Inspection Report

Provided by:

Absolute Assurance Home Inspection Services, LLC

Inspector: Richard Smith

MD License# 33227

InterNACHI# 18031903

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Property Address:

123 Elm Street,
Anywhere, MD 22222



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1 Report Information

Client Information

Client Name	John Doe
Client Phone	555-555-5555

Property Information

Approximate Year Built	1973
Approximate Square Footage	1440
Number of Bedroom	3
Number of Bath	2 Full
Direction House Faces	East

Inspection Information

Inspection Date	5/5/18
Inspection Time	2:00 pm
Weather Conditions	Overcast
Outside Temperature	69*F
Price for Inspection	mock - n/a

DISCLAIMER

Your Inspection Agreement signed prior to the performance of the Inspection is the legal contract between Absolute Assurance Home Inspection Services, LLC, and you, the Client. Your Agreement specifically outlines the details of the Scope of the Inspection. The following summary of the Scope is merely that - a brief summary for your reference when reviewing this Report herein. This summary in no way replaces or augments the Scope of the Inspection defined in your signed Agreement. Please reference your Agreement for the full Scope of the Inspection. Unless otherwise noted in your Agreement or if not possible, we have performed the Inspection in accordance with the current Standards of Practice (SOP) of the International Association of Certified Home Inspectors ("InterNACHI") posted at www.nachi.org/sop .

WITHIN THE SCOPE OF THE INSPECTION

We have performed a visual inspection of the home/building and have provided you with this written report identifying the defects that we (1) observed and (2) deemed material as listed below in order to identify those, if any, which may need replacement or repair. This Inspection is intended to assist in the evaluation of the overall condition of a building. The Inspection is based on observation of the visible and apparent condition of the building and its components on the date of the Inspection. This report is only supplementary to the Seller's Disclosure. Please reference the InterNACHI SOP for further detail.

EXTERIOR:

Roof-covering Materials; Gutters; Downspouts; Vents, flashing, skylights, chimney, and other roof penetrations; Exterior wall-covering materials; Eaves, Soffits and Fascia; a representative number of

Windows; Exterior Doors; Flashing and Trim; Adjacent Walkways and Driveways; Stairs, Steps, Stoops, Stairways and Ramps; Porches, Patios, Decks, Balconies and Carports; Railings, Guards and Handrails; Vegetation, Surface Drainage, Retaining Walls and Grading of the Property where they may adversely affect the structure due to moisture intrusion.

INTERIOR:

Foundation; Basement; Crawlspace; Structural Components; permanently installed Heating System (using normal operating controls); permanently installed Cooling System (using normal operating controls); Plumbing System including Main Water Supply and Main Fuel Supply Shut-off Valves, Water Heating Equipment, Fixtures and Faucets, Toilets, Sinks, Tubs and Showers, Drain, Waste and Vent system, Drainage Sump Pumps with accessible floats; Electrical System including Service Drop, Overhead Service Conductors, Service Head, Gooseneck and Drip Loops, Service Mast, Conduit and Raceway, Electric Meter and Base; Service-Entrance Conductors; Main Service Disconnect; Panelboards and Circuit Breakers and Fuses, Service Grounding and Bonding, a representative number of Switches, Lighting Fixtures and Receptacles, including AFCI- or GFCI-protected using the test button or GFCI tester, where possible, and the presence of Smoke and Carbon-monoxide Detectors; Fireplace(s); Attic, Insulation & Ventilation; a representative number of Doors and Windows, Floors, Walls and Ceilings, Stairs, Steps, Landings, Stairways and Ramps, Railings, Guards and Handrails, and Garage Vehicle Doors.

OUTSIDE THE SCOPE OF THE INSPECTION

-The Inspection does not include any destructive testing or dismantling. Client agrees to assume all the risk for all conditions which are concealed from view at the time of the Inspection. This is not a home warranty, guarantee, insurance policy, or substitute for real estate disclosures which may be required by law.
-Any system or area which is not exposed to view due to soil, vegetation, finished walls, floors, carpets, ceilings, furnishings, or storage of items, etc. or is inaccessible because of lack of access or presents an unsafe condition for the Inspector or that may damage property.
-The Inspector is not required to determine property boundary lines or encroachments, condition of any component or system that is not readily accessible, service life expectancy of any component or system, the size, capacity, BTU, performance or efficiency of any component or system, the cause or reason of any condition, the cause for the need of correction, repair or replacement of any system or component, future conditions, compliance with codes or regulations, presence of evidence of rodents, birds, bats, animals, insects, or other pests, presence of mold, mildew or fungus, presence of airborne hazards, including radon, the air quality, existence of environmental hazards, including lead paint, asbestos or toxic drywall, existence of electromagnetic fields, any hazardous waste conditions, any manufacturers' recalls or conformance with manufacturer installation, or any information included for consumer protection purposes, acoustical properties, correction, replacement or repair cost estimates, or estimates of the cost to operate any given system.
-The Inspector is not required to operate any system that is shut down, any system that does not function properly, evaluate low-voltage electrical systems (e.g. phone lines, cable lines, satellite dishes, antennae, lights, remote controls), any system that does not turn on with the use of normal operating controls, any shut-off valves or manual stop valves, any electrical disconnect or over-current protection devices, any alarm systems, moisture meters, gas detectors or similar equipment.
-The Inspector is not required to move any personal items or other obstructions (e.g. throw rugs, carpeting, wall coverings, furniture, ceiling tiles, window coverings, equipment, plants, ice, debris, snow, water, dirt, pets, or anything else that might restrict the visual inspection), dismantle, open or

uncover any system or component, enter or access any area that may, in the inspector's opinion, be unsafe, enter crawlspaces or other areas that may be unsafe or not readily accessible, inspect underground items (e.g. lawn-irrigation systems, or underground storage tanks or indications of their presence whether abandoned or actively used), do anything that may, in the inspector's opinion, be unsafe or dangerous to him/herself or others, or damage property (e.g. walking on roof surfaces, climbing ladders, entering attic spaces, or negotiating with pets), inspect decorative items, inspect common elements or areas in multi-unit housing, inspect intercoms, speaker systems or security systems, offer guarantees or warranties, offer or perform any engineering services, offer or perform any trade or professional service other than general home inspection, research the history of the property, or report on its potential for alteration, modification, extendibility or suitability for a specific or proposed use for occupancy, determine the age of construction or installation of any system, structure or component of a building, or differentiate between original construction and subsequent additions, improvements, renovations or replacements, determine the insurability of a property, perform or offer Phase 1 or environmental audits, or inspect any system or component that is not included in the InterNACHI SOP.
-This is a summary of exclusions and is not exhaustive. Please reference the InterNACHI SOP posted at www.nachi.org/sop for the full list of exclusions.
-The Inspector is a home inspection generalist and is not acting as an engineer or expert in any craft or trade. If the Inspector recommends consulting other specialized experts, Clients do so at Client’s expense.

