Point of View Home Inspection LLC.

Looking out for your biggest investment!

Property Inspection Information

01/24/2017

[redacted]
[redacted]West Seneca, NY 14224
[redacted]

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Important: Please Read Carefully

Inspection Company Information

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inspectcheck.net

TurnKey

For more information on your home inspection report go to the Client Link on the inspectcheck.net website

AGREEMENT/ CONTRACT FOR HOME INSPECTION SERVICE.

IMPORTANT: PLEASE READ CAREFULLY

The agreement made this 01/24/2017, by and between the Point of View Home Inspection LLC (hereafter called the company), and [redacted] (hereafter called the client).

1. The Company will perform an inspection of: [redacted] West Seneca, NY 14224 for a fee of [redacted] The following services will also be provided for additional fees as stated: (Below listed items will be sent for laboratory analysis, and therefore may be reported after the written report is completed. The results will be forwarded to the client as soon as they are received.)

2. The average time of a home inspection is approximately three hours; the time of inspection may vary depending on size, condition, age, type and complexity of the structure being inspected. The roof, flashing, gutters, soffit, fascias, chimney, and other roof/accessories where visibly accessible from the property's ground, will be inspected from the ground or with field glasses, unless it is possible to physically inspect these areas. The inspector will inspect flat roofs and attics where internal accessibility is readily and safely available with a five (5) foot stepladder. The presence of ice or snow may also limit the inspector's visibility and access. A visual inspection of the attic and accessible crawl space(s) is conducted from the point of access. If readily and safely accessible, with sufficient room to enter, the attic and crawl space(s) will be entered and inspected. Only a representative number of multiple items such as windows, electrical receptacles, etc. are inspected and our opinion concerning these refers to their general condition only.

3. The inspection is visual only; and the purpose of the inspection and written report is to indicate whether a readily accessible item, component or system, which is identified on the written report, is reasonably operating or functioning adequately at the time of the inspection report. Deficiencies and defects, which are latent, concealed or not readily accessible are excluded from the inspection. Some typical areas which are excluded and not visibly accessible include but are not limited to: concealed wiring, plumbing, water leaks under bathtubs and stall showers due to faulty pans or otherwise, vent lines, duct work, exterior foundation walls (below grade or covered by shrubs or wall/paneling, stored goods, etc.) footing, underground utilities and systems and chimney flues. Equipment, items and systems will not be dismantled and the inspection does not include destructive testing, nor is it technically exhaustive. The inspector is not required to move personal goods, debris, furniture, equipment, floor covering, insulation or like materials which may impede access or limit visibility. Please note other exclusions or limitations indicated on the report.

4. Since all utilities may not have been in service and climatic or other conditions may not have required maximum output of heating, cooling, plumbing or electrical systems, the adequacy or capacity of these systems could not be determined.

5. The inspection and report excludes and does not intend to cover termites and other pests or insect damage, private sewerage, wells, solar systems, alarms, smoke detectors, central vacuum systems, wood and coal stoves, pre-fab, and "zero" clearance fireplaces, space heaters, intercoms, sprinkler systems, gas logs, gas lights, elevators, common areas, any swimming pool, hot tubs; spas, saunas, steam baths, landscape lighting, fountains, shrubs, trees, tennis court, playground equipment or other

recreational or leisure appliances; qualified experts of your choice should be consulted for these specialized areas and related information. Also excluded are all cosmetic conditions such as wallpaper, painting, carpeting, etc. In addition, the inspection and report do not address the possible presence of or danger from radon gas, lead paint, urea-formaldehyde, underground tanks (fully underground or partially underground), asbestos, mold, or other indoor and outdoor pollutants and hazards, toxic or flammable chemicals and all other similar or potentially harmful substances which are normally identified by specialists in the detection of these substances; nor, does it include any air, water, soil or sub-soil analysis or contamination, unless agreed to upon in writing by the company and client in section 1.

5A. FOR HOME INSPECTIONS CONDUCTED IN NEW YORK STATE: Home Inspectors are licensed by the NYS Department of State. Home Inspectors may only report on readily accessible and observed conditions as outlined in this pre-inspection agreement, Article 12B of the Real Property Law and the regulations promulgated there under including, but not limited to, the Code of Ethics and Regulations and the Standards of Practice as provided in Title 19 NYCRR Subparts 197-4 and 197-5 st seq. Home inspectors are not permitted to provide engineering or architectural services unless duly licensed to do so; and if immediate threats to health or safety are observed during the course of the inspection, the client hereby consents to allow the home inspector to disclose such immediate threats to health or safety to the property owner and / or occupants of the property.

6. The parties agree that the Company and the Inspector assume no liability or responsibilities for the cost of repairing or replacing any unreported defects or deficiencies, either current or arising in the future for any property damage, consequential damage or bodily injury of any nature. Because of the limited nature of the inspection relative to the value of the property, and because a technically exhaustive study (which would include an architect, engineers, and/or contractors of all disciplines - i.e. structural, electrical, plumbers, HVAC, civil, etc.) would be significantly more expensive, the parties agree and acknowledge to allocate benefits and risks of limited inspection arising out of this agreement from any cause or causes, shall not exceed the total fee for this limited inspection. Such causes include but are not limited to our negligence, errors, omission, strict liability, breach of contract, or breach of warranty. THE INSPECTION AND REPORT ARE NOT INTENDED OR TO BE USED AS A GUARANTEE, WARRANTY, OR INSURANCE POLICY, EXPRESSED OR IMPLIED, REGARDING THE ADEQUACY, PERFORMANCE OR CONDITIONS OF ANY INSPECTED STRUCTURE, ITEM, COMPONENT OR SYSTEM AND IT SHOULD NOT BE RELIED UPON AS SUCH. The inspection and report is also not a certification nor implied warranty of habitability, merchantability or fitness for use of any kind.

7. The inspection and report are performed and prepared for the sole, confidential and exclusive use and possession of the undersigned client only. Neither the report, the contents of this report, nor any representation made herein are assignable or transferable without the express written permission of the Company. The client agrees to indemnify and hold harmless the Company and the Inspector for all costs, expenses and legal fees incurred and arising out of any legal proceedings brought by any third party who claims he/she relied on representations made in this inspection report and was damaged thereby.

IT IS ALSO FULLY UNDERSTOOD THAT THE TOTAL LIABILITY OF THE INSPECTOR / INSPECTION COMPANY OR THE INSPECTION REPORT FOR ANY ERRORS OR OMISSIONS OF

THE PROPERTY INSPECTED OR THAT APPEAR ON THE REPORT WILL BE LIMITED TO THE INSPECTION FEE.

8. The inspection and report is not intended to reflect the value of the premises, nor to make any representation as to the advisability or inadvisability of purchase.

9. This inspection and report does not include, nor should it imply a review of compliance or non-compliance with any code, regulation, law, statue, or ordinance whether governmental or otherwise, unless such observations are specifically referred to in our inspection report as a courtesy.

10. The following specific limitations apply: Design problems and adequacy are not within the scope of this inspection. The Inspector will not determine the operational capacity, quality or suitability for a particular use of items inspected. No engineering, scientific or specialized technician test or evaluation will be made by the Inspector. No test sample or reading is required of any part of the "building". Swimming pool or spa if present will not be checked. The draft on the fireplace will not be checked. To prevent damage to units, air conditioning will not be checked when the outside temperature is below 65 degrees nor a heat pump when the temperature is above 65 degrees. The inspection report will not include cosmetic items such as minor scratches, scrapes, dents, cracks, stain, soiled or faded surfaces on the structure or equipment, soiled, faded, torn or dirty floor, wall or window coverings.

The Company has no liability for latent defects. This includes but is not limited to latent defects that cannot be observed through normal inspection nor can be determined by normal equipment operation. It is specifically agreed and understood that: Mechanical devices and structural components may be functional at the time of the inspection and later malfunction. A thorough and careful attempt has been made by The Company as to the accuracy and applicability of the inspection and Report. This report may be used in various locations throughout the Country, some conditions / recommendations may not apply to the dwelling inspected. David A. Clark, The Turn Key Home Inspection System™, The Professional On-Site Narrative and / or Electronic Home and Building Inspection Report©, inspectcheck™, and The Company do not assume any liability for its use nor the accuracy of same. Additional information and details concerning the nature of the inspection are found in the body of the Report, which should be read carefully

The client recognizes that there is No REPRESENTATION, WARRANTY OR GUARANTEE on the future life for systems and items inspected. The Client recognizes that the Company and its inspector is not a guarantor or insurer of the inspected systems components, and items. The inspector is not responsible for reporting compliance or non-compliance with any building, electrical, mechanical or plumbing codes established by municipal ordinance or otherwise on the building, systems, or items therein.

11. If any portion of this agreement is found invalid or unenforceable by any court of qualified jurisdiction, the remaining provisions shall remain in force between the parties.

12. If the Client is unfortunately not present at the time of inspection, or for any reason is unable to sign this agreement at the time of the inspection, this agreement will become part of the inspection report, and acceptance of the inspection report shall constitute acceptance of the items and understanding of the above. Client is urged to attend the inspection and by failing to so attend loses

the opportunity to learn important information from the Company about the condition of the premises. Client is requested to inform the Company prior to the inspection of any areas or conditions of particular concern about the house or of which Client has information.

Important - by clicking the I agree box in this contract / agreement for home inspection service, including items noted in Section 1 (one), I / we acknowledge that I / we have read and understand its terms and conditions, and I / we agree to be bound legally by it and its terms and conditions.

I Agree:

[redacted]

Client	Client

Point of View Home Inspection LLC

Home Inspection Company	Home Inspection Company

Point of View Home Inspection LLC
Address: [redacted]
Phone: 716-374-2296
Email: info@pointofviewhomeinspection.com

Inspector: Steve Gross
License: 16000035526

Introduction to a Home Inspection and the inspectcheck Report

Thank you for choosing our company to perform your home inspection. We hope the report will help you better understand the property we inspected. When reading the report, keep in mind that we conduct a visual inspection. Areas we were unable to view can not be inspected. Also, weather conditions or coverings may affect the areas we can inspect. For example, snow cover may impair our ability to view certain areas or a finished basement will impair our ability to view foundation walls or other structural components. It is also not in the scope of this inspection to activate any machinery, light pilots or move objects.Thank you for choosing our company to perform your home inspection. We hope the report will help you better understand the property we inspected.

This report is not intended to be used as a guarantee, warranty or insurance policy, or to reflect the value of the premises. It is a useful tool in helping you, the client, better understand the condition of the property. Any reference to industry standards or building codes is strictly a courtesy.

A building is composed of many mechanical and structural systems, which can malfunction or fail at any time. **This report reflects the findings of our visual inspection at the time it was conducted.** Prior to closing, you should re-inspect the property.

We may have included materials that you could use when you are repairing/updating the property. These materials are not necessarily the only materials you can use, just our recommendation. If we noted a possible defect or repair that requires evaluation by an expert in that particular field (i.e.; foundation specialist/contractor, licensed plumber / electrician, structural engineer, etc.), we strongly advise you to contact them for further investigation and consultation before making your final decision.

If we included estimates for repair, keep in mind that estimates can fluctuate dramatically depending on the materials and the contractor you use. We recommend you secure three written estimate for repair before making a decision.

The beginning of each section under the heading System / Item includes descriptions of the system / item(s) inspected and different aspects of that system / item. (Example; Heating unit, type of fuel, location, etc.). A * indicates that the condition noted also corresponds to the graphic for that section

If multiple units or items are noted, then the letter assigned to that area / item may be used in that section noting the condition of that particular unit or item only. Other units / items will have a different letter assigned to them. Example; Bathroom A: lower ½ bath, Bathroom B: master bath, letter A will be entered by the inspector in the condition noted for that bathroom only and letter B will be entered in the condition noted for that bathroom only. A multiple unit dwelling would be differentiated by units. Example Location A: lower unit, Location B: upper unit, etc

UNDER THE HEADING: Conditions noted below require routine maintenance and or minor repair should be properly maintained and may require minor repair to ensure proper operation or serviceability. Failure to do so may cause the system / item to require additional and more extensive repair. See the inspectcheck.net website for a maintenance schedule. Satisfactory or serviceable means that the system / item is operating as expected at the time of inspection. There may be other conditions noted under adjacent headings on systems / items marked “satisfactory

UNDER THE HEADING: Conditions noted below require some repair and or close monitoring require “some” repair, meaning that the repair required at this time is moderate and with proper repair, maintenance and close monitoring should remain serviceable. “Close monitoring” means that the system / items noted may have been repaired or are in need of repair and should be closely monitored for additional repair due to the fact that they may be nearing the end of their expected serviceable life. Some systems or items may have been, or will be repaired and may require more extensive repair in the foreseeable future. Example; a repair was noted to a roof covering. This may indicate that shingles in other areas may also be beginning to wear out, even though they are not in need of replacement / repair at this time, or rust noted on the chimney pipe, eventually the pipe will perforate, closely monitor and repair / replace as necessary

UNDER THE HEADING: Conditions noted below require necessary repair / further evaluation by a qualified professional require necessary repair as soon as possible to ensure further damage to the system / item and that other areas or components do not become damaged. It may be possible that damage to surrounding areas or other systems may have already occurred. These areas may not be able to be viewed by the inspector. The conditions noted under this heading require more extensive repair and are not recommended for the homeowner. It should be noted that the inspection conducted is visual and not technically exhaustive, therefore, a qualified professional i.e.; Licensed Plumber, Licensed Electrician, Structural Contractor, etc. should evaluate and make the necessary repairs. Prior to any structural repairs we recommend evaluation by a structural engineer if possible.

It should be noted that the Report is used throughout the Country; therefore some conditions may not apply to this particular dwelling. Your attention should focus on the areas of the report indicated by the inspector only.

At the time of the inspection, you signed our Agreement / Contract For Home Inspection. This document should be reviewed again, and if any discrepancies are noted please contact us.

Again, thank you for allowing our company to inspect this property. I am sure this report will answer many of your questions. However, if you have any questions or concerns, please feel free to contact us. We will be more than willing to clarify any part of the report that may be of concern to you. **THANK YOU**

Home Inspection Report Summary

IMPORTANT: This report summary is a partial listing or preview of the complete home inspection report. It is ***imperative*** that you read the complete home inspection report. This report summary should never be used as a substitute for the full home inspection report. Many items that are not included in the report summary that appear in the full report are also extremely important and must be reviewed and fully understood before any determination of the property condition is established. Please contact your home inspector for clarification and questions.

Conditions noted below require necessary repair / further evaluation by a qualified professional

Roof System - Roof Ventilation

OTHER
ROOF VENT NEED TO BE OPENED IN THE ATTIC FOR VENTILATION

Exterior - Windows (exterior view)

SOME UNIT(S) SHOULD BE REPLACED
The inspector feels that unit(s) are damaged and / or have deteriorated to the degree that they should be replaced.

