"Don't Keep Us A Secret, We Measure Our Success By Your Referrals"

This report has been produced in accordance with the AGREEMENT, and is subject to the terms and conditions agreed upon therein. The report was produced exclusively for our CLIENT. Not to be used or interpreted by anyone other than our CLIENT or Representative.
Defect Summary

Thank you for choosing Innovative Home Inspection, LLC to perform your home inspection.

An earnest effort was made on your behalf to discover visible deficiencies. This Inspection Report is an opinion report—reflecting the conditions of the property at the time of inspection only. Hidden or concealed defects cannot be included. This Report is not intended to reflect the value of the property, or to make any representation as to the advisability of purchase. No warranty is either expressed or implied. This report is neither an insurance policy—nor a warranty service with regards to the property.

This inspection was performed in accordance with the current Standards of Practice and Code of Ethics of the International Association of Certified Home Inspectors® (InterNACHI), visit InterNACHI website at http://www.nachi.org/sop.htm. The Standards contain certain and very important limitations, exceptions, and exclusions to the inspection. A copy is available prior to, during, and after the inspection, and it is part of the report.

The following summary is a lists of observed material defects in the opinion of the inspector that may have a significant deficiency or pose and unreasonable risk to people or may include items of relative high importance (FYI). The summary is provided as a courtesy an is not a complete listing of all the findings in the report. Please review all of the pages of the report as the summary alone does not explain all the issues.

For your safety and liability, all repairs must be done by a licensed and bonded trade or profession, example: Licensed General Contractor and/or Electrician. We strongly recommend that you obtain at least two written estimates for cost of repairs from a contractor/ tradesmen specializing in their field. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

If the living area has been remodeled or part of an addition, we recommend that you verify the permit and certificate of occupancy. This is important because our inspection does not tacitly approve, endorse, or guarantee the integrity of any work that was done without a permit, and latent defects could exist.

Feel free to visit our web site at http://www.InnovativeHomeInspection.com. Please call me for any clarifications or further questions.

Sincerely,

John Scaparo, CMI, Innovative Home Inspection, LLC

Inspection Date: 5/9/2015 at 9:00 AM.
### Roofing

<table>
<thead>
<tr>
<th>Page 11 Item: 3</th>
<th>Roof Drainage (Gutters / Downspouts)</th>
</tr>
</thead>
<tbody>
<tr>
<td>3.2. Gutters and downspouts were in poor condition. One or more sections were damaged, loose, sagging, or missing. Recommend repair or replace to prevent drainage against foundation and potential of seeping into crawlspace.</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Page 12 Item: 4</th>
<th>Exterior Chimney / Chase</th>
</tr>
</thead>
<tbody>
<tr>
<td>4.1. I saw damaged brick at the top of the chimney. Recommend contacting a chimney contractor to inspect the chimney and cap further for damage not visible from the ground at time of inspection.</td>
<td></td>
</tr>
</tbody>
</table>

### Exterior

<table>
<thead>
<tr>
<th>Page 13 Item: 2</th>
<th>Driveway / Walkway / Patio</th>
</tr>
</thead>
<tbody>
<tr>
<td>2.2. The Walkway(s) had trip hazards in one or more areas. A qualified contractor should evaluate and repair or replace sections as necessary to enhance safety of the occupants.</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Page 14 Item: 4</th>
<th>Exterior Door(s)</th>
</tr>
</thead>
<tbody>
<tr>
<td>4.1. The garage side occupant door and side entry door with glass panels are not exterior doors, they were in poor condition. The side entry door was missing installed dor handle and back side glass entry door handle was damaged and should be replaced. I recommend upgrading to a quality exterior weather door.</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Page 14 Item: 5</th>
<th>Exterior Window(s)</th>
</tr>
</thead>
<tbody>
<tr>
<td>5.2. Front windows had cracked glass. This will reduce the efficiency of the window and may present a safety hazard if glass shatters. Recommend replacement of broken window/s by a qualified contractor to enhance safety of the occupant.</td>
<td></td>
</tr>
<tr>
<td>5.3. Back window had a portable A/C unit installed in the window. The window was sealed with a plywood panel that has let moisture to enter the home and damaged the inside bedroom wall. See Moisture Section for more information. Recommend removal and repairs to the moisture damaged interior.</td>
<td></td>
</tr>
</tbody>
</table>

### Garage / Outbuilding

<table>
<thead>
<tr>
<th>Page 16 Item: 3</th>
<th>Garage Door Auto Opener / Safety Reverse (Life expectancy 10 - 15 years)</th>
</tr>
</thead>
<tbody>
<tr>
<td>3.1. Garage door opener was not functional on the day of the inspection. Garage door opener and its safety auto reverse/ infrared eyes were not tested. Recommend repair or replacement as required to enhance the safety of the occupants and guest.</td>
<td></td>
</tr>
<tr>
<td>3.2. Garage door opener trolly arm was detached / damaged from the door bracket. Recommend service to restore function.</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Page 16 Item: 4</th>
<th>Occupant Door (Including Fire Door)</th>
</tr>
</thead>
<tbody>
<tr>
<td>4.1. Garage occupant door was missing. This is a break in the door's fire protection and is a safety hazard. Fire rated doors prevent the rapid spread of flames in the event of a garage fire. Contact a licensed general contractor specializing in door installation to install a fire rated door.</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Page 17 Item: 5</th>
<th>Walls/Ceilings (Includes Fire Wall)</th>
</tr>
</thead>
<tbody>
<tr>
<td>5.1. Fire Separation (Wall Breach), the dryer vent discharges in to the garage through the wall separating the living area from the garage. This is a breach in the fire wall and is a fire hazard. Dryer should be vented to the exterior. Garage walls and ceilings of the attached garages should be well sealed where they join to the interior of a house. This reduces the potential of toxic automobile gases and path for fire to enter the house. Openings should be sealed for your protection. Recommend contacting licensed contractor to evaluate and vent dryer exhaust to the exterior.</td>
<td></td>
</tr>
<tr>
<td>5.2. Ceiling and wall drywall was removed leaving an opening to the attic / living area. This is a breach in the fire wall that separate the house from the garage. This is a safety hazard. Repair as required to maintain sealed walls to help reduces the potential of toxic automobile gases and path for fire to enter the house. Ask home own reason for drywall removal. This could be an indication of prior rook leak.</td>
<td></td>
</tr>
</tbody>
</table>

### Attic, Insulation & Ventilation
Page 18 Item: 2  Interior Ventilation  
(Kitchen, Bath, Laundry)  
2.3. First floor bathroom exhaust fans did not operated at time of inspection. Replace as required.  
2.4. There was a flexible foil duct detached in the attic (terminating into the attic). The duct was venting from the first floor room ceiling with the electrical panel. Recommend removing and sealing ceiling.

Structures

Page 21 Item: 4  Floor Structures  
(Limited Access)  
4.3. Crawlspace slab floor sections and dirt was removed for the grow operation and to be able to provide install the water heater.

Page 22 Item: 5  Foundation, Basement And Crawlspace Structures (Limited Access)  
5.2. There was a indication of a marijuana grow operation in the crawlspace. The crawlspace dirt floor area in front of the furnace was removed and replaced with a type of potting soil. There was a grow light in this area.

Page 22 Item: 6  Support Beam(s) / Column(s) / Pier(s) (Limited Access)  
6.1. Crawlspace, Inspector could not confirm if the screw jack had a support footing. Metal jack was in contact with soil. The installation was not to building standards. Recommend evaluation and repair.

Moisture

Page 23 Item: 2  Moisture Penetration  
(Interior Coverings) / Limited Access  
2.1. First floor room with electrical panel. Fungal growth was observed on the interior wall finishings under the window with the window A/C unit and on the floor surface today. There was elevated moisture, moisture stains, fungal growth on the wall directly below the window A/C unit floor. Remove the A/C unit and replace with a weather tight window. Damaged drywall will need to be removed and restored. I’m not able to determine underlining damage to the structure. Mold inspection is out the scope of the inspection.

Page 23 Item: 3  Moisture Penetration  
(Sub-Floor / Slab Floor Structures) / Limited Access  
3.1. Crawlspace, vapor retarder was missing in one or more sections. Vapor retarder is designed to reduce humidity and protect mechanical equipment and structure from moisture damage. Recommend correction by a qualified contractor.  
3.2. Crawlspace, there was standing water in the crawlspace and moisture observed on the dirt floor of the crawlspace in front of the water heater. I was not able to determine cause of the water but suspect lack of drain in front of the crawlspace exterior access panel may be the cause.

Interiors & Doors, Windows

Page 25 Item: 2  Interior Window(s)  
[Representative Number]  
2.1. kitchen, window would not fully closed. This prevent window from latching. Window secured by a piece of wood in its track. Recommend qualified contractor to evaluate and replace or repair as required to restore function.

Page 26 Item: 3  Interior Floor Covering(s)  
3.2. Kitchen, the floor condition is in poor condition and need repair or replacement. The tile floor was grout missing in one or more areas and many tiles were loose and could easily be lifted.

