Bux-Mont Home Inspection Services
27 Wilkshire Road, Doylestown, PA 18901
Phone: 267-898-2218 Fax: 888-668-9552
Email: patrick@bmhis.com

Report: 0200; 3d sample **Address:** 123 Anystreet

Confidential Inspection Report

123 Anystreet
Anytown, PA 12345

Prepared for: Mr & Mrs Prospective Homebuyer

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Bux-Mont Home Inspection Services

27 Wilkshire Road, Doylestown PA 18901

April 26, 2012

Mr & Mrs Prospective Homebuyer
123 My Street
Doylestown, PA 18901

RE: 123 Anystreet
Anytown, PA 12345

Dear Mr & Mrs Homebuyer:

At your request, a visual inspection of the above referenced property was conducted on April 26, 2012. The following is an opinion report reflecting the visual conditions of the property at the time of the inspection only. Hidden or concealed defects cannot be included in this report. This report is not an insurance policy, nor a warranty service. No warranty is either expressed or implied. An earnest effort was made on your behalf to discover all visible defects, however, in the event of an oversight, as per the Inspection Agreement , the maximum liability is limited to the fee paid.

INSPECTION SUMMARY

IMPORTANT: This Summary is not the entire report. The complete report may include additional information of concern to you. It is important that you fully read the complete report to fully asses the findings of the inspection. The following is a general summary of my findings resulting from the visual inspection of the property and structure. Further information on the specific visual observations and recommendations is provided within the body of the report.

This is an older home built during the 1960's that may predate some of today's generally-accepted building standards. Older homes are inspected within the context of the time period in which they were built, taking into account the generally-accepted building practices of that time period. The Inspection Report will comment on unsafe conditions, but problems will be described as defects at the Inspectors discretion. New work must usually comply with building codes in effect at the time in which the remodel work is performed.

The home appears to be constructed consistent with local building practices at the time of original construction typical of similar style homes built in this area. The home appears to have had normal maintenance care over the past years and repair recommendations contained in this report are normal for a home of this construction, age and type**.** All homes require maintenance, occasional repairs, and occasional system improvements

No major material defects were observed during the course of the visual inspection. The home showed normal wear and tear and the overall condition of the home is generally consistent with its age and type of construction. Some recommendations for improvements and some repairs have been made to maintain one or more items in a satisfactory condition and to extend their useful life. The repair recommendations are normal for a home of this construction, age and type.

It appears that over the years some improvements have been made. Exterior improvements included the roofing and windows. Interior improvements included the heating and plumbing system improvements, renovating the kitchen and bathrooms in addition to the interior rooms.

Further details on the observations made during the course of the home inspection is provided within the body of the

report. It is strongly recommended that you have appropriate qualified and licensed contractors further evaluate any major repairs noted and include the evaluation of the entire system for additional concerns that may be outside our area of expertise or the scope of our inspection before the close of escrow. Please call our office for any clarifications or further questions.

There are other items noted within the inspection report that will need attention, but they do not affect the habitability of the house. Many of these items are the result of normal wear and tear. A summary of the recommendations based upon the observations made during the visual inspection is provided at the end of the report in the Summary of Recommendations.

Please understand that there are limitations to this inspection. Many components of the home are not visible during the inspection and very little historical information is provided in advance of the inspection. While we can reduce your risk of purchasing a home, we cannot eliminate it, nor can we assume it. Even the most comprehensive inspection cannot be expected to reveal every condition you may consider significant to ownership. In addition to those improvements recommended in our report, we advise that you budget for unexpected repairs. On average, we have found that setting aside roughly one percent of the value of the home on an annual basis is sufficient to cover unexpected repairs.

Thank you for selecting my company to complete your home inspection. I appreciate the opportunity to be of service and your valued business. Should you have any questions about the inspection or the general condition of the house in the future, I will be happy to answer these.

I wish you all the best in your new home.

Sincerely,

Patrick Thomson, CHI
NACHI109011203
PA Certification #876862

GENERAL INFORMATION

Client & Site Information:

Inspection Date:
March 16, 2012 04:00 PM.

Client:
Mr & Mrs Prospective Homebuyer
123 My Street
Doylestown, PA 18901

Inspection Site:
123 Anystreet
Anytown, PA 12345

People Present:
Client.

House Occupied?
Yes, The inspection was limited in the areas were contents blocked view of or access to components.

Building Characteristics:

Main Entry Faces:
East.

Estimated Age:
50 years.

Building Style & Type:
Cape SFR.

Stories:
2

Space Below Grade:
Yes.

Water Source:
Public.

Sewage Disposal:
Public.

Utilities Status:
All utilities on.

Climatic Conditions:

Weather:
Clear.

Soil Conditions:
Damp.

Outside Temperature (f):
70-80.

About Rated Items:

Items not found in this report are beyond the scope of this inspection and should not be considered inspected at this time. Please read the entire report for important details. Inspected items may be generally rated as follows:

OK = "Satisfactory" : Component was serviceable and functioning as intended at the time of inspection. Typically the component or system is within the parameters of its normal useful life. Some serviceable items may show normal wear and tear. Other conditions may be noted in the body of the report.

MR = "Maintenance Recommended" : Item or system was in a serviceable/functional condition. Some maintenance repairs may be recommended to assure proper and reliable function to maintain the item or system in a satisfactory condition and extend its useful life. Further comments may be noted in the body of the report.

RR = "Repairs Needed" : Item or system needs some corrective repairs to prevent further deterioration/damage to assure proper and reliable function to maintain the item or system in a satisfactory condition and extend its useful life. Further comments may be noted in the body of the report.

SC = "Significant Concern" : These are items or systems that have a major material defect that has a significant adverse impact on the value of the property, or that involves an unreasonable safety risk to people, or is not functioning as intended and needs significant repair or replaced. System or component is considered significantly deficient or is unsafe. Significant deficiencies require corrective action and, except for some safety items, are likely to involve significant expense. Major repairs or replacement of the item or component is needed to maintain a functional and satisfactory condition. Significant items noted need to be further evaluated by a qualified contractor to obtain recommendations for corrective action and cost for your consideration prior to the expiration of your objection deadline. (Note: The fact that a structural element, system or subsystem is near, at, or beyond the end of its normal useful life is not by itself considered to be a Material Defect.)

NI = "Not Inspected" : System or component was turned off, could not be operated, wasn't functional or accessible, could not be located or was not installed within the home at the time of inspection. It was not able to be inspected. No comment is made on condition or function of items not able to be inspected. Further information may be noted in the body of the report.

Other Considerations:

Timely Evaluation: Recommendations made by the inspector should be acted upon in a timely manner in order to receive the results of any further evaluation by contractors or engineers before the deadline for negotiation with the seller has passed. If you are unable to get the results of any necessary evaluations before the expiration of your Inspection Objection deadline, you should ask your agent to amend the contract to extend the deadline.

Building Code Compliance: The General Home Inspection is not a building code-compliance inspection, but an inspection for safety and system defects. The Inspection Report may comment on and identify as problems systems, components and/or conditions which may violate building codes, but confirmation of compliance with any building code or identification of any building code violation is not the goal of this Inspection Report and lies beyond the scope of the General Home Inspection. If you wish to ascertain the degree to which the home complies with any applicable building codes, you should schedule a code-compliance inspection.

Lead Paint: This house was to have been built prior to 1978. Many houses built before 1978 have paint that contains lead (called lead-based paint). Lead from paint, chips and dust can pose serious health hazards if not taken care of properly. Federal law requires that individuals receive certain information before renting or buying pre-1978 housing. Sellers have to disclose known information on lead-based paint and lead-based paint hazards before selling a house. Sales contracts must include a disclosure form about lead-based paint. Buyers typically have up to 10 days to check for lead hazards. If not conducted properly, certain types of renovations can release lead from paint and dust into the air. Renovators have to give you a pamphlet titled "Protect Your Family from Lead in Your Home" before starting work. Take precautions before your contractor or you begin remodeling or renovations that disturb painted surfaces (such as scraping off paint or tearing out walls).

- Have the area tested for lead-based paint.

- Do not use a belt-sander, propane torch, heat gun, dry scraper or dry sandpaper to remove lead-based paint. These actions create large amounts of lead dust and fumes.

- Completely seal off the work area to prevent the spread of lead dust. Lead dust can remain in your home long after the work is done.

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REPORT LIMITATIONS

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 of 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. The inspection is performed in compliance with generally accepted standard of practice, a copy of which is available upon request.

Systems and conditions which are not within the scope of the inspection include, but are not limited to: formaldehyde, lead paint, asbestos, 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; intercoms; 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, non-appealable 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.

THERMAL IMAGING

Your inspection report may or may not include thermal images that we obtained during the course of conducting your inspection from a thermal imaging scan of elements of your home. Thermal imaging is a technology that allows us to show you things about your home that are not evident using other visual inspection methods. Thermal imaging produces images of invisible heat energy emitted from the surface of objects and systems in the home and allows us to measure it. Thermal imaging can sometimes, but not always, help to identify and document anomalies found in electrical, plumbing and HVAC systems in addition to helping to locate moisture problems and deficiencies with insulation instillations.

Although infrared thermal imaging is a far better diagnostic tool than the naked eye, it does not guarantee 100% accuracy, unless removal or destruction of components can be achieved to validate findings. When possible, other tools are used to verify thermal images. Any moisture problems identified are verified with a moisture meter. Any temperatures that may be noted are the apparent temperature of the subject matter at the time the image was taken. Conditions may change and cause the apparent temperature readings revealed in thermal images to be different at any given time.

The thermal imaging scan will be limited in scope to the equipment used by the inspector. The thermal scan is a non-invasive and non-destructive examination of the visible, safely and readily accessible portions of the interior and/or exterior of the structure for atypical temperature/thermal variations. Thermal imaging is not an x-ray examination of the components of your home. Thermal imaging does not give us that ability to see between, behind or through the construction materials, components and/or walls of your home.

Thermal imaging services do NOT include any inspections, examinations, testing or evaluations for harmful, dangerous, or toxic substances or materials or environmental hazards including but not limited to: mold, bio-aerosols, radon, lead, asbestos, non-biological airborne particulates, contaminants, petroleum products, petrochemicals, radioactive materials, electromagnetic radiation, plant, animal, or insect secretions or excretions. Infrared cameras are not moisture meters but can aid in identifying areas that warrant further investigation. If your inspector offers any information or opinions about any of the forgoing, this information shall be deemed to be informational only and supplied as a courtesy to the client.

GROUNDS - PAVING

This inspection is not intended to address or include any geological conditions or site stability information. We do not comment on coatings or cosmetic deficiencies and the wear and tear associated with the passage of time, which would be apparent to the average person. However, cracks in hard surfaces can imply the presence of expansive soils that can result in continuous movement, but this can only be confirmed by a geological evaluation of the soil. Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls. We cannot determine drainage performance of the site or the condition of any underground piping, including subterranean drainage systems and municipal water and sewer service piping or septic systems. All exterior grades should allow for surface and roof water to flow away from the foundation. Decks and porches are often built close to the ground, where no viewing or access is possible. Any areas too low to enter or not accessible are excluded from the inspection. We do not evaluate any detached structures such as storage sheds and stables, nor mechanical or remotely controlled components such as driveway gates. We do not evaluate or move landscape components such as trees, shrubs, fountains, ponds, statuary, pottery, fire pits, patio fans, heat lamps, and decorative or low-voltage lighting. Any such mention of these items is informational only and not to be construed as inspected.

Section Summary:

The overall condition of the items in this section were found to be serviceable with no significant concerns. Some recommendations have been made to improve and/or maintain one or more items in a satisfactory condition. The repair recommendations are normal for a home of this age and style of construction. Please read the entire section for additional information and specific recommendations.

RATINGS LEGEND

[OK] *: Satisfactory* ***[MR]*** *: Maintenance Recommended* ***[RR]*** *: Repairs Needed* ***[SC]*** *: Significant Concern* ***[NI]*** *: Not Inspected*

Paving Conditions:

Driveway:

[OK] MR RR SC NI The driveway is constructed with asphalt. The condition of the driveway at the time of inspection was satisfactory. Normal wear and exposure to the elements was noted. Seal coating is recommended to preserve and protect the paving surface.

Walks:

[OK] MR RR SC NI Sidewalk is constructed with concrete. The walkways appeared to be in a satisfactory condition. Normal wear and exposure to elements was noted. Cracks noted are typical. Recommend sealing cracks to prevent further deterioration. *Routine maintenance is recommended to maintain the sidewalks in a satisfactory and safe condition.*

Entry Stoop Condition

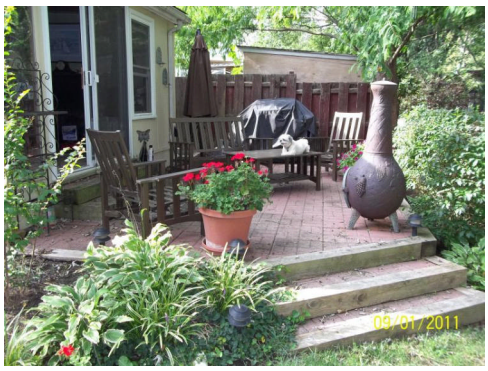
[OK] MR RR SC NI Stoop is in a serviceable condition.

Patio:

Location & Materials:
The patio is located at the rear facing wall of house. The patio is constructed with landscape pavers.

Slab Condition:

OK [MR] RR SC NI Patio was in a serviceable condition. Some repairs are recommended to maintain the patio in a satisfactory condition and extend its useful life. The patio slab exhibited normal wear and tear from exposure to the elements. *The raised area of the patio appears to be caused by the tree growing near the patio. Removal of the tree is recommended to prevent continued damage of patio area. Redesign of the patio surface should be considered if tree is not removed to allow for the future growth of the trunk to prevent further damage to the patio surface. Evaluation by a qualified contractor to obtain repair recommendations and costs is advised.*



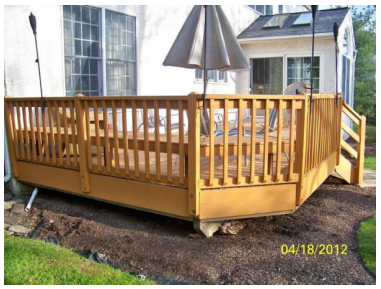
Deck:

Location & Material:
The deck is located at the left hand facing wall of house. The deck is constructed with treated wood.

Condition:

OK [MR] RR SC NI

Areas that were accessible and able to be visually inspected were in a serviceable condition. Some improvements are recommended to maintain the deck in a satisfactory condition and extend its useful life. Deck components exhibited normal weathering conditions at the time of the inspection. *Conditions observed at the time of inspection included several loose deck boards that will need to be better secured and a few deteriorated/damaged deck boards; replacement is needed. It is recommended that maintenance repairs are done to maintain and extend the useful life of the deck structure. A quality sealant should be applied to the wood surfaces on a regular basis to preserve and protect the wood materials from weathering and extend their useful life. Low elevation of deck prevents access to and viewing under the deck structure. No comment is made on components not able to be accessed and inspected.*



Fences & Gates:

Type/Condition:

OK MR [RR] SC NI

Fencing is constructed with wood. Picket style fencing installed. *Repairs are needed to address some loose/deteriorated boards. A qualified contractor should be consulted to provide repair/replacement options and estimated costs.*

Grading:

Site:

OK [MR] RR SC NI

Site has a gentle slope. The properly slopes from the front to the rear. Grade at some foundation areas needs improvement. Pitch slope of soils away from foundation. Slope should fall away from the foundation at a minimum of 1 inch per foot and extend at least 5 feet away from the foundation. Dirt should be approximately 6" below the bottom sill and should not touch wood surfaces. Improper grading at the foundation can contribute to moisture problems in the basement or crawlspace.