Exterior - Storm / Screen Door

REPLACE STORM / SCREEN DOOR
The storm door(s) should be replaced. There is not adequate protection of the primary entrance doors from the elements.

Garage - Roof Covering

OTHER
LIFTED SHINGLE NOTED WHICH APPEAR TO BE BECAUSE OF THE GARAGE DOOR OPENER RAIL MOUNTING

Garage - Vehicle Doors

UNSATISFACTORY ELECTRIC DOOR OPENER
The electric door opener did not respond or did not respond satisfactorily at the time of inspection. Recommend a qualified garage door contractor repair or replace the unit.

Garage - Safety Reverse (Vehicle Doors)

UNSATISFACTORY SAFETY REVERSE / NOT NOTED
The safety reverse function did not respond or did not respond satisfactorily at the time of inspection. This function can prevent property damage and serious physical injury or death to persons. Recommend a qualified garage door contractor repair / install a safety reverse function

Foundation / Structure - Type / Location / How accessed / Viewed / Condition

Horizontal Cracking - INTERNAL
When a wall begins to bow, horizontal cracks may appear. Even small horizontal cracks may indicate a serious structural problem. If not addressed, and if the wall continues to bow, the integrity of the foundation may be compromised. Recommend immediate evaluation by a structural engineer.

Foundation / Structure - Outside Basement Entrance

CONSIDERABLE DAMAGE NOTED TO OUTSIDE ENTRANCE
The areas of the entryway / entrance will have to be rebuilt. Recommend evaluation by a structural engineer. ALSO THE DOOR INTO THE BASEMENT IS SEALED OFF ON THE INSIDE

Foundation / Structure - Joists / Sills

OTHER
CRACKED JOIST NOTED AND SHOULD BE REPAIRED OR REPLACED

Heating - Location / Type / Distribution

OTHER
CONSIDERABLE CORROSION NOTED AT THE BACK-FLOW PREVENTER / EXPANSION TANK

Heating - Supply / Return Ducts / Pipes

UNKNOWN MATERIAL / SUBSTANCE INSULATING DUCTS / PIPES / UNIT RECOMMEND TESTING FOR ASBESTOS
The inspector has indicated that there is an unknown substance / material insulating the ducts or lines. The only way to positively identify this material is to have an approved lab test it for hazardous material including Asbestos. Asbestos is a carcinogen. If Asbestos or another hazardous material is detected, recommend having it properly removed by a qualified environmental company.

Electric - Service Panels / Type / Condition

OVER FUSING / (Amperage of over current protection device exceeds wire conductor capacity)
The fuse or circuit breaker is not sized correctly for the branch circuit conductors it is protecting. This may cause overheating and possibly a fire. Recommend immediate evaluation and repair by a licensed electrician. If fuses are present, a licensed electrician could install “S” type fuses. This will ensure the correct size fuse is used. THERE ARE TWO OVER FUSING CONDITIONS NOTED. ONE IN EACH ELECTRIC PANEL

Interior - Kitchen - Location / Condition - Sink, Counter Top, Cabinets

LEAK NOTED
A licensed plumber should repair the leak. UPPER SINK SPRAYER

Interior - Kitchen Ventilation / Range Hood / Stove Connection

UNSATISFACTORILY VENTILATION
The current ventilation is not responding properly or adequately. Additional ventilation should be installed in the kitchen. FIRST FLOOR RANGE HOOD WOULD NOT OPERATE

Interior - Windows (Interior View)

GLASS DAMAGE
A qualified contractor should replace the glass.

EVIDENCE OF LEAK(S) (Air / Water)
The weather-stripping or weather seal should be replaced in order to maintain a proper air / water seal.

REPLACE UNIT(S)
Unit(s) are in need of replacement. Recommend installing insulated window units.

Interior - Stairways

INSTALL HANDRAILINGS
Hand railings should be installed on all staircases. BASEMENT AND FIRST FLOOR

Conditions noted below require some repair and/or close monitoring

Roof System - Roof Structure - (viewed from Exterior)

SLIGHT IRREGULARITIES NOTED

This may be caused by excessive weight, undersized structural members or decking, or minor settling of the structure due to age. The inspector feels that this amount of movement will not affect the serviceable life of the roof covering; however, these areas should be closely monitored and repaired as necessary. Recommend evaluation and reinforcement if necessary when the roof covering is replaced.

Roof System - Chimney type / Condition

THE CHIMNEY SHOULD BE TUCK POINTED / MORTARED

Tuck pointing is the process where mortar that has come out or separated from between the masonry is replaced. This should be done in order to ensure the integrity of the chimney and prevent water intrusion.

Roof System - Gutters / Downspouts / Roof Drainage

INSTALL SPLASH BLOCKS AND OR DIVERT DOWNSPOUT

Splash blocks divert water away from the foundation, walkway, patio, etc. If splash blocks are not able to be used the downspouts should be diverted away from these areas also at least 10 feet. Downspouts could also be connected to a storm drain system. AT THE FRONT PORCH LEFT AND RIGHT DOWNSPOUTS

GUTTERS / DOWNSPOUTS / DRAINAGE SHOULD BE INSTALLED IN ALL AREAS

Areas are missing gutters / downspouts or drainage; the inspector feels that they should be installed in all areas to ensure proper drainage of the roof. TO THE UPPER ROOF DECK TO PREVENT CONTINUED FOUNDATION DAMAGE

Exterior - Siding

MINOR DECAY / DAMAGE / PEELING / CRACKING / CORROSION -

These areas should be scraped, primed, and painted or stained. Any decayed / damaged sections should be replaced.

Exterior - Windows (exterior view)

MINOR DECAY / DAMAGE NOTED

Units should be scraped or sanded, primed and painted to avoid further decay. Also, a wood preservative should be applied.

Exterior - Deck / Porch / Patio / Balcony

INSTALL / REINFORCE / REPLACE HANDRAILINGS

The railings should be replaced or rebuilt for safety. ELECTRICAL TAPE NOTED AT THE FRONT PORCH RAILING

Exterior - Driveway / Walkway

SOME MINOR HEAVING / SETTLING / DAMAGE

Area(s) have lifted or settled. Closely monitor. These areas may have to be replaced or repaired.

Garage - Garage Type / Materials / General condition

MINOR DECAY / DAMAGE

These areas should be closely monitored and repaired or replaced to ensure further damage or settling does not occur to the garage and its structure. NOTED AT THE FASCIA AND AT THE SILL PLATE

Garage - Siding

MINOR DECAY / DAMAGE / PEELING

These areas should be replaced / repaired. Sections should be scraped, primed and painted or a preservative applied to avoid further damage.

Garage - Vehicle Doors

IMPROPER OPERATION
A qualified garage door contractor should adjust the units. It is not advisable to attempt to adjust the garage door (s) because of the amount of tension the spring(s) are under. NEEDS A NEW SPRING INSTALLED AND ROLLER REPAIR. WOULD NOT OPERATE

Foundation / Structure - Type / Location / How accessed / Viewed / Condition

Spalling Noted - EXTERNAL
Spalling is the deterioration of the masonry surface. This takes place due to moisture behind the wall. The source of moisture should be located and eliminated.

Spalling Noted - INTERNAL
Spalling is the deterioration of the masonry surface. This takes place due to moisture behind the wall. The source of moisture should be located and eliminated.

Foundation / Structure - Piers / Posts

MINOR SETTLING / MOVEMENT NOTED PIERS / POSTS
The piers / posts should be closely monitored for further movement and replaced as necessary. If additional movement / settling is detected or noted, a structural engineer should evaluate.

Foundation / Structure - Foundation Floor

MINOR CRACKS / SETTLING NOTED
These areas should be closely monitored for moisture and additional movement or settling. If this or damage to foundation walls is detected, a structural engineer should evaluate the floor.

Plumbing - Water Source

APPEARANCE OF UNDERSIZED PIPES NOTED
Undersized / inadequate sized pipes will cause decreased water flow. Many accepted standards recommend 3/4 inch pipe is used in most areas, reducing to 1/2 inch pipe for the furthest two fixtures from the main entrance location; however, this may not be applicable to this dwelling. Recommend evaluation by a licensed plumber.

Plumbing - Water Meter

OTHER
PROPERLY SUPPORT THE WATER METER / PIPES

Plumbing - Drain / Waste / Vent - Sewer

SLOW DRAIN (S) NOTED
The functional drains of the sanitary sewer appear slow. Recommend evaluation by a licensed plumber. See interior section for functional drain of the individual fixtures. BOTH BATH TUBS, BATHROOM SINKS AND THE LAUNDRY TUBS

Electric - Service Panels / Type / Condition

OTHER
SUB PANEL IN THE GARAGE IS MISSING ROMEX END AND NEEDS TO BE REPAIRED BY A LICENSE ELECTRICIAN

Electric - Wiring (Branch Circuit)

INSTALL THREE PRONG GROUNDED RECEPTACLES

Many older electric service receptacles are two prong non-grounded receptacles. Grounded receptacles provide safety by providing a path if a fault occurs in a circuit. Many modern appliances will only plug into three prong grounded receptacles. A licensed electrician should properly wire / install three prong grounded receptacles as necessary or recommended.

OPEN GROUNDS NOTED

A licensed electrician should evaluate and properly ground all receptacles. If older two prong receptacles are noted, a licensed electrician may have to replace the supply wires in order to properly ground them.

INSTALL ADDITIONAL RECEPTACLES / SWITCHES (if desired)

When this dwelling was built, the amount of switches / receptacles were adequate. It may be necessary to install additional switches / receptacles for convenience. NUMEROUS EXTENSION CORDS NOTED IN THE BEDROOMS INDICATING THE LACK OF ELECTRICAL RECEPTACLES.

Electric - Conductor Insulation - Branch Circuits

SOME DRY ROT NOTED TO INSULATION ON BRANCH CIRCUIT(S)

The insulation in these areas should be closely monitored for further dry rot, fraying, or damage and replaced as necessary by a licensed electrician.

Electric - GFCI (Ground Fault Circuit Interrupters)

KITCHENS

GFCI's Should be installed in the kitchen

BATHROOMS

GFCI's should be installed in the bathrooms.

BASEMENTS

GFCI's should be installed in the basements

LAUNDRY AREA

GFCI's should be installed in the laundry area.

GARAGES

GFCI's should be installed in the garages

OUTDOORS

GFCI's should be installed outdoors.

Interior - Kitchen - Location / Condition - Sink, Counter Top, Cabinets

SPRAYER (Unsatisfactory)

The sprayer should be replaced to avoid potential leaks around the sink area. LOWER SINK

HARDWARE MISSING / DAMAGED

The hardware should be repaired or replaced to avoid damage.

Interior - Kitchen Ventilation / Range Hood / Stove Connection

INSTALL A RANGE HOOD (if desired or possible)

A range hood could be installed if desired or possible to increase the ventilation in the kitchen. SECOND FLOOR

Interior - Floor Covering

MINOR DAMAGE / CRACKING NOTED

These areas should be repaired or replaced to prevent further damage.

Interior - Bathrooms - Bathtub / Shower / Toilet / Vanity / Sink / Faucet

SLOW DRAIN NOTED IN BATHTUB / SHOWER
A licensed plumber should evaluate and clean the drain(s) in this area. LOWER

CAULK NEEDED IN AREAS
Caulk should be applied in areas to prevent water penetration and preserve components. BOTH BATH TUBS

TUB DRAIN STOP (Unsatisfactory)
The drain stop did not respond satisfactorily at the time of inspection. It should be repaired / replaced. UPPER BATH TUB

SOME DIMINISHED WATER FLOW
Recommend further evaluation by a licensed plumber.

DETERIORATED SINK TRAP / PIPE
The sink trap / pipe should be closely monitored for leaks. Recommend replacing with PVC (Polyvinyl chloride) pipe as necessary. UPPER BATHROOM SINK

SLOW DRAIN
The drain should be evaluated / cleaned by a licensed plumber. BOTH BATHROOM SINKS, LOWER BATHTUB

Interior - Floor - Type / Condtition

MINOR DAMAGE NOTED TO FLOOR / COVERING
The damaged area should be repaired / replaced. Further investigation is warranted to determine the cause of the damage.

Interior - Laundry Room / Area / Ventilation

SLOW DRAIN
The drain should be evaluated and cleaned by a licensed plumber.

INSTALL GFCI's (Ground fault circuit interrupters)
GFCI's should be installed for safety. Ground fault circuit interrupters detect a fault in the electric circuit. It will stop the flow of electricity to the receptacle limiting the chance of electrocution. Recommend a licensed electrician install GFCI's.

DIMINISHED WATER FLOW
Recommend a licensed plumber evaluate the system and determine the cause of the diminished water flow.

Interior - Doors

HARDWARE / LOCKSET NEEDS ADJUSTMENT
The hardware / locking mechanism should be repaired / replaced to ensure proper operation of the unit(s).

Interior - Wall / Ceiling Coverings

MINOR - CRACKS / NAIL / PERFORATIONS / DAMAGE
These areas should be patched / repaired, primed and painted.

Interior - Moldings / Trim

MINOR DAMAGE / PAINT / STAIN AREAS
Areas are in need of some repair and / or paint and stain.

Interior - Floor / Coverings

SOME WEAR NOTED IN AREAS
Areas of floor or floor coverings are showing signs of wear. Replace as necessary.

Interior - Windows (Interior View)

ADJUSTMENT / SOME REPAIR NEEDED / DIFFICULT TO OPERATE
The unit(s) should be adjusted, and hardware repaired in order to ensure proper operation.

PAINTED SHUT
The units can not be operated and evaluated properly because they are painted shut.

GLAZING NEEDED
Glazing putty is applied around the glass; it holds the glass in place and seals against air leaks.

Interior - Smoke Detectors

INSTALL SMOKE DETECTORS
The inspector has indicated that smoke detectors should be installed on the ceilings of all bedrooms, in all levels of the dwelling, basement, and garage. (NOTE: recommend checking with the local fire inspector for locations mandated for the municipality the house is located in). Follow manufactures instructions regarding proper placement of smoke detectors.