Page 26 Item: 6  Interior Railing / Guards  
6.2. Graspsable handrail was missing from upper flight of stairs with more than four risers. This is a safety hazard. A qualified contractor should install graspsable handrails that your hand can completely encircle to aid occupants and help prevent possible injury at stairs where missing, and as per standard building practices.

Page 27 Item: 8  Interior Mirror(s)  
8.1. First floor and second floor common bathroom missing mirrors above sink.

Fireplace / Exhaust Gas Venting

Page 27 Item: 3  Hearth Extention And Front Surround  
3.1. Fireplace hearth extension not installed (kitchen Side). This is a fire hazard. Sparks and burning embers can land on carpeting when in use and cause a fire. Recommend installing a non-combustible hearth pad or hearth extension at floor level to at least 18" deep.
### Appliances (Built-In)

<table>
<thead>
<tr>
<th>Page 29 Item: 4</th>
<th>Dishwasher (Life Expectancy: 9 years)</th>
</tr>
</thead>
<tbody>
<tr>
<td>4.2. Unit was not properly fastened to the underside of counter, recommend securing to counter top to prevent tip when loading or unloading.</td>
<td></td>
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</tbody>
</table>

### Heating / Central Air Conditioning

<table>
<thead>
<tr>
<th>Page 31 Item: 2</th>
<th>Heating System</th>
</tr>
</thead>
<tbody>
<tr>
<td>2.1. The heating unit did not respond to the thermostat and should be examined by a qualified HVAC technician. This may be due to the breakers being off in the panel. Breakers were not turned on because of the safety defects mentioned in the electrical panel section. Servicing can also uncover problems not discovered or that are beyond the scope of home inspection standards.</td>
<td></td>
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<tr>
<td>2.2. There was heavy corrosion / flakes visible inside the furnace heat exchanger burner cavity. This is an indication of improper combustion or deterioration to heat exchanger. I recommend a qualified heating contractor evaluate further to ensure safe and proper operation. Servicing can also uncover problems not discovered or that are beyond the scope of home inspection standards.</td>
<td></td>
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<tr>
<td>2.3. There was no service platform, service light, service switch, gas shut-off valve observed. Note the slab floor in front of the unit was removed for the grow operation. I was not able to access the back side of the unit to determine if the shut-off valve or service switch was on back side. The access was restricted by the furnace itself. Recommend further evaluation and install if missing.</td>
<td></td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>Page 32 Item: 3</th>
<th>Cooling System</th>
</tr>
</thead>
<tbody>
<tr>
<td>3.2. Outside A/C unit did not responded when turned on by the wall thermostat controller in manual mode on day of inspection. This may be due to the breakers being off in the panel. Breakers were not turned on because of the safety defects mentioned in the electrical panel section. Servicing can also uncover problems not discovered or that are beyond the scope of home inspection standards.</td>
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<table>
<thead>
<tr>
<th>Page 33 Item: 5</th>
<th>Condensation / Drain Tube / Pump</th>
</tr>
</thead>
<tbody>
<tr>
<td>5.1. There was bucket and water stains where condensation drain tube penetrate the unit. This is an indication of a prior leak. Recommend service.</td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>Page 33 Item: 6</th>
<th>Heating / Cooling Distribution System / Air Filter</th>
</tr>
</thead>
<tbody>
<tr>
<td>6.2. Second floor front bedroom room, there was no heating / cooling duct installed in the crawlspace for that room. It was removed. Recommend installing.</td>
<td></td>
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</tbody>
</table>

### Plumbing System

<table>
<thead>
<tr>
<th>Page 34 Item: 1</th>
<th>Gas Distribution System</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.2. Water heater, gas supply line missing a drip leg which is required by current building standards to catch debris/moisture in gas line. Recommend review and repair by a Qualified HVAC contractor.</td>
<td></td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>Page 35 Item: 2</th>
<th>Water Distribution System</th>
</tr>
</thead>
<tbody>
<tr>
<td>2.1. Kitchen, water supply line was not capped under the sink. All water pipes / tubes and shut-off valves not in use should be properly capped to prevent possible water leak if shut-off valve should fail or is accidentally operated.</td>
<td></td>
</tr>
<tr>
<td>2.2. Supply lines are susceptible to damage due to location in unheated crawlspace. Proper weatherization will be needed to prevent damage to water lines. Review and repairs/upgrades recommended.</td>
<td></td>
</tr>
</tbody>
</table>
| Page 36 Item: 3 | Drain / Waste / Venting System | 3.2. Exterior drain clean-out cap was damaged (front Yard). Recommend replacing.  
3.3. Entry to crawlspace, I did not drain today. There is evidence of water seepage and material washing into the crawlspace. Recommend installing drain to help prevent water seepage into crawlspace. Reference Foundation Moisture Section for additional information. |
<table>
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<tr>
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</tr>
</thead>
<tbody>
<tr>
<td>Page 36 Item: 4</td>
<td>Water Heater</td>
<td>4.2. Gas water heater not properly installed. It was in direct contact with soil and did not have a secured base. This is not to current building standards and is a safety hazard. There is indication the water heater is settling into the soil and not level. Recommend further evaluation and correction to ensure safe operation.</td>
</tr>
</tbody>
</table>
| Page 37 Item: 6 | Toilet(s) | 6.1. Third floor common bathroom toilet was filed with debris and not properly secured to floor. Condition typically is caused by loose or missing flange bolts; other causes or multiple causes are possible. Loose toilets can result in damage to water supply lines and drainage pipes (leaks, water damage, and mold), as well as damage to the bolts or toilet. Recommend evaluation and correction by a licensed plumbing professional. The subfloor should be inspected during repair.  
6.2. First floor common bathroom toilet bowl is cracked. Replace as required.  
6.3. Second floor common bathroom toilet missing. |
| Page 37 Item: 7 | Sink(s) / Back Splash | 7.3. Second and third floor common bathroom sinks were rusted through and needs to be replaced. The bowl under the trap and water stains in the cabinet is an indication the sink drain leaks.  
7.4. Kitchen and first floor bathroom sinks, trap was not installed correctly. There is an open drain port on the tail piece and indication of trap leak. Requires repair before use to help prevent leak. |
| Page 38 Item: 8 | Tub(s) / Shower(s) | 8.1. The shower fixtures (plumbing inside the wall) appeared not to be properly secured. There was no access panel to confirm today. Recommend providing access panel for ease of service and securing the plumbing to help prevent stress / wear on the plumbing joints that may lead to leaks. |
| Page 38 Item: 9 | Exterior Faucet(s) | 9.1. Exterior water supply pipe was loose and extends outside the structure to the faucet and subjected to freezing or damage. The faucet should be properly installed and secure to the structure to prevent exposed supply pipe from freezing and bursting. Contact a qualified plumber to repair. |

### Electrical System

| Page 39 Item: 2 | Service Panel / Over-Current Protection | 2.3. The service panel is not safe and a fire hazard. The inspector discovered several issue that need immediate correction. Recommend service and correction by a LICENSED and qualified electrical contractor to ensure safety of the occupants and to uncover problems not discovered or that are beyond the scope of home inspection standards. The following safety defects were observed today:  
1. Missing Wire nuts with live wire (wire ends were tape with electrical tape, tape was loose exposing wiring).  
2. Conductors damaged / cut to fit breaker lugs in two location.  
3. Several burnt wires.  
4. Missing panel screws.  
5. Not able to confirm proper grounding or bonding. |
### Page 40 Item: 3  Branch Wires

3.1. The inspector discovered several safety issues that need immediate correction. Recommend service and correction by a LICENSED and qualified electrical contractor to ensure safety of the occupants and to uncover problems not discovered or that are beyond the scope of home inspection standards. The following safety defects were observed today:

1. First floor bathroom, live and uncapped wiring expose. This is a safety hazard and need correction by a qualified electrical contractor.
2. First floor closet off kitchen and garage, handyman wiring noted. Exposed wiring and receptacle boxes is a safety hazard. Contact licensed electrical contractor to evaluate and correct.
3. Crawlspace, handyman wiring throughout. Wiring not properly secures, several open junction boxes, multiply spliced wire.
4. Improper wiring and splicing for grow operation.

### Page 41 Item: 4  Ground Fault Circuit Interrupts (GFCI)

4.2. Kitchen, GFCI outlet left side of sink buzzed, this is an indication it is not wired correctly or outlet is faulty. Recommend evaluated by a qualified electrical contractor.
4.3. Garage and Laundry room outlet near sink were not GFCI protected. This may of not been required when the home was built, but I recommend having a qualified electrician upgrade to GFCI type outlets at all applicable locations to bring home up to current building standards for enhanced safety to occupants. Current accepted standards recommend that all outlet within 6 feet of a sink should be GFCI protected (kitchens, Baths, Laundry and wet locations such as garages and unfinished basements / crawlspace).

