

Required Statement

“A home inspection is intended to assist in evaluation of the overall condition of the dwelling. The inspection is based on observation of the visible and apparent condition of the structure and its components on the date of the inspection.”

“The results of this home inspection are not intended to make any representation regarding the presence or absence of latent or concealed defects that are not reasonably ascertainable in a competently performed home inspection. No warranty or guaranty is expressed or implied.”

“If the person conducting your home inspection is not a licensed structural engineer or other professional whose license authorizes the rendering of any opinion as to the structural integrity of a building or its component parts, you may be advised to seek professional opinion as to any defects or concerns mentioned in the report.”

“This home inspection report is not to be construed as an appraisal and may not be used as such for any purpose.”

Definitions

Serviceable: denotes a system or component that is operating properly.

Repair/Replace: denotes a system or component which is missing or which needs corrective action to assure proper and reliable function.

Improvements recommended: denotes a system or component that is serviceable, but with recommended improvements to enhance safety or functionality.

Safety issue: denotes a condition that is unsafe and in need of prompt attention.

Monitor: denotes a system or component needing further investigation and/or monitoring in order to determine if repairs are necessary.

Routine maintenance: denotes a system or component that is serviceable, but will need further attention in the future to keep the system operating properly.

Material defect: a problem with a residential real estate property or any portion of it that would have a significant adverse impact on the value of the property or that involves an unreasonable risk to the people on the property. The fact that a structural element, system or subsystem is near, at or beyond the end of the normal useful life is not by itself a Material Defects.

Report Index

| | |
|-----------------------|----|
| INSPECTION CONDITIONS | 2 |
| GROUNDS | 3 |
| EXTERIOR | 4 |
| ROOF SYSTEM | 6 |
| ATTIC | 7 |
| BASEMENT | 8 |
| GARAGE - CARPORT | 9 |
| ELECTRICAL SYSTEM | 11 |
| HEATING | 12 |
| AIR CONDITIONER | 13 |
| PLUMBING | 14 |
| KITCHEN - APPLIANCES | 16 |
| BATHROOMS | 17 |
| INTERIOR | 21 |

| |
|------------------------------|
| INSPECTION CONDITIONS |
|------------------------------|

| |
|--|
| AmeriSpec Home Inspection Service 176 Churchill Road Turtle Creek, PA 15145 Phone: 412-825-4111 Fax: 412-825-4104 |
|--|

CLIENT & SITE INFORMATION:

FILE #: 200512-01336.

PROPERTY REPORT: Inspected by: John R Wood.

DATE OF INSPECTION: 12/01/05.

TIME OF INSPECTION: 1:00 pm.

CLIENT NAME: Nilanga Liyanage & Krishni Wijesooriya.

INSPECTION SITE: 1623 Terrie Dr.

INSPECTION SITE CITY/STATE/ZIP: Upper StClair Pa 15241.

CLIMATIC CONDITIONS:

WEATHER: Overcast.

SOIL CONDITIONS: Frozen.

APPROXIMATE OUTSIDE TEMPERATURE : Outside ambient temperature is between 30 to 40 degrees.

BUILDING CHARACTERISTICS:

ESTIMATED AGE OF HOME: 50-60 years old.

BUILDING TYPE: This is a single family home.

STORIES: 2.

SPACE BELOW GRADE: Basement.

UTILITY SERVICES:

WATER SOURCE: Public.

SEWAGE DISPOSAL: Public.

UTILITIES STATUS: All utilities were on at time of inspection.

OTHER INFORMATION:

AREA: Suburb.

OCCUPANCY: Property was occupied at time of inspection. This is a limited review of many areas in this home. Home was occupied at time of inspection. Efforts were made to inspect as much as possible, however due to the presence of personal items, many areas are not visible or accessible. Furniture, clothes, and other personal items are not moved for the inspection.

ADDITIONAL PROPERTY INFORMATION:

While lead paint detection, asbestos detection and other chemical testing are beyond the scope of this inspection, the inspectors experience leads him to suspect that this home may contain lead-based paint and/or asbestos. If client has any concerns regarding this possibly, EPA recommends an environmental lab should be consulted for testing. Any home built prior to 1978 may contain lead-based paint and/or asbestos. An intercom system is present. The inspector is unable to verify the proper operation of the intercom portion of the unit. Client is advised to verify operation with seller prior to

close.

CLIENT PRESENT:

Client was not present during inspection. The inspection was performed in accordance with the terms outlined in the AmeriSpec Inspection Agreement. As property conditions can change from the date of inspection to the date of closing, it is suggested that the client reference this report during a final walk through.

PEOPLE

PRESENT:

Selling agent.

TOTAL FEE:

\$435.

REPORT LIMITATIONS

Your General Home Inspection is being conducted using ASHI 2000 Standards of Practice. A copy of these standards is available to you upon request or you may visit their website at www.ashi.com for further information. We attempt to give the client a comprehensive, clear-cut, unbiased view of the home. The purpose of this inspection is to identify 'MAJOR' problems associated with the property being purchased or sold, although minor items may also be mentioned. Areas, which may be of concern to us, may not be of concern to the client and some items, which may be of concern to the client, may be considered minor to us. Therefore, it is advisable to read the entire report. This report is intended only as a general guide to help the client make his own evaluation of the overall condition of the home, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report.

Systems and conditions which are not within the scope of the building inspection include, but are not limited to: formaldehyde, lead paint, asbestos, mold, toxic or flammable materials, and other environmental hazards; pest infestation, playground equipment, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, any systems which are shut down or otherwise secured; water wells (water quality and quantity) zoning ordinances; intercom; security systems; heat sensors; cosmetics or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection.

The inspection report should not be construed as a compliance inspection of any governmental or non governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.

We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with tradespeople or benefits derived from any sales or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct.

Should any disagreement or dispute arise as a result of this inspection or report, it shall be decided by arbitration and shall be submitted for binding, nonappealable arbitration to the American Arbitration Association in accordance with its Construction Industry Arbitration Rules Then obtaining, unless the parties mutually agree otherwise. In the event of a claim, the Client will allow the Inspection Company to inspect the claim prior to any repairs or waive the right to make the claim. Client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency.

GROUND

This inspection is not intended to address or include any geological conditions or site stability information. For information concerning these conditions, a geologist or soils engineer should be consulted. Any reference to the grade is limited to only the areas around the exterior of the exposed foundation or exterior walls. All exterior grading should allow for surface and roof water to drain away from the foundation walls. This inspection is visual in nature and does not attempt to determine drainage performance of the site or the condition of any underground piping, including municipal water and sewer service piping or septic systems. Decks and porches are often built close to the ground, where no viewing or access is possible. These areas as well as others too low to enter, or in some other manner not accessible, are excluded from the inspection and are not addressed in the report. We routinely recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs. All concrete floor slabs experience some degree of cracking due to shrinkage in the drying process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined. If a raised/settled or spongy section is noted, you will be advised to have further evaluation of the area by a expert in this field.