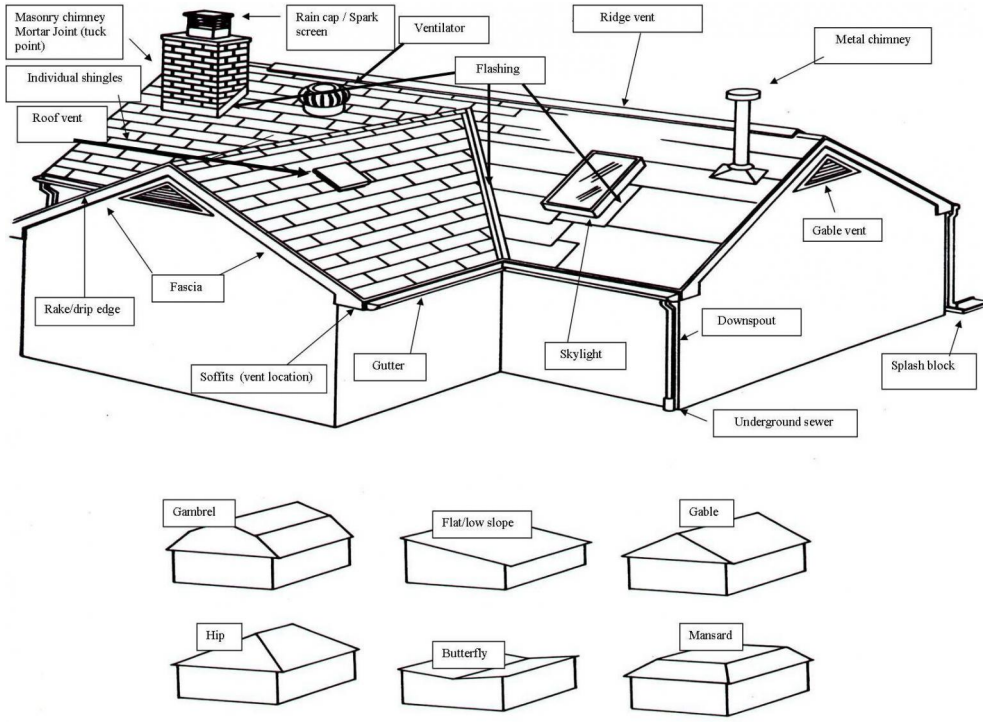
Interior - Carbon Monoxide Detectors

INSTALL CARBON MONOXIDE DETECTORS
Carbon Monoxide detectors should be installed on all levels of the house in unobstructed air space, and no closer than 15 feet from fuel burning appliances.

Interior - Structure / Attic / Crawl Space & Ventilation

INSTALL / REPAIR HANDRAILINGS
The hand railings should be repaired / replaced or installed for safety reasons.

Section 1: Roof System



Description

The inspector will view/inspect accessible, roof coverings, roof drainage systems, flashings, skylights, chimneys and roof penetrations, eaves, fascias and soffits. The inspector will describe the materials, and his opinion on the visible condition of the roofing system & components that are able to be viewed at the time of inspection and the method used to view the components.

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Roof Covering / Style / How Viewed - Roof System

1-I Type of Roof Covering
INDIVIDUAL SHINGLES
Individual shingles could be asphalt, metal, slate, etc.

ASPHALT
Petroleum based, sometimes impregnated with fiberglass fibers for strength. The top layer is stone for protection and color.

1-I Style Of Roof
HIP

1-I How Viewed
GROUND / FIELD GLASSES

1-II Conditions noted below require routine maintenance and / or minor repair
SATISFACTORY / SERVICEABLE
The roof covering appears to be in serviceable condition at the time of inspection

LIFTED SHINGLES (slight)
The shingles should be fastened to the deck in order to ensure they are not damaged or do not blow off

Roof Structure - (viewed from Exterior) - Roof System

The Inspector views the roof structure from the exterior. The interior of the roof structure is not reported on in this section. See Section 9.

2-I Condition of Roof Structure (viewed from exterior)

2-III Conditions noted below require some repair and / or close monitoring
SLIGHT IRREGULARITIES NOTED
This may be caused by excessive weight, undersized structural members or decking, or minor settling of the structure due to age. The inspector feels that this amount of movement will not affect the serviceable life of the roof covering; however, these areas should be closely monitored and repaired as necessary. Recommend evaluation and reinforcement if necessary when the roof covering is replaced.

Chimney type / Condition - Roof System

The inspector views the chimney from the outside and reports on the materials and external condition of areas able to be viewed. If accessible the flue liner will be reported on here and in the fireplace section

3-I Chimney(s) Type

3-III Conditions noted below require some repair and / or close monitoring
THE CHIMNEY SHOULD BE TUCK POINTED / MORTARED
Tuck pointing is the process where mortar that has come out or separated from between the masonry is replaced. This should be done in order to ensure the integrity of the chimney and prevent water intrusion.

Flashing / Counter flashing - Roof System

Flashing can be metal, asphalt, rubberized or tar / roof cement. Where areas meet or there are roof penetrations / attachments, i.e.; sewer vents, chimneys, skylights etc. the areas around these penetrations / attachments have to be sealed in order to ensure there is no water penetration

4-I Type of flashing
TAR / ROOF CEMENT

4-II Conditions noted below require routine maintenance and / or minor repair
A) SATISFACTORY / SERVICEABLE
This indicates that areas of flashing able to be viewed by the inspector appear to be in satisfactory condition. Some areas of flashing can not be viewed. Examples of these areas are concealed flashing under roof covering, behind chimneys, behind walls, etc. TAR FLASHING JOINTS NEED TO BE MONITORED AS IT IS A TEMPORARY REPAIR

Roof Ventilation - Roof System

Roof ventilation allows the structure to breathe and prevents condensation and ice damming from forming. It also keeps the covering cooler, thus extending the serviceable life of the covering. Improperly ventilated attics/crawl spaces can also cause the roof deck to warp due to condensation

5-I Type of roof ventilation
ROOF VENTS
These are recognizable as square or round penetrations near the top of the roof. Recommended for some types of roof pitches. These types of vents provide adequate ventilation when properly installed. Recommend that soffit vents be installed in conjunction with roof vents. 2 NOTED ON THE RIGHT ROOF DECK. LATER NOTED THAT THE ROOF VENT WAS SEALED / CLOSED OFF IN THE ATTIC. INCREASE VENTILATION

SOFFIT VENTS
These vents are installed in the soffit (underside of the overhang) and help ensure proper ventilation when used in conjunction with roof vents

5-IV Conditions noted below require necessary repair and / or further evaluation by a qualified professional
OTHER
ROOF VENT NEED TO BE OPENED IN THE ATTIC FOR VENTILATION

Roof Attachments - Roof System

Skylights, (window units in the roof) antennas, satellite dishes, cupolas, (small decorative structures mounted to the roof near the ridge)

and other items can be attached to the roof. These areas should be closely monitored for water penetration, as their flashing becomes old. It is our recommendation that only necessary items are attached to the roof. Examination of lighting rods, solar collectors, and other items noted in the report are outside the scope of this home inspection unless specified by the inspector

6-I Roof Attachments
NONE NOTED

Rake / Drip Edge - Roof System

Rake and drip edge is the aluminum or metal flashing under the roof covering edge which diverts water away from the fascia board or into the gutters. Without this flashing, water could migrate under the roof covering and cause deterioration to the roof deck.

7-I Rake / Drip Edge Materials
METAL / ALUMINUM

LIMITED VIEW
The inspector has a limited view; conditions reported on are based on areas able to be viewed only.

7-II Conditions noted below require routine maintenance and / or minor repair
SATISFACTORY
The rake/drip edge appears to be installed correctly and in serviceable condition.

Gutters / Downspouts / Roof Drainage - Roof System

Gutters and roof drains collect water run off from the roof and deliver it to the downspouts. The downspouts may drain into underground piping or storm sewers. They also may drain to an away from the house. It is important to keep water away from the foundation. Water that enters the basement or crawl space, often originates on the roof.

8-I Type of Gutters / Downspouts / Roof drainage
ALUMINUM
Recommended for most applications. They are seamless except for the corners, come in a variety of colors, will not rust, and are durable.

8-III Conditions noted below require some repair and / or close monitoring
INSTALL SPLASH BLOCKS AND OR DIVERT DOWNSPOUT
Splash blocks divert water away from the foundation, walkway, patio, etc. If splash blocks are not able to be used the downspouts should be diverted away from these areas also at least 10 feet. Downspouts could also be connected to a storm drain system. AT THE FRONT PORCH LEFT AND RIGHT DOWNSPOUTS

GUTTERS / DOWNSPOUTS / DRAINAGE SHOULD BE INSTALLED IN ALL AREAS
Areas are missing gutters / downspouts or drainage; the inspector feels that they should be installed in all areas to ensure proper drainage of the roof. TO THE UPPER ROOF DECK TO PREVENT CONTINUED FOUNDATION DAMAGE

Fascias / Soffits - Roof System

9-I Materials of Fascias / Soffits
ALUMINUM / VINYL COVERED
The Soffits and Fascias are covered in Aluminum and / or vinyl. The inspector will not be able to view or evaluate the areas under the covering.

9-II Conditions noted below require routine maintenance and / or minor repair
SATISFACTORY
Indicating that areas of the fascias/soffits able to be viewed appear in satisfactory condition. It should be noted that areas that are covered in aluminum or vinyl can not be viewed. In this instance, the inspector may be referring to the condition of the covering.

Roof Structure - (viewed from Exterior) - SLIGHT IRREGULARITIES NOTED

This may be caused by excessive weight, undersized structural members or decking, or minor settling of the structure due to age. The inspector feels that this amount of movement will not affect the serviceable life of the roof covering; however, these areas should be closely monitored and repaired as necessary. Recommend evaluation and reinforcement if necessary when the roof covering is replaced.

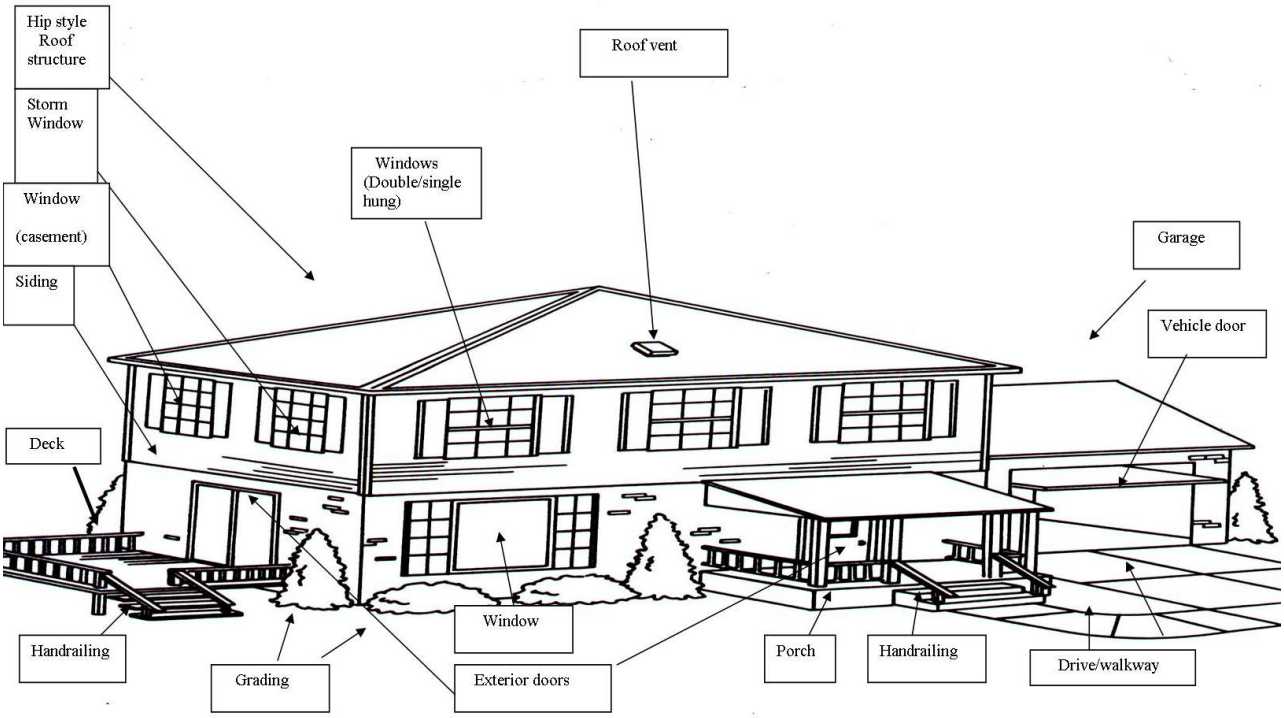
Chimney type / Condition - THE CHIMNEY SHOULD BE TUCK POINTED / MORTARED

Tuck pointing is the process where mortar that has come out or separated from between the masonry is replaced. This should be done in order to ensure the integrity of the chimney and prevent water intrusion.

Flashing / Counter flashing - SATISFACTORY / SERVICEABLE

This indicates that areas of flashing able to be viewed by the inspector appear to be in satisfactory condition. Some areas of flashing can not be viewed. Examples of these areas are concealed flashing under roof covering, behind chimneys, behind walls, etc. TAR FLASHING JOINTS NEED TO BE MONITORED AS IT IS A TEMPORARY REPAIR

Section 2: Exterior



Description

The inspector will view / inspect, exterior wall cladding, flashing, trim, entryway doors, windows able to be viewed from the ground, garage door operators, decks, balconies, stoops, steps, areaways, porches, railings, grading, drainage, driveways, patios, walkways. The inspector will describe / note wall cladding, operate all entryway doors and repot on at least one window on each side of the house if he is able to. Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing.

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Siding - Exterior

The materials used to cover the frame / structure or shell of the dwelling. The inspector can normally view the exterior materials. An example of this is a wood frame house covered in vinyl siding. The inspector will report on the condition of the vinyl siding, as he will not be able to view the sub structure. NOTE FOR OLDER CONCRETE FIBER ASBESTOS SHINGLES: Proper care should be taken when working with, altering or disposing these types of shingles. Airborne Asbestos particles can be harmful to your health. Recommend further evaluation by a siding contractor or approved laboratory. Newer concrete fiber shingles do not contain Asbestos.

10-I Materials / Condition of Siding

COMPOSITE

Composite siding can be manufactured using a wide variety of products. Consult with your inspector.

10-III Conditions noted below require some repair / close monitoring

MINOR DECAY / DAMAGE / PEELING / CRACKING / CORROSION -

These areas should be scraped, primed, and painted or stained. Any decayed / damaged sections should be replaced.

Storm Windows - Exterior

The window units installed over the main windows of the house. These windows help to insulate the house and protect the window units. Screens are usually part of the storm window. The two most common types are aluminum track units and wood panels and screens.

Newer insulated units employ double or triple insulated glass and normally do not require additional storm units. The inspector considers insulated or thermal glass to be storm windows.

11-I Type / condition of Storm Window
ALUMINUM / METAL TRACK
These type of storm units are installed normally over existing window units.

11-II Conditions noted below require routine maintenance and / or minor repair
SATISFACTORY / SERVICEABLE
The storm units and or insulated glass appear to be in serviceable condition. The inspector is unable to evaluate the thermal protection , "R" factor, or insulation value of the units.