### Page 41 Item: 5  Switches, Outlets, Light Fixtures [Representative Number]

5.4. First floor room with electrical panel, outlet under window tested indicate that hot neutral. Review and correction is recommended by a qualified electrician.
5.5. Several interior and exterior outlets, switches, and light fixtures (including ceiling fans) did not have power at time of inspection. This may be due to the breakers turned off or a more serious problem. Breakers were not turned on because of the safety defects mentioned in the electrical panel section. Recommend an electrical contractor evaluate and repair as require to restore function and to ensure safety:

1. All exterior outlets
2. Second floor common bathroom area with the sink.
4. Complete first floor (Rooms with fireplace).
5. Kitchen outlet right sie of sink.
7. First floor bathroom light fixture was removed leaving exposed wiring.
8. Back room with skylight, light fixture,
10. Garage.
11. Service lights in the crawlspace for the furnace / water heater were missing or not function.

### Page 42 Item: 6  Smoke Alarms(s) / CO Detector(s) (Life expectancy less than 10 years)

6.1. Smoke alarms missing from all bedrooms. The single smoke alarm in the upstairs hallway was loose and and not function when tested. Functional smoke detectors are recommended in each bedroom, outside of bedroom in the immediate vicinity hallways and a minimum of one per floor including crawlspace, garage, and area of the home having a gas burning appliance and fireplace for added safety.

### Page 42 Item: 7  Exterior Service Disconnect(s)

7.2. The exterior electrical service disconnect was not properly secured to the structure and too close to the grade. The electrical armored cable was corroded and in contact with the soil. These are safety hazards and needs to be corrected by a qualified electrical contractor to enhance the safety of the occupants.
<table>
<thead>
<tr>
<th>Page 42 Item: 8</th>
<th>Extension Cord(s)</th>
</tr>
</thead>
<tbody>
<tr>
<td>8.1. Several, extension cords and or handy man wiring was being used as permanent wiring in one or more areas. Many extension cords were observed going to be routed through the HVAC registers to the crawlspace. They should only be used for portable equipment on a temporary basis. Using extension cords as permanent wiring poses a fire and shock hazard, and is an indication that wiring is inadequate and should be updated. Extension cords may be undersized. Connections may not be secure, resulting in power fluctuations, damage to equipment, and sparks that could start a fire. Extension cords should be removed as necessary, or a qualified electrician should evaluate and make repairs as necessary. For example, install additional circuits and/or electric receptacles.</td>
<td></td>
</tr>
</tbody>
</table>
1. Attending Inspection
   • Buyer

2. Type Of Service / Structure
   • Residential Inspection, Single Family Home.

3. Occupancy
   • The home was unoccupied and was empty of furniture at the time of the inspection.

4. Weather / Ground Conditions
   • The temperature was between 70 - 80 degrees F
   • It was raining/showers at time of the inspection.
   • The ground was damp.

5. Limitations
   • Reference the Standards Of Practice for abbreviated copy of the inspection limitations. Visit InterNACHI website at http://www.nachi.org/sop.htm to review and download the complete document.
Introduction, Scope, Definitions

INTRODUCTION:
The following numbered and attached pages are your inspection report. The report includes pictures, information, and recommendations. This inspection was performed in accordance with the current Standards of Practice and Code of Ethics of the International Association of Certified Home Inspectors® (InterNACHI), visit InterNACHI website at http://www.nachi.org/sop.htm. The Standards contain certain and very important limitations, exceptions, and exclusions to the inspection. A copy is available prior to, during, and after the inspection, and it is part of the report.

SCOPE:
This inspection is intended to assist in evaluating the overall condition of the dwelling. The general inspection is based on observation of the visible, readily accessible and apparent condition of the structure and its components on this day. The results of this inspection are not intended to make any representation regarding the presence or absence of latent or concealed defects that are not reasonably ascertainable or readily accessible in a competently performed inspection.

No warranty, guarantee, or insurance by Innovative Home Inspection, llc is expressed or implied. This report does not include inspection for wood destroying insects, mold, lead or asbestos or compliance with applicable building codes. A representative sampling of the building components is viewed in areas that are accessible at the time of the inspection. No destructive testing or dismantling of components is performed. Not all defects will be identified during this inspection. Unexpected repairs should be anticipated. The person conducting your inspection is not a licensed structural engineer or other professional whose license authorizes the rendering of an opinion as to the structural integrity of a building or its other component parts.

You are advised to seek two professional opinions and acquire estimates of repair as to any defects, comments, improvements or recommendations mentioned in this report. We recommend that the professional making any repairs inspect the property further, in order to discover and repair related problems that were not identified in the report. We recommend that all repairs, corrections, and cost estimates be completed and documented prior to closing or purchasing the property. Feel free to hire other professionals to inspect the property prior to closing, including HVAC professionals, electricians, engineers, or roofers. We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide.

DEFINITIONS:
TO BE CONCISE, the following phrases and color text was used in this report to identify system or components that need your attention prior to closing or purchasing the property:

**BLACK Text (Construction):** Denotes general description of the components or systems.

**GREEN Text (Limitations):** Denotes limitations on the systems and components installed at the property. Reference Standards Of Practice for a detailed list and information regarding the inspection limitations or visit InterNACHI website at http://www.nachi.org/sop.htm.

**BLUE Text (Observed Maintenance):** Denote a system or component that should receive normal maintenance, repair, or adjustment in order to function properly. If no other comments were made then it appeared to be functioning as intended allowing normal wear and tear. The notation does not mean that the item is perfect, but does meet a reasonable standard on the day of inspection.

**RED Text (Observed Material Defect):** Denotes a systems or components of relative high importance (FYI) and observed material defect in the opinion of the inspector that may have a significant deficiency or that involves an unreasonable risk to people on the property as they exist.

**PROPERTY ORIENTATION:** When outside the structure, the terms “Front Side,” “Back Side,” “Right Side,” and “Left Side” are used to describe the structure as viewed from the main entrance, even if it does not face the address street. If you have any questions about room descriptions or locations, please contact us.
Roofing

We are not professional roofers. Feel free to hire one prior to closing. We do our best to inspect the roof system within the time allotted. We inspect the roof covering, drainage systems, the exposed flashings, exterior chimneys, and roof penetrations. We do not inspect antennae or dish, interiors of flues or chimneys, skylights, and other installed accessories. This is not an exhaustive inspection of every installation detail of the roof system according to the manufacturer's specifications or construction codes. It is virtually impossible to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our inspection. Even a roof that appears to be in good, functional condition may leak at any time and/or under certain circumstances. A roof leak should be addressed promptly to avoid damage to the structure, interior finishes and furnishings. A roof leak does not necessarily mean the roof has to be replaced. We recommend that you ask the sellers to disclose information about the roof system, age, condition, prior problems, etc. Only the property owner would have intimate, accurate knowledge of the roof system. This inspection is not a guarantee that a roof leak in the future will not happen, and that you include comprehensive roof coverage in your home insurance policy. We will not take responsibility for a roof leak that happens in the future. Recommend annual inspections for signs of cracking, curling, loss of granules which are signs that the roof is ending its useful lifespan. No prediction of future performance or warranties can be offered.

1. Exterior Roof Covering

Construction:
• Dimensional laminated composite shingles (Life expectancy 20 - 25 years)
• One layer of shingles was noted.

Limitations:
• Roof viewed from the ground due to roof slope, height/inaccessible, weather conditions making it unsafe for inspector to walk the roof.

Observations:
1.1. Roof covering appeared to be at its midpoint of its useful life. Recommend annual inspection to prevent damage to the sheathing and interior parts of the home.
1.2. Roof shows signs of lack of maintenance. Annual clearing of branches and debris is recommended to extend the service life of the roofing material as well as allow proper drainage.
2. Exterior Roof Flashing(s) And Penetrations(s)

Construction:
• Chimney
• Masthead (Service Drop)
• Roof Can Vents
• Waste Vent

Limitations:
• Concealed flashings are excluded from the inspection where they are hidden by roof coverings and wall siding such as roof penetrations (vents, skylights, chimneys) and valleys and wall to roof junctions. Leaks may become evident only during heavy, prolonged or wind driven rainfall. Missing or improperly installed flashings are the most common cause of moisture intrusion. Because these flashings are concealed, we cannot endorse them and specifically disclaim any evaluation.

Observations:
2.1. The chimney flashing was rusted / deteriorated. Recommend flashing repairs to help prevent potential of leaks. There was no indication of flashing leakage such as moisture stains or elevated moisture when viewed from within the attic.

3. Roof Drainage (Gutters / Downspouts)

Construction:
• Metal

Limitations:
• Above and below grade termination. Above grade downspouts should discharge water at least five (5) feet from the house. Below grade drain systems and their discharge pop-ups / grates are out of scope of inspection. Ask home owner to verify type of drain system and identify location of discharge. Any blockage in below grade system may cause roof drainage to be diverted to soil around and beneath the home foundation. This condition can result in excessively high moisture levels in soil at the foundation.

Observations:
3.1. One or more downspouts discharged next to the foundation. This condition can result in excessively high moisture levels in soil at the foundation and water seepage into the structure. Recommend redirecting downspout and adding extension to help enhance water drainage away from foundation and prevent potential of water seepage into basement.