DRIVEWAY:

TYPE:

Concrete.

CONDITION:

Driveway is intact and in good condition. Cracks and/or deterioration noted is common, primarily a cosmetic concern. Recommend regular maintenance and repairs to prolong the useful life of the surface.

RATING: Serviceable.

SIDEWALKS:

TYPE: Concrete.
CONDITION: Sidewalk is intact and in good condition.
RATING: Serviceable.

EXTERIOR STAIRS/STOOPS:

TYPE: Concrete.
CONDITION: Intact and in good condition. **The handrail is loose leading to rear of home. Recommend correction as a safety upgrade.**
RATING: **Safety:** Recommend securing handrail as a safety upgrade.

FENCES & GATES:

TYPE: Split rail.
CONDITION: Intact and in generally good condition.
RATING: Serviceable.

PATIO:

PATIO: Patio is an open design, constructed of concrete.
CONDITION: Intact and in good condition. Cracks and/or deterioration noted is common, primarily a cosmetic concern. Recommend regular maintenance and repairs to prolong the useful life of the surface.

ROOF TYPE: Metal awning.
ROOF
CONDITIONS: Roof shows normal wear for its age and type.
RATING: Serviceable.

GRADING:

SITE: Moderate slope.
CONDITION: Grade at foundation appears adequate where visible.
RATING: Serviceable.

RETAINING WALLS:

TYPE: Masonry.
CONDITION: Wall appears to be properly constructed. Displacement/Cracks noted in wall are common along driveway, primarily a cosmetic concern at this point. Minor deterioration of materials also noted.
RATING: Serviceable.

EXTERIOR

Our exterior evaluation is visual in nature and is based on our experience and understanding of common building methods and materials. Our review does not take into consideration the normal wear associated with virtually all properties. Exterior surfaces should be kept well painted, stained or sealed to prevent deterioration. This inspection is not intended to address or include any geological conditions or site stability information. Minor cracks are typical in many foundations and most do not represent a structural problem.

ENTRY DOORS:

MATERIAL: Exterior doors are wood and sliding glass. Seals in double-pane insulated glass can fail at any time and although the glass is examined, lighting conditions, window coverings, and atmospheric conditions, at the time of inspection can cause the defect to be undetectable.
BELL/CHIME: Unit was tested and operable.
CONDITION: Door(s) were tested and operated properly.

RATING: Serviceable.

EXTERIOR STORM DOORS:

MATERIAL: Storm door(s) are metal with screen and/or glass insert.
CONDITION: Storm door(s) were tested and operable. A self closer and/or safety chain is installed.
RATING: Serviceable.

EXTERIOR WINDOWS:

MATERIAL: Wood frame.
CONDITION: Windows, window frames and caulking all appear to be in good condition at the exterior.
RATING: Serviceable.

STORM WINDOWS:

INSTALLED: Storm windows are installed.
MATERIALS: Metal frame.
CONDITION: Cracked or broken window pane noted at right rear corner of first floor.
RATING: **Improvement(s) which are recommended:** Replace/repair cracked window pane.

HOSEBIBS:

TYPE & LOCATION: Non-frost proof connection. **This type of valve must be shut off at the interior in the winter months to prevent freeze up or breaking.** An exterior hose connection is installed at the rear left side of the home.
CONDITION: All were operated at time of inspection. Functional water flow observed.
RATING: Serviceable.
COMMENTS: NOTE: Leaving garden hoses connected to exterior faucets during cold weather can cause freezing and damage to the hosebib and leaking at the interior.

EXPOSED FOUNDATION WALLS:

WALLS - TYPE: Not visible from the exterior of the home.

EXTERIOR CLADDINGS:

MATERIAL: Brick and aluminum siding. The inspector is unable to view the condition of covered areas. It is important to keep siding well caulked and sealed to prevent moisture penetration.
STRUCTURE: Wood frame construction.
CONDITION: Exterior wall claddings are intact and appear in good condition. No loose or missing sections observed.
RATING: Serviceable.

EXTERIOR TRIM:

MATERIAL: Wood.
CONDITION: Exterior trim is intact and appears in good condition. No loose or missing sections observed.
RATING: Serviceable.

EAVES/SOFFIT/FASCIA:

TYPE: Aluminum. The inspector is unable to view the condition of covered areas. It is important to keep trim well caulked and sealed to prevent moisture penetration.
CONDITION: Eaves/soffit/fascia are intact and appear to be in good condition. No loose or missing sections observed.

RATING: **Serviceable.**

Gutters and downspouts should be kept clean at all times to insure proper drainage. Installation of a quality gutter guard can prevent debris from entering and downspouts restrictions. Splash blocks and extensions should be installed beneath all downspouts to divert water away from the foundation walls, to prevent soil erosion and water intrusion problems at the foundation walls. Installation of splash blocks and extensions when indicated is recommended to maintain drainage away from the foundation.

GUTTERS & DOWNSPOUTS:

MATERIAL: Aluminum.
CONDITION: Gutters and downspouts appear intact. Downspouts are connected to subsurface drains. Inspector was unable to determine termination point and/or condition of subsurface drainage system. No debris or standing water noted in gutters.
RATING: **Serviceable.**
COMMENTS: Gutters and subsurface drains are not water tested for leakage or blockage.

ROOF SYSTEM

This inspection is made on the basis of what is visible and accessible on the day of the inspection and is not a warranty of the roof system. Our evaluation of the roof is to determine if portions are missing and/or deteriorating. Portions of underlayment and decking are hidden from view and cannot be evaluated by our visual inspection; therefore, our review is not a guarantee against roof leaks nor a certification. The only way to determine whether a roof is absolutely water tight is to observe it during a prolonged rainfall. This situation is not normally present during our inspection. Additionally, we recommend all roof repairs/replacement be performed by qualified roofing contractors. If tenting for fumigation is performed at a later date, we recommend a reinspection to determine if damage has been caused by this procedure.

ROOF COVERING #1:

STYLE: Gable.
TYPE: Single layer composition shingle.
ROOF ACCESS: Method of Inspection: Roof was walked upon.
ROOF CONDITIONS: Roof shows normal wear for its age and type. No damaged, deteriorated, or missing roofing materials were observed; it appears to be in serviceable condition at time of inspection.
RATING: **Serviceable.**

ROOF COVERING #2:

STYLE: Gable, lower roof.
TYPE: Single layer composition shingle.
ROOF ACCESS: Method of Inspection: Roof was walked upon.
ROOF CONDITIONS: Roof shows normal wear for its age and type. No damaged, deteriorated, or missing roofing materials were observed; it appears to be in serviceable condition at time of inspection.
RATING: **Serviceable.**

EXPOSED FLASHINGS:

TYPE: Metal.
CONDITION: Flashings are intact and appear in good condition.
RATING: **Serviceable.**

ROOF PENETRATION:

ROOF PENETRATION CONDITIONS: Plumbing/heating vents appear to have adequate clearance. **Serviceable.**

CHIMNEY:

LOCATION: Located at the left side of structure.
MATERIAL: Brick.
CONDITION: Chimney is intact and appears in good condition at the exterior.
SPARK ARRESTOR/RAIN CAP CONDITIONS: Spark arrester: No spark arrester installed at chimney. Spark arresters may not have been required when house was built. Suggest client consider installing a spark arrester to enhance fire safety. Rain cap: No chimney raincap observed, suggest installing a chimney raincap to prevent the entrance of the elements, local wildlife, and to preserve the life of the chimney as well as minimize maintenance.