STORM WINDOWS SHOULD BE INSTALLED
The inspector feels that there are area(s) where storm units/windows should be installed to improve insulation and protect the window units.

Windows (exterior view) - Exterior

Many older wood window units, which were popular for years, have been replaced with vinyl or aluminum clad (meaning covered), with insulated glass. The frames can be made of wood, aluminum, vinyl or fiberglass. Most new units do not have external storm units. The windows are made with two or three panes of glass with an airtight seal.When choosing a new window unit, check the manufacture warranty on the glass, frame, and hardware. Double hung units slide up and down along a track, both the upper and lower sash move. Only one panel moves in single hung units. Sliding units open by moving side to side. Casement or roll out units swing open on hinges. Awning type windows are hinged at the top. Fixed units do not open. Jalousie units are individual louvers of glass, which open and close. Hopper windows are hinged at the bottom.

12-I Window type / condition
WOOD
Many windows are made of this material. Many newer wood units are covered in aluminum or vinyl.

12-III Conditions noted below require some repair and / or close monitoring
MINOR DECAY / DAMAGE NOTED
Units should be scraped or sanded, primed and painted to avoid further decay. Also, a wood preservative should be applied.

12-IV Conditions noted below require necessary repair and / or further evaluation by a qualified professional
SOME UNIT(S) SHOULD BE REPLACED
The inspector feels that unit(s) are damaged and / or have deteriorated to the degree that they should be replaced.

Deck / Porch / Patio / Balcony - Exterior

The inspector will visually examine the condition of porches, decks, patios & balconies. The inspector is not performing an engineering analysis. The inspector will probably not be able to determine if the supports / structure has a proper footing or if a proper foundation was installed.

13-I Deck / Porch / Patio / Balcony - LOCATION
NOT NOTED

A - Front

13-I Deck / Porch / Patio / Balcony - Materials
CONCRETE
Many porches and patios on grade are made of concrete. This material is very durable and will last many years with proper maintenance.

13-II Conditions noted below require routine maintenance and / or minor repair
SATISFACTORY
The inspector's visual inspection of the deck / patio / balcony / porch appears to be satisfactory. This inspection is based on the areas above ground that the inspector is able to view.

13-III Conditions noted below require some repair and / or close monitoring
INSTALL / REINFORCE / REPLACE HANDRAILINGS
The railings should be replaced or rebuilt for safety. ELECTRICAL TAPE NOTED AT THE FRONT PORCH RAILING

Exterior Doors - Exterior

Exterior entry doors are primarily made of wood, metal, or fiberglass. Fire rated, self closing entry doors should be installed between the house and attached garage if mandated by a local ordinance or code.

14-I Exterior Doors - LOCATION
A - Front

B - Side

14-I Exterior Doors - Materials
WOOD
BOTH

14-II Conditions noted below require routine maintenance and / or minor repair
SATISFACTORY / SERVICEABLE
The door(s) inspected appear to be in serviceable condition

WEATHER STRIPPING NEEDED
Weather stripping should be installed around door(s) to prevent air and / or water penetration

Storm / Screen Door - Exterior
Storm doors provide weather protection for the entry doors.

15-I Storm / Screen Door - LOCATION
B - SIDE

15-IV Conditions noted below require necessary repair and / or further evaluation by a qualified professional
REPLACE STORM / SCREEN DOOR
The storm door(s) should be replaced. There is not adequate protection of the primary entrance doors from the elements.

Driveway / Walkway - Exterior
The inspector views the driveway and walkway and reports on its visible condition. Further investigation may be necessary to determine the cause of damage including soil & drainage evaluation.

16-I Driveway / Walkway - MATERIALS
ASPHALT

16-II Conditions noted below require routine maintenance and / or minor repair
THE ASPHALT COULD BE SEALED
A sealer should be applied to the asphalt when necessary

16-III Conditions noted below require some repair and / or close monitoring
SOME MINOR HEAVING / SETTLING / DAMAGE
Area(s) have lifted or settled. Closely monitor. These areas may have to be replaced or repaired.

Exterior Drainage / Grading - Exterior
The inspector views the areas around the house and foundation and reports on the visible exterior drainage and grading. Buried drainage or storm sewers will not be able to view and reported on. Proper grading /drainage ensures water does not accumulate around the foundation or pond in areas.

17-I Exterior Drainage / Grading

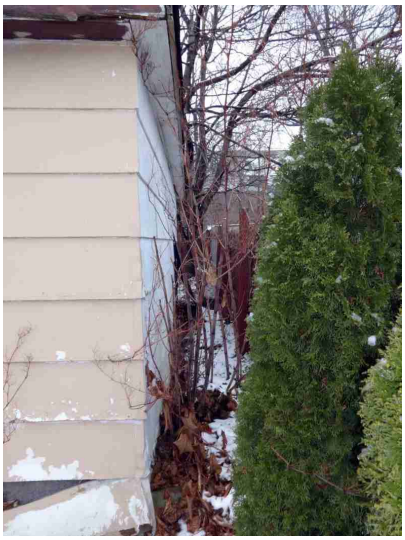
17-II Conditions noted below require routine maintenance and / or minor repair
SATISFACTORY
Visible areas around the foundation appear to be graded correctly and there are no areas of water accumulation noted at the time of inspection. It should be noted that under certain conditions, i.e.; heavy rain, thaw, ponding of water may occur.

CUT TREES / SHRUBS / GROWTH AWAY FROM HOUSE
Any growth should be kept away from the structure. Growth can cause damage, decay and allow pests easy entry. Tree branches can damage roof coverings or exterior components. BEHIND THE GARAGE

Siding - MINOR DECAY / DAMAGE / PEELING / CRACKING / CORROSION -
These areas should be scraped, primed, and painted or stained. Any decayed / damaged sections should be replaced.

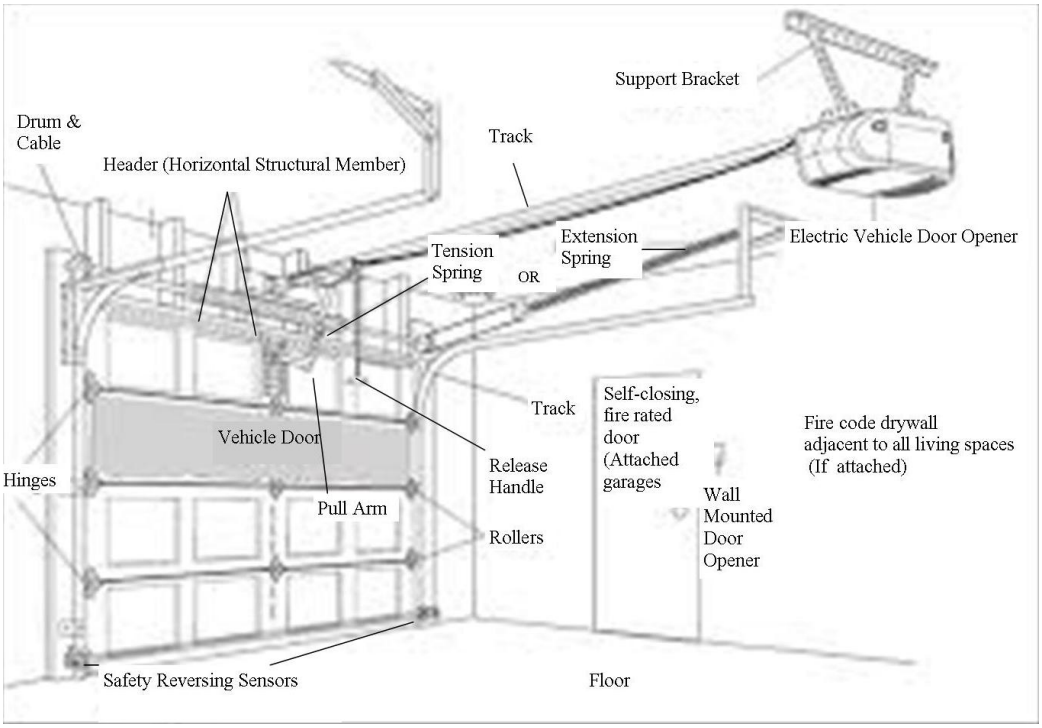
Siding - MINOR DECAY / DAMAGE / PEELING / CRACKING / CORROSION -
These areas should be scraped, primed, and painted or stained. Any decayed / damaged sections should be replaced.

Deck / Porch / Patio / Balcony - INSTALL / REINFORCE / REPLACE HANDRAILINGS
The railings should be replaced or rebuilt for safety. ELECTRICAL TAPE NOTED AT THE FRONT PORCH RAILING



Exterior Drainage / Grading - CUT TREES / SHRUBS / GROWTH AWAY FROM HOUSE
Any growth should be kept away from the structure. Growth can cause damage, decay and allow pests easy entry. Tree branches can damage roof coverings or exterior components. BEHIND THE GARAGE

Section 3: Garage



Description

The inspector reports on the visible condition of the garage, carport, and installed components, at the time of inspection. Other components (plumbing, electric, etc.) may be reported on in other sections. If the garage is attached to the house, some of the same conditions noted for the house may apply (roofing, siding). Garages that are attached to the main house / dwelling should have a fire rated self-closing door to the house and fire rated drywall on the walls between the garage and house. The garage floor should also be lower than the house. Any flame that is located in the garage should be elevated at least 18 inches above the floor.

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Garage Type / Materials / General condition - Garage

The inspector reports on the visible condition of the garage, carport, and installed components, at the time of inspection. Other components (plumbing,electric,etc.) may be reported on in other sections. If the garage is attached to the house, some of the same conditions noted for the house may apply (roofing, siding). Garages that are attached to the main house / dwelling should have a fire rated self closing door to the house and fire rated drywall on the walls between the garage and house. The garage floor should also be lower than the house. Any flame that is located in the garage should be at least 18 inches above the floor. Recommend checking with the local municipality for any clarification.

18-I Garage Type / Materials / Condition

18-I Type of Garage
DETACHED
Any flame that is located in the garage should be at least 18 inches above the floor.

18-I Garage Materials
WOOD

18-III Conditions noted below require some repair and / or close monitoring
MINOR DECAY / DAMAGE

These areas should be closely monitored and repaired or replaced to ensure further damage or settling does not occur to the garage and its structure. NOTED AT THE FASCIA AND AT THE SILL PLATE

Siding - Garage

The siding is the covering that is applied over the structure. The siding could be part of the structure, i.e.; brick, block, etc. An attached garage may have the same components as the house. Conditions reported on under the siding heading may also apply in this heading. See the siding descriptions in this section for further clarification.

19-I Garage siding materials / condition
Same as House
COMPOSITE

OTHER

19-III Conditions noted below require some repair and / or close monitoring
MINOR DECAY / DAMAGE / PEELING
These areas should be replaced / repaired. Sections should be scraped, primed and painted or a preservative applied to avoid further damage.

Heating - Garage

The inspector views and reports on the visible condition of the heating unit for the garage. If this unit is the central heating system, refer to the heating section. Any flame or pilot light should be at least 18 inches above the ground.

20-I Garage - Heating Unit
NOT NOTED

Roof Covering - Garage

21-I Garage (Roof Covering)
SAME AS HOUSE
The covering on the garage is the same material and in the same condition as the house.

INDIVIDUAL SHINGLES
Single pieces butted and/or overlapped. Can be Asphalt, Clay, Slate, and Asbestos. This is a very common style of covering.

ASPHALT SHINGLES
Petroleum based, sometimes impregnated with fiberglass fibers for strength. The top layer is stone for protection and color.

UNABLE TO VIEW
The inspector is unable to view the item or system. SNOW COVERED

21-IV Conditions noted below require necessary repair and / or further evaluation by a qualified professional
OTHER
LIFTED SHINGLE NOTED WHICH APPEARS TO BE BECAUSE OF THE GARAGE DOOR OPENER RAIL MOUNTING

Floor - Garage

22-I Garage (FLOOR)
CONCRETE

LIMITED VIEW
The inspector has a limited view; conditions reported on are based on areas able to be viewed only.

22-II Conditions noted below require routine maintenance and / or minor repair
MINOR CRACKS / DAMAGE NOTED TO FLOOR
These cracks should be filled with an expandable sealant. Closely monitor cracked areas for moisture or movement and repair/replace as necessary.

Vehicle Doors - Garage

23-I Vehicle Doors (type)
METAL

23-I Vehicle Doors (Garage) Operation / Condition
ELECTRIC OPENER
An electric opener operates the doors

23-III Conditions noted below require some repair and / or close monitoring
IMPROPER OPERATION
A qualified garage door contractor should adjust the units. It is not advisable to attempt to adjust the garage door (s) because of the amount of tension the spring(s) are under. NEEDS A NEW SPRING INSTALLED AND ROLLER REPAIR. WOULD NOT OPERATE

23-IV Conditions noted below require necessary repair and / or further evaluation by a qualified professional
UNSATISFACTORY ELECTRIC DOOR OPENER
The electric door opener did not respond or did not respond satisfactorily at the time of inspection. Recommend a qualified garage door contractor repair or replace the unit.

Safety Reverse (Vehicle Doors) - Garage

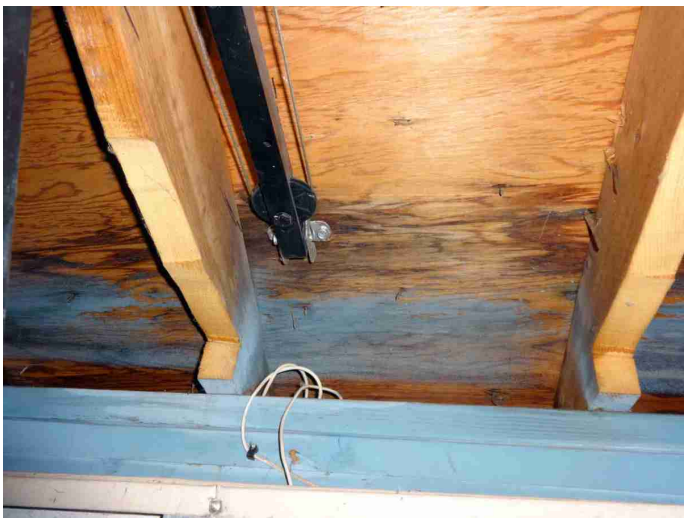
The safety reverse on an electric vehicle door opener will stop and change direction when the door comes in contact with an object or meets resistance. Many safety reverse features employ a beam of light that travel across the front of the garage door opening and when broken or interrupted, will cause the door to change direction. This safety feature is recommended for ALL electric garage door openers. This feature could save the life or avert physical injury of persons and avoid property damage. The electric door opener will also be observed for adequate operation.