3.2. Gutters and downspouts were in poor condition. One or more sections were damaged, loose, sagging, or missing. Recommend repair or replace to prevent drainage against foundation and potential of seeping into crawlspace.

4. Exterior Chimney / Chase

Construction:
• Masonry Chimney And Crown

Observations:
4.1. I saw damaged brick at the top of the chimney. Recommend contacting a chimney contractor to inspect the chimney and cap further for damage not visible from the ground at time of inspection.
Exterior

We are not exterior experts. Feel free to hire an exterior contractor prior to closing. Water can be destructive and foster conditions that can be detrimental to the structure. For this reason, the ideal property will have the ground around the foundation perimeter that slopes away from the residence about 6 inches for the first 10 feet from the foundation and the interior floors will be several inches higher than the exterior grade. Also, the residence will have roof gutters and downspouts that discharge into drains or trays that carry or divert water away from the foundation. The sellers or occupants will have a more intimate knowledge of the site than we will have during our limited visit. Recommend asking the seller about water problems including but not limited to water puddles in the yard, gutter or downspout problems, water penetration into the lowest level of the structure, and drainage systems. Recommend closely monitoring and inspecting the exterior during a heavy rainstorm to observe the way the surface water is managed. Standing puddles near the house foundation are to be avoided. A word about flashings, the proper installation of flashings around doors and windows are critical to water proofing the exterior walls. Missing or improperly installed flashings are the most common cause of moisture intrusion to walls and baseboards beneath windows. Because these flashings are concealed by the exterior wall covering, we cannot endorse them and specifically disclaim any evaluation of these flashings, and leaks may become evident only during heavy, prolonged or wind-driven rainfall.

1. Grading / Surface Drainage / Vegetation

Observations:
1.1. Right back side, tree planted too close to structure and presents potential damage to foundation from roots. Although no sign of damage was visible at the time of the inspection, damage may occur underground, leaving no visible evidence. Recommend removal to prevent damage to structure. Planting trees a minimum of 8 feet from your home in the future.
1.2. The grounds around any home are an important part of exterior surface water controls. Maintain proper slope away from the foundation for all surfaces adjacent to the home. Soft surfaces (dirt, landscaping, yard, etc.) should all have a slope of one inch down per foot away from the foundation. These slopes should adequately promote drainage away from the foundation.
1.3. Maintaining a minimum of 12 inches clearance from the structure for bushes and 3 feet for tree limbs. This will help provide damaged to the structure, unobstructed access for service / maintenance, and adequate air circulation to dry out structure as well as limit potential organic growth.

2. Driveway / Walkway / Patio

Construction:
• Patio (Concrete)
• Driveway and Walkway (Concrete)

Observations:
2.1. The Driveway was cracked. There was no heaving on the day of the inspection. The cracks did not pose a trip hazard today. Fill crack with with exterior concrete filler to prevent water from seeping into and under platform causing further damage from hydraulic separation from the freeze/thaw cycle.
2.2. The Walkway(s) had trip hazards in one or more areas. A qualified contractor should evaluate and repair or replace sections as necessary to enhance safety of the occupants.

3. Porch / Stoop / Landing

Construction:
• Porch (Concrete)

Observations:
3.1. No evidence of damage was observed at time of inspection. Recommend annual inspection and proper maintenance to help extend the useful lifespan.

4. Exterior Door(s)

Observations:
4.1. The garage side occupant door and side entry door with glass panels are not exterior doors, they were in poor condition. The side entry door was missing installed dor handle and back side glass entry door handel was damaged and should be replaced. I recommend upgrading to a quality exterior weather door.
5. Exterior Window(s)

Observations:
5.1. Inspector notes one or more window screens were missing or damaged.

5.2. Front windows had cracked glass. This will reduce the efficiency of the window and may present a safety hazard if glass shatters. Recommend replacement of broken window/s by a qualified contractor to enhance safety of the occupant.

5.3. Back window had a portable A/C unit installed in the window. The window was sealed with a plywood panel that has let moisture to enter the home and damaged the inside bedroom wall. See Moisture Section for more information. Recommend removal and repairs to the moisture damaged interior.

6. Exterior Wall Covering

Construction:
- Brick Veener
- Aluminum Siding
- Plywood Siding

Limitations:
- Exterior shutters not inspected, they are out scope of inspection.

Observations:
6.1. Brick spallation observed, see photo. Spalling is the detachment of flakes from the brick surface. Spalling can have a number of causes, but is an aesthetic concern, not a structural concern. Recommend replacing damaged bricks as required.
6.2. I saw loose or missing siding in one or more areas that need to be replaced and or secured to help prevent underlining material from water damage. Recommend securing to help maintain water tight building structure and prevent from wind damage.
7. Eaves, Fascias, Soffits, And Trim

Limitations:
• Most of the fascia boards are concealed by the Gutters. As such, I was unable to determine condition concealed by the gutters. Regular inspection and maintenance of the exterior is recommended to maximize lifespan.

Observations:
7.1. Exterior eaves / trim paint was peeling / weathered in one or more areas. All exterior painted surfaces should be annually examined and sealed, re-caulked and re-painted as needed to help prolong the life and prevent water damage of the underlining materials. Recommend qualified contractor properly prepared and painted/ stained with an exterior rated paint/stain to maximize the materials useful service life.

8. Exterior Exhaust / Intake Vents

Observations:
8.1. Recommend routinely cleaning the exterior vent back drafts / intake screens from debris. Blocked or restricted vents can reduce the appliance efficiency and can pose a potential fire hazard such as a built-up lint dryer vent.

9. Exterior Caulking

Observations:
9.1. There was caulking missing / deteriorated (shrinking, dried, cracked) noted at one or more locations (doors / windows and wall / siding penetrations). The caulk may no longer provides water tight weather seal. Recommend removing deteriorated caulk before application and replacing using a high quality exterior silicone based caulk to create a water tight seal to help prevent water intrusion and insect entry into the interior structure. This includes opening and gaps between the porch platform and structure and the exterior wall around plumbing, A/C Lines, service conductors / receptacles, exterior light fixtures, vents, doors, windows and siding. All exterior caulking should be annually examined and re-caulked as needed. Caution as to NOT seal/caulk the "weep holes" located at the bottom sill of many newer type of windows that allow moisture to escape if condensation does accumulate.
Garage / Outbuilding

We do not evaluate or measure the fire-ratings of the drywall/plaster in the garage or the rating of the door between the garage and the house. Different townships require different ratings. Ideally, there should be a 5/8-inch Type X drywall or equivalent on the walls and ceiling that separate the garage from habitable rooms. And a 20-minute fire-rated door separating the house and garage. We check for breaches of the firewall. We do not pressure test the garage door openers.

1. Construction Type

- Attached Garage

2. Garage Door And Rails (Life expectancy 20 - 25 years)

Construction:
- Automatic Roll-up panel type.

Limitations:
- Door(s) were restricted from opening by wire on the day of the inspection, as such I was not able to test door operation.

Observations:
2.1. Minor damage to panels (panel dented in one or more areas).

3. Garage Door Auto Opener / Safety Reverse (Life expectancy 10 - 15 years)

Observations:
3.1. Garage door opener was not functional on the day of the inspection. Garage door opener and its safety auto reverse/infra red eyes were not tested. Recommend repair or replacement as required to enhance the safety of the occupants and guest.
3.2. Garage door opener trolly arm was detached/damaged from the door bracket. Recommend service to restore function.

4. Occupant Door (Including Fire Door)

Observations:
4.1. Garage occupant door was missing. This is a break in the door's fire protection and is a safety hazard. Fire rated doors prevent the rapid spread of flames in the event of a garage fire. Contact a licensed general contractor specializing is door installation to install a fire rated door.
5. Walls/Ceilings (Includes Fire Wall)

Observations:
5.1. Fire Separation (Wall Breach), the dryer vent discharges in to the garage through the wall separating the living area from the garage. This is a breach in the fire wall and is a fire hazard. Dryer should be vented to the exterior. Garage walls and ceilings of the attached garages should be well sealed where they join to the interior of a house. This reduces the potential of toxic automobile gases and path for fire to enter the house. Openings should be sealed for your protection. Recommend contacting licensed contractor to evaluate and vent dryer exhaust to the exterior.
5.2. Ceiling and wall drywall was removed leaving an opening to the attic / living area. This is a breach in the fire wall that separate the house from the garage. This is a safety hazard. Repair as required to maintain sealed walls to help reduces the potential of toxic automobile gases and path for fire to enter the house. Ask home own reason for drywall removal. This could be an indication of prior rook leak.

6. Floor

Observations:
6.1. The garage floor slab has typical cracks usually the result of shrinkage and/or settling of the slab. Recommend filling cracks with concrete repair to prevent further deterioration due to moisture intrusion and hydraulic separation from frost heaving an to prevent potential trip hazard.
Attic, Insulation & Ventilation

In accordance with the InterNACHI Standards, the home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

1. Insulation (Unfinished Spaces)

Construction:
• Attic, fiberglass batts (blanket)

Observations:
1.1. Estimate thickness between 8 - 12 inches. Recommend consider installation of additional insulation in the attic of the home. Adding insulation will improve interior comfort and reduce heating and cooling energy use. Insulation improvements may be cost effective, depending on the anticipated term of ownership.