Landscaping:

Condition:

[OK] MR RR SC NI

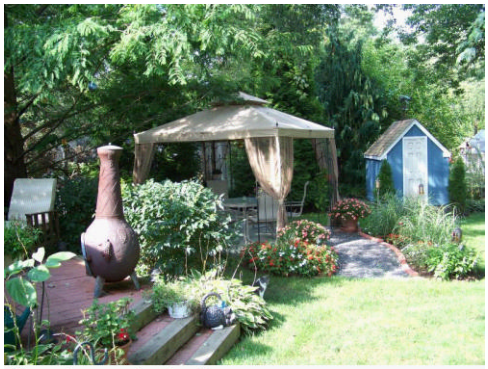
Landscaping appeared to be in a satisfactory condition. *Bushes and shrubs should be kept away from the structure at least 12 inches. This space is needed to prevent direct access to the structure by insects and to keep the bushes from damaging the siding.*

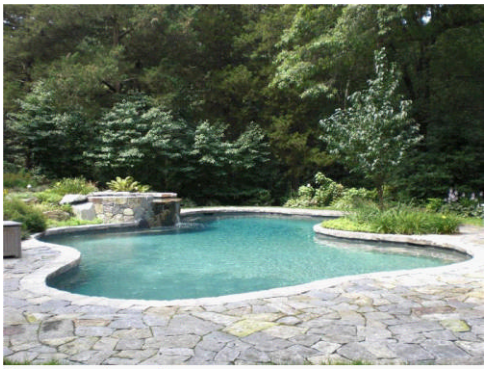
Comments/ Recommendations

Service Walks/ Driveways:
Asphalt driveways should be kept sealed and larger cracks filled so as to prevent damage from surface water and frost. Cracks in concrete sidewalks should be kept sealed and larger cracks repaired to prevent damage from frost and causing tripping hazards.

Drainage And Grading:
Any system of grading or landscaping that creates positive drainage (moving water away from the foundation walls) will help to keep a basement dry. Where negative grade exists additional backfill is suggested, it may require digging out around the property to get a proper pitch. Dirt should be approximately 6" below the bottom sill and should not touch wood surfaces. Flower beds, loose mulched areas, railroad ties and other such landscaping items close to the foundation trap moisture and contribute to wet basements. To establish a positive grade, a proper slope away from the house is 1" per foot for approximately 5-6 feet.

Other Comments:
A shed was located on the property in the rear yard area. The shed was not included in the home inspection and no comment is made on its condition. There is an in-ground pool located on the property. The pool was not included with the home inspection and was not inspected. No comment is made on its condition. Recommend that a qualified pool contractor further evaluates the pool facility to determine its condition and if any repairs or upgrades are needed.


Gazebo and shed


Inground pool

FOUNDATION - BASEMENT - CRAWLSPACE

All structures are dependent on the soil beneath them for support, but soils are not uniform. Some that appear to be firm and solid can become unstable during seismic activity or may expand with the influx of water, moving structures with relative ease and fracturing slabs and other hard surfaces. In accordance with our standards of practice, we identify foundation types and look for any evidence of structural deficiencies. However, minor cracks or deteriorated surfaces are common in many foundations and most do not represent a structural problem. If major cracks are present along with bowing, we routinely recommend further evaluation be made by a qualified structural engineer. All exterior grades should allow for surface and roof water to flow away from the foundation. All concrete floor slabs experience some degree of cracking due to shrinkage in the curing 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. Areas hidden from view by finished walls or stored items cannot be judged and are not a part of this inspection. We will certainly alert you to any suspicious cracks if they are clearly visible. However, we are not specialists, and in the absence of any major defects, we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert. We also routinely recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. During the course of the inspection, the inspector does not enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely affect the health of the inspector or other persons.

Section Summary:

Overall the items in this section were found to be in satisfactory condition and with no significant concerns. Please read the entire section for additional information and specific recommendations.

RATINGS LEGEND

***[OK]** : Satisfactory **[MR]** : Maintenance Recommended **[RR]** : Repairs Needed **[SC]** : Significant Concern **[NI]** : Not Inspected*

Foundation:

Type & Materials:
The foundation configuration consisted of a basement and crawlspace. The foundation was constructed with concrete masonry units (CMU) laid in horizontal, interlocking rows. CMUs are generally 8" x 16" and 8 inches wide.

Condition:

[OK] MR RR SC NI

The exposed accessible portions of the perimeter foundation walls appear to be satisfactory. Minor cracks were observed. Some minor cracking is normal for a structure of this design and age. The cracking does not appear to be a structural concern at this time. Cracks appear for a wide variety of reasons, some of which may not be apparent at the time of the inspection. Cracks less than ¼-inch which do not exhibit displacement are typically not considered to be structural issues unless they appear in conjunction with another condition. Recommend that the cracks are sealed/repaired to prevent further deterioration as a preventative measure. *The exterior view of the foundation is limited to the portions visible above grade and no comment is made on those portions of the foundation wall that are not able to be inspected.*

Recent Movement; Exterior Observation:
There is no evidence of any recent movement.

Crawlspace:

Access:
Crawlspace is fully accessible.

Walls:

[OK] MR RR SC NI

Walls are constructed with concrete block. Exposed portions of the interior foundation perimeter walls appear to be satisfactory. *Minor cracking was noted in one or more locations. No displacement was observed and walls appeared plumb. The cracks do not appear to be a structural problem at this time. Some minor cracking is normal for a structure with this age and type of construction. Should any of these cracks begin to grow, then further evaluation and attention would be recommended.*

Beams/Underfloor:

[OK] MR RR SC NI Joists are 2 x 10 and spaced 16" on center. Joists appears to be in a satisfactory condition. *Joists are not fully visible. Under floor insulation restricts viewing. Some insulation is not properly attached to the joists and will need some attention.*

Floor:

[OK] MR RR SC NI Crawlspace floor material is concrete.

Crawlspace Vents:

[OK] MR RR SC NI The vents appear to be in a satisfactory condition. The vents installed are above grade and are less susceptible to leakage problems. Ventilation is recommended at the rate of one square foot of vent area to 300 square feet of floor space.

Moisture:

Efflorescence was noted at one or more locations. Efflorescence is a white powder like substance that is typically located on an interior crawlspace wall where moisture is migrating from the outside to the interior surface through the concrete block or concrete. It is a salt residue that occurs when the moisture dries from the surface. At the time of inspection there was no evidence of active water leakage into the interior of the crawlspace level. The areas where efflorescence was noted were not wet to the touch. *Recommend inquiring with owner about any history of crawlspace water problems and what corrective action was taken.*

Visible Mold Or Insects:

I saw no evidence of mold at the time of the inspection. I saw no evidence of animal or insect infestation in the *crawlspace* area at the time of inspection. *This inspection and inspection service is not to be held liable for any representation as to the evidence of or lack of evidence of any mold and/or wood destroying insects. This was only a visible inspection of the readily available areas of the basement level, and no areas covered by any materials such as wallboard, insulation, furniture, or stored items were included.*

Basement:

Access:

Basement is unfinished. *Some portions of the walls were not visible/accessible due to stored contents and were not able to be inspected. No comment in made on items not able to be inspected.*

Walls:

[OK] MR RR SC NI Walls are constructed with concrete block. Exposed visible portions of the interior foundation walls appear to be satisfactory. *Minor cracking was noted at one or more locations. No displacement was observed and walls appeared plumb. The cracks do not appear to be a structural problem at this time. Some minor cracking is normal for a structure with this age and type of construction. Should any of these cracks begin to grow, then further evaluation and attention would be recommended.* Visibility was limited in some areas due to stored contents blocking access to portions of the wall areas.

Beams/Underfloor:

[OK] MR RR SC NI The main beam is made of steel. Joists are 2 x 10 and spaced 16" on center. The main beam appears to be in a satisfactory condition. Joists appears to be in a satisfactory condition. No engineering analysis was completed.

Posts & Piers:

[OK] MR RR SC NI There are two posts supporting an overhead beam. Steel type supporting post installed. Posts are installed to support the structural framing members above. They should be firmly secured solidly contacting both the footer below and the structural members above. Supporting post(s) appear to be in satisfactory condition. No engineering analysis was completed.

Floor:

[OK] MR RR SC NI Basement floor material is concrete. The visible areas of the basement floor were in a satisfactory condition. *Minor cracks were noted in the slab floor. The cracks appeared to be typical for the age of the structure. The basement floor was not fully visible due to stored contents. No comment is made on areas not accessible/visible and able to be inspected.* A dehumidifier was present. The

dehumidifier was not inspected and no comment is made on the function of the unit. Sump pump present.

Basement Windows:

[OK] MR RR SC NI The basement windows are made with vinyl. The windows appear to be in a satisfactory condition. *The windows as installed are not egress accessible. As a result of the lack of egress, the areas should not be considered as a sleeping area for safety reasons*. The windows are installed below grade and there are window wells. *Recommend installation of plastic window well covers to divert rain from around the window area and seepage into the basement.*

Windows Wells:

Attention Needed. *Debris has accumulated in the wells and needs to be removed to prevent deterioration/ damage to the basement windows. Plastic* window well covers are not installed. Recommend installation of covers to help keep rain and debris away from the basement windows and prevent *seepage into the basement*.

Moisture:

Efflorescence was noted at several locations. Efflorescence is a white powder like substance that is typically located on an interior foundation wall where moisture is migrating from the outside to the interior surface through the concrete block or concrete. It is a salt residue that occurs when the moisture dries from the surface. Water seepage may recur in the future. The best defense against water seepage is good drainage of soils near the foundation wall.

Visible Mold Or Insects:

I saw no evidence of mold at the time of the inspection. I saw no visible evidence of animal or insect infestation in the basement area at the time of inspection. *This inspection and inspection service is not to be held liable for any representation as to the evidence of or lack of evidence of any mold and/or wood destroying insects. This was only a visible inspection of the readily available areas of the basement level, and no areas covered by any materials such as wallboard, insulation, furniture, or stored items were included.*

Insulation & Vapor Retarders:

In Unfinished Areas:

OK [MR] RR SC NI There is insulation installed in the crawlspace area. The joists have insulation installed between them insulating the living space above. *Some insulation was loose/hanging down and needs to be reinstalled. Some of the insulation is damaged and replacement of these sections with new is recommended. The heating distribution lines in the unheated crawlspace are not properly insulated. Lines need to be insulated to protect them from freezing damage and leaks.*

Walkout Basement:

Type Of Access:
The exterior entry to the basement is at the bottom of a stairwell called an areaway.

Basement; Outside Entry Doors:

OK [MR] RR SC NI A Bilco type door is installed. There is a standard wood door installed. There is a deadbolt installed on the entry door and it is operational. This is a recommended safety feature. The weather seal around the entry door is deficient and should be improved.

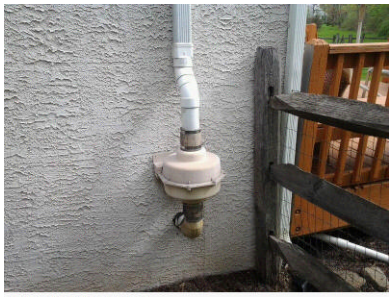
Walkout Drainage:

[OK] MR RR SC NI The area around the walkout door appears to have adequate drainage. There is a floor drain located outside the doorway to minimize water entry. The drain was not tested and no further comment is made on the effectiveness or condition of the drain.

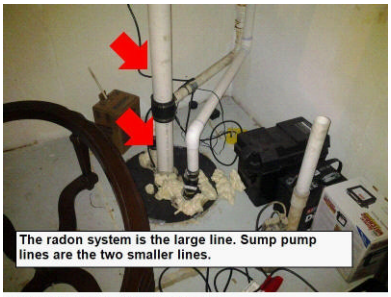
Comments/ Recommendations

Other:
Basement Electrical Outlets - It is recommend that ground fault circuit interrupts (GFCI) outlets are installed in the unfinished part of the basement and crawl space for safety purposes due to potential shock hazards that may result from moisture in these areas.

Radon System - A radon reduction system was installed in the basement. These systems are installed to reduce the level radon gas detected to a safe level below the EPA threshold of 4.0 pCi/l . Inspection of the system is not included in the home inspection and no comment is offered on its function and condition. Recommend that you consult with a qualified and licensed contractor that specializes in the installation of these systems to further evaluate the installation to obtain information as to its condition and function to insure it is in a safe and satisfactory operating condition. Also recommend that you inquire with the owners about any service agreements in place and/or maintenance requirements. More information about radon is available at http://www.epa.gov/radon/pubs/consguid.html.



Exterior unit



Interior installation

Limitations Of Foundation Inspection

As described in the inspection contract, this is a visual inspection only. Assessing the complete structural integrity of a building is beyond the scope of a home inspection. When there are significant structural concerns about the building, an experienced foundation or structural repair contractor and/or a certified professional structural or civil engineer is recommended. Inspection of structural components were limited by (but not restricted to) the following conditions:

Only a representative sampling of visible structural components was inspected.

Structural components concealed behind finished surfaces could not be inspected.

Unless specifically noted in your report we do not inspect geological, geotechnical, or hydrological conditions, nor do we address erosion control and earth stabilization measures.

Furniture and/or storage restricted access to some structural components.

Home inspections do not, unless specifically stated in your report, provide any engineering or architectural service, nor do they offer an opinion as to the adequacy of any structural system or component.

Please also refer to the inspection contract for a detailed explanation of the scope of this inspection.

EXTERIOR

Areas hidden from view by finished walls or stored items cannot be judged and are not a part of this inspection. We will certainly alert you to any deficiencies or problems if they are clearly visible. However, we are not specialists, and in the absence of any major defects, we may not recommend that you consult with a qualified contractor or a structural engineer, but this should not deter you from seeking the opinion of any such expert. We also routinely recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. During the course of the inspection, the inspector does not enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely affect the health of the inspector or other persons.

Section Summary:

The overall general condition of the items in this section were found to be serviceable and with no significant concerns. Some recommendations have been made to improve and/or maintain one or more items in a satisfactory condition. The repair recommendations are normal for a home of this age and style of construction. Please read the entire section for additional information and specific recommendations.

RATINGS LEGEND

***[OK]** : Satisfactory **[MR]** : Maintenance Recommended **[RR]** : Repairs Needed **[SC]** : Significant Concern **[NI]** : Not Inspected*

Exterior Walls:

Type Of Construction & Materials:
The type of wall construction is wood framed. Type of siding material installed is wood siding horizontal installation, stucco and brick.

Condition Of Underlying Framing/Structure; Exterior Observations:

[OK] MR RR SC NI — I saw no significant concerns or problems with the underlying wall structure/framing during the visual inspection of the exterior wall surfaces.

Condition Of Siding:

OK [MR] RR SC NI — The siding appeared to be in a satisfactory condition at the time of inspection. The siding components exhibited normal weathering. The wood siding showed general signs of aging and typical wear and tear. It appears to be adequately protecting the internal wall structure. The stucco covering showed general signs of aging and deterioration such as faded color and some minor cracking. It appears to be adequately protecting the internal wall structure. The brick siding showed general signs of aging and deterioration such as faded color and some minor to moderate mortar joint cracking. It appears to be adequately protecting the internal wall structure. *It is important that the caulking at wall penetrations, windows and trim is checked annually and maintained in good condition to prevent water infiltration and damage to the siding system and other structural components. The painted surfaces should be maintained in a good condition to preserve and protect the underlying materials from the weathering effects of the elements. As a normal practice I recommend that routine maintenance is done on an annual basis to maintain the siding system in a satisfactory condition and extend its useful life.*

Eaves & Soffits:

[OK] MR RR SC NI — Aluminum soffit materials were installed. General condition of the eaves/soffits appeared serviceable. Normal weathering noted.