FLASHING CONDITIONS: Flashing intact where visible and are in serviceable condition at time of inspection.

CHIMNEY FLUE TYPE & CONDITIONS: Type: Clay. Conditions: Chimney flue appears serviceable where visible at time of inspection.

RATING: **Improvement(s) which are recommended:** Recommend installing rain cap to deter moisture intrusion. This will help to prevent deterioration of the chimney material and/or moisture from entering the structure.

ADDITIONAL COMMENTS: The chimney review is limited to the visible/accessible components only. Examination of concealed/inaccessible portions of the chimney is beyond the scope of this inspection. This includes determining the presence of a flue lining, or if lining is present.

ATTIC

Water stains around roof penetrations such as chimneys, plumbing, vents, and heating vents are very common. Many times, portions of the roof sheathing cannot be visually inspected due to low clearance and cathedral roof construction, therefore, our review is not guarantee nor a certification against roof leaks. It is difficult to determine if these stains are active. If an attic is well insulated the inspector will have a difficult time reviewing floor joists. Insulation in the attic is one of the best ways to improve the energy efficiency of a home. Our report measures insulation materials by thickness. Generally, the greater the thickness the more resistance to heat loss. Occasionally, we will recommend adding insulation to enhance efficiency.

ATTIC:

ACCESSIBILITY: Attic is full size. The attic access is located at upstairs hallway. Retractable ladder to the attic is in good condition.

FRAMING:

TYPE: Conventional framing 2x6's.
CONDITION: Intact and appear to be in good condition.
RATING: **Serviceable.**

SHEATHING:

TYPE: Sheathing is solid plywood.
CONDITION: Intact and in good condition. No signs of water leakage noted at the time of the inspection.
RATING: **Serviceable.**

VENTING:

TYPE: Venting is through gable end vents and a combination of soffit and ridge vents.
CONDITION: Ventilation appears adequate. Bathroom exhaust fan vent ends prematurely in attic. It is recommended that this vent be extended to the exterior to prevent condensation build-up in attic area.

RATING: **Improvement(s) which are recommended:** Suggest that vent terminating in attic be extended to the exterior to prevent condensation build-up.

INSULATION:

INSULATION

TYPE: Fiberglass- Blown.

APPROXIMATE DEPTH AND R-FACTOR:

Could not be determined due to floor boards. Appears to be 6-7 inches, R-19.

CONDITION: Insulation is installed and appears intact where visible. Unable to determine condition under floor boards.

RATING: **Appears Serviceable.**

BASEMENT

Basements/crawlspaces are inspected for evidence of water penetration and unusual cracks. **Virtually all basements/crawlspaces are vulnerable to water seepage due to their location below grade. Based on a one time review, we obviously cannot predict whether these areas will leak in the future.** Changing soil conditions and unusual weather can cause leakage even in a previously dry basement/crawlspace. However, there are routine maintenance procedures that when performed on a regular basis will help to deter moisture intrusion into these areas. Some of these are outlined in the enclosed Home Repair Handbook. This inspection of the exposed foundation/structure is not a 'Code Compliance' inspection nor are 'Manufacturer's Specifications' for installation/repairs a part of this inspection. Code compliance/manufacturer's specifications or any product/component or item should be verified through the local building authorities, the company who manufactured the product or item, or with seller prior to closing.

FOUNDATION/STRUCTURE:

FOUNDATION

TYPE: Type: Basement. **Water seepage and moisture penetration are common problems in basements/crawlspaces usually resulting from inadequate water management above ground. Improving drainage and grading can correct most causes. Our review of the basement/crawlspace cannot always detect the past or future possibility of water in this area. If you are concerned about this possibility, we suggest that you inquire with the owner. NOTE: The presence of a sump pump can suggest water has or may enter the basement. Most causes of moisture or water penetration at the foundation can be corrected by improving the drainage at the exterior. Prolonged or heavy rains may occasionally bring seepage. Moisture in a crawlspace can promote wood decay, therefore crawlspaces should be adequately ventilated and vents should be left open year round.**

BASEMENT:

INSPECTION

METHOD: Basement is partially finished. Complete access to original basement walls, floors and ceilings is limited due to the additional construction that is present such as framed-out walls, covered ceilings, and added floor coverings. **Suggest client consult with sellers for additional information.**

FOUNDATION:

WALLS - TYPE: Concrete block.

CONDITION: No moisture observed on the foundation or finished walls at time of inspection. Although there are no signs of water penetration we caution you to consider any basement as wet until experience proves it dry. Client should consult sellers as to additional information. The dwelling appears to have experienced a common degree of settlement for its age. Cracking noted in several internal and exterior areas is not in our opinion currently affecting the structure.

RATING: **Serviceable.**

FRAMING:

FLOOR JOISTS: Floor joists are 2 x 10 conventional framing. Floor joists are partially finished, unable to fully inspect.

FLOOR JOIST CONDITION: Floor joists appear intact and in generally good condition at viewable portions.

FLOOR JOIST RATING: **Serviceable.**

SUB-FLOORING: Type of material used is, a solid wood material. Sub-flooring is partially finished, unable to fully inspect.

SUB-FLOORING CONDITION: Sub-Flooring appears intact and in generally good condition at viewable portions.

SUB-FLOORING RATING: **Serviceable.**

BEAMS: Steel Beam is partially finished, unable to fully inspect.

BEAMS CONDITION: Beam appears intact and in generally good condition at viewable portions.

BEAMS RATING: **Serviceable.**

FLOOR:

TYPE: Floor is concrete.

CONDITION: The concrete floor appears intact and in generally good condition. No moisture problems were observed at time of inspection. Possible asbestos floor tiles noted in the basement. Tiles are in good condition. While asbestos testing and other chemical testing are beyond the scope of our inspection, the inspector's experience leads him to suspect there may be asbestos material within the tile floor covering. We recommend that an asbestos testing lab be consulted if client has any concerns regarding this possibility.

RATING: **Serviceable.**

DRAINS:

DRAINS/SUMP: Floor drain noted, tested. Adequacy of basement drainage or de-watering systems are not determined, due to the underground nature of the system.

RATING: **Serviceable.**

VENTILATION:

VENTILATION: Windows.

CONDITION: Ventilation appears adequate.