CONFIDENTIAL REPORT

This written report prepared by the Inspector shall be considered the final and exclusive findings of the Inspector/Inspection Company regarding the home inspection at the Property Address herein. The Inspection Report prepared for the Client is solely and exclusively for the Client’s own information and may not be relied upon by any other person. Client agrees to maintain the confidentiality of the Inspection Report and agrees not to disclose any part of it to any other person with the exception of the Seller and/or the Real Estate Agents directly involved in this transaction. Client(s) or the Inspector may distribute copies of the Inspection Report to the Seller and Real Estate Agents directly involved in this transaction, but neither the Seller nor the Real Estate Agent are intended beneficiaries of this Agreement or the Inspection Report. Client agrees to indemnify, defend, and hold the Inspector/Inspection Company harmless from any third party claims arising out of the Client's or Inspector's distribution of the inspection report.

DISPUTES

Please reference your Inspection Agreement signed prior to the performance of the Inspection for information regarding disputes arising from this Inspection.

Definition of conditions:

AS = Appears Serviceable: The item appeared to be in working or usable condition with no major discrepancies noted.

R = Repair: The item was at or near the end of its useful lifespan. A certified professional should be contacted for further evaluation and repair.

S = Safety Issue: The item is considered a safety hazard and can cause harm to people or

property. These items need to be repaired as soon as possible.

NI = Not Inspected: The item was not inspected during the inspection.

2 Report Summary Page

This is only a summary of the inspection report and is not a complete list of discrepancies.

Section	Condition#	Comment
Grounds	3	Common cracks of up to ¼ inch were observed. Deterioration and some settlement was observed at the sidewalk. It is suggested that a "Licensed Masonry Contractor" be contacted for further evaluation and repair.
Exterior	12	The surface appeared weathered. Recommend cleaning and maintenance as needed. The openings in the railings appear too wide. We recommend decreasing the opening length between the balusters to reduce the possibility of child injury. Client should consult with a deck contractor for information on current standards. Deck step stringers showed evidence of deterioration at the time of the inspection. Deck steps were not stable at the time of the inspection. Some deck railings were not stable at the time of the inspection. The deteriorated and unstable portions of the deck are a safety hazard and should be repaired as soon as possible. There was limited access under the deck due to a covering system/rain shedding system installed under the joists. The inspector was unable to fully inspect deck framing. It is suggested that a "Licensed General Contractor" be contacted for further evaluation and repair.
Exterior	13	Most of the visible and accessible areas of the deck appeared to be in serviceable condition at the time of the inspection. The deck is wood on grade. Wood placed directly on the ground can promote wood destroying insects and can accellerate moisture-related deterioration. There was limited access under the deck due to the direct contact on grade. The inspector was unable to fully inspect deck framing. Deck railings were not stable at the time of the inspection. It is suggested that a "Licensed General Contractor" be contacted for further evaluation and repair.
Exterior	14	The siding material was deteriorated and is in need of repair, replacement and / or maintenance. The paint / finish of the siding / walls was weathered. Recommend maintenance as needed by a qualified contractor. The primary roofing material is asphalt composition shingles. Maintenance and some repair is recommended. This usually consists of repair or replacement of any damaged, raised, or missing shingles. This maintenance should help to ensure the water tightness of the building and should be performed on a regular basis. The general condition of the roof shingles shows signs of weathering and aging. Although replacement does not appear to be necessary at this time, we recommend maintenance be performed on a regular basis with annual inspection by a qualified roofing contractor.

		Firewood stored near shed is in direct contact with ground and can promote Wood-destroying insects. Recommend storing firewood on raised storage.
Roofing & Attic	18	The visible and accessible portions of the attic appeared to be in serviceable condition at the time of the inspection. Loose-fill insulation prevented a full visual inspection of the attic areas at the time of inspection. Further evaluation would require the removal or disturbance of the insulation, which is not performed. Bathroom fan is venting directly into attic space. This can promote problems in the attic due to moisture such as mold, mildew, rot ,etc. Recommend further evaluation and repair as needed by a qualified / licensed contractor.
Heating & Air System 3	29	The visible and accessible area of the wood burning stove overall appeared to be in serviceable condition at the time of the inspection. The wood-burning stove was visually inspected only. Client is advised to consult with homeowner or manufacturer for proper usage and safety related concerns. Our review is limited to the visible and or accessible components only. Examination of concealed or inaccessible portions is beyond the scope of this inspection including but not limited to the presence of a flue lining or for deterioration, damaged integrity, loose or missing mortar, adequacy of installation, draft or smoke tests. Cracked and/or loose firebricks were observed inside the woodstove. Recommend repair as needed by a qualified fireplace contractor.
Plumbing	37	The water heater was operable at the time of inspection. This does not however guarantee future performance, operation, or condition. Unable to determine unit's age because it was wrapped and taped with an insulation blanket. Suggest contacting seller prior to close to get an estimate of the age of the unit. If the unit is approaching 8-10 years old, it may be nearing the end of its useful life. T P R (temperature pressure relief) valve overflow pipe was not plumbed safely or properly. Recommend hard pipe from the TPR extending to 6" above the floor to enhance safety function. Client should consult a licensed plumber for additional information and further evaluation and/or repairs as necessary.
Kitchen	50	Separated seam in the vinyl floor was observed near the exterior wall (west side). Recommend repair to prevent moisture from seeping under flooring into subfloor.
Kitchen	53	The GFCI (ground fault circuit interrupter) receptacle did not respond to the inspectors (external) trip test device on the exterior (west) wall. Replacement and / or repair is needed. Recommend further evaluation and / or repair by a licensed electrician prior to close. Microwave oven does not have a permanently installed receptacle within close enough proximity to service it. Observed power strip mounted under cabinet for microwave oven which is a safety/fire hazard. Recommend further evaluation and / or repair by a licensed electrician prior to close.

Kitchen	57	The kitchen cabinets had a moderate amount of wear observed. Observed delamination of the cabinet drawers and/or doors. It is suggested that a "Licensed Carpenter" be contacted for further evaluation and repair.
Kitchen	63	Observed cracked handle on microwave oven. Recommend replacement or repair if possible. It is suggested that a "Licensed General Contractor" be contacted for further evaluation and repair. Microwave should have its own dedicated, permanent power outlet. See comments in Kitchen Electrical section above. It is suggested that a "Licensed Electrical Contractor" be contacted for further evaluation and repair.
Bath 1	104	There was corrosion and / or damage at the sink faucet in bath. The sink drain stopper did not operate fully. Recommend replacement/repair. It is suggested that a "Licensed Plumbing Contractor" be contacted for further evaluation and repair.
Bath 1	105	Caulking and / or tile grout is needed at the shower walls and/or floors in bath. Conditions behind walls or tiles were concealed and could not be determined. Evidence of excessive caulking around tub overflow may indicate past or present water leakage. Previous fastener anchors in tile shower wall should be sealed to prevent moisture from entering wall. Caulking in wall corners and along tub/wall intersection should be redone to ensure watertight seal to prevent moisture from entering behind walls. It is suggested that a "Licensed Plumbing Contractor" be contacted for further evaluation and repair.
Bath 2	115	Observed weak airflow for this bathroom vent. It is suggested that a "Licensed General Contractor" be contacted for further evaluation and repair.
Basement	127	Loose / damaged outlet was observed at utility room near water pressure tank. Recommend further evaluation and repairs by a licensed electrician prior to close.
Foundation - Crawl Space	133	A crack of approximately 1/8"or less was observed in the foundation wall at the back porch under the deck. The cracking implies that some foundation movement has occurred. Recommend masonry sealing and monitoring for any further movement. Although no obvious evidence suggesting "immediate" concern was observed, this does not however guarantee future conditions. The exact / precise measurement of such conditions is not within the scope of our inspection. Past or future movement may be related to soils and geological issues, which are beyond the scope of our expertise. Typical of this style home, the inspector was unable to fully inspect the foundation walls and floors due to the finished interior components. Also typical of this style home, the inspector was unable to fully inspect the main beam, floor joists and floorboards due to the finished ceiling and / or wall components. Areas behind the finished

		walls and ceilings were concealed and were not visible or accessible for inspection.