24-I Safety Reverse (Vehicle Doors)

24-IV Conditions noted below require necessary repair and / or further evaluation by a qualified professional
UNSATISFACTORY SAFETY REVERSE / NOT NOTED
The safety reverse function did not respond or did not respond satisfactorily at the time of inspection. This function can prevent property damage and serious physical injury or death to persons. Recommend a qualified garage door contractor repair / install a safety reverse function

Garage Type / Materials / General condition - MINOR DECAY / DAMAGE
These areas should be closely monitored and repaired or replaced to ensure further damage or settling does not occur to the garage and its structure. NOTED AT THE FASCIA AND AT THE SILL PLATE

Garage Type / Materials / General condition - MINOR DECAY / DAMAGE
These areas should be closely monitored and repaired or replaced to ensure further damage or settling does not occur to the garage and its structure. NOTED AT THE FASCIA AND AT THE SILL PLATE

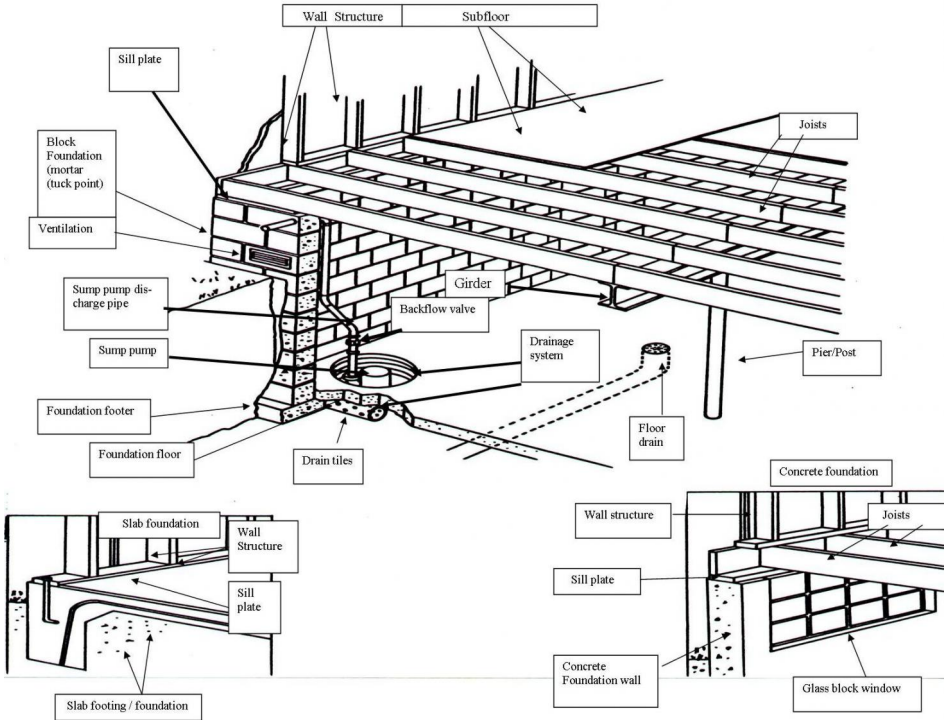


Roof Covering - OTHER
LIFTED SHINGLE NOTED WHICH APPEARS TO BE BECAUSE OF THE GARAGE DOOR OPENER RAIL MOUNTING

Section 4: Cooling

A Central Cooling System Was Not Noted / Inspected

Section 5: Foundation / Structure



Description

The inspector will view / inspect areas he/she is able to access of the foundation, floors, walls, columns, ceilings, and roof structure (see interior section). The inspector will report on the type of foundation, floor structure, sumps, wall structure, columns, ceiling structure, and roof structure. The inspector may only probe structural components where deterioration is suspected. The inspector will enter basements, and accessible crawl and attic spaces except when access is obstructed, or when entry could damage the property, or when dangerous or adverse situations are suspected, and report signs of water or condensation on building components at the time of the inspection. The inspector will report the methods used to observe these areas. If the inspector is not able to easily access or view any area, it will be noted.

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Type / Location / How accessed / Viewed / Condition - Foundation, Structure

25-I Type

LIMITED View of EXTERNAL Foundation
The inspector has a limited view of the external components of the foundation. Observations are based on areas able to see only.

LIMITED View of INTERNAL Foundation
The inspector has a limited view of the interior components of the foundation. Observations are based on areas able to see only.

CONCRETE
Typically found in modern construction. Concrete is usually poured in forms to create foundation walls. If installed correctly, concrete is strong and durable, and could last indefinitely. INTERIOR WAS SKIM COATED AND PAINTED

25-I Basement Style / Location

A - Full Perimeter
A full perimeter style indicates that the foundation walls travel around the entire basement / crawl space area

25-I How Viewed / Accessed (Foundation)
ENTERED
The inspector was able to enter the basement / crawl space.

25-III Conditions noted below require some repair and / or close monitoring
Spalling Noted - EXTERNAL
Spalling is the deterioration of the masonry surface. This takes place due to moisture behind the wall. The source of moisture should be located and eliminated.

Spalling Noted - INTERNAL
Spalling is the deterioration of the masonry surface. This takes place due to moisture behind the wall. The source of moisture should be located and eliminated.

25-IV Conditions noted below require necessary repair and / or further evaluation by a qualified professional
Horizontal Cracking - INTERNAL
When a wall begins to bow, horizontal cracks may appear. Even small horizontal cracks may indicate a serious structural problem. If not addressed, and if the wall continues to bow, the integrity of the foundation may be compromised. Recommend immediate evaluation by a structural engineer.

Outside Basement Entrance - Foundation / Structure
The inspector views the outside basement entrance & components and reports on the visible condition at the time of inspection

26-I Outside Basement Entrance (Condition)

26-IV Conditions noted below require necessary repair and / or further evaluation by a qualified professional
CONSIDERABLE DAMAGE NOTED TO OUTSIDE ENTRANCE
The areas of the entryway / entrance will have to be rebuilt. Recommend evaluation by a structural engineer. ALSO THE DOOR INTO THE BASEMENT IS SEALED OFF ON THE INSIDE

Basement Windows - Foundation / Structure
The inspector views the basement window units and reports on the visible condition.

27-I Basement Windows (Type)
GLASS BLOCK

27-II Conditions noted below require routine maintenance and / or minor repair
SATISFACTORY
The basement windows appear to be in satisfactory condition at the time of inspection.

Ventilation (Crawl Space) - Foundation / Structure
The inspector will view ventilation in the crawl space area & report his recommendation.

28-I Crawl Space Ventilation
INSTALLED

28-II Conditions noted below require routine maintenance and / or minor repair
SATISFACTORY
The ventilation appears satisfactory for this amount of crawl space.

Piers / Posts - Foundation / Structure
These main structural members are used to support other structural members. Posts provide support to girders or main beams. Pier (foundation) supports perimeter sill plates. Piers / Posts are integral components of the structural system.

29-I Piers / Posts - Type
METAL
Constructed of metal, these posts are cylindrical and very strong. Screw jack type posts should be used temporarily; the heavier mono-post should be permanently installed.

29-II Conditions noted below require routine maintenance and / or minor repair

SATISFACTORY
The support posts / piers appear to be in satisfactory condition at the time of inspection.

29-III Conditions noted below require some repair and / or close monitoring
MINOR SETTLING / MOVEMENT NOTED PIERS / POSTS
The piers / posts should be closely monitored for further movement and replaced as necessary. If additional movement / settling is detected or noted, a structural engineer should evaluate.

Subfloor - Foundation / Structure

The sub floor is the part of the structure between the floor joists and the finished floor. Materials may be noted.

30-I Subfloor - Type (viewed from below)
WOOD

30-II Conditions noted below require routine maintenance and / or minor repair
SATISFACTORY
Areas of sub floor able to be viewed by the inspector appear to be in satisfactory condition at the time of inspection.

Joists / Sills - Foundation / Structure

The joists are the structural members that travel from sill to sill or beam, which support the sub-floor. The sill plate is on top of the foundation wall. The structure is built on top of the sill plate, floor joists and sub-floor.

31-I Joists / Sills - Type
WOOD

31-II Conditions noted below require routine maintenance and / or minor repair
SATISFACTORY
The joists able to be viewed appear in satisfactory condition at the time of inspection

31-IV Conditions noted below require necessary repair and / or further evaluation by a qualified professional
OTHER
CRACKED JOIST NOTED AND SHOULD BE REPAIRED OR REPLACED

Girder / Beam - Foundation / Structure

This large structural member supports the floor joists. It travels perpendicular to the joists, usually located near the center span of the floor joists.

32-I Girder / Beam - Type
WOOD

32-II Conditions noted below require routine maintenance and / or minor repair
SATISFACTORY
The girder(s) / beam(s) appear to be in satisfactory condition at the time of inspection.

Foundation Floor - Foundation / Structure

The floor is located under the structure, is the area between the foundation walls.

33-I Foundation Floor - Type
CONCRETE

LIMITED VIEW
The inspector has a limited view; conditions reported on are based on areas able to be viewed only.

33-II Conditions noted below require routine maintenance and / or minor repair
SATISFACTORY
Visible area(s) of foundation floor appear to be in satisfactory condition at the time of inspection

33-III Conditions noted below require some repair and / or close monitoring
MINOR CRACKS / SETTLING NOTED
These areas should be closely monitored for moisture and additional movement or settling. If this or damage to foundation walls is detected, a structural engineer should evaluate the floor.

Wall /Ceiling Structure - Foundation / Structure

The inspector is NOT able to view most areas of wall structure. All conditions reported on are areas able to be viewed only.
The wall structure consists of the frame of the house between the sill plate (which rests on the top of the foundation walls, piers, or slab) and the top plate (the roof rafters or trusses rest on the top plate). The wall structure is covered on the outside by the siding and drywall or plaster on the inside. All conditions reported on are based on areas able to be viewed only. The inspector may advise additional investigation is warranted if he/she observes irregularities to the siding and or interior areas, which may indicate a structural issue.

34-I Wall / Ceiling Structure / Framing (Very Limited View)
WOOD

34-II Conditions noted below require routine maintenance and / or minor repair
SATISFACTORY
Areas able to be viewed appear satisfactory at the time of inspection

Moisture - Foundation / Structure

The inspector looks for signs of water / moisture at the time of inspection. It is not always possible to determine if water has entered the basement / crawl space or if it will enter in the future. There are many circumstances that can cause water penetration. Under certain conditions water can enter the basement / crawl space even if a drainage system or water proofing system has been installed. These conditions may not be present at the time of inspection. This inspection addresses water or moisture noted at the time of inspection only.

35-I Moisture

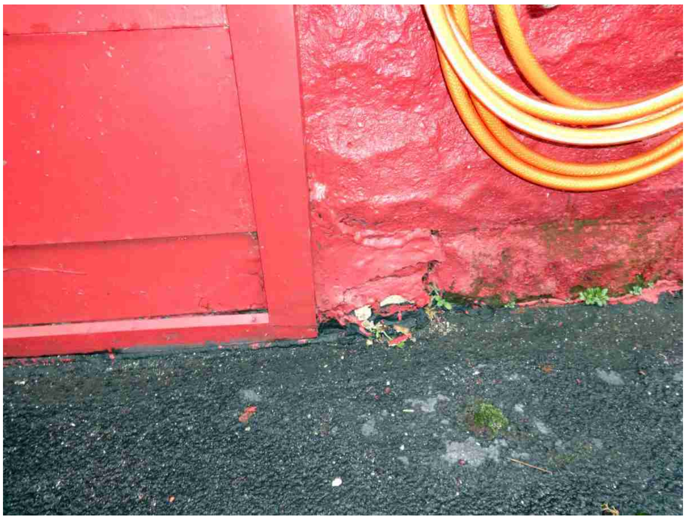
35-II Conditions noted below require routine maintenance and / or minor repair
NONE NOTED AT THE TIME OF INSPECTION
There was no moisture noted in the basement / crawl space at the time of inspection.

Drainage / Sump Pump - Foundation / Structure

Drainage systems are employed around or near foundations. Drainage systems control water / moisture around the foundation that may ultimately impact the structural integrity of the foundation. Water should be controlled around the foundation, either naturally or by mechanical methods (sump pump). Improper or damaged drainage systems can cause water infiltration & damage to the foundation components.

36-I Drainage - Type
FLOOR DRAINS
Floor drains could be connected to the sump pump system, sanitary sewer, or could empty somewhere else. The inspector is unable to determine where the drain empties and if it is open and functioning properly. Closely monitor and if the drain is clogged or damaged, a licensed plumber should evaluate.

LIMITED VIEW
The inspector has a limited view; conditions reported on are based on areas able to be viewed only.



Type / Location / How accessed / Viewed / Condition - Spalling Noted - EXTERNAL
Spalling is the deterioration of the masonry surface. This takes place due to moisture behind the wall. The source of moisture should be located and eliminated.

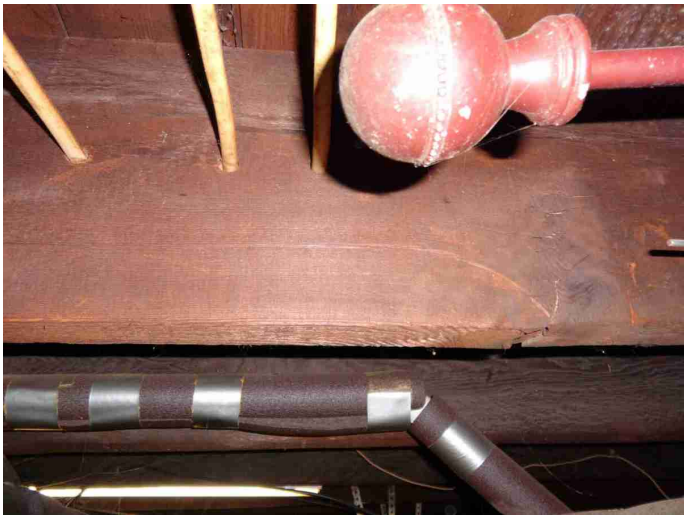
Type / Location / How accessed / Viewed / Condition - Spalling Noted - INTERNAL
Spalling is the deterioration of the masonry surface. This takes place due to moisture behind the wall. The source of moisture should be located and eliminated.

Type / Location / How accessed / Viewed / Condition - Spalling Noted - INTERNAL
Spalling is the deterioration of the masonry surface. This takes place due to moisture behind the wall. The source of moisture should be located and eliminated.

Type / Location / How accessed / Viewed / Condition - Spalling Noted - INTERNAL
Spalling is the deterioration of the masonry surface. This takes place due to moisture behind the wall. The source of moisture should be located and eliminated.