Fascia & Rake Boards:

[OK] MR RR SC NI — Predominate material used is wood. Material is wrapped. No comment is made on the condition of the underlying materials because they are not visible and are unable to be inspected. The general condition of the fascia/rake installations appeared serviceable. Normal weathering noted. General appearance of wrap was satisfactory.

Doors; Exterior Observations:

General Condition:

OK MR [RR] SC NI The exterior doors as a group are generally in a serviceable condition, *recommend that you plan on having maintenance repairs completed to some of the exterior doors to maintain them in a satisfactory condition and extend their useful life. Locations where maintenance or repairs are needed are listed below. A qualified contractor should further evaluate the concerns listed to obtain repair recommendations and costs.*

Front Door:

Attention Needed. *Caulking between trim components and the siding needs improved/replaced. Improper or missing weather stripping noted at one or more locations that will need repaired or replaced. The door is difficult to operate, some adjustment/minor repair is needed for the door to properly operate. Some deterioration noted at the bottom of the door frame that needs to be repaired. Additional repairs may be needed due to underlying conditions that may be uncovered when the initial repair work is completed.*

Lower exterior trim/frame

Rear Patio Door:

Attention Needed. *The door appeared to be in a functional condition, some adjustment/repair is needed to maintain the door in a satisfactory condition. Recommend that the caulking between trim components and the siding is improved as a preventative measure. Door is difficult to operate (door rubs/sticks), some adjustment or repair is needed. Screening is damaged, repair or replacement is needed. The door sill was loose/deteriorated and will need to be repaired or replaced. Additional repairs may be needed due to underlying conditions that may be uncovered when the initial repair work is completed.* This is a sliding glass door.

Door still needs repaired.

Side Porch Door:

The door was functional and in a satisfactory condition. *Recommend that the caulking between trim components and the siding is improved as a preventative measure.* This is an atrium style door.

Windows; Exterior Observations:

Type:

Windows are constructed with vinyl and are a double hung style. Window units had insulated glass installed. This is an energy saving feature. Several windows are replacement units that are an upgrade from the original windows installed when the house was constructed. The units are designed so that the installation utilizes the existing window frame and trim.

Condition:

OK [MR] RR SC NI A representative sampling of the windows were inspected. The windows as a group are generally in a satisfactory condition when viewed from the exterior. Additional operational comments may be noted within the body of the report for each room. *Caulking between trim components and the siding needs improved/replaced. Painted surfaces need to be touched up/improved to prevent deterioration of the windows.* N*ormal maintenance is recommend as a preventative measure to maintain the windows in a serviceable and satisfactory condition and extend their useful life.*

Porch:

Location & Construction:
Porch is located at the front facing wall Foundation type is a slab only. Structure is constructed with wood. Floor is constructed with concrete.

Condition:

OK [MR] RR SC NI The porch is in a mostly satisfactory condition, some maintenance repair is recommended. *The painted surfaces are moderately weathered. The wood materials should be properly prepped and painted to preserve and protect them from the elements and to extend their useful life. Some railing is loose, attention needed to properly secure the railing and prevent further damage.*

Chimney:

Please Note:
There are a wide variety of chimneys and interrelated components. However, there are three basic types, single-walled metal, masonry, and pre-fabricated metal ones that are commonly referred to as factory-built ones. Single-walled metal ones should not be confused with factory-built metal ones, and are rarely found in residential use, but masonry and factory-built ones are commonplace. Our inspection of them conforms to industry standards, and is that of a generalist and not a specialist. However, significant areas of chimney flues cannot be adequately viewed during a field inspection. Therefore, because our inspection of chimneys is limited to areas easily viewed and does not include the use of specialized equipment, we will not guarantee their integrity or drafting ability and recommend that they be more thoroughly evaluated before the close of escrow.

Chimney Exterior:

[OK] MR RR SC NI This chimney serves the fireplace in the family room and boiler located in the basement. Chimney is constructed with concrete block and brick veneer. The chimney structure was in a satisfactory condition.

Flue:

OK MR RR SC [NI] The flue is lined. Two flues are installed within the chimney structure. *I was unable to determine the condition of the flue due to limited visibility. A rain cap is installed that prevented access to inspect the flue.* The inspection is limited to the visible portions of the flue only. Further evaluation by a qualified professional chimney sweep is needed.

Chimney Flashing:

[OK] MR RR SC NI The flashing installed at the chimney appeared to be functional at the time of inspection.

Chimney Cap:

[OK] MR RR SC NI The chimney cap is made of mortar. Its function is to keep water from entering the stack and causing deterioration. The cap is functioning as intended. *Minor cracks were observed in the chimney cap that will need to be sealed/repaired to prevent further deterioration/damage.*

Height & Clearance:

[OK] MR RR SC NI The chimney installation appears to meet clearance requirements. The chimney should extend 3 feet above the roof through which it protrudes or be 2 feet above any surface within 10 feet horizontally, whichever is higher.

Limitations Of Structural Inspection

As described in the inspection contract, this is a visual inspection only. The inspection of the structural components was limited by (but not restricted to) the following conditions:

A representative sample of exterior components was inspected.

Unless otherwise stated, inspection of exterior components like walls, windows, doors, is from ground level.

Rain or snow can limit the exterior inspection and deep snow will obscure surface drainage problems as well as possible damage at the bottom of building walls and at foundations.

Unless specifically noted in your report we do not inspect screening, shutters, awnings, or similar seasonal accessories, and fences.

Structural components concealed behind finished surfaces could not be inspected.

Only a representative sampling of visible structural components were inspected.

Furniture and/or storage restricted access to some structural components.

We do not determine indoor air quality. Potentially hazardous materials such as Asbestos and Urea Formaldehyde Foam Insulation (UFFI) are not positively identified. To do so requires a special inspection and laboratory analysis.

Please also refer to the inspection contract for a detailed explanation of the scope of this inspection.

ROOF SYSTEM

Although not required to, we generally attempt to evaluate various roof types by walking on their surfaces. If we are unable or unwilling to do this for any reason, we will indicate the method used to evaluate them. Every roof will wear differently relative to its age, number of layers, quality of material, method of application, exposure to weather conditions, and the regularity of its maintenance. We can only offer an opinion of the general quality and condition of the roofing material.

The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. The waterproof membrane beneath roofing materials is generally concealed and cannot be examined without removing the roof material. Although roof condition can be evaluated, it is virtually impossible for anyone to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our service. Even water stains on ceilings or on framing within attics will not necessarily confirm an active leak without some corroborative evidence, and such evidence can be deliberately concealed. We evaluate every roof conscientiously, and even attempt to approximate its age, but we will not predict its remaining life expectancy, or guarantee that it will not leak. Naturally, the sellers or the occupants of a residence will generally have the most intimate knowledge of the roof and of its history. Therefore, we recommend that you ask the sellers about it, and that you either include comprehensive roof coverage in your home insurance policy, or that you obtain a roof certification from an established local roofing company. We do not inspect attached accessories including by not limited to solar systems, antennae, and lightning arrestors. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. During the course of the inspection, the inspector does not enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely affect the health of the inspector or other persons.

Section Summary:

Overall the items in this section were found to be in satisfactory condition and with no significant concerns. The recommendations made are normal for a home of this age and style of construction. Please read the entire section for additional information and specific recommendations.

RATINGS LEGEND

***[OK]** : Satisfactory **[MR]** : Maintenance Recommended **[RR]** : Repairs Needed **[SC]** : Significant Concern **[NI]** : Not Inspected*

Roof:

Style:
Gable.

Pitch:
Medium pitch.

Number Of Layers:
One layer observed at the roof edge/rake board.

Material Type:
Architectural style.

Approximate Age:
5 - 10 years. Normal useful life for this type of a roofing material is 25 - 30 years. The actual life of the roofing materials used can be influenced by external sources like weather extremes, conditions caused by trees and vegetation, mechanical damage and inadequate ventilation. A schedule of regular inspection and maintenance will extend the useful life of the roof materials.

Roof Access:
Walked on roof. Viewed from roof edge on ladder. Viewed from ground with telephoto lens. Viewed from windows.

Condition Of Roofing Materials:

[OK] MR RR SC NI

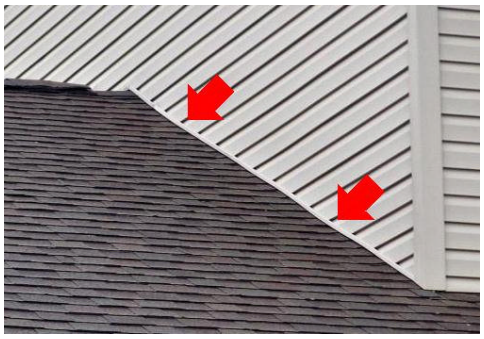
The roofing materials appear to be in a satisfactory condition, no significant concerns were noted. Within useful lifespan. Roofing materials show signs of normal weathering and aging. *Some debris has accumulated on the roof surfaces that should be removed. Moss/algae growth noted on roof surface that will accelerate material deterioration; removal is recommended. Normal maintenance is recommended to maintain the roofing materials in a satisfactory and functional condition. This usually consists of inspection of the roofing system and repair/replacement of damaged/missing shingles, flashing, removal of leaves and other debris that accumulates. Regular*

maintenance should help insure the weather tightness of the building and extend the useful life of the roofing materials.

Flashings:

Type:
Predominate type of flashing material installed is metal.

Condition:
[OK] MR RR SC NI The visible flashings at the time of inspection were found to be functional. *Some siding was installed on top of the roofing material at one or more locations. The flashing was not visible and not able to be inspected at these locations. Typically siding should be kept off the roof surface 1/2" to 1" to prevent water from wicking up behind the siding. I was unable to inspect and determine the condition of the step flashing at these locations and no comment is made on their condition. It is common practice for builders of similar constructed homes in the area to install siding and flashing components in the manner noted. No interior problems were observed that may have been related to the installation of the siding and flashing noted at the time of inspection. These areas should be monitored in the future; over time maintenance repairs may be needed.*



Valleys:

Type:
The valleys on the roof are closed, using either overlapping or interwoven shingles from both intersecting roof lines.

Condition:
[OK] MR RR SC NI The valleys appear to be in satisfactory condition.

Dormers:

Condition:
[OK] MR RR SC NI Dormers appeared to be in a satisfactory condition.

Gutters & Downspouts:

Installation & Type:
'K' Style gutters and downspouts installed. Made with aluminum.

Condition:
OK [MR] RR SC NI Gutters and downspouts were in satisfactory condition. *Downspout discharge needs to be directed away from the building (extensions recommended) to prevent water damage to the foundation walls. Some debris was observed in the gutters. Recommend that gutters are cleaned as a preventative measure to prevent blockage from occurring that can prevent proper flow. Due to the close proximity of large trees to the structure, it is recommended that you consider installation of gutter guards to prevent debris from clogging the gutters and downspouts.*

In accordance with our standards, we do not attempt to enter attics that have less than thirty-six inches of headroom, are restricted by

ducts, or in which the insulation obscures the joists making access and mobility hazardous, in which case we would inspect them as best we can from the access point. In regard to evaluating the type and amount of insulation on the attic floor, we use only generic terms and approximate measurements, and do not sample or test the material for specific identification. Also, we do not disturb or move any portion of it, and it may well obscure water pipes, electrical conduits, junction boxes, exhaust fans, and other components.

Attic & Insulation:

Access:
Attic is partial. Accessible by bedroom closet access doors. *Viewing was limited by low over head clearance at some areas. Attic area was finished preventing access to fully view all items and structural components within this space. No comment is made on items that are not accessible and able to be inspected.*

Exterior Observations Of Underlying Roof Framing:

[OK] MR RR SC NI I did not see any significant concerns or problems with the underlying roof framing during a visual inspection of the *exterior* roof surface.

Structure:

[OK] MR RR SC NI A rafter system is installed in the attic cavity to support the roof decking: 2 x 6 rafters installed and were spaced 16 inch on center. The rafter system appears to be in a satisfactory condition. The roof decking material is plywood sheeting. The visible portions of the decking able to be inspected appear to be in a satisfactory condition.

Ventilation:

[OK] MR RR SC NI There appears to be adequate ventilation installed. There are ridge vents installed. There are soffit vents installed.

Insulation:

OK [MR] RR SC NI Type of insulation installed is fiberglass batts. Insulation is installed between the studs of the finished walls. Insulation is installed between roof rafters. *Some insulation is installed unevenly or has been disturbed and should be corrected to maintain a satisfactory coverage to properly insulate the living space below. Further evaluation and improvement of the insulation installation by a qualified contractor is advised.*

Depth & R-factor:
Average depth installed was 5-6 inches. Insulation is compacted and the true R-value at this point in time may be substantially less than that originally installed. Installation of additional insulation is recommended to help reduce the cost to heat and cool the house. The recommended insulation in the attic area is R-38, approximately 12". If insulation is added, it is important that the ventilation is proper. Recommend consulting with a qualified contractor to obtain recommendations for improving the insulation R-value and cost.

Evidence Of Leakage:
At the time of inspection I saw no indications of an active roof leak in the attic areas that were accessible and able to be inspected. *Some minor stains were observed.* Appears to be old staining.

Comments/ Recommendations

Roof And Surface Water Control:
Roof and surface water must be controlled to maintain a dry basement. This means keeping gutters cleaned out and aligned, extending downspouts, installing splash blocks, and proper grading so that roof and surface water is diverted away from the building. Roof coverings should be visually checked in the spring and fall for any visible missing shingles, damaged coverings or other defects. Before re-roofing, the underside of the roof structure and roof sheathing should be inspected to determine that the roof structure can support the additional weight of the shingles.

Gutters and Downspouts - This is an extremely important element in basement dampness control. Keep gutters clean and downspout extensions in place (4 feet or more). Shortly after a rain or thaw in winter, look for leaks at seams in the gutters. These can be recaulked before they cause damage to fascia or soffit boards. If no gutters exist, it is recommended that they are added.

Ventilation:
Ventilation is recommended at the rate of one square foot of vent area to 300 square feet of attic floor space, this being divided between soffit and rooftop. Power vents should ideally have both a humidistat and a thermostat, since ventilation is needed to remove winter moisture as well as summer heat. Evidence of condensation such as blackened roof sheathing, frost on nail heads, etc. is an indication that ventilation may have been or is blocked or inadequate.

Insulation:
The recommended insulation in the attic area is R-38, approximately 12". If insulation is added, it is important that the ventilation in the attic space is proper. The vapor barrier should be on the warm side of the surface. Most older homes were built without vapor barriers. If the vapor barrier is towards the cold side of the surface, it should be sliced or removed. Most vapor barriers in the attic are covered by insulation and therefore, not visible.

Limitations Of Roof & Attic Inspection

As described in the inspection contract, this is a visual inspection only. Roofing life expectancies vary depending on several factors such as material quality, roof slope, color, sun and weather exposure, ventilation, and workmanship. Any estimates of remaining life are approximations. This assessment of the roof does not preclude the possibility of leaks. Leaks can develop at any time and may depend on rain intensity, wind direction, ice build up, etc. The inspection of the roofing system was limited by (but not restricted to) the following conditions:

The entire underside of the roof sheathing is not inspected for evidence of leakage and access to some under-roof areas may be partly or entirely blocked from observation.

Evidence of prior leakage may be disguised by interior finishes.

Valleys and flashings that are covered with shingles and/or tar or any other material are considered not visible and are not part of the inspection.

We do not inspect antennae, nor the interiors of flues or chimneys which are not readily accessible, nor other installed roof accessories.