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected

3 Grounds

Grading

Grading Slope The site is moderately sloped.

1) Grading Conditions AS Grading of the soil near the foundation appears to be in serviceable condition.









Driveways - Sidewalks - Walkways

Driveway Material Asphalt

2) Driveway Conditions AS Common cracks were observed in the driveway.

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Common settlement cracking



Trip Hazard

Sidewalk Material Concrete

3) Sidewalk Conditions R Common cracks of up to ¼ inch were observed. Deterioration and some settlement was observed at the sidewalk. It is suggested that a "Licensed Masonry Contractor" be contacted for further evaluation and repair.



Settlement Crack in Sidewalk

4 Exterior

Front - Back Entrance

Front Entrance Type Concrete Stoop

4) Front Entrance Conditions AS The visible portions of the stoop appeared to be in serviceable condition at the time of the inspection.

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Back Entrance Type Patio

5) Back Entrance Conditions

AS

The visible portions of the patio appeared to be in serviceable condition at the time of the inspection. The door(s) appeared to be in serviceable condition at the time of the inspection.



Back Entrance 2 Type Deck

6) Back Entrance 2 Conditions

AS

The door appeared to be in serviceable condition at the time of the inspection. Please see DECK section for information specific to the condition of the deck itself.

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Exterior Walls

Structure Type Wood frame

Exterior Wall Covering The visible and accessible areas of the exterior siding material are metal.

7) Exterior Wall Conditions AS Minor cosmetic damage to metal siding was observed at front (east) and side (south) elevations.



Minor damaged to east/front elevation siding



Minor cosmetic damage to South side siding

Exterior Windows - Doors

Window Type Double Hung

Window Material Vinyl

8) Window Conditions AS Exterior windows appeared to be in serviceable condition at the time of this inspection.

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9) Exterior Door Conditions

AS

The doors appeared to be in serviceable condition at the time of the inspection.



Basement door under Deck 1



Front Door

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Floor 1 back door accessible from Deck 1

Exterior Water Faucet(s)

Faucet Location East side of home and West side of home.

10) Faucet Conditions AS

Observed that outside faucets were not frost-free type at the time of inspection. Standard (non frost-free) Stop & Waste-type faucets will require water to be turned off at valves inside the home and drained of water prior to freezing outdoor conditions to avoid damage from frozen water lines.



Front/East faucet



Rear/West faucet

Chimney

Chimney Material The wood stove chimney material is metal.

11) Chimney Conditions AS

The visible and accessible portions of the chimney(s) appeared to be in serviceable condition at the time of the inspection. The pre-fabricated chimney base was rusted. It is suggested that a "Licensed Chimney Contractor/Sweep" be contacted for further evaluation, cleaning, and repairs to base if need be.

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Chimney base/support bracket rusting



Chimney cap

Deck 1

Deck Material

The deck material is primarily wood. The deck railing tops are resin composite material, which is more resistant to moisture and insect damage and requires less maintenance.

12) Deck Conditions

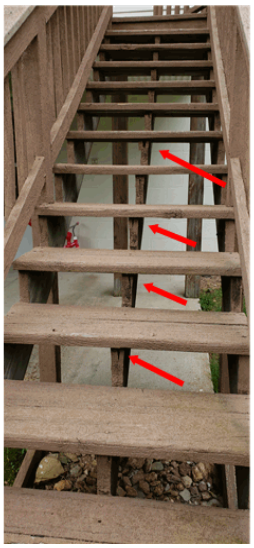
S

The surface appeared weathered. Recommend cleaning and maintenance as needed. The openings in the railings appear too wide. We recommend decreasing the opening length between the balusters to reduce the possibility of child injury. Client should consult with a deck contractor for information on current standards. Deck step stringers showed evidence of deterioration at the time of the inspection. Deck steps were not stable at the time of the inspection. Some deck railings were not stable at the time of the inspection. The deteriorated and unstable portions of the deck are a safety hazard and should be repaired as soon as possible. There was limited access under the deck due to a covering system/rain shedding system installed under the joists. The inspector was unable to fully inspect deck framing. It is suggested that a "Licensed General Contractor" be contacted for further evaluation and

repair.



Balluster spacing greater than 4"



Stair stringer deterioration



Deck covering-gutter system prevented full inspection



Composite railing tops



Weathered deck surface



Separation at stringer attachment

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Deck 2

Deck Material

The deck framing material is wood.The deck material is resin composite material. The deck railing system is vinyl covered. Composite and vinyl types of material are more resistant to moisture and insect damage and requires less maintenance.

13) Deck Conditions

S

Most of the visible and accessible areas of the deck appeared to be in serviceable condition at the time of the inspection. The deck is wood on grade. Wood placed directly on the ground can promote wood destroying insects and can accellerate moisture-related deterioration. There was limited access under the deck due to the direct contact on grade. The inspector was unable to fully inspect deck framing. Deck railings were not stable at the time of the inspection. It is suggested that a "Licensed General Contractor" be contacted for further evaluation and repair.







Railings are loose



Deck is in direct contact with ground

Shed-Outbuildings

Shed Material

The visible and accessible areas of the shed material are wood.

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14) Shed Conditions

R

The siding material was deteriorated and is in need of repair, replacement and / or maintenance. The paint / finish of the siding / walls was weathered. Recommend maintenance as needed by a qualified contractor. The primary roofing material is asphalt composition shingles. Maintenance and some repair is recommended. This usually consists of repair or replacement of any damaged, raised, or missing shingles. This maintenance should help to ensure the water tightness of the building and should be performed on a regular basis. The general condition of the roof shingles shows signs of weathering and aging. Although replacement does not appear to be necessary at this time, we recommend maintenance be performed on a regular basis with annual inspection by a qualified roofing contractor. Firewood stored near shed is in direct contact with ground and can promote Wood-destroying insects. Recommend storing firewood on raised storage.



Siding deterioration on shed



Wood storage by shed directly on ground can promote wood-destroying insects.



Shingles need repair



Shingles need repair

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Separation of wood siding and water stains may indicate deterioration and/or water intrusion.

5 Roofing & Attic

Roof Covering

Method of Inspection	The roof was inspected by walking the safe and accessible areas.
Roof Style	Gable
Roof Covering Material	Asphalt composition shingles.
Number of Layers	One plus
15) Roof Covering Condition	AS The roof covering shows normal wear for its age and appeared to be in serviceable condition at the time of the inspection.