2. Interior Ventilation (Kitchen, Bath, Laundry)

Construction:
• Whole House Exhaust Fan
• Bathroom Exhaust Fan(s)

Limitations:
• Most of the exhaust ducts were covered by wall/ceiling finishing and or insulation on the day of the inspection. I was not able to see duct to verify duct type, condition, or if they properly connected and exhaust to the exterior.

Observations:
2.1. Whole house fan louvres were damaged and did not close after the fan was turned off and the interior panel not properly secured. Recommend correction.
2.2. Kitchen, abandon vent to exterior note above microwave, recommend removing and cap it if not planning to use to prevent cold air and vermin from entering the structure.
2.3. First floor bathroom exhaust fans did not operated at time of inspection. Replace as required
2.4. There was a flexible foil duct detached in the attic (terminating into the attic). The duct was venting from the first floor room ceiling with the electrical panel. Recommend removing and sealing ceiling.

Abandon Flexible Foil Duct (Viewed From First Floor Attic Access Panel)
3. Structural Ventilation (Attic, Foundation, Crawlspace)

Construction:
- Soffit Vents
- Roof Vents
- Gable Vents

Observations:
3.1. Ventilation was adequate at time of inspection.
Structures

We are not structural engineers. Feel free to hire one prior to closing to consult with and address concerns that you have with the property, even if I do not identify any structural material defects. We do not remove fixed finishings or remove ceiling tiles if present, this is considered invasive and out of scope of the inspection. We inspect accessible and unobstructed structural components of the attic, foundation, sub-flooring, and framing by probing a representative number of structural components where deterioration is suspected or where clear indications of possible deterioration exist. Probing is not required when probing would damage any finished surface or where no deterioration is visible. If client has concerns regarding these areas of the home, a specialist should be contacted for further evaluation and information. See Moisture Sections for additional information.

1. Access Panel

Construction:
- Attic Interior Ceiling Panel
- Crawlspace Exterior Panel

Observations:
1.1. First floor ceiling access panel was damaged and panel does not properly seal. Correction recommended to improve heating and cooling efficiency.

![Damaged First Floor Back Room Attic Ceiling Access Panel](image)

2. Attic Structure (Limited Access)

Construction:
- Gable Roof
- Trusses, Dimensional Lumber Wood
- Sheathing, OSB (Oriented Strand Board)

Limitations:
- Main Structure Attic, the roof height restricted my access. I inspected from the access panel. As such, I could only inspect the area I could see from the access panel. I cannot endorse the components and structures within the space and disclaim any further responsibility for these concealed systems.

Observations:
2.1. I was not able to access the attic above the second floor bedrooms and first floor due to the limitations mentioned. I recommend installing a second attic access panel in the front bedroom closet furthest away from the master bedroom closet ceiling access and have that attic area inspected for defects prior to closing.
2.2. From the master bedroom access panel I did not observe any indication of damage to the exposed and accessible attic/roof structure during my inspection.
3. Ceiling / Wall Structure (Above Grade)

Construction:
- Wood Frame -- Dimensional Lumber

Observations:
3.1. Virtually all of the walls above the ground level are covered and structural members are not visible. No visible deficiencies noted. I did not see any indication of structural defects such as structural cracks to the interior finished walls and ceilings, doors and windows sticking/binding, unlevel floors or walls out of plumb.

4. Floor Structures (Limited Access)

Construction:
- Sub-Floor Joist, Wood Dimensional Lumber
- Sub-Floor, OSB (Oriented Strand Board)
- Sub-Floor, Laminated Plywood
- Crawlspace, Concrete slab floor
- Crawlspace, Compact soil floor

Limitations:
- Crawlspace, I entered the accessible areas that I could safety traverse. Some of the areas were inaccessible due to low height, structural components, HVAC, Electrical, Plumbing, debris/stored items. Note I was not able to gain access beyond the furnace. As such, today's inspection was limited to accessible areas only that I could safety traverse.

Observations:
4.1. Reference Moisture Section for additional information.
4.2. Sub-floor, I did not observe any indication of damage to the exposed sub-floor structure such as heaved or settled areas of the floor or damage to the finishings today.

4.3. Crawlspace slab floor sections and dirt was removed for the grow operation and to be able to provide install the water heater.
5. Foundation, Basement And Crawlspace Structures (Limited Access)

Construction:
- Foundation construction included a crawlspace (Concrete Block Units (CMU Walls)).

Limitations:
- Crawlspace, I entered the accessible areas that I could safety traverse. Some of the areas were inaccessible due to low height, structural components, HVAC, Electrical, Plumbing, debris/stored items. Note I was not able to gain access beyond the furnace. As such, today’s inspection was limited to accessible areas only that I could safety traverse.

Observations:
5.1. Recommend installing a second access panel to be able to access the crawlspace for inspection and service to the half section (below fireplace to garage side of the home) of the home that was not accessible.

5.2. There was a indication of a marijuana grow operation in the crawlspace. The crawlspace dirt floor area in front of the furnace was removed and replaced with a type of potting soil. There was a grow light in this area.

6. Support Beam(s) / Column(s) / Pier(s) (Limited Access)

Observations:
6.1. Crawlspace, Inspector could not confirm if the screw jack had a support footing. Metal jack was in contact with soil. The installation was not to building standards. Recommend evaluation and repair.
Moisture

Any observed indications of moisture whatsoever, whether it be from inadequate grading and drainage, a leaking roof, window, or door, or moisture from a faulty exhaust vent, a condensate pipe, an evaporator coil, or a component of a plumbing system should be serviced immediately to help prevent potential of damage to the structure or the potential for mold growth. Repairs should be a priority, and made by a qualified electrical contractor. If client has concerns regarding these areas of the home, a specialist should be contacted for further evaluation and information. See Structural Sections for additional inspection limitations.

1. Moisture Penetration (Attic Structures) / Limited Access

Observations:
1.1. I did not observe any indication of water stains or water damage during my inspection today.

2. Moisture Penetration (Interior Coverings) / Limited Access

Observations:
2.1. First floor room with electrical panel. Fungal growth was observed on the interior wall finishings under the window with the window A/C unit and on the floor surface today. There was elevated moisture, moisture stains, fungal growth on the wall directly below the window A/C unit floor. Remove the A/C unit and replace with a weather tight window. Damaged drywall will need to be removed and restored. I’m not able to determine underlining damage to the structure. Mold inspection is out the scope of the inspection.

3. Moisture Penetration (Sub-Floor / Slab Floor Structures) / Limited Access

Observations:
3.1. Crawlspace, vapor retarder was missing in one or more sections. Vapor retarder is designed to reduce humidity and protect mechanical equipment and structure from moisture damage. Recommend correction by a qualified contractor.
3.2. Crawlspace, there was standing water in the crawlspace and moisture observed on the dirt floor of the crawlspace in front of the water heater. I was not able to determine cause of the water but suspect lack of drain in front of the crawlspace exterior access panel may be the cause.
4. Moisture Penetration (Foundation Structures) / Limited Access

Observations:

4.1. Efflorescence (white powder substance) on foundation block wall indicates moisture is in contact with the masonry. This does not necessarily indicate that intrusion will occur. I recommend improving the the grading and gutters / downspout drain away from the foundation. Efflorescence is found on many homes without water intrusion occurring inside the home. But, it should alert you to the possibility that future steps may be needed.
We check only a representative number of doors and windows. We are not required to inspect the paint, wallpaper, the carpeting, the window treatments and screens. In accordance with industry standards, the inspection is limited to only those surfaces that are exposed and readily accessible. The furnishings and/or belongings restricted our access to ceilings (ceiling tiles), windows, walls, doors, and floors, and structures, etc. It is important that you inspect the interior portions of the residence that were concealed or otherwise inaccessible at the time of the inspection. Contact the Inspector immediately if any adverse conditions are observed that were not commented on in your inspection report. Those concealed areas at time of inspection may need inspection or testing. We do not move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on cosmetic deficiencies. We may not comment on the cracks that appear around windows and doors, or which follow the lines of framing members and the seams of drywall and plasterboard. These cracks are usually a consequence of movement, such as wood shrinkage and common settling, and will often reappear. We do not report on odors from pets and cigarette smoke.

1. Interior Door(s)

Observations:
1.1. One or more interior door panels were damage or missing.
1. One or more door panels were damaged or punched through.
2. Second floor master bedroom.
4. Second floor master bedroom and back bedroom closet doors.
5. First floor to back hallway.
6. First floor back bedroom entry and pocket door.
1.2. There is damaged to the wall from door handles. Recommend addition of door stoppers to prevent wall damage from door handle.
1.3. The second floor bathroom entry door stick at the top and the privacy door to the toilet rubs against the floor at the bottom. This is an indication of settlement. Recommend planing doors to properly function.