RATING: **Serviceable.**

INSULATION:

INSULATION TYPE: No insulation is visible.

GARAGE - CARPORT

Our garage/carport evaluation is visual in nature and is based on our experience and understanding of common building methods and materials. Our review does not take into consideration the normal wear associated with virtually all properties. Exterior surfaces should be kept well painted, stained or sealed to prevent deterioration. Attached garages should be separated from the common walls of the house by a properly constructed firewall and fire rated door. This is intended to keep any smoke, fumes or fire from entering the house in the event of a fire in the garage. Determining the heat resistance rating of firewalls is beyond the scope of this inspection. A self closer on the fire door between the garage and the house is an additional safety precaution. It is recommended that all garage doors be equipped with an auto safety reverse device to automatically reverse the operation of the door should it meet with any resistance on the way down (important where children are present). Some older garages may not have these safety devices installed, and they may not have been required when the home was built. As a safety upgrade, it is recommended that the buyer replace this type of door opener. Flammable materials should not be stored within closed garage areas.

GARAGE:

LOCATION: Built-In two car garage. Stored items and shelving on both side and rear walls limited inspectors view.

FOUNDATION:

WALLS - TYPE: Concrete block.

CONDITION: No moisture observed on the foundation walls at time of inspection. Although there are no signs of water penetration we caution you to consider any basement as wet until experience proves it dry. Client should consult sellers as to additional information.

RATING: **Serviceable.**

FLOOR:

TYPE: Floor is concrete.

CONDITION: Floor appears intact and in generally good condition. No moisture problems are observed at time of inspection. Common cracks observed, primarily a cosmetic concern. Suggest sealing all cracks in concrete surfaces to prevent water penetration as a routine maintenance effort.

RATING: **Serviceable.**

DRAINS:

DRAINS/SUMP: Floor drain noted but not tested. Adequacy of basement drainage or de-watering systems are not determined, due to the underground nature of the system.

MAN DOOR:

MATERIAL: Wood.

CONDITION: Door is not firer rated.

RATING: **Improvement(s) which are recommended:** Suggest installing a fire rated door with at least a 1/2 hour fire rating and self closer. This will help prevent fire or fumes from entering the home.

FIRE SEPARATION:

CONDITION: Walls and ceiling are intact.

RATING: **Serviceable.**

GARAGE DOOR:

TYPE: Roll up, wood with glass windows installed.

CONDITION: Garage door(s) were tested and operated. Garage doors are the heaviest moving part in a home; therefore, extreme care must be taken to ensure safe and proper operation.

RATING: **Serviceable.**

DOOR OPENER: Automatic garage door opener is installed. Brand is a All-O-Matic.

DOOR OPENER

CONDITION: Door opener was tested and operated at time of inspection. An automatic reverse safety mechanism is does not appear to be installed. The door opener is wired with/ power supplied by an extension cord. Extension cord wiring is not recommended/ approved for permanent wiring applications due to fire safety concerns. It is recommended that a dedicated grounded outlet be installed for the opener use. The preceding repairs should be performed by a qualified electrician.

DOOR OPENER

RATING: **Improvement(s) which are recommended:** It is recommended that a dedicated grounded outlet be installed for the opener use. The item or condition poses a safety hazard and needs correction. Recommend installing an automatic reverse safety mechanism as a safety upgrade.

GARAGE DOOR #2:

TYPE: Roll up, wood with glass windows installed.

CONDITION: Garage door(s) were tested and operated. Garage doors are the heaviest moving part in a home; therefore, extreme care must be taken to ensure safe and proper operation.

RATING: **Serviceable.**

DOOR OPENER: Automatic garage door opener is installed. Brand is a All-O-Matic.

DOOR OPENER CONDITION: Door opener was tested and operated at time of inspection. An automatic reverse safety mechanism is does not appear to be installed. The door opener is wired with/ power supplied by an extension cord. Extension cord wiring is not recommended/ approved for permanent wiring applications due to fire safety concerns. It is recommended that a dedicated grounded outlet be installed for the opener use. The preceding repairs should be performed by a qualified electrician.

DOOR OPENER RATING: **Improvement(s) which are recommended:** It is recommended that a dedicated grounded outlet be installed for the opener use. The item or condition poses a safety hazard and needs correction. Recommend installing an automatic reverse safety mechanism as a safety upgrade.

ELECTRICAL SYSTEM

Our review of the electrical system is limited to that which is visible and accessible at the time of inspection. Determining the actual capacity of the system requires load calculations, which are not within the scope of this report. Underground circuits and concealed components of the system are not inspected. Any electrical repairs attempted by anyone other than a qualified electrician should be approached with caution. The power to the entire house should be turned off prior to beginning any repair efforts, no matter how trivial the repair may seem. Aluminum wiring requires periodic inspection and maintenance by a qualified electrician. Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. Light bulbs are not changed during the inspection, due to time constraints. Smoke Alarms should be installed within 15 feet of all bedroom doors, and tested regularly.

MAIN SERVICE:

SERVICE ENTRANCE: Service entrance is overhead. The meter base is located at rear of home. No areas of concern noted at time of inspection. Service entrance cables are strung through trees. Client is advised to have the trees trimmed back to prevent possible damage to the cables.

ENTRANCE CABLE TYPE: The main service entrance cable is braided aluminum.

RATING: **Improvement(s) which are recommended:** Client is advised to have the trees trimmed back to prevent possible damage to the cables.

GROUNDING SYSTEM: The main service panel appears to be properly grounded.

GROUNDING SYSTEM RATING: **Serviceable.**

ESTIMATED RATING OF SERVICE:

AMPERAGE: 200 Amp service service drop with a 100 Amp distribution panel.

VOLTAGE: 120/240.

MAIN DISCONNECT: A single main disconnect is present at the main distribution panel. There is also one disconnect for the smaller panel installed for the Air Conditioning system.

OVERCURRENT PROTECTION: The over current protection of the main panel is circuit breakers.

MAIN PANELS:

LOCATION: The main electrical panel is located at the garage.
POWER: Power is on. System has been inspected.
INTERIOR CONDITION: No areas of concern were noted at the panel interior.
EXTERIOR CONDITION: No areas of concern were noted on the panel exterior.
RATING: **Serviceable.**

VISIBLE WIRING:

PREDOMINANT WIRING: Non-metallic copper sheathed.
CONDITION: Visible wiring is intact where visible. Junction box cover is missing in the attic.
RATING: **Improvement(s) which are recommended:** Recommend replacing junction box covers in areas noted above to enhance safety and prevent electrical shock.