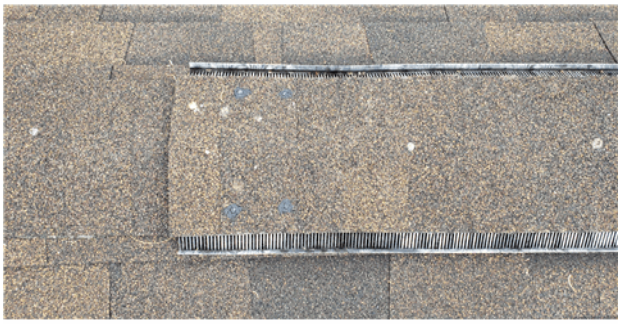


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16) Flashing Conditions AS The exposed flashings appeared to be in serviceable condition at the time of inspection.





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17) Gutter & Downspout Conditions

AS

The gutter system appeared to be in serviceable condition at the time of the inspection. The gutters were partially filled with leaves and debris at the time of the inspection. Suggest cleaning and removal of debris on a regular basis. This condition can cause water penetration at the eave area.





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Front gutter debris/leaves need cleaned

Attic Area

Attic Access Hallway closet

Method of Inspection Viewed from ladder.

Roof Frame Type The roof framing is constructed with truss framing.

18) Attic Conditions R

The visible and accessible portions of the attic appeared to be in serviceable condition at the time of the inspection. Loose-fill insulation prevented a full visual inspection of the attic areas at the time of inspection. Further evaluation would require the removal or disturbance of the insulation, which is not performed. Bathroom fan is venting directly into attic space. This can promote problems in the attic due to moisture such as mold, mildew, rot ,etc. Recommend further evaluation and repair as needed by a qualified / licensed contractor.



Attic access via hallway closet



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Bathroom venting directly into attic



Kitchen range vent penetration

Attic Ventilation Type	Soffit and Ridge Vents
Attic Ventilation Conditions	Attic ventilation meets the minimum standard and appeared serviceable at the time of inspection.
Attic Insulation Type	Loose fill
19) Attic Insulation Conditions	AS The attic has blown-in insulation. The approximate depth of the insulation is 6 +/- inches. Additional insulation should be considered at some point.

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6 Heating & Air System 1

Heating System 1

Location of Unit	Attic - First Floor Ceilings
Heating Type	Radiant In-ceiling
Energy Source	Electric

20) Unit Conditions AS — The heating system in each first floor room was operational at time of inspection. This is not an indication of future operation or condition.



Radiant heating in operation as shown by IR reader.



Radiant heating in operation as shown by IR reader.

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Radiant heating in operation as shown by IR reader.

Distribution Type Electric Radiant In-ceiling

21) Distribution Conditions AS

The visible and accessible areas of the distribution system appeared to be in serviceable condition at the time of inspection. Since the system is installed under the attic insulation and the Inspector does not disturb the insulation, it is suggested that a "Licensed Heating, Ventilation, and Air Conditioning (HVAC) Contractor" be contacted for further evaluation, maintenance, and repairs as necessary.

22) Ventilation Conditions NI

Not Applicable

23) Thermostat Condition AS

The normal operating controls appeared to be serviceable at the time of the inspection. Each room has a wall-mounted thermostat to control that zone's radiant heating.



Wall mounted thermostat control for radiant heating.



Wall mounted thermostat control for radiant heating in bathroom.

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Wall mounted thermostat control for radiant heating.



Wall mounted thermostat control for radiant heating.



Wall mounted thermostat control for radiant heating.

Approximate Year of Manufacture	Can not be determined at time of inspection since system is installed beneath attic insulation.
Notes	

Air Condition - Cooling System 1

Type of Cooling System	No permanent AC system installed at the time of the inspection.
AC Unit Power	Not Applicable
24) AC Unit Conditions	NI Not Applicable
Approximate Year of Manufacture	Not Applicable
Location of Unit	Not Applicable
Approximate	Not Applicable

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Capacity-Size

AC Electrical Disconnect Location Not Applicable

Notes

7 Heating & Air System 2

Heating System 2

Location of Unit Basement

Heating Type Electric Baseboard

Energy Source Electric

25) Unit Conditions AS The heating system was operational at time of inspection. This is not an indication of future operation or condition.



Basement electric baseboard heater



Basement electric baseboard heater

Distribution Type The visible areas of the heat distribution system is electric baseboard.

26) Distribution Conditions AS The visible and accessible areas of the distribution system appeared to be in serviceable condition at the time of inspection.

27) Ventilation Conditions NI Not applicable - electric radiant\baseboard

28) Thermostat Condition AS The normal operating controls appeared to be serviceable at the time of the inspection.

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected



Basement electric baseboard heater thermostat

Approximate Year of Manufacture Unable to determine

Notes

8 Heating & Air System 3

Heating System 3

Location of Unit Basement

Heating Type Woodstove

Energy Source Solid fuel - wood

29) Unit Conditions R

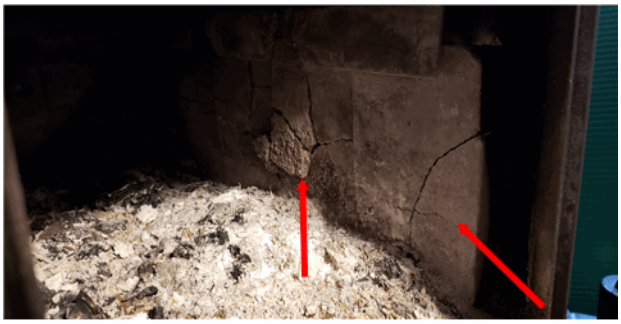
The visible and accessible area of the wood burning stove overall appeared to be in serviceable condition at the time of the inspection. The wood-burning stove was visually inspected only. Client is advised to consult with homeowner or manufacturer for proper usage and safety related concerns. Our review is limited to the visible and or accessible components only. Examination of concealed or inaccessible portions is beyond the scope of this inspection including but not limited to the presence of a flue lining or for deterioration, damaged integrity, loose or missing mortar, adequacy of installation, draft or smoke tests. Cracked and/or loose firebricks were observed inside the woodstove. Recommend repair as needed by a qualified fireplace contractor.

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Basement family room woodstove





Cracked firebricks in woodstove need replaced



Cracked firebricks in woodstove need replaced

30) Ventilation Conditions

AS

The visible and accessible portion of the venting flue appeared to be in serviceable condition at the time of the inspection. The woodstove had signs of soot. Cleaning and/or servicing is recommended. Our review is limited to the visible and or accessible components only. Examination of concealed or inaccessible portions is beyond the scope of this inspection including but not limited to the presence of a flue lining or for deterioration, damaged integrity, loose or missing mortar, adequacy of installation, draft or smoke tests. Recommend further evaluation or repair by a masonry, fireplace, or chimney specialist.