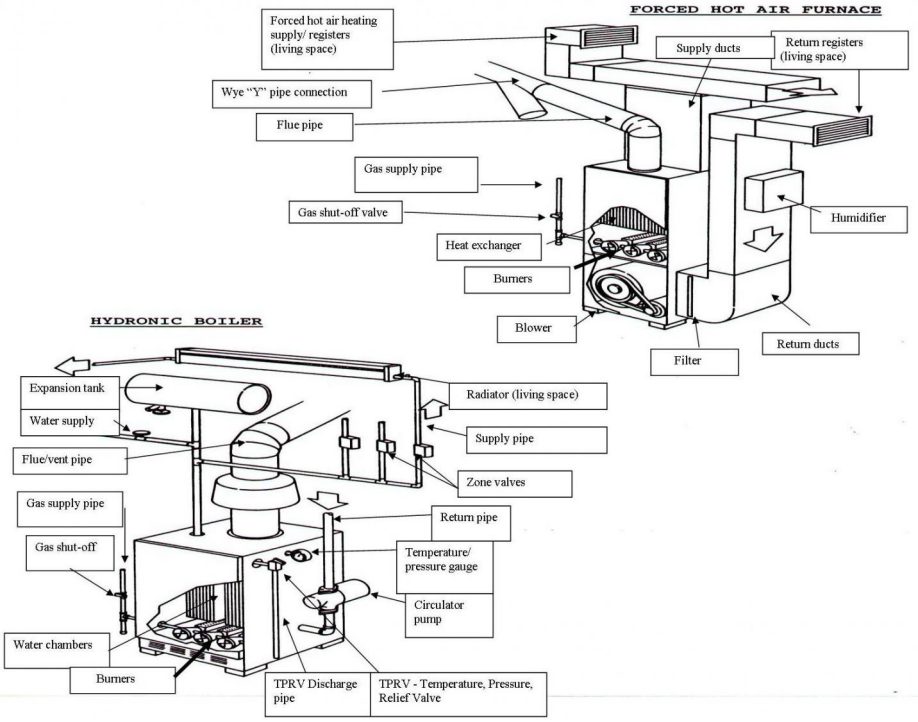
Type / Location / How accessed / Viewed / Condition - Horizontal Cracking - INTERNAL
When a wall begins to bow, horizontal cracks may appear. Even small horizontal cracks may indicate a serious structural problem. If not addressed, and if the wall continues to bow, the integrity of the foundation may be compromised. Recommend immediate evaluation by a structural engineer.

Outside Basement Entrance - CONSIDERABLE DAMAGE NOTED TO OUTSIDE ENTRANCE
The areas of the entryway / entrance will have to be rebuilt. Recommend evaluation by a structural engineer. ALSO THE DOOR INTO THE BASEMENT IS SEALED OFF ON THE INSIDE



Joists / Sills - OTHER
CRACKED JOIST NOTED AND SHOULD BE REPAIRED OR REPLACED

Section 6: Heating



Description

The inspector shall view / inspect (meaning; the examination/viewing of the heating system using normal operating controls and opening readily openable access panels), permanently installed heating systems including: heating equipment, normal operating controls, automatic safety controls, chimneys, flues, vents (limited view of these areas), fuel heating devices, heat distribution systems including fans, pumps ducts & piping, with supports, dampers, insulation, air filters, registers, radiators, fan coil units, convectors, and the presence of an installed heat source in each habitable room. The inspector shall describe the energy source, heating equipment & distribution type, using normal operating controls, open readily accessible panels provided by the manufacturer / installer for routine homeowner maintenance.

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Location / Type / Distribution - Heating System Operation

37-I Location of Main Heating Unit
A - Basement

37-I Type / Distribution
HYDRONIC
This system employs a water circulator to distribute hot water heated in the unit through supply and return pipes to radiators or pipes in the living space

37-II Conditions noted below require routine maintenance and / or minor repair
SATISFACTORY / SERVICEABLE
The unit(s) appear to operate satisfactorily at the time of inspection. The inspector is not conducting a technical analysis of the unit or system. He is basing his opinion on the response of normal operating controls and a visual inspection of the unit.

ANNUAL CLEANING / SERVICING RECOMMENDED
All heating units / systems should be cleaned annually, inspected and evaluated as safe for operation.

37-IV Conditions noted below require necessary repair and / or further evaluation by a qualified professional
OTHER

CONSIDERABLE CORROSION NOTED AT THE BACK-FLOW PREVENTER / EXPANSION TANK

Response - Thermostat / Control / System - Heating

Using normal operating controls, the inspector will activate the unit(s). Multiple zones will be activated. Manual controls usually refer to operating controls on each unit or area. The inspector will report on the response of the unit from these controls. If the inspector has indicated that the unit appears improperly sized for this application, a qualified heating contractor should evaluate. The serviceable life of the unit may be diminished. The inspector is not conducting a technical evaluation of the heating system. The recommendation is based on visual inspection of the unit / dwelling. Fuel type is noted. The BTU's or British Thermal Units are a measurement of heat required to raise the temperature of 1 pound of water 1 degree Fahrenheit.

38-I Thermostat / Location
FIRST FLOOR

38-I BTUs (British Thermal Units)
A
140,000

38-I Fuel Type
NATURAL GAS

38-II Conditions noted below require routine maintenance and / or minor repair
THE UNIT RESPONDED TO THE THERMOSTAT CONTROLS
The unit responded satisfactorily to the thermostat or the controls at the time of inspection.

Flue / Vent Pipe - Heating

The flue and vent pipe carry the flue gasses to the chimney or directly vent to the outdoors. The inspector reports on the visible condition of the vent, flue / chimney pipe on the area(s) able to view.

39-I TYPE (Flue / Vent Pipe)
CHIMNEY VENTED
The flue gasses are vented out of the dwelling through a chimney.

39-I Materials of Flue / Vent
METAL
Most commonly used for units vented to the chimney.

39-II Conditions noted below require routine maintenance and / or minor repair
SATISFACTORY
Connections able to be viewed on the flue/vent pipe appear to be in satisfactory condition at time of inspection.

Supply / Return Ducts / Pipes - Heating

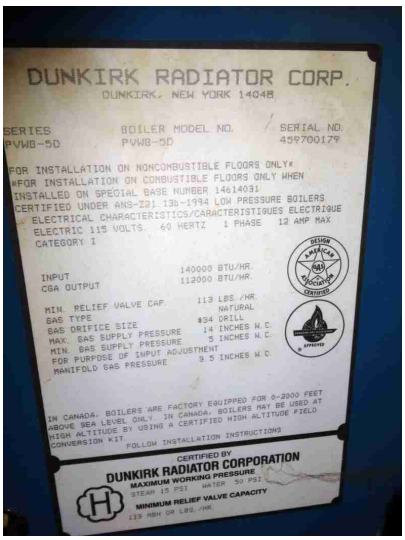
Hot air is delivered to registers in the living space through supply ducts and returned to the unit in return ducts. Pipe (either metal or plastic) is used to deliver hot water or steam to radiators or areas in the living space. Radiant heat employs pipes that travel below or in the floors, walls or ceilings. The inspector has a limited view of many areas of ducts / pipes. Conditions reported on are based on areas able to be viewed only.

40-I Supply / Return / Ducts / Pipes
LIMITED VIEW
The inspector has a limited view; conditions reported on are based on areas able to be viewed only.

40-II Conditions noted below require routine maintenance and / or minor repair
SATISFACTORY
Areas of ducts / pipes able to be viewed appear to be in satisfactory condition at the time of inspection.

40-IV Conditions noted below require necessary repair and / or further evaluation by a qualified professional
UNKNOWN MATERIAL / SUBSTANCE INSULATING DUCTS / PIPES / UNIT RECOMMEND TESTING FOR ASBESTOS
The inspector has indicated that there is an unknown substance / material insulating the ducts or lines. The only way to positively identify this material is to have an approved lab test it for hazardous material including Asbestos. Asbestos is a carcinogen. If Asbestos or another hazardous material is detected, recommend having it properly removed by a qualified environmental company.

Location / Type / Distribution - OTHER
CONSIDERABLE CORROSION NOTED AT THE BACK-FLOW PREVENTER / EXPANSION TANK



Response - Thermostat / Control / System - A
140,000

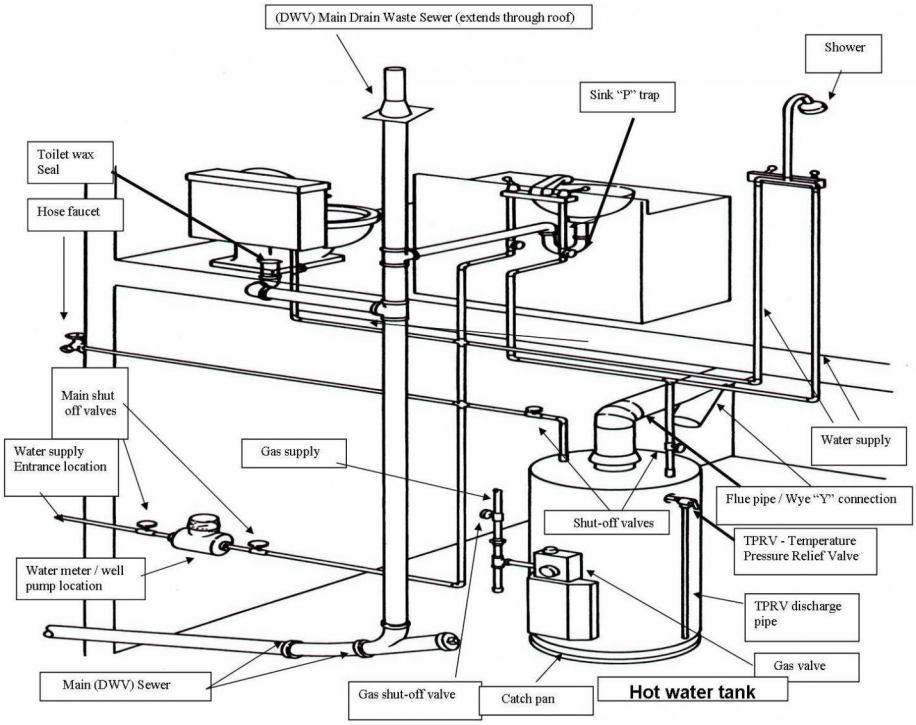
Response - Thermostat / Control / System - THE UNIT RESPONDED TO THE THERMOSTAT CONTROLS

The unit responded satisfactorily to the thermostat or the controls at the time of inspection.

Supply / Return Ducts / Pipes - UNKNOWN MATERIAL / SUBSTANCE INSULATING DUCTS / PIPES / UNIT RECOMMEND TESTING FOR ASBESTOS

The inspector has indicated that there is an unknown substance / material insulating the ducts or lines. The only way to positively identify this material is to have an approved lab test it for hazardous material including Asbestos. Asbestos is a carcinogen. If Asbestos or another hazardous material is detected, recommend having it properly removed by a qualified environmental company.

Section 7: Plumbing



Description

The inspector shall view / inspect interior water supply and distribution system (able to be viewed starting at the entrance / exit of the house) including: piping materials, supports & insulation, fixtures, faucets, functional flow, leaks, cross connections, interior drain, waste, vent system including traps, drain, waste vent piping, piping supports and pipe insulation, leaks, functional drainage, water heating equipment, normal operating controls, automatic safety controls, chimneys, flues, vents that are able to be viewed, fuel distribution systems including, interior fuel storage equipment (if applicable), supply piping, venting & supports, leaks, and sewage ejector pump. The inspector shall describe water supply and distribution piping materials, drain, waste & venting materials, water heating equipment, operate all plumbing fixtures including their faucets.

Table of Contents

Water Source - Plumbing

The inspector notes the source of the water.

41-I Water Source
PUBLIC / MUNICIPAL
The water is supplied to the dwelling from a public entity.

41-I Unit / Location
A - MAIN / PRIMARY DWELLING

41-I Entrance Location
BASEMENT

41-I Materials (Water Supply Pipe)
COPPER
Copper pipe is a desirable durable material for water supply.

GALVANIZED
Galvanized pipe was used in the past for water supply. In time, galvanized pipe will corrode and need replacement. Consult with your inspector.

41-I Size - Water Supply Pipes
3/8 INCH
THE SUPPLY PIPES APPEAR TO BE SEVERELY UNDERSIZED AND NEED TO BE EVALUATED BY A LICENSED PLUMBER

41-III Conditions noted below require some repair and / or close monitoring
APPEARANCE OF UNDERSIZED PIPES NOTED
Undersized / inadequate sized pipes will cause decreased water flow. Many accepted standards recommend 3/4 inch pipe is used in most areas, reducing to 1/2 inch pipe for the furthest two fixtures from the main entrance location; however, this may not be applicable to this dwelling. Recommend evaluation by a licensed plumber.

Water Meter - Plumbing
The water meter measures and records water usage for a particular unit or dwelling. The meter can be located in a variety of areas. If a well pump is noted, the inspector reports on the condition of the well pump at the time of inspection

42-I Water Meter / Well Pump Location
BASEMENT

42-II Conditions noted below require routine maintenance and / or minor repair
SATISFACTORILY INSTALLED
The meter appears to be installed satisfactorily. The inspector cannot determine if the meter is functioning properly.

42-III Conditions noted below require some repair and / or close monitoring
OTHER
PROPERLY SUPPORT THE WATER METER / PIPES

Main Shut-Off Valve - Plumbing
A main shut-off valve should be located where the main water supply pipe enters the dwelling. If functioning properly this valve will shut off all of the water flow. The inspector will not operate this valve; his assessment will be visual only. This section addresses whether a main shut-off valve is present or not and its visible condition at the time of inspection. It is recommended that all dwellings have a main shut off valve.

43-I Main Shut-Off Valve
SHUT-OFF VALVE INSTALLED

43-II Conditions noted below require routine maintenance and / or minor repair
SATISFACTORY
The valve appears to be satisfactorily installed. Note: the inspector does not operate the valve.

Hose Faucets - Plumbing
Hose faucets are located outside and are the water connection for a garden hose.

44-I Hose Faucets
HOSE FAUCET (S) INSTALLED

44-II Conditions noted below require routine maintenance and / or minor repair
OTHER
NOTED TESTED

Drain / Waste / Vent - Sewer - Plumbing
The Drain Waste Vent system or sanitary sewer system carries waste water out of the dwelling and to the municipal sewer or a private (septic) system. The inspector can only report on areas of DWV pipe able to be viewed and located in the dwelling. Many areas of DWV pipe can not be viewed by the inspector, i.e.; between walls, behind finished sections, etc. Functional drain of fixtures is reported on in the interior section.

45-I Sewer Connection - Type
PUBLIC
The main sanitary sewer is connected to a municipal sewer.