SWITCHES & OUTLETS:

OUTLETS: A representative sampling of outlets were tested and operated. Ground Fault Interrupter -GFI protection present at: bathrooms and kitchen. When tested with a GFI testing device, all GFI outlets responded and appear operational. Ground Fault Interrupter -GFI protection is not present at: exterior and one outlet in the second floor hall bathroom to the right of the double bowl sink.
OUTLETS RATING: **Improvement(s) which are recommended:** Ground Fault Interrupter (GFI) outlets may not have been required when the home was built. Suggest client consider upgrading with GFI outlets at all receptacles where noted above to enhance safety.
LIGHTS: A representative sampling of switches were tested. As a whole, switches throughout the house are in serviceable condition. **Fluorescent lighting added in basement work shop is poorly installed. Wiring from the original lights has been spliced into the fluorescent lights with the wiring taped to the ceiling.** Incandescent lights in closet areas are considered a fire/safety hazard, as globes break and bare light bulbs are a heat source which could ignite stored materials under certain conditions. Consider replacing all incandescent lights in closets with cool burning fluorescent types.
LIGHTS RATING: **Repair/Replace.** Lighting highlighted above should be repaired/replaced by a qualified electrician to ensure safety.

HEATING

Our evaluation of major systems is both visual and functional provided power and/or fuel is supplied to the component. The inspector is not equipped to inspect furnace heat exchangers for evidence of cracks or holes, as this can only be done by dismantling the unit. This is beyond the scope of this inspection. Some furnaces are designed in such a way that inspection is almost impossible. The inspector can not light pilot lights. Safety devices are not tested by the inspector.
 NOTE: Asbestos materials have been commonly used in heating systems.
 Determining the presence of asbestos can ONLY be performed by laboratory testing and is beyond the scope of this inspection. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection. Electronic air cleaners, humidifiers and de-humidifiers are beyond the scope of this inspection. Have these systems evaluated by a qualified individual. The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. Subjective judgment of system capacity is not a part of the inspection. Normal service and maintenance is recommended on a yearly basis. The best preventative maintenance for heaters is regular cleaning or changing of air filters, at least every 90 days. Heat exchangers contained in most forced air type systems require annual inspection by factory trained personnel who can test for the presence of damage and/or dangerous fumes in the heated air supply.
 Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard which is sometimes costly to remedy.

HEATING SYSTEM:

LOCATION OF UNIT: Basement.
OPERATION: Unit was operated by the thermostat.
BRAND: Bryant.
SYSTEM TYPE: Forced Air.
FUEL TYPE: Natural Gas.
CAPACITY OF UNIT: 175,000 BTU's.
APPROXIMATE AGE IN YEARS: This unit appears to have been manufactured in 1989.
AIR FILTERS: Electronic. Refer to manufactures instructions for maintenance procedures.
FUEL/ELECT DISCNT: A fuel shut off and electric disconnect are provided near this unit.
THERMOSTAT: The thermostat is located at dining room.

COMPONENT CONDITION:

PRIMARY UNIT: Responded to controls. The system was tested for the presence of carbon monoxide with a Bacharach Monoxor II. Elevated levels of carbon monoxide were not detected.

BURNERS/HEAT EXCHANGERS: Burner Flame(s) appear typical. The heat exchanger portion of a gas or oil fired heater is difficult to access without disassembly, and cannot be adequately checked during a visual inspection. If concerns exist, we recommend a service contract be placed on the unit and a heating contractor called to verify the condition of the heat exchanger prior to settlement date.

PUMP/BLOWER FAN: Blower responded to controls.

COMBUSTION AIR: Appears adequate.

AIR PLENUM: Intact with no visible signs of corrosion.

VENTING: The venting material for the furnace is metal. The vent is intact and in satisfactory condition where visible.

DISTRIBUTION: Duct work through registers. The distribution system is intact and in satisfactory condition where visible. **A duct opening is noted in the garage. This is a safety issue as this can allow exhaust fumes to circulate through out the home. Strongly recommend permanently sealing this opening as a safety precaution.**

RATING: **Safety:** Strongly recommend permanently sealing the register opening in the garage as a safety precaution.

COMMENTS: A humidifying system is present on the furnace. As per our inspection agreement, humidifiers are beyond the scope of this inspection.

AIR CONDITIONER

Our evaluation of major systems is both visual and functional provided power and/or fuel is supplied to the component. Identifying or testing for the presence of asbestos, radon, lead based products, or other potentially hazardous materials is not within the scope of this report. Judging the adequacy of the cooling efficiency of air conditioning and heating is a subjective evaluation, therefore, we only note a poor condition if, in the inspector's opinion, the adequacy seems less than normal. We urge you to evaluate these systems prior to closing. **DISMANTLING AND/OR EXTENSIVE INSPECTION OF INTERNAL COMPONENTS OF ANY APPLIANCE IS NOT WITHIN THE SCOPE OF THIS INSPECTION.** The best preventative maintenance for air conditioners is regular cleaning or changing of air filters, at least every 90 days. Evaporator cooling coils periodically need cleaning by an air conditioning contractor to insure optimum performance. Gas pilot lights are not lit during the inspection. This inspection report is not intended to address the condition of specialized system components such as electronic air filters, due to their technical nature. We offer no opinion on cooling supply adequacy or distribution balance of air flow, as both are subjective measures.

AIR CONDITIONING UNIT:

A/C LOCATION UNIT: Condenser/Coil is located at left side of home.

A/C OPERATION: A/C unit was not operated as the exterior temperature fell below 65 degrees at the time of inspection. As most manufacturers warn against operating air conditioning units when the outside temperature is under 65 degrees, this unit was not tested. It is recommend client verify operation/condition with seller prior to close.

A/C BRAND: Lennox.

TYPE: Central.

FUEL: Electric.

MAIN DISCONNECT: An exterior main disconnect is present and serviceable.

POWER SOURCE: 220 Volt.

COMPRESSOR AGE IN YEARS: This unit appears to have been manufactured in 1991.

CONDITION: **This is an older unit and may have a limited remaining life expectancy.**

CONDENSATE LINE: The condensate discharges to a floor drain.

RATING: **Not rated:** It is recommend client verify operation/condition with seller prior to close. **We also recommend a service contract be placed on the unit and if concerns exist, a HVAC contractor called to verify the condition of the unit prior to close.**

PLUMBING

Our focus in the plumbing system is directed at identifying visible damage and leakage. We may not always mention common faults such as stuck stoppers or dripping faucets. If considered important, you should check these items independently. All underground piping related to water supply, waste, or sprinkler use are excluded from this inspection. Leakage or corrosion in underground piping cannot be detected by a visual inspection. Shut off/angle stop valves beneath sinks and toilets are not turned or tested during the inspection due to the possibility of leaking. We recommend that all shut off valves and angle stops be turned regularly to insure free movement for use in the event of an emergency. The water supply system was tested for its ability to deliver functional water pressure to installed plumbing fixtures and the condition of connected piping that was visible. If a more complete evaluation is needed, we suggest further evaluation by a licensed plumbing contractor.