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Woodstove chimney from exterior



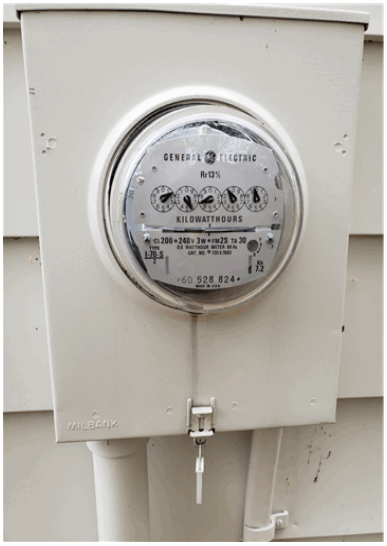
Woodstove flue connector and thimble

Approximate Year of Manufacture	Unable to determine
Notes	

9 Electrical

Service Drop - Weatherhead

Electrical Service Type	The electrical service is underground.
Electrical Service Material	Aluminum
Number of Conductors	Three
31) Electrical Service Conditions	AS The main service entry appeared to be in serviceable condition at the time of inspection.



Main Electrical Panel

Main Disconnect	At Main Panel

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected

Location

Electric Panel Location The main electric panel is located at the northeast corner of basement.

Panel Amperage Rating The electrical capacity of main breaker was listed / labeled as 150 amps.

Circuit Protection Type Breakers

32) Wiring Methods AS The main power cable is aluminum. The branch cables are primarily copper. Plastic insulated (romex) type wire is present.



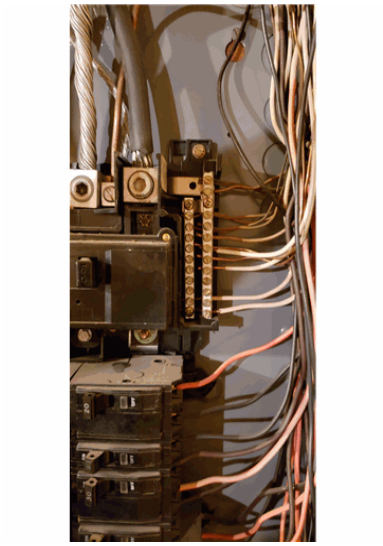


33) Electrical Panel Conditions AS The main panel appeared to be in serviceable condition at the time of the inspection. Unable to determine if panel itself is grounded. It is suggested that a "Licensed Electrical Contractor" be contacted for further evaluation and repairs if needed.





AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected







10 Plumbing

Water Main Line

Main Shutoff Location

The main valve is located in the basement.

Main Line Material

The visible material of the main line / pipe appears to be a combination of copper and plastic.

34) Main Line & Valve Conditions

AS

The visible portions of the main pipe and valve appeared to be in serviceable condition at the time of the inspection. The domestic water appears to be supplied by a private well system. Sub-surface or concealed components are outside the scope of this inspection. A water test is advised. A combination of metal and plastic piping materials has been used, and a portion of the main line piping is concealed behind the east basement wall. Observed a pressure regulator installed on the main line which is unusual for private well. It is suggested that a "Licensed Plumbing Contractor" be contacted for further evaluation of the main line configuration and repair if needed. A water filter was installed and is visible at the ceiling under the stairs - it appears to be for the

refrigerator. Testing of water condition or filter operation is outside the scope of this inspection.



Well head and cap front yard



Ground wire attached to corroded well casing



Pressure tank, switch, main valves



Pressure gauge

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected



Main line portions concealed behind basement wall



Water filter

Water Supply Lines

Supply Line Material

The visible material used for the supply lines is copper.

35) Supply Line Conditions

AS

The visible portions of the supply lines appeared to be in serviceable condition at the time of inspection. All of the supply lines were not fully visible or accessible at the time of the inspection. The visible portions of the supply lines had minor corrosion observed at the accessible areas.



Copper lines



Copper Lines

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected



Copper line

Drain - Waste Lines

Drain Line Material

The visible portions of the waste lines are plastic.

36) Drain Line Conditions

AS

The visible portions of the waste lines appeared to be in serviceable condition at the time of inspection. All of the waste lines were not fully visible or accessible at the time of the inspection. A septic system appears to be present at the property. Septic system testing and evaluation are outside the scope of this inspection. Client is advised to consult with a licensed plumber or licensed septic certification specialist for evaluation and testing prior to close.



Septic access back yard



Septic access back yard

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected



Main waste line clean-out behind false wall in basement bathroom

Water Heater(s)

Water Heater Type	Electric
Water Heater Location	Basement
Water Heater Capacity	Undetermined due to insulation wrap

37) Water Heater Conditions

R

The water heater was operable at the time of inspection. This does not however guarantee future performance, operation, or condition. Unable to determine unit's age because it was wrapped and taped with an insulation blanket. Suggest contacting seller prior to close to get an estimate of the age of the unit. If the unit is approaching 8-10 years old, it may be nearing the end of its useful life. T P R (temperature pressure relief) valve overflow pipe was not plumbed safely or properly. Recommend hard pipe from the TPR extending to 6" above the floor to enhance safety function. Client should consult a licensed plumber for additional information and further evaluation and/or repairs as necessary.

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected



Water heater - note TPR valve extended with rubber hose

Approximate Year of Manufacture Undetermined due to insulation wrap

11 Interiors

Walls - Ceilings - Floors

38) Wall Conditions AS

Furnishings, pictures, wall coverings, and personal item storage prevented a full visual inspection of all areas. Conditions can change between the time of inspection and closing. Client is advised to perform a careful check of all areas during final walk through. Client is advised to note any staining or conditions that may not have been visible during the time of inspection. Such conditions should be brought to your Realtor (if applicable) or Attorney's attention prior to closing of this property. The general condition of the walls appeared to be in serviceable condition at the time of the inspection.

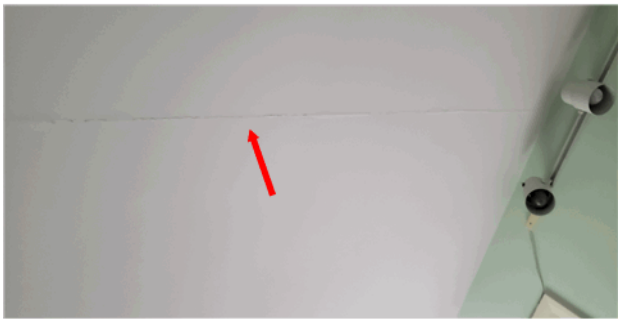




39) Ceiling Conditions AS

The general condition of the ceilings appeared to be in serviceable condition at the time of the inspection. Common cracks were observed

at the time of the inspection and appear to be from radiant heating system installed in ceilings.



Ceiling joint cosmetic crack



Ceiling cosmetic crack

40) Floor Conditions AS

The general condition of the visible and accessible portions of the floors appeared to be in serviceable condition at the time of the inspection. The wood floor had minor cosmetic damage in living room.



Minor cosmetic damage to wood floor in Living Room

41) Heat Source Conditions AS

Heat source in all rooms appeared serviceable at time of inspection.

Windows - Doors

42) Interior Window Conditions AS

The sample of windows tested were operational at the time of the inspection.