The inspection of insulation and ventilation was limited by (but not restricted to) the following conditions:

In inspecting insulation we do not disturb vapor barriers. Insulation/ventilation type and levels in concealed areas are not determined. No destructive tests are performed. Any estimates of insulation R values or depths are rough average values.

We do not determine indoor air quality. Potentially hazardous materials such as Asbestos and Urea Formaldehyde Foam Insulation (UFFI) are not positively identified. To do so requires a special inspection and laboratory analysis.

Please also refer to the inspection contract for a detailed explanation of the scope of this inspection.

ELECTRICAL SYSTEM

We are not electricians and in accordance with the standards of practice we only test a representative number of switches and outlets and do not perform load-calculations to determine if the supply meets the demand. However, every electrical deficiency or recommended upgrade should be regarded as a latent hazard that should be serviced as soon as possible, along with evaluation and certification of the entire system as safe by a licensed electrician. Therefore, it is essential that any recommendations that we may make for service or upgrades should be completed before the close of escrow, because an electrician could reveal additional deficiencies or recommend additional upgrades for which we disclaim any responsibility. Any electrical repairs or upgrades should be made by a licensed electrician. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Smoke Alarms should be installed within 15 feet of all bedroom doors, and tested regularly.

Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. The inspector is not required to insert any tool, probe, or testing device inside the panels, test or operate any over-current device except for ground fault interrupters, nor dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels. Any ancillary wiring or system that is not part of the primary electrical distribution system is not part of this inspection but may be mentioned for informational purposes only, including but not limited to low voltage systems, security system devices, heat detectors, carbon monoxide detectors, telephone, security, cable TV, intercoms, and built in vacuum equipment. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. During the course of the inspection, the inspector does not enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely affect the health of the inspector or other persons.

Section Summary:

The overall condition of the items in this section were found to be serviceable and with no significant concerns. Some recommendations have been made to improve and/or maintain one or more items in a satisfactory condition. The repair recommendations are normal for a home of this age and style of construction. A qualified electrician should further evaluate the concerns noted and complete the repairs needed to maintain the electrical system in a safe and satisfactory condition. Please read the entire section for additional information and specific recommendations.

RATINGS LEGEND

***[OK]** : Satisfactory **[MR]** : Maintenance Recommended **[RR]** : Repairs Needed **[SC]** : Significant Concern **[NI]** : Not Inspected*

Service:

Type & Condition:

[OK] MR RR SC NI Underground service. 110/220 Volts. 200 Amp Service. Appears serviceable. No significant concerns. Underground service to the structure is desirable for safety and appearance. *Prior to commencing any excavation or digging on the site you should contact Pennsylvania One Call at 811 to locate any buried utility lines in the vicinity.*

Grounding Equipment:

[OK] MR RR SC NI Grounded via plumbing and rod in ground. Copper wire used.

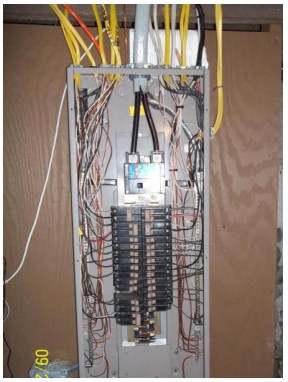
Main Panel:

Panel Location:
Basement.

Panel Type:
Circuit Breakers used. Main Breaker Amperage: 200 Amps.

Panel Condition/Observations:

[OK] MR RR SC NI Panel appeared functional and in a satisfactory condition. Circuit and wire sizing correct so far as visible. *Panel is without the benefit of complete labeling. Recommend that the circuits are located and labeled for convenience and safety purposes.*



110 Volt Circuits:
A total of 21 circuits were counted. There are two spare circuits.

220 Volt Circuits:
A total of 5 circuits were counted.

Conductors & Wiring:

Entrance Cables:
[OK] MR RR SC NI Type of wire used is aluminum. Entrance cables were in a serviceable condition.

Branch Wiring:
[OK] MR RR SC NI Type of wire used is copper. Overall the accessible branch wiring that was able to be visually inspected appeared to be in a serviceable condition. *Unable to fully view all installed wiring. No comment is made on those portions of the lines that are not accessible and able to be visually inspected.*

Interior Walls:
Interior Garage. One or more cables inadequately attached and were hanging, attention needed.

Switches & Fixtures:

General:
[OK] MR RR SC NI A representative sampling of switches and fixtures were tested. Generally the switches and fixtures throughout the house are in a serviceable condition with no major concerns. *Stored items and/or furnishings prevent access to and testing of some switches.*

Basement:
A light installed in this area did not function using the wall switch. I did not determine if the switch is bad or if the light bulb is bad.

Electrical Outlets:

General:
OK MR [RR] SC NI ***Attention Needed**. A representative sampling of outlets were tested. Some deficiencies were noted that will need further evaluation and repair by a qualified electrician to insure safe and proper function. Stored items and/or furnishings prevent access to and testing of some outlets. Problem outlets were marked with a red tag for identification. Further information on specific observations where corrective repairs are needed is listed below.*

Basement:
Outlets were not Ground Fault Circuit Interrupter protected. GFCI outlets are recommended for installation at basement locations to prevent shock hazards. Stored items prevented access to and testing of some outlets.

Exterior Walls:

Weather protection was missing/improper and needs to be corrected.

Master Bath:
The GFCI outlet in this bathroom protects the outlets in all the other bathrooms.

Breakfast Area:
Loose outlet noted; repair needed.

Bedroom #3:
Loose outlet noted; repair needed.

Laundry Interior Surfaces:
Ground Fault Circuit Interrupter (GFCI) outlets are recommended for safety.

Interior Walls:
Interior Garage. *No Ground Fault Circuit Interrupter (GFCI) outlets are installed, recommend installation of GFCI outlets at garage locations for safety.*

Ceiling Fans:

General Condition:
[OK] MR RR SC NI Ceiling fans were operational and in satisfactory condition.

Family Room:
Fan installed.

Master Bedroom:
Fan installed.

Bedroom #2:
Fan installed.

Bedroom #3:
Fan installed.

Limitations Of Electrical Inspection

As described in the inspection contract, this is a visual inspection only. The inspection does not include low voltage systems, telephone wiring, intercoms, alarm systems, TV cable, timers or smoke detectors. The inspection of the electrical system was limited by (but not restricted to) the following conditions:

Electrical components concealed behind finished surfaces could not be inspected.

Only a representative sample of outlets and light fixtures were tested.

Furniture and/or storage restricted access to some electrical components.

We do not inspect remote control devices unless such are the only control device for equipment.

Alarm systems and components, low-voltage wiring systems and components, and ancillary wiring systems and components which are not part of the primary electrical power distribution system are not inspected unless they are explicitly named in your report.

We do not measure amperage, voltage, impedance as part of a home inspection.

Please also refer to the inspection contract for a detailed explanation of the scope of this inspection.

HEATING - AIR CONDITIONING

The inspector can only readily open access panels provided by the manufacturer or installer for routine homeowner maintenance, and will not operate components when weather conditions or other circumstances apply that may cause equipment damage. The inspector does not light pilot lights or ignite or extinguish solid fuel fires, nor are safety devices tested by the inspector. The inspector is not equipped to inspect furnace heat exchangers for evidence of cracks or holes, or inspect concealed portions of evaporator and condensing coils, heat exchanger or firebox, electronic air filters, humidifiers and de-humidifiers, ducts and in-line duct motors or dampers, as this can only be done by dismantling the unit. This 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. 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. We perform a conscientious evaluation of the system, but we are not specialists.

Please note that even modern heating systems can produce carbon monoxide, which in a poorly ventilated room can result in sickness and even death. Therefore, it is essential that any recommendations we make for service or further evaluation be scheduled before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property, and our service does not include any form or warranty or guarantee. Normal service and maintenance is recommended on a yearly basis. Determining the presence of asbestos materials commonly used in heating systems can ONLY be preformed by laboratory testing and is beyond the scope of this inspection. 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. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. During the course of the inspection, the inspector does not enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely affect the health of the inspector or other persons.

Section Summary:

Overall the items in this section were found to be in satisfactory condition and with no significant concerns. It is recommended that you have a qualified HVAC contractor service the heating system to maintain it in a satisfactory condition and to extend its useful life. Please read the entire section for additional information and specific recommendations.

RATINGS LEGEND

***[OK]** : Satisfactory **[MR]** : Maintenance Recommended **[RR]** : Repairs Needed **[SC]** : Significant Concern **[NI]** : Not Inspected*

Heating System #1:

Manufacturer:
Neil-McLain.

Model:
ID plate/identification tag was not legible.

Serial Number:
ID plate/identification tag not legible.

Type & Location:
Hot water boiler; forced circulation, radiators. Heating unit is located in the basement.

Approx. Age:
The unit was to have been manufactured during May 1998. The typical service life for a forced air oil fired furnace is 20 - 30 years.

Fuel Source:

[OK] MR RR SC NI Oil. There is an interior tank installed to store the fuel oil. The fill and vent pipes are located on the left hand facing exterior wall . *This installation needs to be monitored for any leakage that may develop. Fuel oil leakage will contaminate the area which will be very costly to remediate.*

Fuel tank fill pipes

Condition/General Operation:

[OK] MR RR SC NI The general condition of the heating unit was functional and in a satisfactory condition at the time of inspection. The unit shows normal wear from use. *Recommend that the boiler unit is serviced to maintain it in a satisfactory condition and to extend its useful life.*

Temp Rise:
Satisfactory. Appears to be within normal range.

Burners / Heat Exchangers:
Burner was functional. Burner flame appears typical.

Circulator Pump / Blower Fan:
The system is zoned. Two circulator pumps are installed. Circulator pumps were functional.

Combustion Air:
Appeared adequate at the time of inspection.

Emergency Shutoff:
An emergency shutoff switch was installed for the furnace. It is located at the basement stairs.

Evidence Of Maintenance:
No record of recent service was able to be located. For optimum performance, the heating system should be serviced annually prior to the heating season.

Flues/ Vents:

[OK] MR RR SC NI The flue pipe is metal. It enters a masonry flue. Visible portions of the flue appeared functional at the time of inspection. *During this inspection it is impossible to determine the condition of the interior of the flue. The interior of the flue may be deteriorated, during a visual inspection I am unable to see the interior walls.*

Normal Controls:

[OK] MR RR SC NI There were two digital thermostats installed. The thermostat controls were functional. The structure is divided into zones. Thermostats are located in the dining room and second floor hallway. *Recommend that you consult with present owner to obtain owners manual provided with thermostats and instruction on their use.*

Ductwork / Distribution:

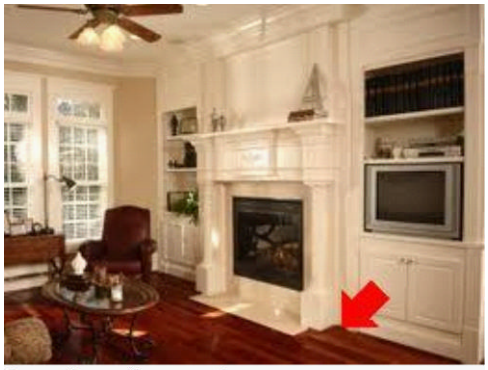
Hot Water System:

[OK] MR RR SC NI The distribution system consists of supply/return piping and radiators. The visible portions of the system that were able to be inspected appeared functional and in satisfactory condition at the time of inspection. A heat source was noted in each room/area except as may be noted below. There is no comment as to the effectiveness provided by the heat source. *It is recommended that a general cleaning of the convectors/radiators is done to improve function. Accumulation of dust and debris was observed at these locations.*

Fireplaces / Solid Fuel Heating:

Family Room:

[OK] MR RR SC NI A masonry fireplace was installed. There is a gas log set installed. Mortar joints are intact. Damper is operational. There is a mantle installed, and it meets the 12" minimum clearance above the firebox. The hearth extends at least 18 inches in front of the firebox and extends at least 8 inches to either side. There is a set of glass doors installed. (Used correctly, these will help minimize heat loss when the fireplace is not in use and reduce the volume of room air sucked up the chimney). Room air is used for combustion (*It would be best to have a window open while using since a roaring fire consumes approximately 300 to 400 cubic feet of air per minute). Recommend evaluation by a qualified professional chimney sweep each year prior to use as a regular maintenance practice.* A gas valve was installed. It is located to the right hand side of the fireplace at the floor. The National Fire Protection Association recommends an NFPA 211, Level 2 inspection of any fireplace when a home is sold. Such an inspection, preformed by a Certified or otherwise qualified chimney sweep, may reveal problems not apparent to this inspector and is strongly recommended.



Location of gas valve

Comments/ Recommendations

Heating
Oil-fired furnaces and boilers should be serviced by a professional each year. Most experts agree you will pay for the service cost in fuel saved by having a properly tuned burner. To maintain the efficiency and function of your heating system it should be serviced prior to the beginning of each heating season. We recommend contacting a qualified HVAC contractor to see if they offer an annual maintenance contract to provide this service.

Chimneys & Fireplaces:
Fireplaces and chimneys should be inspected and cleaned by a professional chimney sweep or fireplace technician prior to use annually. The National Fire Protection Association recommends a NFPA 211, Level II inspection of any fireplace when a home is sold. Such an inspection, preformed by a Certified or otherwise qualified chimney sweep, may reveal problems not apparent to this inspector and is strongly recommended.

Limitations Of Hvac Inspection

As described in the inspection contract, this is a visual inspection only. Air conditioning and heat pump systems, like most mechanical components, can fail at any time. The inspection of the cooling system was limited by (but not restricted to) the following conditions:

Window mounted air conditioning units are not inspected.

The adequacy of cooling supply or distribution is not determined.

Unless specifically noted in your report, electronic air cleaners are not inspected.

The inspection of the heating system is general and not technically exhaustive. A detailed evaluation of the furnace heat exchanger is beyond the scope of this inspection. The inspection was limited by (but not restricted to) the following conditions:

While we do check for the presence of a heat source in habitable areas, the adequacy of heat level and heat distribution balance are not determined during a home inspection. (This work requires heat loss calculations and an extensive building survey that is normally performed when the initial heating capacity is selected.)

The interiors of flues and chimneys are not inspected except where readily accessible.

Furnace heat exchangers are not inspected though we may spot and call to your attention external signs indicating a concern.

Unless explicitly stated in your report, electronic air filters, humidifiers, dehumidifiers and solar space heating equipment are not inspected/tested.

Please also refer to the inspection contract for a detailed explanation of the scope of this inspection.

Remaining Useful Life: No representation is made on the continued life expectancy of the heating and cooling systems. Any mechanical device may be functional at one moment and later malfunction. Liability is specifically limited to those situations where it can be conclusively shown that the mechanical device inspected was inoperable or in the immediate need of repair or not performing the function for which it was intended at the time of inspection.

PLUMBING SYSTEM

Water quality or hazardous materials (lead) testing is available separately though our company, and not included in this inspection. 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, nor can the presence of mineral build-up that may gradually restrict their inner diameter and reduce water volume. Plumbing components such as gas pipes, potable water pipes, drain and vent pipes, and shut-off valves are not generally tested if not in daily use. The inspector cannot state the effectiveness or operation of any anti-siphon devices, automatic safety controls, water conditioning equipment, fire and lawn sprinkler systems, on-site water quality and quantity, on-site waste disposal systems, foundation irrigation systems, spa and swimming pool equipment, solar water heating equipment, or observe the system for proper sizing, design, or use of materials.

The water pressure within pipes is commonly confused with water volume, but whereas high water volume is good high water pressure is not. Therefore a regulator is recommended whenever street pressure exceeds 80 psi. However, regardless of pressure, leaks will occur in any system, and particularly in one with older galvanized pipes, or one in which the regulator fails and high pressure begins to stress washers and diaphragms within various components.