It is not within the scope of this report to determine whether water supply and waste disposal systems are public or private or the quantity or quality of the water supply. We recommend you verify these items with the seller prior to close. The operational effectiveness of any installed water treatment equipment cannot be determined without laboratory testing. Contact your local Health Department for these tests. Determination of leakage at water supply lines in an attic or structure is limited to areas where pipes are visible and accessible.

MAIN LINE:

WATER SUPPLY: Water meter and main shut off valve is located in the basement.

MATERIAL: Copper.

CONDITION: No active leakage is noted at this time. Valve not tested. Shut off valves are not turned or tested during the inspection due to the possibility of leaking. Since main shut-off valves are operated infrequently, it is not unusual for them to become frozen over time. They often leak or break when operated after a period of inactivity. For this reason main shut-off valves are not tested during a home inspection. We suggest caution when operating shut-offs that have not been turned for a long period of time. All shut-off valves and angle stops should be turned regularly to ensure free movement in case of emergency. Water pressure appears adequate.

RATING: **Serviceable.**

SUPPLY LINES:

MATERIAL: Copper.

CONDITION: No leakage observed at time of inspection. Supply lines appear properly supported.

RATING: **Serviceable.**

COMMENTS: Supply lines are not fully visible. Inspection was limited due to finished ceiling coverings.

WASTE LINES:

MATERIAL: Type: Copper.
CONDITION: No leakage observed at time of inspection.
RATING: **Serviceable.**
COMMENTS: Unable to determine condition in finished areas.

VENTS:

CONDITION: No areas of concern noted at time of inspection.
RATING: **Serviceable.**

ENERGY SOURCE :

TYPE: Natural gas.
METER/SHUT OFF LOCATION: Gas meter located at the left side of home. The main shut off for the gas is located at the meter.
CONDITION: Gas meter system appears intact. **The piping was tested for leakage with a Bacharach Leakator, five leaks were detected and marked with red electrical tape. One at drip leg for furnace, two by hot water heater and two in basement ceiling behind the furnace.**
RATING: **Safety:** Gas leaks pose a safety hazard and need corrected by a licensed plumber.

WATER HEATER:

TYPE: Gas.
SIZE: 40 Gallons.
BRAND: Reliance.
LOCATION: Basement.
APPROXIMATE AGE IN YEARS: This unit appears to have been manufactured in 2004.
CONDITION: Unit was tested and operated.
VALVES: A temperature/pressure relief valve is installed as a safety feature. These valves are not tested, as they tend to drip/leak afterwards. The Temperature/Pressure Relief drain line is missing or ends prematurely. It is recommended that this drain line be installed and extended to a safe location. A gas and cold water shut off valve is installed and appears serviceable.
VENTING CONDITION: The flue vent is intact where visible.
RATING: **Improvement(s) which are recommended:** Temperature/pressure relief valve discharge drain line should be extended/installed to within 6 inches of floor.

Due to the possibility of the water heater temperature pressure relief valve leaking after it has been opened, these valves are not tested during the inspection. In some cases the water heater is covered with an insulated blanket, when this is noted client is informed that the review of the water heater is limited. Since a TPR valve is operated infrequently, it is not unusual for them to leak or break when operated after a period of inactivity.

LAUNDRY ROOM:

LOCATION: Basement.
WASHER HOOKUP: Present. We do not disconnect the supply hoses to the washer, nor do we operate the valves. These can leak at any time and should be considered a part of normal maintenance.

DRYER HOOKUP: Natural gas. A gas shut off valve is not observed. Recommend installing for use in the event of an emergency.

DRYER HOOKUP COMMENTS: **Exhaust vents for dryers should be cleaned on a regular basis. We strongly recommend cleaning dryer exhaust line prior to use.**

RATING: **Improvement(s) which are recommended:** Recommend installing gas shut off for use in the event of an emergency.

LAUNDRY SINK: The sink and faucets were tested.

LAUNDRY SINK RATING: **Serviceable.**

WASHER & DRYER:

NOT TESTED: Due to time constraints, washers and dryers are not tested during the General Home Inspection. Please consult with the seller for information on these appliances.

Laundry appliances are not tested or moved during the inspection and the condition of any walls or flooring hidden by them cannot be judged. Drain lines and water supply valves serving washing machines are not operated. Water supply valves may be subject to leaking if turned. The supply hoses to the washer are not disconnected during the inspection, nor are the valves operated. These can leak at any time and should be considered a part of normal maintenance. The washer and dryer are not moved if present during inspection to prevent floor damage therefore, a limited review of area behind washer/dryer is conducted.

KITCHEN - APPLIANCES

The kitchen inspection is a combination of visual and functional. Appliances are operated, if power is supplied. Inspection of stand alone freezers and built-in ice makers are outside the scope of the inspection. No opinion is offered as to the adequacy of dishwasher operation. Dishwashers can fail at any time due to their complexity. Our review is to determine if the system is free of leaks and excessive corrosion. Calibrations to cooking systems are not evaluated nor life expectancy given. Ovens, self or continuous cleaning operations, cooking functions, clocks, timing devices, lights and thermostat accuracy are not tested during this inspection. Appliances are not moved during the inspection. Portable dishwashers are not inspected, as they require connection to facilitate testing.

KITCHEN:

CABINETS: Cabinets are wood.

CABINETS CONDITION: Cabinets were tested and operational.

CABINETS RATING: **Serviceable.**

COUNTER TOPS: Granite.

COUNTER TOPS CONDITION: Counters appear in serviceable condition.

COUNTER TOPS RATING: **Serviceable.**

SINK: Stainless steel.

SINK FAUCET: Operated. Functional water flow noted. A shut off valve is installed. No leakage was observed at the time of the inspection. Hand sprayer was tested and operational.

TRAP/DRAIN: No leakage noted at time of inspection.

RATING: **Serviceable.**

RANGE/COOK TOP AND OVEN:

BRAND: Kenmore.

TYPE: Gas.

CONDITION: Burners tested and operational at time of inspection.

RATING: **Serviceable.**

VENTILATION:

BRAND: G.E.
VENTING: Internal.
CONDITION: Fan is built into microwave. Unit operated properly when tested.
RATING: **Serviceable.**

REFRIGERATOR:

BRAND: Kitchen Aid.
TYPE: Electric.
CONDITION: Unit was operational at time of inspection. Ice and water dispenser was tested and operational.
RATING: **Serviceable.**

GARBAGE DISPOSAL:

BRAND: Kenmore.
CONDITION: **An open electrical wire splice is present for the supply wire to this unit, which could be a safety concern. Whenever electrical wiring is cut and re-connected, the splice should be encased in a covered junction box to prevent shocks and separation of the splice. Due to shelve, the reset button on the bottom of the unit is difficult to access.**
RATING: **Repair/Replace.** Deficiencies noted above should be repaired/replaced as needed by a qualified appliance technician.