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected



43) Interior Door Conditions — AS — The interior doors appeared to be in serviceable condition at the time of the inspection.

Electrical Conditions

44) Electrical Conditions — AS — The sample of outlets and switches tested were operational at the time of the inspection.

45) Lighting Conditions — AS — Appears Serviceable

46) Ceiling Fan Conditions — AS — The ceiling fan(s) were operational at the time of the inspection. Mounting hardware of fans, light fixtures, and / or chandeliers was not visible or accessible for inspection.



47) Smoke Detector Conditions — AS — Smoke detectors were present at the time of inspection. As these units are required to be operable for the certificate of occupancy, and are tested by the local municipality, they are not tested as part of this inspection. Smoke detectors have a useful lifespan of about 10 years, it

is recommended to replace all units after this time period. Carbon monoxide detectors were present at the time of inspection. These units are required to be operable for the certificate of occupancy, and are tested by the local municipality. Due to the complex nature of these devices, the inspector cannot testify to the adequacy of the detector. Carbon Monoxide detectors have a useful lifespan of about 5-6 years, it is recommended to replace all units after this time period.





12 Kitchen

Walls - Ceilings - Floors

48) Wall Conditions AS The general condition of the walls appeared to be in serviceable condition at the time of the inspection.

49) Ceiling Conditions AS The general condition of the ceilings appeared to be in serviceable condition at the time of the inspection.



50) Floor Conditions R Separated seam in the vinyl floor was observed near the exterior wall (west side). Recommend repair to prevent moisture from seeping under flooring into subfloor.

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected



Vinyl flooring seam separation

Windows - Doors

51) Kitchen Window Conditions

AS

The sample of windows tested were operational at the time of the inspection.

52) Kitchen Door Conditions

AS

The interior doors appeared to be in serviceable condition at the time of the inspection.



Door from kitchen to deck

Electrical Conditions

53) Electrical Conditions

R

The GFCI (ground fault circuit interrupter) receptacle did not respond to the inspectors (external) trip test device on the exterior (west) wall. Replacement and / or repair is needed. Recommend further evaluation and / or repair by a licensed electrician prior to close. Microwave oven does not have a permanently installed receptacle within close enough proximity to service it. Observed power strip mounted under cabinet for microwave oven which is a safety/fire hazard. Recommend further evaluation and / or repair by a licensed electrician prior to close.

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected



GFCI on exterior wall in kitchen did not respond to tester



Power strip for microwave - fire/safety hazard

54) Lighting Conditions AS Kitchen lighting tested operational at the time of the inspection and appears serviceable.

55) Ceiling Fan Conditions AS The ceiling fan(s) were operational at the time of the inspection. Mounting hardware of fans, light fixtures, and / or chandeliers was not visible or accessible for inspection.



Kitchen Sink - Counter tops - Cabinets

56) Counter Conditions AS The visible portions of the kitchen counters appeared to be in serviceable condition at the time of the inspection.

57) Cabinet Conditions R The kitchen cabinets had a moderate amount of wear observed. Observed delamination of the cabinet drawers and/or doors. It is suggested that a "Licensed Carpenter" be contacted for further evaluation and repair.

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected



Delamination



Delamination



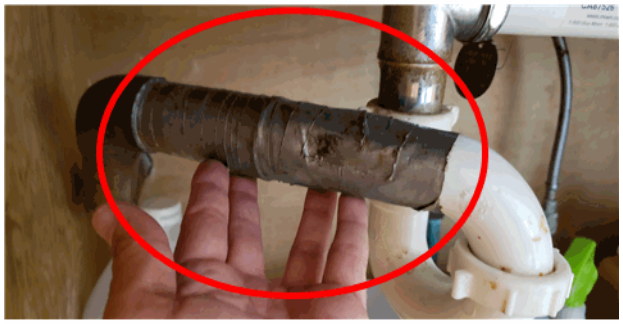
Delamination

58) Sink Plumbing Conditions

R

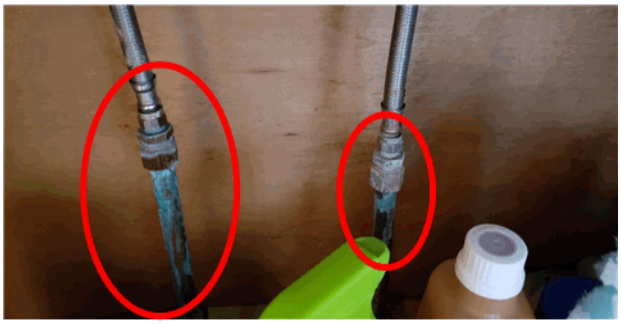
The pipes under the sink had evidence of rust with some corrosion noted. Duct tape was observed on pipes under the sink. Proper repairs are recommended. It is suggested that a "Licensed Plumbing Contractor" be contacted for further evaluation and repair.





Tape repair likely to leak

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected



Corroded piping under kitchen sink



Corroded piping under kitchen sink

59) Garbage Disposal Condition NI A disposal was not present at the time of inspection.

Appliances

Stove - Range Type The oven is electric. The range is electric.

60) Stove - Range Condition AS The stove and oven was in operational condition at the time of the inspection. This does not however guarantee future conditions after the time of inspection.





AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected



61) Hood Fan Conditions

AS

The fan / hood is integrated into the microwave above the range and was in operational condition at the time of the inspection. Recommend cleaning and/or replacing the fan / hood filter.

62) Dishwasher Conditions

AS

The dishwasher is a self-contained/portable unit that must be connected/disconnected for power and water each time the unit is used. There is an adapter on the kitchen sink for the dishwasher's water hose to connect for its water supply. This will prevent the kitchen faucet from being used for other purposes while the dishwasher is in operation. The dishwasher appeared to be in serviceable condition at the time of the inspection. This does not however guarantee future performance or conditions.



Self-contained/portable dishwasher



Water and electric hose/cord storage in back of dishwasher

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected



Water and electric hose/cord storage in back of dishwasher

63) Over-range Microwave Oven

R

Observed cracked handle on microwave oven. Recommend replacement or repair if possible. It is suggested that a "Licensed General Contractor" be contacted for further evaluation and repair. Microwave should have its own dedicated, permanent power outlet. See comments in Kitchen Electrical section above. It is suggested that a "Licensed Electrical Contractor" be contacted for further evaluation and repair.





Cracked handle on microwave

13 Master Bedroom

Walls - Ceilings - Floors

64) Wall Conditions

AS

The general condition of the walls appeared to be in serviceable condition at the time of the inspection.

65) Ceiling Conditions

AS

Common cracks were observed at the time of the inspection, likely due to the in-ceiling radiant heat system.

66) Floor Conditions

AS

The general condition of the visible and accessible portions of the floors appeared to be in serviceable condition at the time of the inspection.

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected

67) Heat Source Conditions — AS — The general condition of the heat system appeared to be in serviceable condition at the time of the inspection.

Windows - Doors

68) Interior Window Conditions — AS — The sample of windows tested were operational at the time of the inspection.

69) Interior Door Conditions — AS — The interior doors appeared to be in serviceable condition at the time of the inspection.