Waste and drain pipe condition is usually directly related to their age. Older ones are subject to damage through decay and root movement, whereas the more modern ABS ones are virtually impervious to damage, although some rare batches have been alleged to be defective. Older homes with galvanized or cast iron supply or waste lines can be obstructed and barely working during an inspection but later fail under heavy use. If the water is turned off or not used for periods of time (such as a vacant house waiting for closing), rust or deposits within the piping can further clog the piping system. However, inasmuch as significant portions of drainpipes are concealed, we can only infer their condition by observing the draw at drains at the time of inspection. Nonetheless, blockages will still occur in the life of any system. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. During the course of the inspection, the inspector does not enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely affect the health of the inspector or other persons.

Section Summary:

Overall the items in this section were found to be in satisfactory condition and with no significant concerns. Please read the entire section for additional information and specific recommendations.

RATINGS LEGEND

***[OK]** : Satisfactory **[MR]** : Maintenance Recommended **[RR]** : Repairs Needed **[SC]** : Significant Concern **[NI]** : Not Inspected*

Main Line:

Shut Off:
Main shutoff valve is located at the pressure tank. Valve is operational.

Water main shutoff valve

Material:
Predominant supply piping material is plastic. Main line is 1 inch pipe.

Pressure:
[OK] MR RR SC NI Water is supplied by a private well. The well pump cycled between 30 lbs and 50 lbs. Water pressure appears adequate. Water pressure was checked at an exterior hose bib.

Main Line Condition:
[OK] MR RR SC NI Visible piping was in a serviceable condition.

Supply Lines:

Material:
Predominant line material is copper. The size of the primary supply lines is 3/4".

Condition:
[OK] MR RR SC NI Accessible supply lines that were able to be visually inspected appeared to be in a serviceable condition. *Some minor corrosion was noted at some locations where pipe unions and valves were installed that should be monitored; corrosion can be the precursor for leaks. No leakage was noted at the time of inspection. Some corrosion can typically occur as a result of residual flux material that can remain on the pipe/fitting from the original soldering process. Unable to fully view all installed lines. No comment is made on those portions of the lines that are not accessible and able to be visually inspected.*


Example locations

Basement:
Some minor corrosion noted at some locations where pipe unions and valves were installed that should be monitored.

Waste Lines:

Material:
Predominate piping material installed is cast iron and plastic.

Condition:
[OK] MR RR SC NI Accessible waste lines that were able to be visually inspected appeared serviceable. No leakage was noted at the time of inspection, but monitor in the future. Plumbing vents appear serviceable. *Unable to fully view all the primary waste lines installed. No comment is made on those portions of the lines that are not accessible and able to be visually inspected.*

Hose Bibs / Hookups:

General:
[OK] MR RR SC NI Sample operated, appeared serviceable. Frost proof type installed.

Water Heater:

Manufacturer:
Bradford White.

Model:
MCNWE0948GVNS0948TND9.

Serial Number:
FVMER83290VGNMSKJ489F.

Capacity:
50 Gallons.

Location:
Basement.

Age/Useful Life:
Unit was manufactured during January 2001. The average service life for a water heater is 10 - 12 years.

Power Source:
[OK] MR RR SC NI Electric. The electric service to the water heater appears to be installed in an acceptable manner.

Condition:
[OK] MR RR SC NI Water heater was in a functional and satisfactory condition. Pressure relief valve noted, not tested. A water shutoff valve is installed. *Although operational at the time of the inspection, the age of this unit is such that it may have a limited remaining useful life. Recommend budgeting for replacement with a more energy efficient unit.* It is recommended that you have a qualified plumber service the water heater to maintain it in a satisfactory operating condition and extend its useful life. No representation

is made on the continued life expectancy of the water heater.

Water Temperature:
The hot water was checked at the kitchen sink, the temperature tested at 120 degrees. A water temperature above 120 degrees can cause scalding and wastes energy. Recommend that accessible hot water supply lines are insulated to prevent heat loss and help conserve energy. You can also prevent additional heat loss and help conserve energy if you install an insulated blanket on the hot water heater tank.

***Important**: The temperature pressure relief valve at the upper portion of the water heater is a required safety valve which should be connected to a drain line of proper size terminating just above floor elevation. If no drain is located in the floor a catch pan should be installed with a drain extending to a safe location. The steam caused by a blow-off can cause scalding. Improper installations should be corrected.*

Gas Service:

Meter / Tank:

[OK] MR RR SC NI LPG tank is located rear side of house. It is a buried tank. This tank provides fuel for the fire place, stove top and gaslight located at the front walkway. *Recommend that you inquire with the present owner about ownership of the tank and maintenance responsibilities.*

Buried propane tank

Gas service shutoff valve

Gas Line Type & Condition:

[OK] MR RR SC NI Black Iron, Galvanized, Copper and Corrugated Stainless Steel Tubing (CSST) piping was used for the supply line. Visible portions of system appears serviceable.

Sump Pump:

Basement:

OK MR RR SC [NI] *A sump pump is installed. It is in a sealed container due to a radon remediation system being installed and was not able to be inspected or tested.*

Private Water Supply:

Well Location & Type:
Front yard. The well is a drilled well with steel casing.

Pump & Pressure Tank
Location: Basement. The pump is a submersible pump that is located in the well. Pressure tank installed is a captive air tank.

System Condition:

[OK] MR RR SC NI System was in a functional condition at the time of inspection. Pump was functional at the time of inspection. Pressure tank appears to be serviceable. *Recommend inquiring with owner about operation and service requirements.*

Tank & pump control switch

Limitations/Disclaimers:
Other damage such as collapsed well, cracked casing, and leaks at very plumbing connections cannot be inspected or verified without excavation. Such measures are not part of this inspection. Water quantity may vary seasonally or as groundwater conditions change, or simply as the well ages. Basic or extended inspection of actual or estimated well flow and capacity indicate conditions at the time of the inspection and are not a prediction of future well capacity or function. Testing water quality or testing for conditions such as lead or contaminants in the water is not part of this inspection.

Septic System:

Septic Tank Location:
Rear of house.

Drain Field Location:
Rear yard.

System Condition:
Private waste systems are not included in this inspection. E*valuation of the system by a qualified septic system contractor to determine condition and function is recommended.*

See Bathrooms section of report for information about plumbing and fixtures in those areas.

Comments/ Recommendations

General Comments:
Shut-Off Valves: Most shut-off valves have not been operated for long periods of time. It is recommend that each shut-off valve to toilets, water heater, under sinks, main shut-off, hose faucets, and all others are checked for proper operation. I recommend you initially have a plumber do this, as some of the valves may need to be repacked or replaced. Once the valves are in proper operating order, I recommend opening and closing these valves several times a year to insure of proper operation when needed.

Limitations Of Plumbing Inspection

As described in the inspection contract, this is a visual inspection only. Water heaters and well pump systems, like most mechanical components, can fail at any time. The inspection of the plumbing system was limited by (but not restricted to) the following conditions:

Portions of the plumbing system concealed by finishes and/or storage (below sinks, etc.), below the structure, and beneath the yard were not inspected.

Water supply quality and quantity are not tested. The effect of lead content in solder and/or supply lines is beyond the scope of the inspection.

Unless specifically stated in your report, we do not determine whether water supply and waste disposal systems are public or private.

Unless specifically noted in your report, we do not inspect the following: clothes washing connections, wells, pumps, or water storage related equipment, water conditioning systems, solar water heating systems, fire and lawn sprinkler systems.

We do not operate safety valves or shut-off valves.

Please also refer to the inspection contract for a detailed explanation of the scope of this inspection.

KITCHEN - APPLIANCES

We may test kitchen appliances for basic functionality, but cannot evaluate them for their performance nor for the variety of their settings or cycles. Appliances older than ten years may exhibit decreased efficiency. Even if general comments are made, these items are not inspected: free-standing appliances, refrigerators, freezers, ice makers, trash-compactors, built-in toasters, coffee-makers, can-openers, blenders, instant hot-water dispensers, water-purifiers, barbecues, grills, or rotisseries, timers, clocks, thermostats, the self-cleaning and cooking capability of ovens, and concealed or countertop lighting, which is convenient but often installed after the initial construction and not wired to national electrical standards. These items should be considered outside the scope of the inspection. Appliances are not moved during the inspection. Portable dishwashers are not inspected, as they require connection to facilitate testing. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. During the course of the inspection, the inspector does not enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely affect the health of the inspector or other persons.

Section Summary:

Overall the items in this section were found to be in satisfactory condition and with no significant concerns. Please read the entire section for additional information and specific recommendations.

RATINGS LEGEND

***[OK]** : Satisfactory **[MR]** : Maintenance Recommended **[RR]** : Repairs Needed **[SC]** : Significant Concern **[NI]** : Not Inspected*

Kitchen Interior:

[OK] MR RR SC NI **Counters & Cabinets:**

Corian countertops installed. Counters tops are in good condition. With normal wear. Cabinets appear in good condition.

Kitchen Sink:

[OK] MR RR SC NI **Fixtures & Drain**

Stainless steel sink. Sink is in satisfactory condition. Shut off valves for the supply lines were installed. Faucet is serviceable. The hand sprayer is serviceable. *Viewing below the sink is restricted by stored items.*

Range/ Cooktop / Oven:

[OK] MR RR SC NI **Type & Condition:**

Gas, Electric ignition. Separate cook top. Appears serviceable. Burners appeared to function correctly at the time of the inspection. The timers and temperature settings were not tested and are not a part of this inspection.

[OK] MR RR SC NI **Unit #2 Type & Condition:**

Electric, double oven unit, Appears serviceable. Elements appeared to function correctly at the time of the inspection. The timers and temperature settings were not tested and are not a part of this inspection.

Ventilation:

Type & Condition:

[OK] MR RR SC NI External Fan/Hood operational.

Refrigerator:

Condition:

[OK] MR RR SC NI This inspection determines only if the unit is currently keeping food cold. The freezer portion of the refrigerator is required to freeze water. The refrigerator appears to pass this minimum inspection. An automatic ice making option was installed. The ice maker was operational. A shut off valve was installed. It is located in the basement under the kitchen location.

Dishwasher:

Condition:

[OK] MR RR SC NI The dishwasher was tested on one cycle, and it appeared to function normally. This dishwasher is a multi-cycle unit, but only one cycle was tested. This does not imply that the other cycles also work, nor does it imply that the dishwasher will clean the dishes to your requirements. Air gap device or high-loop is present on drain line.

Garbage Disposal:

Condition:

OK MR RR SC [NI] None installed.

Other Built-ins:

Microwave:

[OK] MR RR SC NI Appears functional and in a satisfactory condition.

Limitations Of Kitchen Inspection

As described in the inspection contract, this is a visual inspection only. Issues such as cleanliness, cosmetic flaws, and quality of materials, are outside the scope of this inspection. Comments will be general, except where functional concerns exist. No comment is offered on the extent of cosmetic repairs that may be needed after removal of existing wall coverings and kitchen fixtures. It is strongly recommended that a Homeowners Warranty or service contract be purchased to cover the operation of appliances. It is further recommended that during the pre-closing walk through, all appliances be tested. Like any mechanical device, appliances can malfunction at any time (including the day after taking possession of the house). The inspection of the kitchen was limited by (but not restricted to) the following conditions:

Only a representative sampling of visible components was inspected.

Portions of the plumbing system concealed by finishes and/or storage (below sinks, etc.) were not inspected.

Thermostats, timers and other specialized features and controls are not tested.

The effectiveness, efficiency and overall performance of appliances is outside the scope of this inspection.

No representation is made to continued life expectancy of any appliance.

Please also refer to the inspection contract for a detailed explanation of the scope of this inspection.

BATHROOMS

In accordance with industry standards of practice, we do not comment on common cosmetic deficiencies, and do not evaluate window treatments, steam showers, and saunas. We do not leak-test shower pans, which is usually the responsibility of a licensed and qualified plumbing contractor. However, because of the possibility of water damage, most plumbing contractors will not leak-test second floor shower pans without the written consent of the owners or occupants. Our inspection of interior areas includes the visually accessible areas of walls, floors, cabinets and closets, and a representative number of windows and doors, switches and outlets. We do not evaluate window treatments, nor move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on common cosmetic deficiencies.

Section Summary:

Overall the items in this section were found to be in satisfactory condition and with no significant concerns. The repair recommendations made are normal for a home of this age and style of construction. Please read the entire section for additional information and specific recommendations.

RATINGS LEGEND

***[OK]** : Satisfactory **[MR]** : Maintenance Recommended **[RR]** : Repairs Needed **[SC]** : Significant Concern **[NI]** : Not Inspected*

1st Floor Bath:

Sink & Cabinetry:

[OK] MR RR SC NI A pedestal sink was installed. Shut off valves for the supply lines were installed. The sink and faucet are in satisfactory condition.

Toilet:

[OK] MR RR SC NI Toilet was functional and in a satisfactory condition.

Bath Ventilation:

OK MR RR SC [NI] *No venting is installed.* Only a window is provided for ventilation.

Master Bath:

Sink & Cabinetry:

[OK] MR RR SC NI Counters and cabinets appear satisfactory. Shut off valves for the supply lines were installed. The sink and faucet are in satisfactory condition. *Viewing below sink area is restricted due to stored items.*

Toilet:

[OK] MR RR SC NI Toilet was functional and in a satisfactory condition.

Tub Fixtures:

[OK] MR RR SC NI Fixtures were in a functional and satisfactory condition. Hydro-spa is functional, recommend that the supply lines are periodically flushed with anti-bacterial cleanser.

Tub Walls:

[OK] MR RR SC NI Walls appear satisfactory. Tile is installed. It is necessary to keep the joint between the tile and the tub caulked or sealed to prevent water spillage from leaking through and damaging the ceilings below. It is important to maintain the grouting betweens the tiles or water will seep behind the tile and cause deterioration of the wallboard. Special attention should be paid to the caulking at the areas around faucets and other tile penetrations.

Shower Fixtures:

[OK] MR RR SC NI Fixtures were in a functional and satisfactory condition. Hand held shower was in a serviceable condition.

Shower Walls:

[OK] MR RR SC NI Walls appear satisfactory. Tile is installed. It is necessary to keep the joint between the tile and the shower floor caulked or sealed to prevent water spillage from leaking through and damaging the ceilings below. It is important to maintain the grouting betweens the tiles or water will seep behind the tile and cause deterioration of the wallboard. Special attention should be paid to the caulking at the

areas around faucets and other tile penetrations. *Recommend improvement of caulking and sealing all tub and shower areas as a precaution to prevent moisture penetration and damage to adjacent areas.*

Bath Ventilation:

OK [MR] RR SC NI A ventilation fan is installed, it was functional. *Vent termination point could not be verified. Bathroom ventilation fans are to vent to the exterior of the house. Venting to the interior attic space can cause moisture problems. Recommend further evaluation to determine where the fan discharges and if corrective action is needed.*

2nd Floor Hall Bath:

Sink & Cabinetry:

[OK] MR RR SC NI Counters and cabinets appear satisfactory. Shut off valves for the supply lines were installed. The sink and faucet are in satisfactory condition. *Viewing below sink area is restricted due to stored items.*

Toilet:

[OK] MR RR SC NI Toilet was functional and in a satisfactory condition.