DISHWASHER

DISHWASHER BRAND: Whirlpool.
CONDITION: Unit was tested and operable at time of inspection. Dishwashers most commonly fail internally at the pump, motor or seals. We do not disassemble these components. If unit is operable and power is supplied, our inspection is limited to operating the unit on the normal wash cycle only.
RATING: **Serviceable.**

BATHROOMS

The main focus of the bathroom inspection is to identify visible water damage and/or related problems. We may not always mention common faults such as stuck/inoperable stoppers or dripping faucets. These are part of routine maintenance. If considered important, you should check these items independently. Shower pans are visually checked for leakage, but leaks often do not show except when the shower has the weight of a person and is in actual use. Determining whether shower pans, tub/shower surrounds are water tight is beyond the scope of this inspection. It is very important to maintain all grouting and caulking in the bath areas. Very minor imperfections can allow water to get into the wall or floor areas and cause damage. Proper ongoing maintenance will be required in the future. We can only inspect what we can see. Shower heads/ faucets and drain stoppers, as with most mechanical fixtures will require repair/replacement at some point in time and we cannot predict future failure of these items. Shut-off valves and angle stops under kitchen or bathroom sinks and toilets are not turned or tested during the inspection due to the possibility of causing a leak. All shut-off valves or angle stops should be turned regularly by the homeowner to ensure free movement in case of emergency.

#1 BATH:

LOCATION: Guest bedroom.
WATER CLOSET: Operated. A shut off valve is installed. Tested and operated properly.
WATER CLOSET RATING: **Serviceable.**
SINK TYPE & CONDITION: Pre-cast composition. Sink is in generally good condition.
SINK FAUCET: Operated. Functional water flow noted. A shut off valve is installed. No leakage was observed at the time of the inspection.
SINK STOPPER: Stopper operated.

TRAP/DRAIN: No leakage noted at time of inspection.
COUNTER/CABINETS: Counter/cabinets are in generally good condition.
RATING: **Serviceable.**

#1 BATHTUB/SHOWER:

TYPE: Tile shower surround. Cast Iron tub.
CONDITION: Unit is in generally good condition. No damaged/loose tile observed at time of inspection. All tile, tile edges and grout should be kept caulked and sealed to prevent moisture penetration. Failure to keep tiles sealed can cause moisture/water damage to the surfaces beneath.
FAUCET/DIVERTER: Operated. Functional water flow noted. Shower faucet head leaks.
STOPPER: Stopper operated.
SHOWER DOOR: Sliding glass door.
RATING: **Improvement(s) which are recommended:** Repair/replace shower head.

#1 HEAT/FAN:

EXHAUST FAN BRAND: None.
CONDITION: Window venting only.
HEAT SOURCE: Present.

#1 DECOR:

FLOORS: Tile.
FLOORS CONDITION: Flooring is in serviceable condition.
WALLS: Drywall and/or plaster materials. Cracks in plaster walls and ceilings are quite common and are considered cosmetic unless otherwise noted. Cracks can usually be easily repaired using procedures outlined in the enclosed maintenance manual. Tile.
WALLS CONDITION: Walls are in serviceable condition.
CEILING: Drywall and/or plaster materials. Cracks in plaster walls and ceilings are quite common and are considered cosmetic unless otherwise noted. Cracks can usually be easily repaired using procedures outlined in the enclosed maintenance manual.
CEILING CONDITION: Ceilings were inspected and appear to be in serviceable condition.
WINDOWS: Window(s) were tested and operated properly.
DOOR: Door was tested and operated properly.
RATING: **Serviceable.**

#2 BATH:

LOCATION: Master bedroom.
WATER CLOSET: Operated. A shut off valve is installed. Tested and operated properly.
WATER CLOSET RATING: **Serviceable.**
SINK TYPE & CONDITION: Pre-cast composition. Sink is in generally good condition.
SINK FAUCET: Operated. Functional water flow noted. A shut off valve is installed. No leakage was observed at the time of the inspection.

SINK STOPPER: Stopper operated.
TRAP/DRAIN: No leakage noted at time of inspection.
COUNTER/CABINETS: Counter/cabinets are in generally good condition.
RATING: **Serviceable.**

#2 SHOWER:

SHOWER/SURROUND: Tile. No damaged/loose tile observed at time of inspection. All tile, tile edges and grout should be kept caulked and sealed to prevent moisture penetration. Failure to keep tiles sealed can cause moisture/water damage to the surfaces beneath.
SHOWER DOOR: Hinged glass door.
SHOWER FAUCET/DIVERTER: Operated. Functional water flow noted.
RATING: **Serviceable.**

#2 HEAT/FAN:

EXHAUST FAN BRAND: NuTone.
CONDITION: **Low draw of the fan indicates this unit may need cleaned or the exhaust line may be crimped/restricted. Maintenance and repairs are recommended.**
RATING: **Repair/Replace.** This item should be repaired or replaced as needed.
HEAT SOURCE: Present.

#2 DECOR:

FLOORS: Tile.
FLOORS CONDITION: Flooring is in serviceable condition.
WALLS: Tile, drywall and/or plaster materials. Cracks in plaster walls and ceilings are quite common and are considered cosmetic unless otherwise noted. Cracks can usually be easily repaired using procedures outlined in the enclosed maintenance manual.
WALLS CONDITION: Walls are in serviceable condition.
CEILING: Drywall and/or plaster materials. Cracks in plaster walls and ceilings are quite common and are considered cosmetic unless otherwise noted. Cracks can usually be easily repaired using procedures outlined in the enclosed maintenance manual.
CEILING CONDITION: Ceilings were inspected and appear to be in serviceable condition.
WINDOWS: Window(s) were tested and operated properly.
DOOR: Door does not latch properly. Strike plate and latch are not aligned.
RATING: **Routine maintenance should include:** Make necessary adjustments for proper door open/closing.

#3 BATH:

LOCATION: 2nd floor hall.
WATER CLOSET: Operated. A shut off valve is installed. Tested and operated properly.
WATER CLOSET RATING: **Serviceable.**
SINK TYPE & CONDITION: Pre-cast composition double bowl. Sinks are in generally good condition.

SINK FAUCET: Operated. Functional water flow noted. A shut off valve is installed. No leakage was observed at the time of the inspection.

SINK STOPPER: Stopper operated.

TRAP/DRAIN: No leakage noted at time of inspection.

COUNTER/CABINETS: Counter/cabinets are in generally good condition.

RATING: **Serviceable.**

#3 BATHTUB/SHOWER:

TYPE: Tile shower surround. Cast Iron tub.

CONDITION: Unit is in generally good condition. No damaged/loose tile observed at time of inspection. All tile, tile edges and grout should be kept caulked and sealed to prevent moisture penetration. Failure to keep tiles sealed can cause moisture/water damage to the surfaces beneath.

FAUCET/DIVERTER: Operated. Functional water flow noted. **Shower faucet head leaks.**

STOPPER: Stopper operated.

SHOWER DOOR: Sliding glass door.

RATING: **Improvement(s) which are recommended:** Repair/replace shower head.