45-I Materials of DWV / Sewer
CAST IRON
A durable non-malleable iron carbon alloy. Used widely in many dwellings. The serviceable life of this material can be several years; however, it can corrode with time. Recommend replacing with Polyvinyl Chloride (PVC) as necessary.

METAL
The type of metal normally used for DWV pipe is galvanized pipe. This pipe is durable, however it can corrode with time.Recommend replacing with Polyvinyl Chloride (PVC) pipe as necessary

PVC / PLASTIC
PVC (Polyvinyl Chloride) and other forms of plastic are becoming more popular for residential use. These materials are extremely durable and easy to fabricate. It should be noted that not all municipalities approve PVC /plastic pipe for use with all dwelling types. Recommend checking with the local plumbing inspector for code compliance of this type of pipe.

45-II Conditions noted below require routine maintenance and / or minor repair
SATISFACTORY
All areas of DWV / sewer pipes able to be viewed appear satisfactory at the time of inspection.

45-III Conditions noted below require some repair and / or close monitoring
SLOW DRAIN (S) NOTED
The functional drains of the sanitary sewer appear slow. Recommend evaluation by a licensed plumber. See interior section for functional drain of the individual fixtures. BOTH BATH TUBS, BATHROOM SINKS AND THE LAUNDRY TUBS

Water Heating - Plumbing
The inspector reports on the condition of the water heating equipment at the time of inspection by using normal controls and / or opening the hot water faucet(s) and observing the hot water. The fuel type is noted.

46-I Type of Water Heater
HOT WATER TANK
These units have an average holding capacity of 30-50 gallons. The water is heated by natural gas, propane, oil, or electricity. A control knob on the unit adjusts the temperature of the water.

46-I Fuel Type (Hot Water Heater)
NATURAL GAS

46-I Capacity (Hot Water Tank)
40 Gallon

46-II Conditions noted below require routine maintenance and / or minor repair
OLDER UNIT NEARING END OF SERVICEABLE LIFE
The unit may have responded satisfactorily at the time of inspection. The average expected serviceable life of a hot water tank is between 10 and 12 years. Although the unit may not last 10 years and could last more than 12 years, it is the inspector's opinion that the unit may have to be replaced in the foreseeable future.

Flue / Vent Pipe - Water Heating
The flue / vent pipe carries the flue gases to the chimney or direct vented. The inspector reports on the visible condition of the flue / vent pipe on the areas able to be viewed.

47-I Flue Pipe (Type)
CHIMNEY VENTED
Flue gases are vented out of the dwelling through a chimney

47-I Materials of Vent / Flue
METAL
Most commonly used for units vented to the chimney

47-II Conditions noted below require routine maintenance and / or minor repair
SATISFACTORY
All connections / materials able to be viewed appear satisfactory.

Fuel / Gas Service - Plumbing
The inspector reports on areas of gas / fuel pipe able to be viewed. Many areas can not be viewed, i.e.; between walls, floors,

underground etc. The inspector is also not performing a pressure test on the system. It is outside the scope of this home inspection to check for gas leaks. However visible gas leaks or the presence of a gas odor will be reported.

48-I Type of Fuel
NATURAL GAS
Supplied from the public utility company or well. Entering the house through piping.

48-I Entrance Location (Fuel)
BASEMENT

48-I Meter Location (Fuel)
BASEMENT

48-I Materials (fuel)
BLACK IRON PIPE
This type of pipe is most recommended for gas service.

GALVANIZED
Galvanized pipe is very strong but can rust over time. Also, the zinc galvanized coating can flake off and travel to the appliances. This can cause clogging in the units burner assembly. Closely monitor this pipe and the appliances it supplies. Replace as necessary with black iron pipe.

CSST (Corrugated Stainless Steel Tubing)
Stainless steel tubing used for natural gas and propane. CSST must be installed by a qualified contractor. Consult with your inspector.

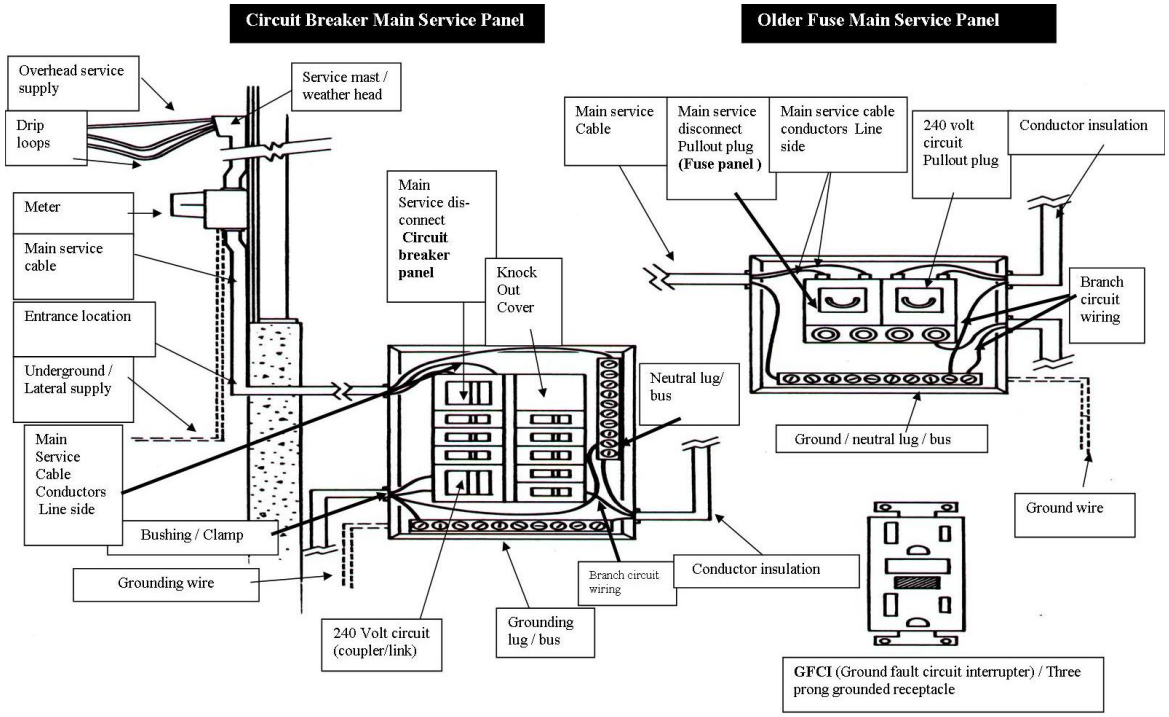
48-II Conditions noted below require routine maintenance and / or minor repair
SATISFACTORY
Areas of gas pipes able to be viewed appear satisfactory at the time of inspection.

Water Source - 3/8 INCH
THE SUPPLY PIPES APPEAR TO BE SEVERELY UNDERSIZED AND NEED TO BE EVALUATED BY A LICENSED PLUMBER

Water Heating - 40 Gallon

Fuel / Gas Service - BASEMENT

Section 8: Electric



Description

The inspector shall view / inspect (meaning; the examination/viewing of able to be viewed electrical components opening readily openable access panels), service entrance conductors, service equipment, grounding equipment, main over current protection device, main distribution panels, amperage and voltage of the service (if able to be determined), branch circuit conductors and their over current protection devices, the compatibility of their amperage and voltages, the operation of a representative number of installed lighting fixtures, switches and receptacles, the polarity and grounding of all receptacles within six feet of interior plumbing fixtures, a representative number of receptacles in the garage or carport, and on the exterior of inspected structures, and the operation of Ground Fault Circuit Interrupters and Arc Fault Circuit Interrupters (using the “test / reset” buttons). The inspector shall describe the service amperage and voltage (if able to be determined), service entry conductor materials (if able to be viewed), service type as being overhead or underground, location of main and distribution panels, and report any visual unsatisfactory branch circuit wiring.

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Electric Supply / Main Service Cable Condition - Electric

49-I Service Supply / Location
A- MAIN

49-I Main Service Supply Type
OVERHEAD
The electric main service cable travels over head, from an electric pole.

49-I Meter Location (Electric)
OUTSIDE
2 - UPPER / LOWER

49-I Main Service Cable Conductor - Type
ALUMINUM

Commonly used for main service cable conductors. Older aluminum wiring is normally not recommended for some branch circuits; however, it is approved in sizes no smaller than size # 8 AWG stranded and # 6 AWG solid. Most main service conductors are at least this size or larger. Recommend evaluation of all aluminum branch circuits smaller than #8 AWG stranded and #6 AWG solid by a licensed electrician.

49-II Conditions noted below require routine maintenance and / or minor repair
SATISFACTORY
The exterior condition of the main service cable able to view appear to be in satisfactory condition.

Main Electric Service Disconnect - Electric Service

The main service disconnect(s) will turn off all of the electricity to the dwelling or area.

50-I Location of Main Service Disconnect
MAIN SERVICE PANEL (With Branch Circuits)
The main service disconnect is located in the same panel as the branch circuits.

50-I Main Service Disconnect - Type
CIRCUIT BREAKER
Circuit breakers are switches that automatically interrupt the flow of electricity to a circuit. A main circuit breaker will interrupt the flow of electricity to the entire service, or all of the branch circuits.

50-II Conditions noted below require routine maintenance and / or minor repair
SATISFACTORY
The main service cable and main service disconnect appears satisfactory at the time of inspection. The inspector will not normally disengage the service. The condition of the main service disconnect is visual only.

Service Size - Electric Service

The main service is measured in units called amperes and voltage. Amperes is a unit for measuring the strength of an electric current, equal to a flow of one coulomb per second. Most municipalities recommend a minimum of 100 amperes per service. Some recommend 150 Amperes. Voltage is an electromotive force or potential difference expressed in volts. Some older services are rated for 120 volts. Most new services are rated for 240-volt service. Large electric appliances such as stoves, clothes dryers, central air conditioning units, etc..require 240-volt service. If the inspector is not able to determine the amperage or voltage, it is so noted.

51-I Size of Service
B - 100 Amperes / 240 Volts

51-II Conditions noted below require routine maintenance and / or minor repair
SATISFACTORY (Service Size)
The service appears adequate for this dwelling. If additional electric service is required due to increased usage, the service may have to be updated to a larger amperage / voltage by a licensed electrician.

Service Panels / Type / Condition - Electric Service

The main service panel is a cabinet or board which houses the main service disconnect, and may house branch circuit disconnects and branch circuit wiring to the individual circuits. A sub-panel is another service panel that is supplied by the main service panel. The sub panel also contains branch circuit disconnects and wiring to branch circuits. Branch circuit disconnects are normally circuit breakers or fuses located in the service panels. 240 volt circuits are large (double pole) circuits required for most central air conditioning units, electric stoves, ranges, pools, etc.

52-I Main Service Panel(s) / LOCATION
A - Basement

52-I Branch Circuit Disconnects (MAIN Service Panel)
CIRCUIT BREAKER
An over current protection device that is an automatic switch that interrupts the flow of electricity to a branch circuit when it becomes overloaded. Most desired type of disconnect.

52-I SUB-PANEL (Location)
J - Location
GARAGE - POWER WAS OFF AT THE TIME OF THE INSPECTION

52-I SUB - PANEL (Branch Circuit Disconnects)
CIRCUIT BREAKER

An over current protection device that is an automatic switch that interrupts the flow of electricity to a branch circuit when it becomes overloaded. Most desired type of disconnect.

52-III Conditions noted below require some repair and / or close monitoring
OTHER
SUB PANEL IN THE GARAGE IS MISSING ROMEX END AND NEEDS TO BE REPAIRED BY A LICENSE ELECTRICIAN

52-IV Conditions noted below require necessary repair and / or further evaluation by a qualified professional
OVER FUSING / (Amperage of over current protection device exceeds wire conductor capacity)
The fuse or circuit breaker is not sized correctly for the branch circuit conductors it is protecting. This may cause overheating and possibly a fire. Recommend immediate evaluation and repair by a licensed electrician. If fuses are present, a licensed electrician could install “S” type fuses. This will ensure the correct size fuse is used. THERE ARE TWO OVER FUSING CONDITIONS NOTED. ONE IN EACH ELECTRIC PANEL

Wiring (Branch Circuit) - Electric

The wiring traveling through the dwelling to receptacles and switches are called branch circuits. The inspector reports on wires / disconnects able to be viewed only. There are many areas that the branch circuits can not be viewed, i.e.; between floors and walls.

53-I Branch Circuit Wiring - Type / Condition
COPPER
This material is the most desired conductor of electricity

53-I 240 Volt Circuits
240 Volt Circuits NOT NOTED

53-II Conditions noted below require routine maintenance and / or minor repair
SATISFACTORY
Areas able to be viewed appear satisfactory at the time of inspection.

DAMAGED / MISSING OUTLET / SWITCH COVERS
The covers should be replaced for safety reasons. Exposed receptacles / switches could lead to electric shock.

53-III Conditions noted below require some repair and / or close monitoring
INSTALL THREE PRONG GROUNDED RECEPTACLES
Many older electric service receptacles are two prong non-grounded receptacles. Grounded receptacles provide safety by providing a path if a fault occurs in a circuit. Many modern appliances will only plug into three prong grounded receptacles. A licensed electrician should properly wire / install three prong grounded receptacles as necessary or recommended.

OPEN GROUNDS NOTED
A licensed electrician should evaluate and properly ground all receptacles. If older two prong receptacles are noted, a licensed electrician may have to replace the supply wires in order to properly ground them.

INSTALL ADDITIONAL RECEPTACLES / SWITCHES (if desired)
When this dwelling was built, the amount of switches / receptacles were adequate. It may be necessary to install additional switches / receptacles for convenience. NUMEROUS EXTENSION CORDS NOTED IN THE BEDROOMS INDICATING THE LACK OF ELECTRICAL RECEPTACLES.

Conductor Insulation - Branch Circuits - Electric

The insulation around the conductors protect the bare wires. If the insulation frays or becomes damaged, the bare wire will become exposed. This can be a potentially dangerous condition and should be repaired by a licensed electrician. The inspector reports on areas of insulation able to be viewed only. Many areas are unable to view, (in walls, floors etc...)

54-I Conductor Insulation - Branch Circuits - Type / Condition
NON METALLIC (NM)
This wire insulation is a plastic based material.

CLOTH
Older branch circuits had cloth insulation. These branch circuits should be closely monitored for dry rot and replaced as necessary.

54-II Conditions noted below require routine maintenance and / or minor repair
SATISFACTORY
Areas of conductor insulation able to be viewed appear satisfactory.

54-III Conditions noted below require some repair and / or close monitoring
SOME DRY ROT NOTED TO INSULATION ON BRANCH CIRCUIT(S)
The insulation in these areas should be closely monitored for further dry rot, fraying, or damage and replaced as necessary by a licensed electrician.