Electrical Conditions

70) Electrical Conditions — AS — The sample of outlets tested were operational at the time of the inspection.

71) Lighting Conditions — NI — No overhead lighting present

72) Ceiling Fan Conditions — NI — No ceiling fan present

73) Smoke Detector Conditions — AS — Smoke detector present and tested operational at the time of inspection.



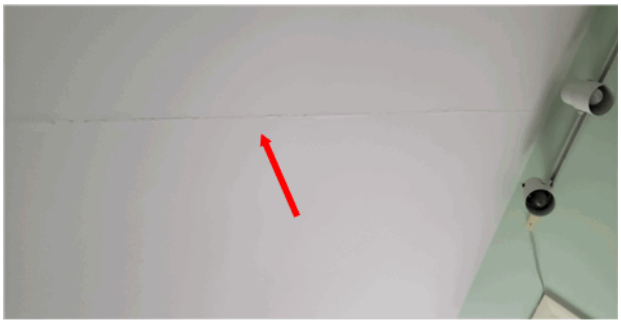
14 Bedroom 1

Walls - Ceilings - Floors

74) Wall Conditions — AS — The general condition of the walls appeared to be in serviceable condition at the time of the inspection.

75) Ceiling Conditions — AS — Common cracks were observed at the time of the inspection, likely due to the in-ceiling radiant heat system.

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected



Ceiling crack at drywall joint

76) Floor Conditions AS The general condition of the visible and accessible portions of the floors appeared to be in serviceable condition at the time of the inspection.

77) Heat Source Conditions AS The general condition of the heat system appeared to be in serviceable condition at the time of the inspection.

Windows - Doors

78) Interior Window Conditions AS The sample of windows tested were operational at the time of the inspection.

79) Interior Door Conditions AS The interior doors appeared to be in serviceable condition at the time of the inspection.

Electrical Conditions

80) Electrical Conditions AS The sample of outlets tested were operational at the time of the inspection.

81) Lighting Conditions NI No overhead lighting present

82) Ceiling Fan Conditions NI No ceiling fan present

83) Smoke Detector Conditions AS Smoke detector present and tested operational at the time of inspection.

15 Bedroom 2

Walls - Ceilings - Floors

84) Wall Conditions AS The general condition of the walls appeared to be in serviceable condition at the time of the inspection.

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected



85) Ceiling Conditions	AS	Common cracks were observed at the time of the inspection, likely due to the in-ceiling radiant heat system.
86) Floor Conditions	AS	The general condition of the visible and accessible portions of the floors appeared to be in serviceable condition at the time of the inspection.
87) Heat Source Conditions	AS	The general condition of the heat system appeared to be in serviceable condition at the time of the inspection.

Windows - Doors

88) Interior Window Conditions	AS	The sample of windows tested were operational at the time of the inspection.
89) Interior Door Conditions	AS	The interior doors appeared to be in serviceable condition at the time of the inspection.

Electrical Conditions

90) Electrical Conditions	AS	The sample of outlets tested were operational at the time of the inspection.
91) Lighting Conditions	NI	No overhead lighting present
92) Ceiling Fan Conditions	NI	No ceiling fan present
93) Smoke Detector Conditions	AS	Smoke detector present and tested operational at the time of inspection.

16 Bath 1

Walls - Ceilings - Floors

94) Wall Conditions	AS	The general condition of the walls appeared to be in serviceable condition at the time of the inspection.
95) Ceiling Conditions	AS	The general condition of the ceilings appeared to be in serviceable condition at the time of the inspection.

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected

96) Floor Conditions AS The general condition of the visible and accessible portions of the floors appeared to be in serviceable condition at the time of the inspection.

97) Heat Source Conditions AS The general condition of the heat system appeared to be in serviceable condition at the time of the inspection. Heat is electric radiant heating in the ceiling.





Wall Thermostat for radiant heat

Windows - Doors

98) Bathroom Window Conditions AS The sample of windows tested were operational at the time of the inspection.



99) Bathroom Door Conditions AS The door appeared to be in serviceable condition at the time of the inspection.

Electrical Conditions

100) Electrical Conditions AS GFCI (Ground Fault Circuit Interrupter) receptacle circuit (a safety device for outlets near water) was installed at sink and tested operational at the time of inspection.

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected



101) Lighting Conditions — AS — The general condition of the lighting appeared to be in serviceable condition at the time of the inspection.

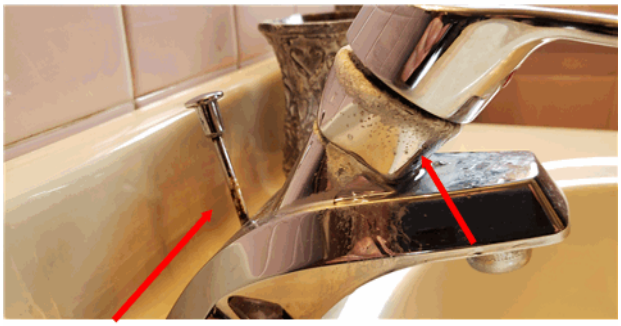
102) Vent Fan Conditions — AS — The general condition of the vent fan appeared to be in serviceable condition at the time of the inspection. However, the inspection of the attic space above the bathroom revealed that the bathroom is being vented directly into the attic space. See Roofing & Attic section for further detail as to findings and recommendations.



Bathroom Sink

103) Counter - Cabinet Conditions — AS — The general condition of the cabinet and counter appeared to be in serviceable condition at the time of the inspection.

104) Sink Conditions — R — There was corrosion and / or damage at the sink faucet in bath. The sink drain stopper did not operate fully. Recommend replacement/repair. It is suggested that a "Licensed Plumbing Contractor" be contacted for further evaluation and repair.



Corrosion on bathroom sink

Shower - Tub - Toilet

105) Shower - Tub Conditions

R

Caulking and / or tile grout is needed at the shower walls and/or floors in bath. Conditions behind walls or tiles were concealed and could not be determined. Evidence of excessive caulking around tub overflow may indicate past or present water leakage. Previous fastener anchors in tile shower wall should be sealed to prevent moisture from entering wall. Caulking in wall corners and along tub/wall intersection should be redone to ensure watertight seal to prevent moisture from entering behind walls. It is suggested that a "Licensed Plumbing Contractor" be contacted for further evaluation and repair.



Excessive caulking may indicate leak problems



Previous fastener anchors in wall need sealed

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected



Corners and tub/wall intersections need re-caulked

106) Toilet Conditions AS The toilet appeared to be in serviceable condition at the time of inspection.



17 Bath 2

Walls - Ceilings - Floors

107) Wall Conditions AS The general condition of the walls appeared to be in serviceable condition at the time of the inspection.

108) Ceiling Conditions AS The general condition of the ceilings appeared to be in serviceable condition at the time of the inspection. Drop ceiling type panels were present. The inspector was unable to fully inspect above tiles. A full inspection would require removal of all ceiling panels, which is not performed as part of this inspection.

109) Floor Conditions AS The general condition of the visible and accessible portions of the floors appeared to be in serviceable condition at the time of the inspection.