#3 HEAT/FAN:

EXHAUST FAN BRAND: NuTone.

CONDITION: Tested and operational.

HEAT SOURCE: Present.

#3 DECOR:

FLOORS: Tile.

FLOORS CONDITION: Flooring is in serviceable condition.

WALLS: Tile, drywall and/or plaster materials. Cracks in plaster walls and ceilings are quite common and are considered cosmetic unless otherwise noted. Cracks can usually be easily repaired using procedures outlined in the enclosed maintenance manual.

WALLS CONDITION: Walls are in serviceable condition.

CEILING: Drywall and/or plaster materials. Cracks in plaster walls and ceilings are quite common and are considered cosmetic unless otherwise noted. Cracks can usually be easily repaired using procedures outlined in the enclosed maintenance manual.

CEILING CONDITION: Ceilings were inspected and appear to be in serviceable condition.

WINDOWS: Window(s) were tested and operated properly.

DOOR: Door was tested and operated properly.

RATING: **Serviceable.**

#4 BATH:

LOCATION: 1st floor hall.

WATER CLOSET: Operated. A shut off valve is installed. Tested and operated properly.

WATER CLOSET RATING: **Serviceable.**

SINK TYPE & CONDITION: Pre-cast composition. Sink is in generally good condition.

SINK FAUCET: Operated. Functional water flow noted. A shut off valve is installed. No leakage was observed at the time of the inspection.

SINK STOPPER: Stopper operated.

TRAP/DRAIN: No leakage noted at time of inspection.

COUNTER/CABINETS: Counter/cabinets are in generally good condition.

RATING: **Serviceable.**

#4 HEAT/FAN:

EXHAUST FAN BRAND: Unable to determine.

CONDITION: Tested and operational.

HEAT SOURCE: Present.

#4 DECOR:

FLOORS: Tile.

FLOORS CONDITION: Flooring is in serviceable condition.

WALLS: Drywall and/or plaster materials. Cracks in plaster walls and ceilings are quite common and are considered cosmetic unless otherwise noted. Cracks can usually be easily repaired using procedures outlined in the enclosed maintenance manual.

WALLS CONDITION: Walls are in serviceable condition.

CEILING: Drywall and/or plaster materials. Cracks in plaster walls and ceilings are quite common and are considered cosmetic unless otherwise noted. Cracks can usually be easily repaired using procedures outlined in the enclosed maintenance manual.

CEILING CONDITION: Ceilings were inspected and appear to be in serviceable condition.

WINDOWS: No window installed.

DOOR: Door was tested and operated properly.

RATING: **Serviceable.**

#5 BATH:

LOCATION: Basement.

WATER CLOSET: Operated. A shut off valve is installed. Tested and operated properly.

WATER CLOSET DOOR: Door was tested and operated properly.

WATER CLOSET RATING: **Serviceable.**

INTERIOR

Our interior review is visual and evaluated with similar aged homes in mind. Inspections are limited to visible and/or accessible areas. Personal belongings and furniture restrict access to receptacles, windows, walls, and flooring. The condition of walls behind wall coverings, paneling and furnishings cannot always be judged. Only the general condition of visible portions of floors is included in this inspection. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. Determining the source of odors or like conditions is not a part of this inspection. Floor covering damage or stains may be hidden by furniture. The condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage.

DOORS:

INTERIOR DOORS: Wood.
CONDITION: Door(s) were tested and operated properly.
RATING: **Serviceable.**

CLOSET DOORS:

TYPE: Wood.
CONDITION: Closet door(s) were tested and operated properly.
RATING: **Serviceable.**

WINDOWS:

TYPE: Wood.
CONDITION: A representative sampling was taken. Windows as a grouping are generally operational. Handles for the front first floor windows have been removed. Unable to test. **Small hole/crack noted at front first floor window.**
RATING: **Repair/Replace.** Window highlighted above should be repaired or replaced as needed.

INTERIOR WALLS:

TYPE: Wood paneling, drywall and/or plaster materials. Cracks in plaster walls and ceilings are quite common and are considered cosmetic unless otherwise noted. Cracks can usually be easily repaired using procedures outlined in the enclosed maintenance manual.
CONDITION: Walls were inspected and appear to be in serviceable condition.
RATING: **Serviceable.**

CEILINGS:

TYPE: Tile, drywall and/or plaster materials. Cracks in plaster walls and ceilings are quite common and are considered cosmetic unless otherwise noted. Cracks can usually be easily repaired using procedures outlined in the enclosed maintenance manual.
CONDITION: Ceilings were inspected and appear to be in serviceable condition.
RATING: **Serviceable.**

FLOORS:

TYPE: Carpet, Wood, Tile.
CONDITION: Floor coverings appear intact and in serviceable condition.
RATING: **Serviceable.**

WHOLE HOUSE/CEILING FANS:

WHOLE HOUSE ATTIC FAN: **Serviceable.** Tested and operational.
CEILING FANS: **Serviceable.** Fan(s) were operated.

STAIRS & HANDRAILS:

Basement to first floor. Interior stairs are serviceable. Handrails/guardrails are installed and secure.
First to second floor. Interior stairs are serviceable. Handrails/guardrails are installed and secure.

FIREPLACE/WOOD BURNING DEVICES #1:

LOCATION: Family room.

TYPE: Brick with firebrick lining. Wood burning.

FIREPLACE CONDITION: The damper was operational and appeared serviceable at time of inspection. Small amounts of loose/missing mortar is observed at the fire brick. Repointing/sealing as needed is recommended.

FLUE: Creosote build-up observed where flue is visible; full length of flue not visible.

CLEARANCE: The clearance to combustible materials at the hearth, mantle and sides are within the recommended guidelines. These areas should be kept free of combustible materials at all times.

RATING: **Routine maintenance should include:** Recommend cleaning prior to use by a chimney sweep/fireplace specialist to ensure safe and proper operation. Repointing/sealing as needed is also recommended.

COMMENTS: It is important to check the system often for creosote and have it professionally cleaned on an annual basis.

FIREPLACE/WOOD BURNING DEVICES #2:

LOCATION: Basement.

TYPE: Brick with firebrick lining. Wood burning.

FIREPLACE CONDITION: The damper was operational and appeared serviceable at time of inspection. Unit does not appear to have been used.

FLUE: Flue clean where visible; full length of flue not visible.

CLEARANCE: The clearance to combustible materials at the hearth, mantle and sides are within the recommended guidelines. These areas should be kept free of combustible materials at all times.

RATING: **Serviceable.**

COMMENTS: It is important to check the system often for creosote and have it professionally cleaned on an annual basis.

SMOKE / FIRE DETECTOR:

TYPE: Noted, but not tested.

CONDITION: Carbon monoxide and smoke detectors have been proven to save lives. Client is advised to install carbon monoxide and smoke detectors if not already present in home. Suggest consulting with your local municipality and manufacturer specifications as to the proper location and installation of these units.