Tub Fixtures:

OK MR [RR] SC NI *Minor leakage is noted at faucet handle, repair needed.*

Tub Walls:

[OK] MR RR SC NI Walls appear satisfactory. Tile is installed. It is necessary to keep the joint between the tile and the tub caulked or sealed to prevent water spillage from leaking through and damaging the ceilings below. It is important to maintain the grouting betweens the tiles or water will seep behind the tile and cause deterioration of the wallboard. Special attention should be paid to the caulking at the areas around faucets and other tile penetrations. *Recommend improvement of caulking and sealing all tub and shower areas as a precaution to prevent moisture penetration and damage to adjacent areas.*

Bath Ventilation:

OK [MR] RR SC NI A ventilation fan is installed, it was functional. *Vent termination point could not be verified. Bathroom ventilation fans are to vent to the exterior of the house. Venting to the interior attic space can cause moisture problems. Recommend further evaluation to determine where the fan discharges and if corrective action is needed.*

Comments/ Recommendations

Venting Requirements:
Bathroom ventilation ducts that leak or terminate in attics or within the interior of the structure can cause problems from condensation. Warm, moist air will condense on framing, insulation or other materials. This condition has the potential to cause health or decay problems from mold, or to damage materials such as drywall. Moisture also reduces the effectiveness of thermal insulation. Ventilation ducts must be made from appropriate materials and oriented effectively in order to ensure that stale air is properly exhausted. Proper bathroom requirements:

> Terminate outdoors. Ducts should never terminate within the building envelope.

> Contain a screen or louvered (angled) slats at its termination to prevent bird, rodent and insect entry.

> Be as short and straight as possible and avoid turns. Longer ducts allow more time for vapor to condense and also force

the exhaust fan to work harder.

> Be insulated, especially in cooler climates. Cold ducts will encourage condensation.

> If termination point is on the roof, protrude at least several inches from the roof and be equipped with a roof termination cap that protects the duct from the elements and are installed per manufacturer's recommendations.

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Limitations Of Bathroom Inspection

As described in the inspection contract, this is a visual inspection only. Issues such as cleanliness, cosmetic flaws, and quality of materials, are outside the scope of this inspection. Comments will be general, except where functional concerns exist. No comment is offered on the extent of cosmetic repairs that may be needed after removal of existing wall coverings and bathroom fixtures. The inspection of the interior was limited by (but not restricted to) the following conditions:

Only a representative sampling of visible components was inspected.

Portions of the plumbing system concealed by finishes and/or storage (below sinks, etc.) were not inspected.

Please also refer to the inspection contract for a detailed explanation of the scope of this inspection.

INTERIOR ROOMS

Our inspection of living space includes the visually accessible areas of walls, floors, cabinets and closets, and the testing of a representative number of windows and doors, switches and outlets. We do not evaluate window treatments, move furnishings or possessions, lift carpets or rugs, empty closets or cabinets, nor comment on cosmetic deficiencies. We may not comment on cracks that appear around windows and doors, along lines of framing members or along seams of drywall and plasterboard. These are typically caused by minor movement, such as wood shrinkage, common settling, and seismic activity, and will often reappear if they are not correctly repaired. Such cracks can become the subject of disputes, and are therefore best evaluated by a specialist. Floor covering damage or stains may be hidden by furniture, and 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. Testing, identifying, or identifying the source of environmental pollutants or odors (including but not limited to lead, mold, allergens, odors from household pets and cigarette smoke) is beyond the scope of our service, but can become equally contentious or difficult to eradicate. We recommend you carefully determine and schedule whatever remedial services may be deemed advisable or necessary before the close of escrow. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. During the course of the inspection, the inspector does not enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely affect the health of the inspector or other persons.

Section Summary:

Overall the items in this section were found to be in satisfactory condition and with no significant concerns. Minor cracks and adjustments are normal and can be expected. The recommendations contained in this report are normal for a home of this construction, age and type. All homes require maintenance, occasional repairs, and occasional system improvements. Please read the entire section for additional information and specific recommendations.

RATINGS LEGEND

***[OK]** : Satisfactory **[MR]** : Maintenance Recommended **[RR]** : Repairs Needed **[SC]** : Significant Concern **[NI]** : Not Inspected*

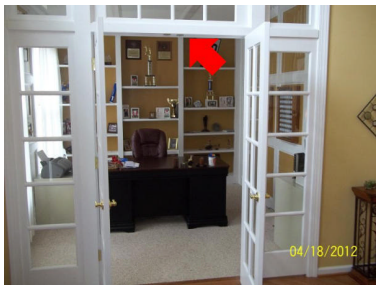
Doors:

General Interior Door Condition:

[OK] MR RR SC NI A representative sampling of the interior doors were inspected. The interior doors were generally found to be in a functional and satisfactory condition at the time of the inspection.

Office:

Door rubs/binds; some adjustment/repair needed to properly operate.



Windows:

General Condition:

[OK] MR RR SC NI A representative sampling of the windows were inspected. The windows as a grouping are generally in a functional and satisfactory condition when viewed from the interior. *Stored items, furnishings and/or window treatments prevent full inspection of some windows. No comment is made on items or components were access and inspection was not possible.*

Ceilings:

Material Type:
Predominate material installed is drywall. Some locations have a vaulted ceiling.

General Condition Of Ceilings:

[OK] MR RR SC NI The general condition of ceilings appeared satisfactory. Normal wear noted. *As with all homes, minor repairs and adjustments will be needed as the structure settles and the construction materials dry and shrink. Minor cracks, loose tape joints and nail pops are normal for a home of this construction, age and type. Any problems noted that are beyond what is considered normal are specifically noted below. A qualified contractor should further evaluate any repair items noted to obtain repair recommendations and estimated costs.*

Family Room:
This area has a vaulted style ceiling.

Master Bedroom:
This area has a vaulted style ceiling.

Walls:

Material Type:
Predominate material installed is drywall. Wall covering was installed at some locations. Paneling was installed at some locations. Tile was installed at some locations.

General Condition Of Walls:

[OK] MR RR SC NI General condition of walls appeared satisfactory. Normal wear noted. Some minor repairs should be anticipated to address areas where items and/or other fixtures were attached to the walls typical of normal occupancy. *As with all homes, minor repairs and adjustments will be needed as the structure settles and the construction materials dry and shrink. Minor cracks, loose tape joints and nail pops are normal and can be expected for a home of this construction, age and type. Any problems noted that are beyond what is considered normal are specifically noted below. A qualified contractor should further evaluate any repair items noted to obtain repair recommendations and estimated costs. Stored items or furnishings prevented full inspection of all areas. No comment is made on items or components were access and inspection was not possible.*

Floors:

Floor Finish Types:
The floor coverings installed include hardwood, carpet, and ceramic or glazed tile.

General Condition Of Floors:

[OK] MR RR SC NI General condition of floors appeared satisfactory. Normal wear and tear noted. *Some minor movement that is causing some squeaking when walking over some areas of the floor surfaces was noted. This is typical for a home with this type of construction and age. It does not appear to be a major concern at this time. Recommend improvement of attachment of subfloor to joists to correct problem when the floor covering is replaced in the future. Where carpet is installed it is not possible to inspect the underlying floor material. Visibility and ability to inspect the floor is limited due to the floor covering and/or contents. No comment is made on items or components that were unaccessible and were not able to be inspected.*

Closets:

General Condition Of Closets:

[OK] MR RR SC NI *Due to stored items in the closets, it is not possible to determine the condition of the walls, ceiling and floor that are not visible.* General condition of the closets inspected was satisfactory. Indications of normal wear and tear was observed.

Entry Foyer:
The closet is lighted.

Master Bedroom:
There are two closets in this room. There is a walk-in type closet. The closet is lighted.

Bedroom #2:
Closet door needs adjustment or repair: Closet door sticks/binds.

Stairs & Handrails:

General Condition:
[OK] MR RR SC NI The general condition of the interior stairs was serviceable and in a satisfactory condition. The head room was generally satisfactory. The lighting of the stairs was satisfactory. The stair handrail was in serviceable and satisfactory condition.

Basement:
Basement stairs are in a satisfactory condition. *The staircase is not sufficiently illuminated. For safety reasons it is recommended that additional lighting is installed or existing lighting is improved to better illuminate the staircase.*

1st Floor Hall:
Staircase was in a satisfactory condition.

Smoke / Fire Detector:

General:
[OK] MR RR SC NI *Disclaimer - The existing smoke detectors were not tested, but they are only noted as to presence. We do not test the smoke detectors because they may work today but not work when you need them to work. This is why it is important for you to test them on a regular basis, monthly at least. We suggest additional smoke detectors be installed in appropriate locations for additional safety.*

Basement:
There is no smoke detector installed in this area. For safety considerations, you should consider installation of a battery operated or hardwired smoke detector.

Kitchen Interior:
There is no smoke detector installed in this room. For safety considerations, you should consider installation of a battery operated or hardwired smoke detector.

1st Floor Hall:
There is a smoke detector installed in this room.

2nd Floor Hall:
There is a smoke detector installed in this room.

Family Room:
There is no smoke detector installed in this room. For safety considerations, you should consider installation of a battery operated or hardwired smoke detector.

Phone / Cable / Computer Access:

Access Points Noted:
Connection points were noted for telephone, cable TV or antenna access, and computer connection. The connections were not tested, they may or may not be functional. Recommend inquiring with owner about status and use.

Limitations Of Other Living Area Inspection

As described in the inspection contract, this is a visual inspection only. Assessing the quality and condition of interior finishes is highly subjective. Issues such as cleanliness, cosmetic flaws, quality of materials, architectural appeal and color are outside the scope of this inspection. Comments will be general, except where functional concerns exist. No comment is offered on the extent of cosmetic repairs that may be needed after removal of existing wall coverings and furniture. The inspection of the interior was limited by (but not restricted to) the following conditions:

Furniture, storage, and/or wall coverings restricted the inspection of the interior.

We do not inspect paint, wallpaper, and other finish treatments. We do not inspect carpeting (except to note tripping hazards),

window treatments, and central vacuuming systems.

Please also refer to the inspection contract for a detailed explanation of the scope of this inspection.

LAUNDRY AREA

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. See Plumbing and Electrical pages for more details about those types of system components. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. During the course of the inspection, the inspector does not enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely affect the health of the inspector or other persons.

Section Summary:

Overall the items in this section were found to be in satisfactory condition and with no significant concerns. The recommendations made are normal for a home of this age and style of construction. Please read the entire section for additional information and specific recommendations.

RATINGS LEGEND

***[OK]** : Satisfactory **[MR]** : Maintenance Recommended **[RR]** : Repairs Needed **[SC]** : Significant Concern **[NI]** : Not Inspected*

Laundry:

Location:
1st floor service area.

Cabinets:

[OK] MR RR SC NI Cabinets appear serviceable with normal wear noted.

Hose Bibs / Hookups/Sink Faucets:

[OK] MR RR SC NI Plumbing appears serviceable. *Recommend replacing existing hoses connecting washing machine to faucets with braded stainless steel hoses. These hoses are more durable and less prone to damage and leaks due to aging.* Laundry sink is provided. It is in a satisfactory condition.

Clothes Washer:

OK MR RR SC [NI] *Clothes washer was not operated at the time of inspection.*

Clothes Dryer:

OK MR RR SC [NI] There is only a 220-volt outlet provided for an electric dryer. *Dryer was not operated at the time of inspection.*

Dryer Vent:

OK [MR] RR SC NI *The dryer vent appears to need attention. Cleaning is needed. A vent clogged with lint can create a fire hazard.*

Limitations Of Laundry Inspection

As described in the inspection contract, this is a visual inspection only. Issues such as cleanliness, cosmetic flaws, and quality of materials, are outside the scope of this inspection. Comments will be general, except where functional concerns exist. The inspection of the laundry was limited by (but not restricted to) the following conditions:

Only a representative sampling of visible components was inspected.

Portions of the plumbing system concealed by finishes and/or storage (below sinks, etc.) were not inspected.

The effectiveness, efficiency and overall performance of laundry appliances is outside the scope of this inspection.

Please also refer to the inspection contract for a detailed explanation of the scope of this inspection.

GARAGE - CARPORT

Determining the heat resistance rating of firewalls is beyond the scope of this inspection. Flammable materials should not be stored within closed garage areas. Garage door openings are not standard, so you may wish to measure the opening to ensure that there is sufficient clearance to accommodate your vehicles. It is not uncommon for moisture to penetrate garages, particularly with slabs on-grade construction, and this may be apparent in the form of efflorescence or salt crystal formations on the concrete. You may want to have any living space above the garage evaluated further by a structural engineer, as it may be seismically vulnerable. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. During the course of the inspection, the inspector does not enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely affect the health of the inspector or other persons.

Section Summary:

Overall the items in this section were found to be in satisfactory condition and with no significant concerns. The recommendations made are normal for a home of this age and style of construction. Please read the entire section for additional information and specific recommendations.

RATINGS LEGEND

***[OK]** : Satisfactory **[MR]** : Maintenance Recommended **[RR]** : Repairs Needed **[SC]** : Significant Concern **[NI]** : Not Inspected*

Type:

Attached, Two car.

Floor:

Condition:

[OK] MR RR SC NI Garage floor is concrete. Satisfactory condition. *Typical cracks were observed. Sealing the cracks is recommend to prevent further damage. Floor was not fully visible, due to* stored contents and vehicle(s) *in the garage.*

Garage Doors:

Door Type:
There are two garage doors installed. Made of fiberglass. The doors appear to be upgraded from those originally installed at time of construction. Garage door(s) appear to be an insulated type. This will provide some savings on energy costs.

Condition:

OK [MR] RR SC NI The garage doors and their associated hardware appeared to be in a functional and satisfactory condition. Normal wear and tear noted. A safety wire was installed in the door springs. This is a safety feature. The exterior trim will need some minor repair.

Door Opener:

[OK] MR RR SC NI There are two automatic door openers installed. Automatic door openers were operational. Automatic reverse feature was operational.

Service Doors:

OK [MR] RR SC NI Satisfactory condition and functional. *Doors rub/sticks, adjustment or minor repair needed.*

Smoke / Fire Protection:

Fire Wall:

[OK] MR RR SC NI There appears to be a fire rated separation between the garage wall and the adjacent living areas. The wall covering appears to meet the minimum fire separation standards.

Fire Door:

[OK] MR RR SC NI There is a fire rated door separating the garage from the living areas of the house. The door is a metal door.

Smoke Detector:

OK MR RR SC [NI] *There is no smoke detector installed in this area. For safety considerations, you should consider installation of a battery operated or hardwired smoke detector.*

Limitations Of Garage Inspection

As described in the inspection contract, this is a visual inspection only. The inspection of the garage was limited by (but not restricted to) the following conditions:

A representative sample of visible structural components was inspected.

Unless otherwise stated, inspection of exterior components like walls, windows, doors, is from ground level.

Structural components concealed behind finished surfaces could not be inspected.

Unless specifically noted in your report we do not inspect screening, shutters, awnings, or similar seasonal accessories.

Please also refer to the inspection contract for a detailed explanation of the scope of this inspection.

Summary of Observations

Report Number: 0000200 **Property Address:** 123 Anystreet, Anytown

The following presents a summary of recommendations based upon observations that were made during the course of your visual home inspection. This list does not represent a complete and exhaustive list of repairs and/or work that is needed or recommended, but is a outline for your information and reference for future planning. To understand the observations and recommendations made during your home inspection you need to fully read the inspection report. It is strongly recommended that you have appropriate licensed contractors evaluate each concern further and the entire system for additional concerns that may be outside our area of expertise, or the scope of our inspection, before the close of escrow. We recommend that you obtain three competitive quotes from qualified contractors for any work over $1,000. Please call our office for any clarifications or further questions.

Significant Concerns: Corrective Action Needed

Following is a list of significant major material defects, deficiencies and/or unsafe conditions that were observed during the course of your visual home inspection that need corrective action taken. We recommend that you consult with a qualified contractor to further evaluate and obtain repair/replacement recommendations on the following items to maintain the component and/or system in a serviceable and satisfactory condition. Corrective action will be needed to maintain these items in a functional condition. Please note that some of the items listed may need additional repairs beyond those identified here due to hidden or unknown conditions that further evaluation and/or repair work may uncover. Except for some safety items, repairs may involve significant expense.

No significant concerns were observed during the course of the visual inspection.

Items Where Repairs Are Recommended

Following is a list of improvements or other repairs that we recommend. Typically these items were found to be serviceable at the time of the visual inspection, but we recommend that improvements or repairs are completed in a timely manner to prevent further deterioration/damage to maintain the item or system in a satisfactory condition and to extend their useful life.

GROUNDS - PAVING

Fences & Gates:

Type/Condition:

Repairs are needed to address some loose/deteriorated boards. A qualified contractor should be consulted to provide repair/replacement options and estimated costs.

EXTERIOR

Doors; Exterior Observations:

General Condition:

The exterior doors as a group are generally in a serviceable condition, *recommend that you plan on having maintenance repairs completed to some of the exterior doors to maintain them in a satisfactory condition and extend their useful life. Locations where maintenance or repairs are needed are listed within the report. A qualified contractor should further evaluate the concerns listed to obtain repair recommendations and costs.*

ELECTRICAL SYSTEM

Electrical Outlets:

General:

***Attention Needed**. A representative sampling of outlets were tested. Some deficiencies were noted that will need further evaluation and repair by a qualified electrician to insure safe and proper function. Stored items and/or furnishings prevent access to and testing of some outlets. Problem outlets were marked with a red tag for identification. Further information on specific observations where corrective repairs are needed is listed within the report.*

BATHROOMS

2nd Floor Hall Bath:

Tub Fixtures:

Minor leakage is noted at faucet handle, repair needed.

Items Where Maintenance Attention Is Recommended

Summary of Observations

Following is a list of items that we recommend receive some maintenance attention as a preventative measure. Typically these items were found to be satisfactory at the time of the visual inspection, but we recommend that some normal maintenance or improvements are completed to maintain the item or system in a satisfactory condition and to extend it's useful life.

GROUNDS - PAVING

Patio:

Slab Condition:

Some repairs are recommended to maintain the patio in a satisfactory condition and extend its useful life. *Heaving damage appears to be caused by the tree growing near the patio. Removal of the tree is recommended to prevent continued damage of patio area. Redesign of the patio surface should be considered if tree is not removed to allow for the future growth of the trunk to prevent further damage to the patio surface. Evaluation by a qualified contractor to obtain repair recommendations and costs is advised.*

Deck:

Condition:

Some improvements are recommended to maintain the deck in a satisfactory condition and extend its useful life. Deck components exhibited normal weathering conditions at the time of the inspection. *Conditions observed at the time of inspection included several loose deck boards that will need to be better secured and some deteriorated/damaged deck boards observed; replacement is needed. It is recommended that maintenance repairs are done to maintain and extend the useful life of the deck structure. A quality sealant should be applied to the wood surfaces on a regular basis to preserve and protect the wood materials from weathering and extend their useful life. Low elevation of deck prevents access to and viewing under the deck structure. No comment is made on components not able to be accessed and inspected.*

Grading:

Site:

Site has a gentle slope. The properly slopes from the front to the rear. Grade at some foundation areas needs improvement. Pitch slope of soils away from foundation. Slope should fall away from the foundation at a minimum of 1 inch per foot and extend at least 5 feet away from the foundation. Dirt should be approximately 6" below the bottom sill and should not touch wood surfaces. Improper grading at the foundation can contribute to moisture problems in the basement or crawlspace.

FOUNDATION - BASEMENT - CRAWLSPACE

Insulation & Vapor Retarders:

In Unfinished Areas:

There is insulation installed in the crawlspace area. The joists have insulation installed between them insulating the living space above. *Some insulation was loose/hanging down and needs to be reinstalled. Some of the insulation is damaged and replacement of these sections with new is recommended. The heating distribution lines in the unheated crawlspace are not properly insulated. Lines need to be insulated to protect them from freezing damage and leaks.*

EXTERIOR

Exterior Walls:

Condition Of Siding:

The siding appeared to be in a satisfactory condition at the time of inspection. The siding components exhibited normal weathering. The siding system showed general signs of aging and typical wear and tear. It appears to be adequately protecting the internal wall structure. The stucco covering showed general signs of aging and deterioration such as faded color and some minor cracking. It appears to be adequately protecting the internal wall structure. The brick siding showed general signs of aging and deterioration such as faded color and some minor to moderate mortar joint cracking. It appears to be adequately protecting the internal wall structure. *It is important that the caulking at wall penetrations, windows and trim is checked annually and maintained in good condition to prevent water infiltration and damage to the siding system and other structural components. The painted surfaces should be maintained in a good condition to protect and preserve the underlying materials from the weathering effects of the elements. As a normal practice I recommend that routine maintenance is done on an annual basis to maintain the siding system in a satisfactory condition and extend its useful life.*

Windows; Exterior Observations:

Condition:

Caulking between trim components and the siding needs improved/replaced. Painted surfaces need to be touched up/improved to prevent deterioration of the windows. N*ormal maintenance is recommend as a preventative measure to maintain the windows in a serviceable and satisfactory condition and extend their useful life.*

Porch:

Condition:

Some maintenance repair is recommended. *The painted surfaces are moderately weathered. The wood materials should be properly prepped and painted to preserve and protect them from the elements and to extend their useful life. Some railing is loose, attention needed to properly secure the railing and prevent further damage.*

ROOF SYSTEM

Gutters & Downspouts:

Condition:

Downspout discharge needs to be directed away from the building (extensions recommended) to prevent water damage to the foundation walls. Some debris was observed in the gutters. Recommend that gutters are cleaned as a preventative measure to prevent blockage from occurring that can prevent proper flow. Due to the close proximity of large trees to the structure, it is recommended that you consider installation of gutter guards to prevent debris from clogging the gutters and downspouts.

Attic & Insulation:

Insulation:

Type of insulation installed is fiberglass batts. Insulation is installed between the studs of the finished walls. Insulation is installed between roof rafters. *Some insulation is installed unevenly or has been disturbed and should be corrected to maintain a satisfactory coverage to properly insulate the living space below. Further evaluation and improvement of the insulation installation by a qualified contractor is advised.*

BATHROOMS

Master Bath:

Bath Ventilation:

A ventilation fan is installed, it was functional. *Vent termination point could not be verified. Bathroom ventilation fans are to vent to the exterior of the house. Venting to the interior attic space can cause moisture problems. Recommend further evaluation to determine where the fan discharges and if corrective action is needed.*

2nd Floor Hall Bath:

Bath Ventilation:

A ventilation fan is installed, it was functional. *Vent termination point could not be verified. Bathroom ventilation fans are to vent to the exterior of the house. Venting to the interior attic space can cause moisture problems. Recommend further evaluation to determine where the fan discharges and if corrective action is needed.*

LAUNDRY AREA

Laundry:

Dryer Vent:

The dryer vent appears to need attention. Cleaning is needed. A vent clogged with lint can create a fire hazard.

GARAGE - CARPORT

Garage Doors:

Condition:

The garage doors, the exterior trim will need some minor repair.

Service Doors:

Satisfactory condition and functional. *Doors rub/sticks, adjustment or minor repair needed.*

Items Not Inspected:

The system or component was not functional, able to be accessed, or was not located or installed within the home at the time of inspection. It was not able to be inspected. No comment is made on condition or function of items not able to be inspected. Further information may be noted in the body of the report.

EXTERIOR

Chimney:

Flue:

The flue is lined. Two flues are installed within the chimney structure. *I was unable to determine the condition of the flue due to limited visibility. A rain cap is installed that prevented access to inspect the flue.* The inspection is limited to the visible portions of the flue only. Further evaluation by a qualified professional chimney sweep is needed.

PLUMBING SYSTEM

Sump Pump:

Basement:

A sump pump is installed. It is in a sealed container due to a radon remediation system being installed and was not able to be inspected or tested.

KITCHEN - APPLIANCES

Garbage Disposal:

Condition:

None installed.

BATHROOMS

1st Floor Bath:

Bath Ventilation:

No venting is installed. Only a window is provided for ventilation.

LAUNDRY AREA

Laundry:

Clothes Washer:

Clothes washer was not operated at the time of inspection.

Clothes Dryer:

There is only a 220-volt outlet provided for an electric dryer. *Dryer was not operated at the time of inspection.*

GARAGE - CARPORT

Smoke / Fire Protection:

Smoke Detector:

There is no smoke detector installed in this area. For safety considerations, you should consider installation of a battery operated or hardwired smoke detector.

INTERNATIONAL ASSOCIATION OF CERTIFIED HOME INSPECTORS

STANDARDS OF PRACTICE

1752 30th Street, Boulder CO 80301
Phone: (303) 502-6214 Fax: (650) 429-2057

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Last Revised 01/10/08

1. Definitions and Scope

1.1. A Home inspection is a non-invasive visual examination of a residential dwelling, performed for a fee, which is designed to identify observed material defects within specific components of said dwelling. Components may include any combination of mechanical, structural, electrical, plumbing, or other essential systems or portions of the home, as identified and agreed to by the Client and Inspector, prior to the inspection process.

I. 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 and not the prediction of future conditions.

II. A home inspection will not reveal every concern that exists or ever could exist, but only those material defects observed on the day of the inspection.

1.2. A Material defect is a condition with a residential real property or any portion of it that would have a significant adverse impact on the value of the real property or that involves an unreasonable risk to 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 of such a structural element, system or subsystem is not by itself a material defect.

1.3. An Inspection report shall describe and identify in written format the inspected systems, structures, and components of the dwelling and shall identify material defects observed. Inspection reports may contain recommendations regarding conditions reported or recommendations for correction, monitoring or further evaluation by professionals, but this is not required.

2. Standards of Practice

2.1. Roof

I. The inspector shall inspect from ground level or eaves:

A. The roof covering.
B. The gutters.
C. The downspouts.
D. The vents, flashings, skylights, chimney and other roof penetrations.
E. The general structure of the roof from the readily accessible panels, doors or stairs.

II. The inspector is not required to:

A. Walk on any roof surface.
B. Predict the service life expectancy.
C. Inspect underground downspout diverter drainage pipes.
D. Remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces.
E. Inspect antennae, lightning arresters, or similar attachments.

2.2. Exterior

I. The inspector shall inspect:

A. The siding, flashing and trim.
B. All exterior doors, decks, stoops, steps, stairs, porches, railings, eaves, soffits and fascias.
C. And report as in need of repair any spacings between intermediate balusters, spindles, or rails for steps, stairways, balconies, and railings that permit the passage of an object greater than four inches in diameter.
D. A representative number of windows.
E. The vegetation, surface drainage and retaining walls when these are likely to adversely affect the structure.
F. And describe the exterior wall covering.

II. The inspector is not required to:

A. Inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting.
B. Inspect items, including window and door flashings, which are not visible or readily accessible from the ground.
C. Inspect geological, geotechnical, hydrological and/or soil conditions.
D. Inspect recreational facilities.
E. Inspect seawalls, break-walls and docks.
F. Inspect erosion control and earth stabilization measures.
G. Inspect for safety type glass.
H. Inspect underground utilities.
I. Inspect underground items.
J. Inspect wells or springs.
K. Inspect solar systems.
L. Inspect swimming pools or spas.
M. Inspect septic systems or cesspools.
N. Inspect playground equipment.
O. Inspect sprinkler systems.
P. Inspect drain fields or drywells.
Q. Determine the integrity of the thermal window seals or damaged glass.

2.3. Basement, Foundation & Crawlspace

I. The inspector shall inspect:

A. The basement.
B. The foundation
C. The crawlspace.
D. The visible structural components.
E. Any present conditions or clear indications of active water penetration observed by the inspector.
F. And report any general indications of foundation movement that are observed by the inspector, such as but not limited to sheetrock cracks, brick cracks, out-of-square door frames or floor slopes.

II. The inspector is not required to:

A. Enter any crawlspaces that are not readily accessible or where entry could cause damage or pose a hazard to the inspector.
B. Move stored items or debris.
C. Operate sump pumps with inaccessible floats.
D. Identify size, spacing, span, location or determine adequacy of foundation bolting, bracing, joists, joist spans or support systems.
E. Provide any engineering or architectural service.
F. Report on the adequacy of any structural system or component.

2.4. Heating

I. The inspector shall inspect:

A. The heating systems using normal operating controls and describe the energy source and heating method.

B. And report as in need of repair heating systems which do not operate.
C. And report if inspector deemed the heating systems inaccessible

II. The inspector is not required to:

A. Inspect or evaluate interiors of flues or chimneys, fire chambers, heat exchangers, humidifiers, dehumidifiers, electronic air filters, solar heating systems or fuel tanks.
B. Inspect underground fuel tanks.
C. Determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system.
D. Light or ignite pilot flames.
E. Activate heating, heat pump systems, or other heating systems when ambient temperatures or when other circumstances are not conducive to safe operation or may damage the equipment.
F. Override electronic thermostats.
G. Evaluate fuel quality.
H. Verify thermostat calibration, heat anticipation or automatic setbacks, timers, programs or clocks.

2.5. Cooling

I. The inspector shall inspect:

A. The central cooling equipment using normal operating controls.

II. The inspector is not required to:

A. Determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the cooling system.
B. Inspect window units, through-wall units, or electronic air filters.
C. Operate equipment or systems if exterior temperature is below 60 degrees Fahrenheit or when other circumstances are not conducive to safe operation or may damage the equipment.
D. Inspect or determine thermostat calibration, heat anticipation or automatic setbacks or clocks.
E. Examine electrical current, coolant fluids or gases, or coolant leakage.

2.6. Plumbing

I. The inspector shall:

A. Verify the presence of and identify the location of the main water shutoff valve.
B. Inspect the water heating equipment, including combustion air, venting, connections, energy sources, seismic bracing, and verify the presence or absence of temperature-pressure relief valves and/or Watts 210 valves.
C. Flush toilets.
D. Run water in sinks, tubs, and showers.
E. Inspect the interior water supply including all fixtures and faucets.
F. Inspect the drain, waste and vent systems, including all fixtures.
G. Describe any visible fuel storage systems.
H. Inspect the drainage sump pumps testing sumps with accessible floats.
I. Inspect and describe the water supply, drain, waste and main fuel shut-off valves, as well as the location of the water main and main fuel shut-off valves.
J. Inspect and determine if the water supply is public or private.
K. Inspect and report as in need of repair deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously.
L. Inspect and report as in need of repair deficiencies in installation and identification of hot and cold faucets.
M. Inspect and report as in need of repair mechanical drain-stops that are missing or do not operate if installed in sinks, lavatories and tubs.
N. Inspect and report as in need of repair commodes that have cracks in the ceramic material, are improperly mounted on the floor, leak, or have tank components which do not operate.

II. The inspector is not required to:

A. Light or ignite pilot flames.
B. Determine the size, temperature, age, life expectancy or adequacy of the water heater.
C. Inspect interiors of flues or chimneys, water softening or filtering systems, well pumps or tanks, safety or shut-of valves, floor drains, lawn sprinkler systems or fire sprinkler systems.
D. Determine the exact flow rate, volume, pressure, temperature, or adequacy of the water supply.
E. Determine the water quality or potability or the reliability of the water supply or source.
F. Open sealed plumbing access panels.
G. Inspect clothes washing machines or their connections.
H. Operate any main, branch or fixture valve.
I. Test shower pans, tub and shower surrounds or enclosures for leakage.
J. Evaluate the compliance with local or state conservation or energy standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping.
K. Determine the effectiveness of anti-siphon, back-flow prevention or drain-stop devices.
L. Determine whether there are sufficient clean-outs for effective cleaning of drains.