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected



110) Heat Source Conditions

NI

No direct heat source identified in this bathroom. It is suggested that a "Licensed General Contractor" be contacted for further evaluation and repair.

Windows - Doors

111) Bathroom Window Conditions

NI

No window in this bathroom.

112) Bathroom Door Conditions

AS

The interior doors appeared to be in serviceable condition at the time of the inspection.

Electrical Conditions

113) Electrical Conditions

AS

GFCI (Ground Fault Circuit Interrupter) receptacle circuit (a safety device for outlets near water) was installed at sink and tested operational at the time of inspection.



114) Lighting Conditions

AS

The general condition of the lighting appeared to be in serviceable condition at the time of the inspection.

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected

115) Vent Fan Conditions — R — Observed weak airflow for this bathroom vent. It is suggested that a "Licensed General Contractor" be contacted for further evaluation and repair.

Bathroom Sink

116) Counter - Cabinet Conditions — AS — The general condition of the cabinet and counter appeared to be in serviceable condition at the time of the inspection.

117) Sink Conditions — AS — The sink appeared to be in serviceable condition at the time of inspection.

Shower - Tub - Toilet

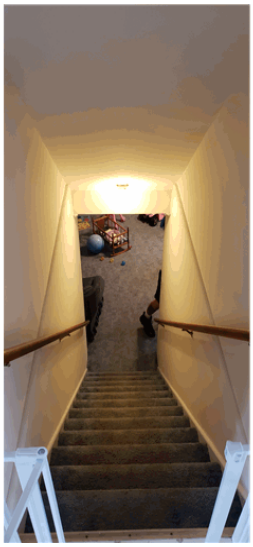
118) Shower - Tub Conditions — AS — The bathtub, faucet, and drains appeared to be in serviceable condition. However, plumbing lines are exposed behind the shower stall in a storage area of the bathroom and may be subject to damage if not protected. It is suggested that a "Licensed General Contractor" be contacted for further evaluation and repair.

119) Toilet Conditions — AS — The toilet appeared to be in serviceable condition at the time of inspection.

18 Basement

Walls - Ceilings - Floors

120) Basement Stair Conditions — AS — The interior stairs appeared serviceable at the time of the inspection.



121) Wall Conditions — AS — The general condition of the walls appeared to be in serviceable condition at the time of the inspection. The inspector was unable to fully inspect the foundation walls and floors due to the finished basement components. Areas behind finished walls and ceilings were concealed and were not visible or accessible for a full and complete inspection.

122) Ceiling Conditions — AS — The general condition of the ceilings appeared to be in serviceable condition at the time of the inspection. Drop ceiling type panels were present. The inspector was unable to fully inspect above tiles. A full

inspection would require removal of all ceiling panels, which is not performed as part of this inspection.

123) Floor Conditions R The general condition of the visible and accessible portions of the floors appeared to be in serviceable condition at the time of the inspection. Furnishings and personal item storage prevented a full visual inspection of all areas. Conditions can change between the time of inspection and closing. Client is advised to perform a careful check of all areas during final walk-through, including, but not limited to, any staining, floor sloping, squeaking / movement or adverse conditions that may not have been visible or accessible during the time of original inspection. Such conditions should be brought to the attention of your Realtor (if applicable) or Attorney prior to closing of this property. In the unfinished area of the basement near the water pressure tank, several holes have been drilled into the concrete slab. These should be sealed off to prevent draft and moisture issues.



Holes in concrete slab need sealed

124) Heat Source Conditions AS Appears Serviceable. Reference Heating & Air System sections for further details and recommendations.

Windows - Doors

125) Basement Window Conditions AS The sample of windows tested were operational at the time of the inspection.

126) Basement Door Conditions AS The interior doors appeared to be in serviceable condition at the time of the inspection.

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected



Basement door to back porch

Electrical Conditions

127) Electrical Conditions — R

Loose / damaged outlet was observed at utility room near water pressure tank. Recommend further evaluation and repairs by a licensed electrician prior to close.



Loose outlet in basement utilty room

128) Lighting Conditions — AS

The sample of lights tested were operational at the time of the inspection.

129) Sump Pump Conditions — NI

Not present

Other Conditions

130) Other Conditions — AS

The basement wall and floor inspection was limited to visible areas only due to personal item storage covering areas of the foundation walls and floors.

19 Garage - Laundry

Laundry Room

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected

Location The laundry facilities are located in the basement.

131) Laundry Room Conditions AS The visible and accessible portions of the laundry plumbing components appeared to be in serviceable condition at the time of inspection. For increased fire safety, recommend cleaning of lint from extended exhaust duct on a regular basis.



132) Utility Sink Conditions AS The sink, faucet, and drain appeared to be in serviceable condition at the time of the inspection.





20 Foundation - Crawl Space

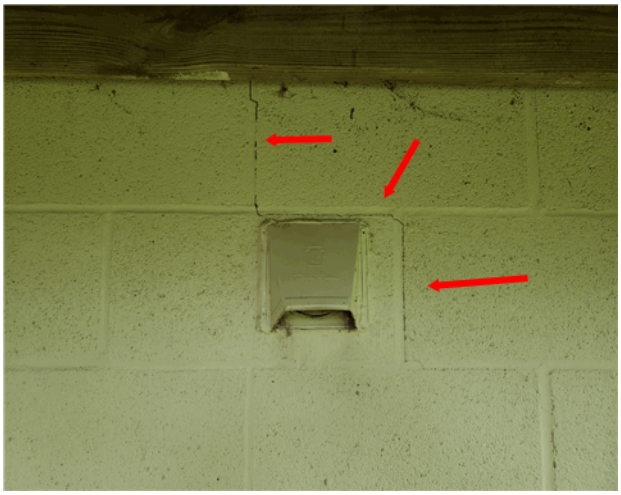
Foundation

Foundation Type Basement

Foundation Material Block

133) Foundation Conditions R A crack of approximately 1/8"or less was observed in the foundation wall at the back porch under the deck. The cracking implies that some foundation movement has occurred. Recommend masonry sealing and

monitoring for any further movement. Although no obvious evidence suggesting "immediate" concern was observed, this does not however guarantee future conditions. The exact / precise measurement of such conditions is not within the scope of our inspection. Past or future movement may be related to soils and geological issues, which are beyond the scope of our expertise. Typical of this style home, the inspector was unable to fully inspect the foundation walls and floors due to the finished interior components. Also typical of this style home, the inspector was unable to fully inspect the main beam, floor joists and floorboards due to the finished ceiling and / or wall components. Areas behind the finished walls and ceilings were concealed and were not visible or accessible for inspection.



Minor crack in foundation wall under deck

Flooring Structure

Flooring Support Type

The wood framing floor system was constructed of 2 X 10 floor joists.

134) Flooring Support Conditions

AS

The visible and accessible areas of the wood framing system appeared to be in serviceable condition at the time of the inspection. The inspector was unable to fully inspect the main beam, floor joists and floorboards due to the finished ceiling and / or wall components. Areas behind the finished walls and ceilings were concealed and were not visible or accessible for inspection.

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected







