the structure, or beneath the ground surface are not inspected. Evidence that there was previous water intrusion or damage, either discovered during the home inspection or disclosed from sellers, could warrant further testing such as infrared or even air spore mold testing.

Attic and Insulation

1. Attic Access

Description: **Access at hallway ceiling. Garage closet.**
Observations:
- **Appeared functional.**



2. Method of Attic Inspection

Inspected from access only • Viewed and crawled in the attic

3. Insulation in Unfinished Spaces

Description:
- **Fiberglass, batts**

Observations:
- **Insulation level in the attic is typical for homes this age.**

4. Attic Ventilation

Description: **Roof Top • Under eave soffit inlet vents**
Observations:
- **Appeared sufficient at time of inspection.**

5. Vent Piping Through Attic

Materials: **ABS (Acrylonitrile-Butadiene-Styrene) - normally black in color**
Observations: **The plumbing vents appeared functional at time of inspection.**

6. Limitations of Attic and Insulation Inspection

Insulation/ventilation type and levels in concealed areas, like exterior walls, are not inspected. • Any estimates of insulation R values or depths are rough average values.

Bathrooms

1. Tub(s)

Description:

- **Plastic/Fiberglass**
- **Cast Iron**
- **Jetted**

Observations:

- **Appeared satisfactory and functional, at time of inspection.**
- **Jetted tub was filled to a level above the water jets and operated to check intake and jets. The tub was then drained to check for leaks and/or damage. Pump and supply lines were not completely visible or accessible. GFCI protection was present and tested operational. The items tested appeared to be in serviceable condition, at time of inspection.**
- **Water intrusion from bathtubs and shower enclosures is a common cause of damage behind walls, sub floors, and ceilings below bathrooms. As such, periodic re-caulking and grouting of tub and shower areas is an ongoing maintenance task which should not be neglected.**

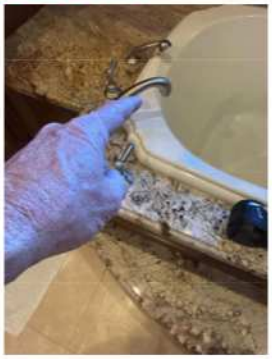
• Jetted tub was filled to a level above the water jets and operated to check intake and jets. The tub was then drained to check for leaks and/or damage. Pump and supply lines were not completely visible or accessible. GFCI protection was present and tested operational. The items tested appeared to be in serviceable condition, at time of inspection.

Unable to test master bathroom.

• Stopper is missing/inoperable.

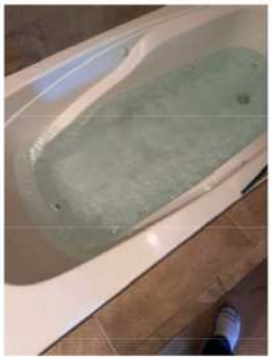
• Inoperable at time of inspection. Tub faucet does not dispense into the tub.








Inoperable at time of inspection. Tub faucet does not dispense into the tub.





2. Shower(s)

Description: **Surround is solid**

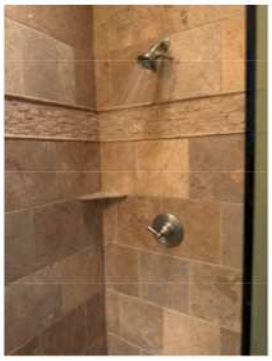
Observations:

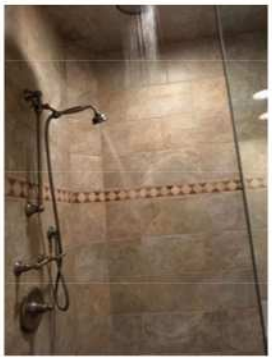
- **Appeared functional, at the time of inspection - except where noted.**
- **Recommend caulking as required. See General comments below.**
- **Water intrusion from bathtubs and shower enclosures is a common cause of damage behind walls, sub floors, and ceilings below bathrooms. As such, periodic re-caulking and grouting of tub and shower areas is an ongoing maintenance task which should not be neglected.**
- **Missing grout noted. Suggest maintenance of grout and caulking to prevent water seepage.**
- **Mold like bio growth stains observed around shower area.**





Mold like bio growth stains observed around shower area.







3. Toilet(s)

Observations: Operated when tested. Appeared functional, at time of inspection - except as noted. • **Toilet runs for long time, requires adjustment. At office 3/4 • Valve off/not tested. At upstairs half.**







Toilet runs for long time, requires adjustment. At office 3/4





Valve off/not tested. At upstairs half.