M. Evaluate gas, liquid propane or oil storage tanks.
N. Inspect any private sewage waste disposal system or component of.
O. Inspect water treatment systems or water filters.
P. Inspect water storage tanks, pressure pumps or bladder tanks.
Q. Evaluate time to obtain hot water at fixtures, or perform testing of any kind to water heater elements.
R. Evaluate or determine the adequacy of combustion air.
S. Test, operate, open or close safety controls, manual stop valves and/or temperature or pressure relief valves.
T. Examine ancillary systems or components, such as, but not limited to, those relating to solar water heating, hot water circulation.
U. Determine the existence or condition of polybutylene plumbing.

2.7. Electrical

I. The inspector shall inspect:

A. The service drop/lateral.
B. The meter socket enclosures.
C. The service main disconnecting means.
D. And determine the rating of the service amperage.
E. Panelboards and overcurrent devices (breakers and fuses).
F. The service grounding and bonding.
H. A representative number of switches, receptacles, lighting fixtures, AFCI receptacles.
I. And test all GFCI receptacles and GFCI circuit breakers observed and deemed to be GFCI's during the inspection.
I. And report the presence of solid conductor aluminum branch circuit wiring if readily visible.
J. And report on any GFCI-tested receptacles in which power was not present, polarity is incorrect, the receptacle is not grounded, is not secured to the wall, the cover is not in place, the ground fault circuit interrupter devices are not properly installed or do not operate properly, or evidence of arcing or excessive heat is present.
K. The service entrance conductors and the condition of the conductor insulation.
L. The ground fault circuit interrupters observed and deemed to be GFCI's during the inspection with a GFCI tester.
M. And describe the amperage rating of the service.
N. And report the absence of smoke detectors.
O. Service entrance cables and report as in need of repair deficiencies in the integrity of the insulation, drip loop, or separation of conductors at weatherheads and clearances from grade or rooftops.

II. The inspector is not required to:

A. Insert any tool, probe or device into the main panelboard, sub-panels, distribution panelboards, or electrical fixtures.
B. Operate electrical systems that are shut down.
C. Remove panelboard cabinet covers or dead front covers if they are not readily accessible.
D. Operate overcurrent protection devices.
E. Operate non-accessible smoke detectors.
F. Measure or determine the amperage or voltage of the main service equipment if not visibly labeled. G. Inspect the fire or alarm system and components.
H. Inspect the ancillary wiring or remote control devices.
I. Activate any electrical systems or branch circuits which are not energized.
J. Operate or reset overload devices.
K. Inspect low voltage systems, electrical de-icing tapes, swimming pool wiring or any time-controlled devices.
L. Verify the service ground.
M. Inspect private or emergency electrical supply sources, including but not limited to generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility.
N. Inspect spark or lightning arrestors.
O. Conduct voltage drop calculations.
P. Determine the accuracy of labeling.

2.8. Fireplace

I. The inspector shall inspect:

A. The fireplace, and open and close the damper door if readily accessible and operable.
B. Hearth extensions and other permanently installed components.
C. And report as in need of repair deficiencies in the lintel, hearth and material surrounding the fireplace, including clearance from combustible materials

II. The inspector is not required to:

A. Inspect the flue or vent system.
B. Inspect the interior of chimneys or flues, fire doors or screens, seals or gaskets, or mantels.
C. Determine the need for a chimney sweep.
D. Operate gas fireplace inserts.
E. Light pilot flames.

F. Determine the appropriateness of such installation.
G. Inspect automatic fuel feed devices.
H. Inspect combustion and/or make-up air devices.
I. Inspect heat distribution assists whether gravity controlled or fan assisted.
J. Ignite or extinguish fires.
K. Determine draft characteristics.
L. Move fireplace inserts, stoves, or firebox contents.
M. Determine adequacy of draft, perform a smoke test or dismantle or remove any component.
N. Perform an NFPA inspection.

2.9. Attic, Ventilation & Insulation

I. The inspector shall inspect:

A. The insulation in unfinished spaces.
B. The ventilation of attic spaces.
C. Mechanical ventilation systems.
D. And report on the general absence or lack of insulation.

II. The inspector is not required to:

A. Enter the attic or unfinished spaces that are not readily accessible or where entry could cause damage or pose a safety hazard to the inspector in his or her opinion.
B. To move, touch, or disturb insulation.
C. To move, touch or disturb vapor retarders.
D. Break or otherwise damage the surface finish or weather seal on or around access panels and covers.
E. Identify the composition of or the exact R-value of insulation material.
F. Activate thermostatically operated fans.
G. Determine the types of materials used in insulation/wrapping of pipes, ducts, jackets, boilers, and wiring.
H. Determine adequacy of ventilation.

2.10. Doors, Windows & Interior

I. The inspector shall:

A. Open and close a representative number of doors and windows.
B. Inspect the walls, ceilings, steps, stairways, and railings.
C. And report as in need of repair any spacings between intermediate balusters, spindles, or rails for steps, stairways, and railings that permit the passage of an object greater than four inches in diameter.
D. Inspect garage doors and garage door openers by operating first by remote (if available) and then by the installed automatic door control.
E. And report as in need of repair any installed electronic sensors that are not operable or not installed at proper heights above the garage door.
F. And report as in need of repair any door locks or side ropes that have not been removed or disabled when garage door opener is in use.
G. And report as in need of repair any windows that are obviously fogged or display other evidence of broken seals.

II. The inspector is not required to:

A. Inspect paint, wallpaper, window treatments or finish treatments.
B. Inspect central vacuum systems.
C. Inspect safety glazing.
D. Inspect security systems or components.
E. Evaluate the fastening of countertops, cabinets, sink tops and fixtures, or firewall compromises.
F. Move furniture, stored items, or any coverings like carpets or rugs in order to inspect the concealed floor structure.
G. Move drop ceiling tiles.
H. Inspect or move any household appliances..
I. Inspect or operate equipment housed in the garage except as otherwise noted.
J. Verify or certify safe operation of any auto reverse or related safety function of a garage door.
K. Operate or evaluate security bar release and opening mechanisms, whether interior or exterior, including compliance with local, state, or federal standards.
L. Operate any system, appliance or component that requires the use of special keys, codes, combinations, or devices.
M. Operate or evaluate self-cleaning oven cycles, tilt guards/latches or signal lights.
N. Inspect microwave ovens or test leakage from microwave ovens.
O. Operate or examine any sauna, steam-jenny, kiln, toaster, ice-maker, coffee-maker, can-opener, bread-warmer, blender, instant hot water dispenser, or other small, ancillary devices.
P. Inspect elevators.
Q. Inspect remote controls.
R. Inspect appliances.
S. Inspect items not permanently installed.

T. Examine or operate any above-ground, movable, freestanding, or otherwise non-permanently installed pool/spa, recreational equipment or self-contained equipment.
U. Come into contact with any pool or spa water in order to determine the system structure or components.
V. Determine the adequacy of spa jet water force or bubble effect.
W. Determine the structural integrity or leakage of a pool or spa.

3. Limitations, Exceptions & Exclusions

3.1. Limitations:

I. An inspection is not technically exhaustive.
II. An inspection will not identify concealed or latent defects.
III. An inspection will not deal with aesthetic concerns or what could be deemed matters of taste, cosmetic, etc.
IV. An inspection will not determine the suitability of the property for any use.
V. An inspection does not determine the market value of the property or its marketability.
VI. An inspection does not determine the insurability of the property.
VI. An inspection does not determine the advisability or inadvisability of the purchase of the inspected property.
VIII. An inspection does not determine the life expectancy of the property or any components or systems therein.
IX. An inspection does not include items not permanently installed.
X. These Standards of Practice apply only to homes with four or fewer dwelling units.

3.2. Exclusions:

I. The inspectors are not required to determine:
A. Property boundary lines or encroachments.
B. The condition of any component or system that is not readily accessible.
C. The service life expectancy of any component or system.
D. The size, capacity, BTU, performance, or efficiency of any component or system.
E. The cause or reason of any condition.
F. The cause for the need of repair or replacement of any system or component.
G. Future conditions.
H. The compliance with codes or regulations.
I. The presence of evidence of rodents, animals or insects.
J. The presence of mold, mildew or fungus.
K. The presence of air-borne hazards.
L. The presence of birds.
M. The presence of other flora or fauna.
N. The air quality.
O. The existence of asbestos.
P. The existence of environmental hazards.
Q. The existence of electro-magnetic fields.
R. The presence of hazardous materials including, but not limited to, the presence of lead in paint.
S. Any hazardous waste conditions.
T. Any manufacturer recalls or conformance with manufacturer installation or any information included in the consumer protection bulletin.
U. Operating costs of systems.
V. Replacement or repair cost estimates.
W. The acoustical properties of any systems.
X. Estimates of how much it will cost to run any given system.

II. The inspectors are not required to operate:
A. Any system that is shut down.
B. Any system that does not function properly.
C. Or evaluate low voltage electrical systems such as, but not limited to:
1. Phone lines.
2. Cable lines.
3. Antennae.
4. Lights.
5. Remote controls.
D. Any system that does not turn on with the use of normal operating controls.
E. Any shut off valves or manual stop valves.
F. Any electrical disconnect or over current protection devices.
G. Any alarm systems.
H. Moisture meters, gas detectors or similar equipment.

III. The inspectors are not required to:
A. Move any personal items or other obstructions, such as, but not limited to:

1. Throw rugs.
2. Furniture.
3. Floor or wall coverings.
4. Ceiling tiles
5. Window coverings.
6. Equipment.
7. Plants.
8. Ice.
9. Debris.
10. Snow.
11. Water.
12. Dirt.
13. Foliage.
14. Pets

B. Dismantle, open, or uncover any system or component.
C. Enter or access any area which may, in the opinion of the inspector, to be unsafe or risk personal safety.
D. Enter crawlspaces or other areas that are unsafe or not readily accessible.
E. Inspect underground items such as, but not limited to, underground storage tanks or other indications of their presence, whether abandoned or actively used.
F. Do anything which, in the inspector's opinion, is likely to be unsafe or dangerous to the inspector or others or damage property, such as, but not limited to, walking on roof surfaces, climbing ladders, entering attic spaces or negotiating with dogs.
G. Inspect decorative items.
H. Inspect common elements or areas in multi-unit housing.
I. Inspect intercoms, speaker systems, radio-controlled, security devices or lawn irrigation systems.
J. Offer guarantees or warranties.
K. Offer or perform any engineering services.
L. Offer or perform any trade or professional service other than home inspection.
M. Research the history of the property, report on its potential for alteration, modification, extendibility, or its suitability for a specific or proposed use for occupancy.
N. Determine the age of construction or installation of any system structure, or component of a building, or differentiate between original construction or subsequent additions, improvements, renovations or replacements thereto.
O. Determine the insurability of a property.
P. Perform or offer Phase 1 environmental audits.
Q. Inspect on any system or component which is not included in these standards.

4. Glossary of Terms

4.1. Accessible: Can be approached or entered by the inspector safely, without difficulty, fear or danger.
4.2. Activate: To turn on, supply power, or enable systems, equipment, or devices to become active by normal operating controls. Examples include turning on the gas or water supply valves to the fixtures and appliances and activating electrical breakers or fuses.
4.3. Adversely Affect: Constitute, or potentially constitute, a negative or destructive impact.
4.4. Alarm System: Warning devices, installed or free-standing, including but not limited to: Carbon monoxide detectors, flue gas and other spillage detectors, security equipment, ejector pumps and smoke alarms.
4.5. Appliance: A household device operated by use of electricity or gas. Not included in this definition are components covered under central heating, central cooling or plumbing.
4.6. Architectural Service: Any practice involving the art and science of building design for construction of any structure or grouping of structures and the use of space within and surrounding the structures or the design, design development, preparation of construction contract documents, and administration of the construction contract.
4.7. Component: A permanently installed or attached fixture, element or part of a system.
4.8. Condition: The visible and conspicuous state of being of an object.
4.9. Crawlspace: The area within the confines of the foundation and between the ground and the underside of the lowest floor structural component.
4.10. Decorative: Ornamental; not required for the operation of essential systems and components of a home.
4.11. Describe: Report in writing a system or component by its type, or other observed characteristics, to distinguish it from other components used for the same purpose.
4.12. Determine: To arrive at an opinion or conclusion pursuant to examination.
4.13. Dismantle: To open, take apart or remove any component, device or piece that would not typically be opened, taken apart or removed by an ordinary occupant.
4.14. Engineering Service: Any professional service or creative work requiring engineering education, training, and experience and the application of special knowledge of the mathematical, physical and engineering sciences to such professional service or creative work as

consultation, investigation, evaluation, planning, design and supervision of construction for the purpose of assuring compliance with the specifications and design, in conjunction with structures, buildings, machines, equipment, works or processes.
4.15. Enter: To go into an area to observe visible components.
4.16. Evaluate: To assess the systems, structures or components of a dwelling.
4.17. Examine: To visually look. See Inspect.
4.18. Foundation: The base upon which the structure or wall rests; usually masonry, concrete, or stone, and generally partially underground.
4.19. Function: The action for which an item, component, or system is specially fitted or used or for which an item, component or system exists; to be in action or perform a task.
4.20. Functional: Performing, or able to perform, a function.
4.21. Home Inspection: The process by which an inspector visually examines the readily accessible systems and components of a home and operates those systems and components utilizing these Standards of Practice as a guideline.
4.22. Household Appliances: Kitchen and laundry appliances, room air conditioners, and similar appliances.
4.23. Inspect: To visually look at readily accessible systems and components safely, using normal operating controls and accessing readily accessible panels and areas in accordance with these Standards of Practice.
4.24. Inspected Property: The readily accessible areas of the buildings, site, items, components, and systems included in the inspection.
4.25. Inspector: One who performs a real estate inspection.
4.26. Installed: Attached or connected such that the installed item requires tool for removal.
4.27. Material Defect: Refer to section 1.2.
4.28. Normal Operating Controls: Devices such as thermostats that would be operated by ordinary occupants which require no specialized skill or knowledge.
4.29. Observe: To see through visually directed attention.
4.30. Operate: To cause systems to function or turn on with normal operating controls.
4.31. Readily Accessible: An item or component is readily accessible if, in the judgment of the inspector, it is capable of being safely observed without movement of obstacles, detachment or disengagement of connecting or securing devices, or other unsafe or difficult procedures to gain access.
4.32. Recreational Facilities: Spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment or athletic facilities.
4.33. Report: A written communication (possibly including digital images) of any material defects seen during the inspection.
4.34. Representative Number: A sufficient number to serve as a typical or characteristic example of the item(s) inspected.
4.35. Safety Glazing: Tempered glass, laminated glass, or rigid plastic.
4.36. Shut Down: Turned off, unplugged, inactive, not in service, not operational, etc.
4.37. Structural Component: A component which supports non-variable forces or weights (dead loads) and variable forces or weights (live loads).
4.38. System: An assembly of various components to function as a whole.
4.39. Technically Exhaustive: A comprehensive and detailed examination beyond the scope of a real estate home inspection which would involve or include, but would not be limited to: dismantling, specialized knowledge or training, special equipment, measurements, calculations, testing, research, analysis or other means.
4.40. Unsafe: A condition in a readily accessible, installed system or component which is judged to be a significant risk of personal injury during normal, day-to-day use. The risk may be due to damage, deterioration, improper installation or a change in accepted residential construction standards.
4.41. Verify: To confirm or substantiate.