2. Interior Window(s) [Representative Number]

Observations:
2.1. Kitchen, window would not fully closed. This prevent window from latching. Window secured by a piece of wood in its track. Recommend qualified contractor to evaluate and replace or repair as required to restore function.
3. Interior Floor Covering(s)

Observations:
3.1. Upstairs common bathroom, one or more cracked floor tiles noted in front of the tub.

3.2. Kitchen, the floor condition is in poor condition and need repair or replacement. The tile floor was grout missing in one or more areas and many tiles were loose and could easily be lifted.

4. Interior Wall(s) / Ceiling(s) Finishings

Observations:
4.1. Reference Moisture Section for additional information.
4.2. There was extensive drywall damage in several rooms and hallways that need repair.

5. Interior Stairway / Landings

Observations:
5.1. Steps were in good condition with no significant defects noted.

6. Interior Railing / Guards

Observations:
6.1. Stairway handrail was loose from wear. Recommend repair to prevent further wear and to enhance the safety of the occupants.

6.2. Graspable handrail was missing from upper flight of stairs with more than four risers. This is a safety hazard. A qualified contractor should install graspable handrails that your hand can completely encircle to aid occupants and help prevent possible injury at stairs where missing, and as per standard building practices.

7. Counters And Representative Number Of Cabinets, Shelving

Observations:
7.1. Bathroom cabinets were in poor condition. Recommend upgrade.

8. Interior Mirror(s)

Observations:
First floor and second floor common bathroom missing mirrors above sink.
Fireplace / Exhaust Gas Venting

We are not certified chimney professionals. Only a level two inspection performed by a CSIA (Chimney Safety Institute of America) certified chimney sweep can determine the condition of the interior flue and whether the fireplace is safe to use. We recommend a cleaning and level two inspection of the fireplaces and chimney flues before closing. Clean chimneys don't catch on fire. More information about fireplaces and chimneys can be obtained at www.csia.com.

1. Fireplace Type
   Construction:
   • Masonry wood burning fireplace

2. Interior Fire Box / Cleanout and Frame
   Observations:
   2.1. I did not observe any indication of damage to the fireplace interior firebox during my inspection.
   2.2. The fire box had cumulated ash which limited view of the fire box. I did not see any defects in visible areas of the fire box bricks and mortar or interior hearth today.

3. Hearth Extention And Front Surround
   Observations:
   3.1. Fireplace hearth extension not installed (kitchen Side). This is a fire hazard. Sparks and burning embers can land on carpeting when in use and cause a fire. Recommend installing a non-combustible hearth pad or hearth extension at floor level to at least 18” deep.

4. Damper Doors and Lintel
   Observations:
   4.1. Damper was inoperable at time of the inspection. Damper missing pull chain to open.

5. Gas Exhaust Venting (Chimney, Gas Water Heater, Heating Systems)
   Construction:
   • Fireplace Chimney, there was a masonry chimney that had a clay flue liner designed to carry away the exhaust.
   Observations:
   5.1. The exhaust flue of the wood-burning fireplace appeared to need cleaning. Dirty flues are potential fire hazards. There was evidence of debris/creosote buildup in chimney/stove flue and is considered highly flammable. Recommend professional chimney sweep to assure no blockage or creosote before operating.
   5.2. Crawlspace, Water Heater flue pipe connection was loose / not secured to the vent hood. All connections should secure to prevent carbon monoxide from entering the home. Recommend correction by a qualified HVAC contractor.
   5.3. Water Heater exhaust vent, current building standard requires exhaust vents terminating the structure a minimum of 12 inches above grade. This is a safety hazard and should be corrected to prevent potential fire, blockage by snow, or access for vermin. Recommend review and repair by a Qualified Heating contractor.
Water Heater Vent Not Install Correctly (Safety Hazard)
Appliances (Built-In)

We check the attached appliances as a courtesy. We are not required to evaluate them for their performance nor for the accuracy of their settings or cycles. If they are older than ten years, they may well exhibit decreased efficiency. Also, many older stoves are not secured to the wall to prevent tipping. Be sure to check the appliance for anti-tipping bracket. This is a safety hazards if not installed and should be corrected to prevent injury from scalding and burns due to hot foods and liquids spilling from the stove top, and from the weight crushing anyone in the path of the tipping ranges, especially if children are in the house. We recommend installing a minimum five pound ABC-type fire extinguisher mounted on the wall inside the kitchen area. We do not test clothes dryers, nor washing machines and their water connections and drainpipes. If a water catch pan is installed, it is not possible for us to check its performance. We recommend having a professional inspect and clean the dryer exhaust pipe twice every year.

1. Laundry Washer Hook-Up

Limitations:
- Cloth washer not in this home or building on the day of the inspection.

2. Laundry Dryer Hook-Up

Limitations:
- Cloth dryer not in this home or building on the day of the inspection.

Observations:
1. Dryer duct terminates in the garage. Recommend relocating exhaust to the exterior to help prevent moisture and mold growth and lint from accumulation in the garage. See Garage Fire Wall Section for additional information.
2. Gas shut-off valve was present in same room and within 6 feet of the appliance.

3. Disposal (Life Expectancy 12 years)

Observations:
3.1. The waste disposal was noisy and in poor condition. Recommend replacing.

4. Dishwasher (Life Expectancy 9 years)

Limitations:
- Water turned off to dishwasher today. I was not able to test.

Observations:
4.1. Dishwasher drain line may not be installed correctly. The dishwasher did not appear to have an anti-siphon device (high loop) installed in the drain line. Anti-siphon devices are installed to prevent wastewater from the dishwasher from being siphoned back into the dishwasher and contaminating its contents. Some manufacture brands have integrated high loops. Check with manufacturing instruction for proper installation.
4.2. Unit was not properly fastened to the underside of counter, recommend securing to counter top to prevent tip when loading or unloading.
5. Microwave (Life Expectancy 9 years)

Limitations:
- Not tested, no power to appliance at time of inspection.

6. Refrigerator (Life Expectancy 9 - 13 years)

Limitations:
- Refrigerator was present and not a permanently fixed appliance. As such, it is out of scope of inspection and not evaluated or moved to verify service connection from behind on the day of the inspection. Inspector makes every attempt to look behind if an adequate gap between the wall and back of refrigerator is not obstructed or is available and will note observations.

Observations:
6.1. Unit appears to be older, recommend budgeting for replacement as this unit could fail without notice.
6.2. Water tube behind refrigerator was kinked and should be replaced to help prevent potential of leak and water damage to structure.

7. Range / Ovens (Life Expectancy 18 years)

Limitations:
- Stove was present and not a permanently fixed appliance. As such, it is out of scope of inspection and not evaluated or moved or tilted to verify service connection from behind or anti-tipping device installed on the day of the inspection. Inspector makes every attempt to look behind if an adequate gap between the wall and back of stove is not obstructed or is available and will note observations.

Observations:
7.1. Unit appears to be older, recommend budgeting for replacement as this unit could fail without notice.
7.2. Gas shut-off valve was present and within 6 feet of the appliance.
Heating / Central Air Conditioning

We are not HVAC professionals. Feel free to hire one prior to closing. This inspection of the heating and cooling system is a visual inspection using only the normal operating controls for the system. The inspection of the heating and cooling is general and not technically exhaustive. A detailed evaluation of the interior components of the heating and cooling system is beyond the scope of a home inspection. We do not perform a Carbon Monoxide test or inspect the parts which are not readily accessible, like the heat exchangers, coil, compressor, or valves or humidifier or dehumidifier, the electronic air filter, and determine heating or cooling supply adequacy or distribution balance. We do not operate the heating or cooling system when the air temperature is too hot, to prevent damaging the heating unit or operate the cooling system when the outside temperature is below 65 degrees, to prevent damaging the cooling unit. The client(s) should ask the property owner(s) when it was last serviced. If unable to determine the last service date, or if this system was serviced more than one year ago, a qualified heating and cooling contractor should inspect, cleaned and tuned to ensure proper and safe operation. Servicing can also uncover problems not discovered or that are beyond the scope of home inspection standards. It is essential that any recommendation that we make for service, correction, or repair be scheduled prior to closing or purchasing the property, because the hired-professional could reveal defects or recommend further repairs that could affect your evaluation of the property. Note: Health is a deeply personal responsibility. You should have the ductwork or baseboards cleaned as a prudent investment in environmental hygiene, especially if any family member suffers from allergies or asthma.

1. Thermostat Controls

Construction:
• Digital Programmable (Main Floor)

Observations:
1.1. Thermostats are checked in manual mode only. Thermostat was a manual dial / slider type temperature controller. Recommend upgrading to a digital programmable type thermostat to enhance homes heating efficiency and lower utility costs.
1.2. Replace battery, unit displayed Low battery warning.

2. Heating System

Construction:
• Forced Air Heating (Natural Gas)

Limitations:
• The average life expectancy is estimated from 15 to 25 years. Any system that is 15 years or older should be closely maintained and budgeting for a replacement is recommended.
• Not able to identify or read manufactures data label; label was missing, not accessible, worn. Confirm make, model, and age with Seller.
• Humidifier is out of scope of inspection and not tested. Inspector did note indications of prior leak today. There was extensive rust stains observed inside the cabinet and on the outside air duct and floor.

Observations:
2.1. The heating unit did not respond to the thermostat and should be examined by a qualified HVAC technician. This may be due to the breakers being off in the panel. Breakers were not turned on because of the safety defects mentioned in the electrical panel section. Servicing can also uncover problems not discovered or that are beyond the scope of home inspection standards.
2.2. There was heavy corrosion / flakes visible inside the furnace heat exchanger burner cavity. This is an indication of improper combustion or deterioration to heat exchanger. I recommend a qualified heating contractor evaluate further to ensure safe and proper operation. Servicing can also uncover problems not discovered or that are beyond the scope of home inspection standards.
2.3. There was no service platform, service light, service switch, gas shut-off valve observed. Note the slab floor in front of the unit was removed for the grow operation. I was not able to access the back side of the unit to determine if the shut-off valve or service switch was on back side. The access was restricted by the furnace it self. Recommend further evaluation and install if missing.
3. Cooling System

Construction:
• Forced Air Cooling

Limitations:
• The average life expectancy is estimated from 10 to 15 years. Any system that is 15 years or older should be closely maintained and budgeting for a replacement is recommended.
• Interior Evaporator A-Coil, located within the air handler air plenum. Note not inspected, coil is not accessible.
• I was not able to identify or read manufactures data label; label was weathered and faded. Confirm make, model, and age with the Seller.
• Window or through-wall A/C units are outside scope of inspection. The occupant of the property knows best how well the units perform. Recommend asking the seller for information about the units, ages, performance, etc.

Observations:
3.1. Exterior condensing coil support pad has deteriorated and will need to be replaced in the near future to prevent the unit from becoming unlevel.
3.2. Outside A/C unit did not responded when turned on by the wall thermostat controller in manual mode on day of inspection. This may be due to the breakers being off in the panel. Breakers were not turned on because of the safety defects mentioned in the electrical panel section. Servicing can also uncover problems not discovered or that are beyond the scope of home inspection standards.

4. A/C Refrigerant Lines

Observations:
4.1. Exterior foam sleeve on the refrigerant suction line (large, insulated) was missing / damaged in area(s). Missing foam on suction line can cause energy loss and condensation. I recommend service or repair as needed.
4.2. Exterior refrigerant lines were in contact with the soil, recommend correction to prevent deterioration of refrigerant lines.
5. Condensation / Drain Tube / Pump

Construction:
• Flexible Plastic Tube

Observations:
5.1. There was bucket and water stains where condensation drain tube penetrate the unit. This is an indication of a prior leak. Recommend service.

6. Heating / Cooling Distribution System / Air Filter

Construction:
• Metal Air Ducts
• Air Filter (Replace filter and check every 30 days)

Limitations:
• Most ductwork was not visible, they were concealed by interior finishings.

Observations:
6.1. Dirty filter noted, replace with the heating unit manufactures recommend filter to enhance air quality as well as extending the furnaces lifespan.

6.2. Second floor front bedroom room, there was no heating / cooling duct installed in the crawlspace for that room. It was removed. Recommend installing.
Plumbing System

We are not plumbers. Feel free to hire a plumber prior to closing. All bathroom fixtures, including toilets, tubs, showers, and sinks are inspected. Approximately 5 minutes of water is run at each fixture. Readily visible water-supply and drain pipes are inspected for leaks. Plumbing access panels are opened, if not secured / obstructed and readily accessible and available to open. Normal foot pressure is applied around the base of each toilet, tub, and shower to check for deteriorated flooring. Normal hand pressure is applied carefully to the walls of each shower to check for deterioration. Re-grouting and sealant around the tub shower, and fixtures should be considered routine maintenance. We do not perform water leak tests on drain lines or shower pans. We simply look for active leaks, which is quite limited by our short time in the property.

Any observed indications of active leaks, elevated moisture levels, moisture stains, or corrosion of plumbing components or systems should be serviced immediately to help prevent potential of damage to the structure or the potential for mold growth. Repairs should be a priority, and made by a qualified electrical contractor. We also recommend considering having the main drain-line video scanned during your inspection contingency period to determine the actual condition of the main drain-line, and to ensure it will continue to function adequately.

1. Gas Distribution System

Construction:
• Municipal - Natural Gas. Gas meter and main shut-off valve were located exterior side of structure.
• Distribution, black steel (Life Expediency 75 years)

Limitations:
• Most of gas distribution pipe system not visible; concealed by wall/ceiling finishings or storage items.

Observations:
1.1. Laundry room, dryer gas supply shut-off valve was not capped. All gas pipes and shut-off valves not in use should be properly capped to prevent possible gas leak if shut-off valve should fail or is accidentally operated.

1.2. Water heater, gas supply line missing a drip leg which is required by current building standards to catch debris/moisture in gas line. Recommend review and repair by a Qualified HVAC contractor.

Example Of Missing Drip Leg
2. Water Distribution System

Construction:
- City Water. The water meter and main shut-off valve was located in the crawlspace.
- Distribution, Copper (Life Expediting 70 years)

Limitations:
- Most of water distribution pipe system not visible; concealed by wall/ceiling finishings or storage items.
- The water was turned off at the time of the inspection. Water may be off due to leaking plumbing pipes. This condition will limit inspection of the plumbing system and may affect portions of other systems. Only the physical exposed and accessible plumbing could be visually inspected. I was not able to test the water distribution system, hot water heater, drains, sinks, tubs, showers, toilets, fixtures and if present the whirlpool drain if installed. The inspector recommends that before closing you have water service returned to the home and have the plumbing system inspected by a qualified plumbing contractor.
- Inspector was not able to access the water meter today because of the crawlspace restriction. As such, I was not able to inspect the meter and shut-off valves today.

Observations:
2.1. Kitchen, water supply line was not capped under the sink. All water pipes / tubes and shut-off valves not in use should be properly capped to prevent possible water leak if shut-off valve should fail or is accidentally operated.
2.2. Supply lines are susceptible to damage due to location in unheated crawlspace. Proper weatherization will be needed to prevent damage to water lines. Review and repairs/upgrades recommended.

3. Drain / Waste / Venting System

Construction:
- Public Sewer
- Poly Vinyl Chloride "PVC" (Life Expeditency 50 - 80 years)
- Cast Iron (Life Expeditency 60 years).

Limitations:
- Most of drain pipe system not visible; concealed by wall/ceiling/floor finishings or storage items.
- The adequacy of the underground drainage systems are not determined, due to the underground nature of the system. NO WARRANTY for this or any other repair is implied by this inspection. The below grade waste and perimeter drain pipes are out of scope of the inspection. Roots from common vegetation can compromise the main drain-line as they seek sources of moisture. Therefore, you should consider having the main drain-line video scanned during your inspection contingency period to determine the actual condition of the main drain-line, and to ensure it will continue to function adequately.

Observations:
3.1. Cast iron drain pipes were present and this typically indicates an older system. Cast iron is subject to deterioration from the inside out. I did not see any damage or leaking from the cast pipe section today. These types of pipe can clog or fail at any time. Budget for unexpected repairs or replacement.
3.2. Exterior drain clean-out cap was damaged (front Yard). Recommend replacing.
3.3. Entry to crawlspace, I did not drain today. There is evidence of water seepage and material washing into the crawlspace. Recommend installing drain to help prevent water seepage into crawlspace. Reference Foundation Moisture Section for additional information.
4. Water Heater

Limitations:
- Water heater tanks have service lives between 12 and 18 years typically. Any tank that is older than 12 years should be monitored closely for performance and failure. When a tank reaches 12 years in age, budgeting for a new tank is recommended.
- Water Heater not tested. The water and gas valves were turned off on day of inspection. As such, I was not able to test the water heater. Inspection was limited to visual observations. Recommend service inspection by a licensed HVAC contractor before use to ensure proper and safe operation.

Observations:
4.1. There was an abandon tankless water heater installed.

4.2. Gas water heater not properly installed. It was in direct contact with soil and did not have a secured base. This is not to current building standards and is a safety hazard. There is indication the water heater is settling into the soil and not level. Recommend further evaluation and correction to ensure safe operation.

5. Sump Pump

Construction:
- Pedestal self-activating electrical pump (Crawlspace)

Limitations:
- The estimated useful life for most Sump Pumps is 7 to 10 years. Unit appears to be older. Ask homeowner history of installation. One cannot predict with certainty when replacement will become necessary. Recommend budgeting for replacement and including annual inspection and maintenance to ensure proper operation and flood prevention.
- Terminates to exterior below grade drain. Underground drainage systems are not determined, due to the underground nature of the system. NO WARRANTY for this or any other repair is implied by this inspection. The below grade drain pipes are out of scope of the inspection.

Observations:
5.1. Sump pump appeared to be abandon. The pump was not plugged in and sump was filled in with construction debris.
6. Toilet(s)

Limitations:
- Water was turned off on the day of the inspection. As such, inspection was limited to visual observations. Recommend service inspection by a licensed plumber to ensure proper and safe operation.

Observations:
6.1. Third floor common bathroom toilet was filled with debris and not properly secured to floor. Condition typically is caused by loose or missing flange bolts; other causes or multiple causes are possible. Loose toilets can result in damage to water supply lines and drainage pipes (leaks, water damage, and mold), as well as damage to the bolts or toilet. Recommend further evaluation and correction by a licensed plumbing professional. The subfloor should be inspected during repair.
6.2. First floor common bathroom toilet bowl is cracked. Replace as required.
6.3. Second floor common bathroom toilet missing.

7. Sink(s) / Back Splash

Limitations:
- The water service was turned off on the day of the inspection. As such, inspection was limited to visual observations. Recommend service inspection by a licensed plumber to ensure proper and safe operation.

Observations:
7.1. First floor and second floor common bathroom, pop-up stopper did not operate or missing. Sink will not hold water. Repair or replace stopper as required.
7.2. Laundry room sink was not properly secured to floor, this presents possible damage to supply lines and drain pipe from movement causing a leak. Recommend securing sink and cabinet to prevent damage to drain pipe causing a leak.
7.3. Second and third floor common bathroom sinks were rusted through and needs to be replaced. The bowl under the trap and water stains in the cabinet is an indication the sink drain leaks.
7.4. Kitchen and first floor bathroom sinks, trap was not installed correctly. There is an open drain port on the tail piece and indication of trap leak. Requires repair before use to help prevent leak.
8. Tub(s) / Shower(s)

Limitations:
- The water service was turned off on the day of the inspection. As such, inspection was limited to visual observations. Recommend service inspection by a licensed plumber to ensure proper and safe operation.

Observations:
8.1. The shower fixtures (plumbing inside the wall) appeared not to be properly secured. There was no access panel to confirm today. Recommend providing access panel for ease of service and securing the plumbing to help prevent stress / wear on the plumbing joints that may lead to leaks.

9. Exterior Faucet(s)

Limitations:
- The water service was turned off on the day of the inspection. As such, inspection was limited to visual observations. Recommend service inspection by a licensed plumber to ensure proper and safe operation.

Observations:
9.1. Exterior water supply pipe was loose and extends outside the structure to the faucet and subjected to freezing or damage. The faucet should be properly installed and secure to the structure to prevent exposed supply pipe from freezing and bursting. Contact a qualified plumber to repair.
Electrical System

We are not electricians. Feel free to hire an electrician prior to closing. If we feel that it is safe enough to open the electrical panel, we will check the interior components of service panels and sub panels, the conductors, and the overcurrent protection devices. Inside the house, we will check a representative number of installed lighting fixtures, switches, and receptacles. This is not an exhaustive inspection of every component and installation detail. There will be receptacles and switches and lights that we will not have time to inspect. Ask property owner about all of the wall switches. Therefore, it is essential that any recommendations that we may make for correction should be completed before the close of escrow, because an electrician could reveal other problems or recommend repair.

All issues or concerns listed in this electrical section should be construed as current and a potential personal safety or fire hazard. Repairs should be a priority, and made by a qualified electrical contractor. Servicing can also uncover problems not discovered or that are beyond the scope of home inspection standards.

1. Service Entrance Conductor / Meter / Low Voltage Service Wires

Construction:
• Overhead service drop, service attached to the structure (no service mast). *** Caution *** Overhead wiring. Caution should be used to avoid contact with the overhead wires to prevent shock injury.

Observations:
1.1. The meter box exterior appears functional. No major rust or damage. Not loose.
1.2. The overhead service drop appears functional. No damage. Not loose.

2. Service Panel / Over-Current Protection

Construction:
• Main Panel - Breakers, 150 Ampere rating, Basement

Observations:
2.1. Several breaker were off at panel, recommend further review by a qualified electrical contractor to reason circuit is off.
2.2. Main panel is located in bedroom, under current building standards electrical service panels should not allowed in bedrooms due to the potential fire hazard that exists. Recommend review and repair by a qualified electrician.
2.3. The service panel is not safe and a fire hazard. The inspector discovered several issue that need immediate correction. Recommend service and correction by a LISENCED and qualified electrical contractor to ensure safety of the occupants and to uncover problems not discovered or that are beyond the scope of home inspection standards. The following safety defects were observed today:

1. Missing Wire nuts with live wire (wire ends were tape with electrical tape, tape was loose exposing wiring).
2. Conductors damaged / cut to fit breaker lugs in two location.
3. Several burnt wires.
4. Missing panel screws.
5. Not able to confirm proper grounding or bonding.
3. Branch Wires

**Construction:**
- Copper Wiring

**Limitations:**
- Most branch wiring was not visible, they were concealed by interior finishings.

**Observations:**
3.1. The inspector discovered several safety issue that need immediate correction. Recommend service and correction by a LICENSED and qualified electrical contractor to ensure safety of the occupants and to uncover problems not discovered or that are beyond the scope of home inspection standards. The following safety defects were observed today:

1. First floor bathroom, live and uncapped wiring expose. This is a safety hazard and need correction by a qualified electrical contractor.
2. First floor closet off kitchen and garage, handyman wiring noted. Exposed wiring and receptacle boxes is a safety hazard. Contact licensed electrical contractor to evaluate and correct.
3. Crawlspace, handyman wiring throughout. Wiring not properly secures, several open junction boxes, multiply spliced wire.
4. Improper wiring and splicing for grow operation.
4. **Ground Fault Circuit Interrupts (GFCI)**

**Observations:**

4.1. There was no power to the exterior outlets, I was not able to confirm exterior outlet if they were GFCI type.

4.2. Kitchen, GFCI outlet left side of sink buzzed, this is an indication it is not wired correctly or outlet is faulty. Recommend evaluated by a qualified electrical contractor.

4.3. Garage and Laundry room outlet near sink were not GFCI protected. This may of not been required when the home was built, but I recommend having a qualified electrician upgrade to GFCI type outlets at all applicable locations to bring home up to current building standards for enhanced safety to occupants. Current accepted standards recommend that all outlet within 6 feet of a sink should be GFCI protected (kitchens, Baths, Laundry and wet locations such as garages and unfinished basements / crawlspace).

5. **Switches, Outlets, Light Fixtures [Representative Number]**

**Observations:**

5.1. Garage and several rooms were missing missing cover plates, loose or damaged outlets. Recommend replacing all missing/damaged cover plates and outlets to enhance the safety of the occupants.

5.2. One or more rooms, bulb(s) missing/broken or not functioning, recommend replace bulbs and confirm proper operation of fixtures. If light does no illuminate contact license electrical contractor to evaluate and repair as required.

5.3. Family Room, floor mounted outlet (facing up). Recommend removal or replacing with an approved horizontal surface flush-mounted outlet to enhance the safety of the occupants.

5.4. First floor room with electrical panel, outlet under window tested indicate that hot neutral. Review and correction is recommended by a qualified electrician.

5.5. Several interior and exterior outlets, switches, and light fixtures (including ceiling fans) did not have power at time of inspection. This may be due to the breakers turned off or a more serious problem. Breakers were not turned on because of the safety defects mentioned in the electrical panel section. Recommend an electrical contractor evaluate and repair as require to restore function and to ensure safety:

1. All exterior outlets
2. Second floor common bathroom area with the sink.
4. Complete first floor (Rooms with fireplace).
5. Kitchen outlet right sie of sink.
7. First floor bathroom light fixture was removed leaving exposed wiring.
8. Back room with skylight, light fixture,
10. Garage.
11. Service lights in the crawlspace for the furnace / water heater were missing or not function.
6. Smoke Alarms(s) / CO Detector(s) (Life expectancy less than 10 years)

Observations:
6.1. Smoke alarms missing from all bedrooms. The single smoke alarm in the upstairs hallway was loose and not function when tested. Functional smoke detectors are recommended in each bedroom, outside of bedroom in the immediate vicinity hallways and a minimum of one per floor including crawlspace, garage, and area of the home having a gas burning appliance and fireplace for added safety.

7. Exterior Service Disconnect(s)

Observations:
7.1. Recommend installing exterior outlet within sight of A/C Unit for ease of service.

7.2. The exterior electrical service disconnect was not properly secured to the structure and too close to the grade. The electrical armored cable was corroded and in contact with the soil. These are safety hazards and needs to be corrected by a qualified electrical contractor to enhance the safety of the occupants.

8. Extension Cord(s)

Observations:
8.1. Several, extension cords and or handy man wiring was being used as permanent wiring in one or more areas. Many extension cords were observed going to be routed through the HVAC registers to the crawlspace. They should only be used for portable equipment on a temporary basis. Using extension cords as permanent wiring poses a fire and shock hazard, and is an indication that wiring is inadequate and should be updated. Extension cords may be undersized. Connections may not be secure, resulting in power fluctuations, damage to equipment, and sparks that could start a fire. Extension cords should be removed as necessary, or a qualified electrician should evaluate and make repairs as necessary. For example, install additional circuits and/or electric receptacles.