4. Exhaust Fan(s)

Observations:

- **Improve: There is no exhaust fan in the main guest bathroom.**
- **Appeared functional, at time of inspection.**





5. A Word About Caulking and Bathrooms

• Water intrusion from bathtubs and shower enclosures is a common cause of damage behind walls, sub floors, and ceilings below bathrooms. As such, periodic re-caulking and grouting of tub and shower areas is an ongoing maintenance task which should not be neglected.

Appliances

1. Dishwasher

Description: **Asko**
Observations:
• **Operated through one cycle and appeared to be in working order at time of inspection.**







2. Garbage Disposal

Description: **InSinkErator • Kitchen Aid**
Observations: **Operated - appeared functional at time of inspection.**







3. Ranges, Ovens, Cooktops

Description:
- **Whirlpool**
- **KitchenAid**
- **Wolf**
- **Cooktop: Gas Burners**
- **Cooktop: Electric radiant heating coils or infrared halogen**
- **Overn(s): Electric, convection**
- **Oven(s): Natural Gas**

Observations:
- **All heating elements operated when tested.**
- **Oven operated when tested.**
- **Burners did not operate properly using normal controls. At office.**








Burners did not operate properly using normal controls. At office.





4. Hood/Exhaust Fan

Description: **Broan**

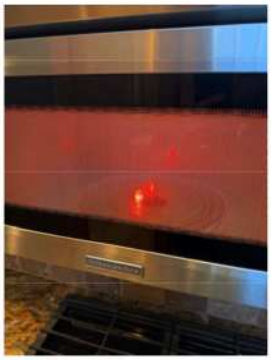
Observations:
- **Functioned and operated normally when tested.**



5. Microwave

Description: **KitchenAid • Wolf**
Observations:
• **Operated when tested.**







6. Refrigerator

Description: **Sub-Zero • KitchenAid**
Observations:
• **Appeared functional, at time of inspection.**









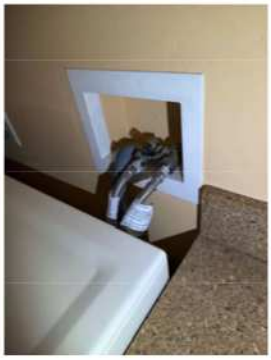




7. Washer

Description: **Whirlpool • 120 Volt Circuit for Washer**
Observations:
- **Operated as designed using normal controls.**
- **No washer present.**





8. Dryer

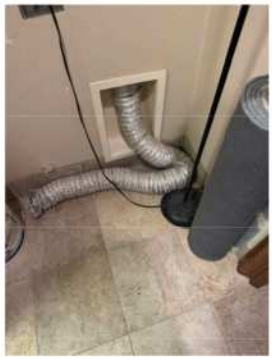
Description: **Whirlpool • 240 volt circuit available for dryer • Four prong 240 Volt outlet available for electric dryer**
Observations:
- **Operated as designed using normal controls.**
- **No dryer present.**
- **See Limitations**





9. Dryer Vent

Observations: **Appeared functional, at time of inspection. • Properly vented to exterior. • The dryer vent is plastic or foil, accordion-type ducting material. These flexible plastic or foil type duct can more easily trap lint and is more susceptible to kinks or crushing, which can greatly reduce airflow and become overheated. Overheated dryers can cause fires. • MAINTENANCE: The inside of the dryer vent is not able to be inspected. We strongly suggest you have it cleaned. Periodic cleaning of the dryer vent duct recommended, as fire prevention safety.**





The dryer vent is plastic or foil, accordion-type ducting material. These flexible plastic or foil type duct can more easily trap lint and is more susceptible to kinks or crushing, which can greatly reduce airflow and become overheated. Overheated dryers can cause fires.

10. Other Components

Description: **Water filtration system • Ice Maker**
Observations:
• Not tested







11. Limitations of Appliances Inspection

Appliances are tested by turning them on for a short period of time. Recommend a one-year Homeowner's Warranty or service contract be purchased. This covers the operation of appliances, as well as associated plumbing an electrical repairs -- with a $50-100 deductible. It is further suggested that appliances be operated once again during the final walkthrough inspection prior to closing. • Oven(s), Range and Microwave thermostats, timers, clocks and other specialized cooking functions and features are not tested during this inspection. • Dishwasher, Clothes Washer and Dryer are tested for basic operation in one mode only. Their temperature calibration, functionality of timers, effectiveness, efficiency and overall adequacy is outside the scope of this inspection.

Conventions and Terms Used in this Report

END OF REPORT

Glossary

Term	*Definition*
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.
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.
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.
TPR Valve	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