GFCI (Ground Fault Circuit Interrupters) - Electric

GFCI's or ground fault circuit interrupters detect a small fault in the circuit and interrupt it in approximately 1/40 of a second. They are recommended in bathrooms, kitchens, laundry areas, basements, garages, outdoors, and in close proximity to a water source or damp location

55-I Ground Fault Circuit Interrupters (GFCI)

55-II Conditions noted below require routine maintenance and / or minor repair
GFCI's TESTED RESPONDED TO THE TESTING EQUIPMENT / OR TEST / RESET BUTTON ON THE RECEPTACLE and / or CIRCUIT BREAKER
The inspector used a tester or the test-reset button on the receptacle and / or the circuit breaker that simulated a ground fault and the units tested responded satisfactorily. SECOND FLOOR KITCHEN, AND FIRST FLOOR BATHROOM

55-III GFCI's SHOULD be installed in the following areas:
KITCHENS
GFCI's Should be installed in the kitchen

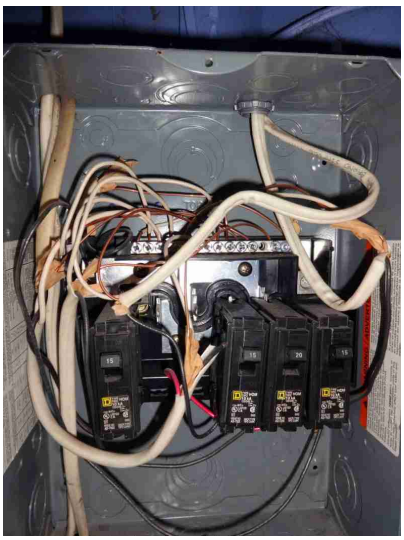
BATHROOMS
GFCI's should be installed in the bathrooms.

BASEMENTS
GFCI's should be installed in the basements

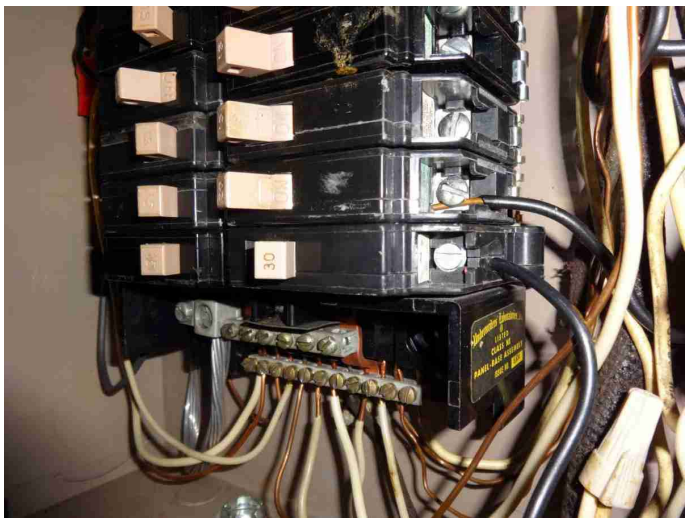
LAUNDRY AREA
GFCI's should be installed in the laundry area.

GARAGES
GFCI's should be installed in the garages

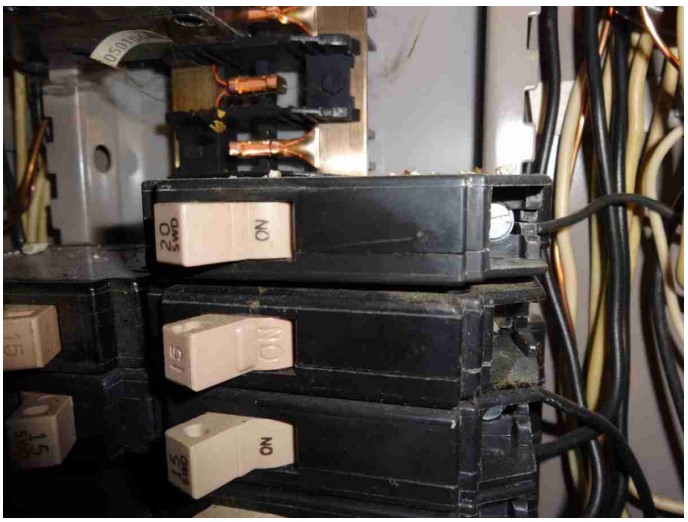
OUTDOORS
GFCI's should be installed outdoors.



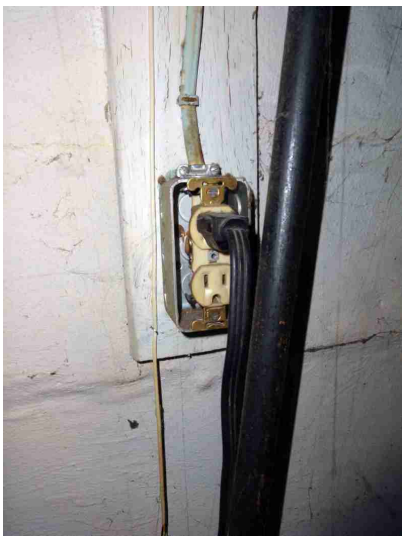
Service Panels / Type / Condition - J - Location
GARAGE - POWER WAS OFF AT THE TIME OF THE INSPECTION



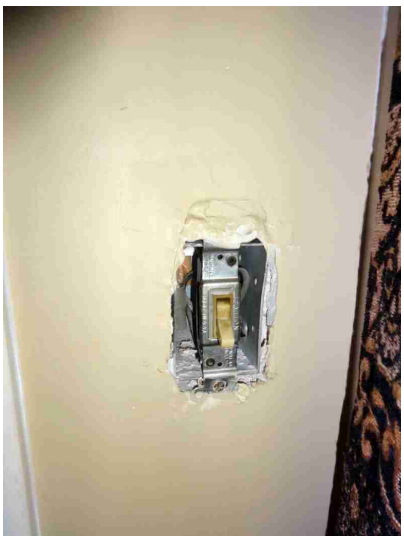
Service Panels / Type / Condition - OVER FUSING / (Amperage of over current protection device exceeds wire conductor capacity)
The fuse or circuit breaker is not sized correctly for the branch circuit conductors it is protecting. This may cause overheating and possibly a fire. Recommend immediate evaluation and repair by a licensed electrician. If fuses are present, a licensed electrician could install “S” type fuses. This will ensure the correct size fuse is used. THERE ARE TWO OVER FUSING CONDITIONS NOTED. ONE IN EACH ELECTRIC PANEL



Service Panels / Type / Condition - OVER FUSING / (Amperage of over current protection device exceeds wire conductor capacity)
The fuse or circuit breaker is not sized correctly for the branch circuit conductors it is protecting. This may cause overheating and possibly a fire. Recommend immediate evaluation and repair by a licensed electrician. If fuses are present, a licensed electrician could install “S” type fuses. This will ensure the correct size fuse is used. THERE ARE TWO OVER FUSING CONDITIONS NOTED. ONE IN EACH ELECTRIC PANEL



Wiring (Branch Circuit) - DAMAGED / MISSING OUTLET / SWITCH COVERS
The covers should be replaced for safety reasons. Exposed receptacles / switches could lead to electric shock.



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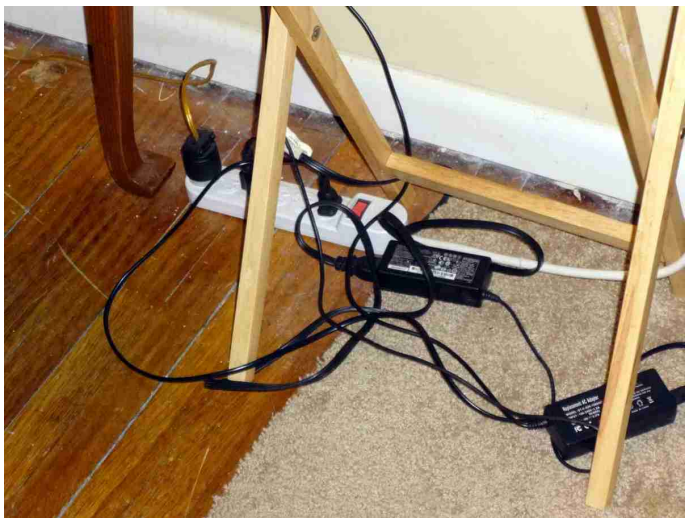
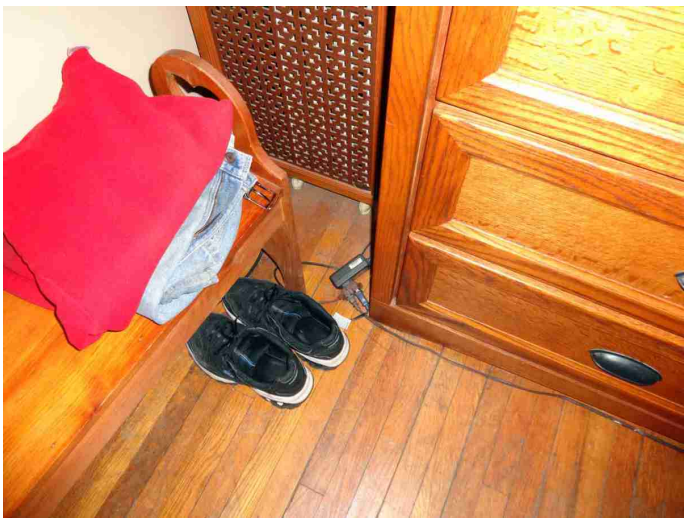


Wiring (Branch Circuit) - INSTALL ADDITIONAL RECEPTACLES / SWITCHES (if desired)

When this dwelling was built, the amount of switches / receptacles were adequate. It may be necessary to install additional switches / receptacles for convenience. NUMEROUS EXTENSION CORDS NOTED IN THE BEDROOMS INDICATING THE LACK OF ELECTRICAL RECEPTACLES.



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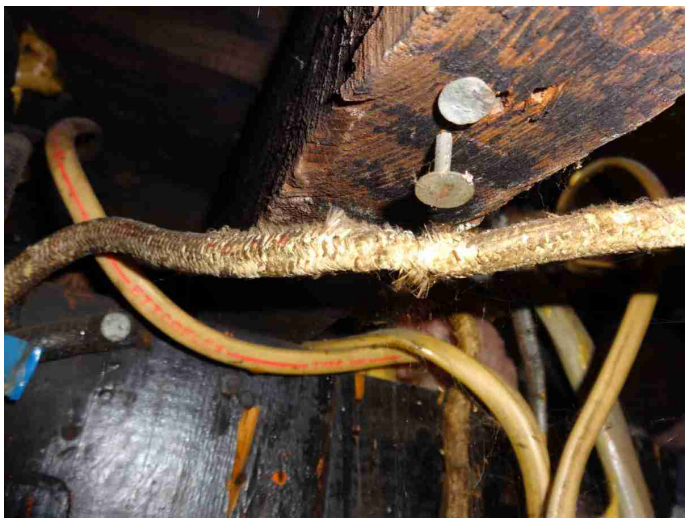
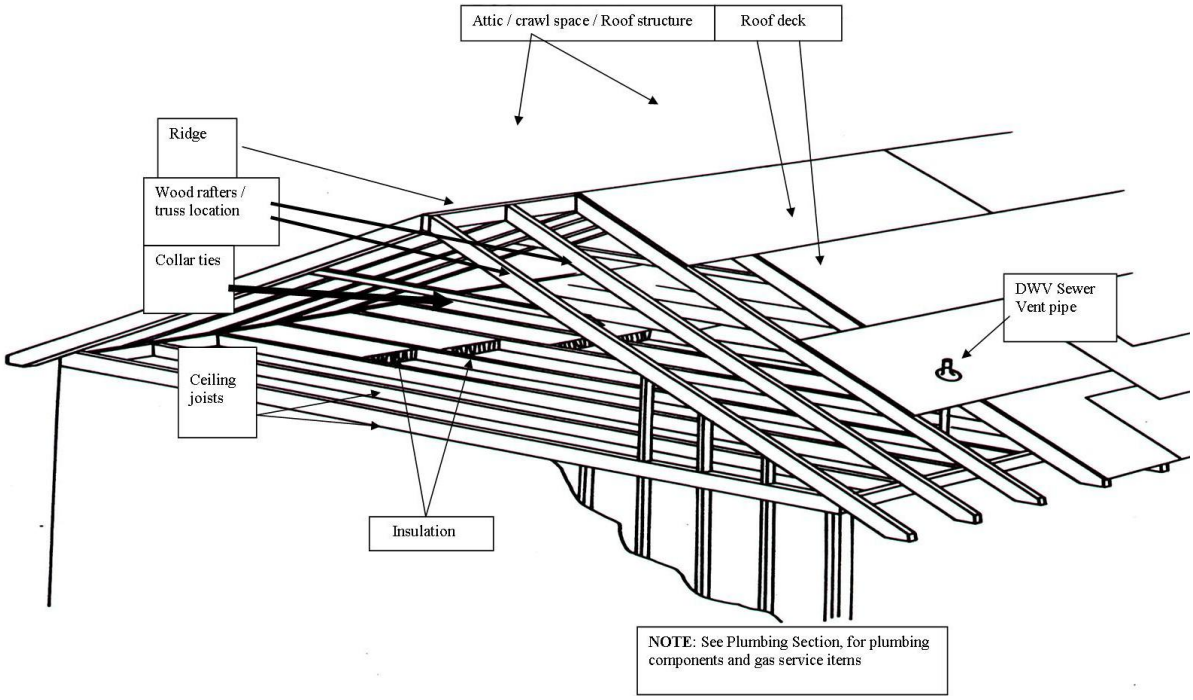


Conductor Insulation - Branch Circuits - SOME DRY ROT NOTED TO INSULATION ON BRANCH CIRCUIT(S)
The insulation in these areas should be closely monitored for further dry rot, fraying, or damage and replaced as necessary by a licensed electrician.

Section 9: Interior



Description

The inspector will view / inspect, interior components including walls, ceilings, floors, steps, stairways, balconies, railings, counters, a representative number of cabinets, and a representative number of doors and windows. The inspector will operate a representative number of primary windows and interior doors, report signs of water penetration into the building, or signs of harmful condensation on building components in areas able to be viewed.

Table of Contents

Kitchen - Location / Condition - Sink, Counter Top, Cabinets - Interior

The inspector visually inspects the kitchen area and components for condition.

56-I Kitchen Location / Condition - Sink, Faucet, Cabinets, Countertop
A - MAIN (Kitchen) / First Unit

56-II Conditions noted below require routine maintenance and / or minor repair
A) Satisfactory
Kitchen components appear in satisfactory condition.

56-III Conditions noted below require some repair and / or close monitoring

SPRAYER (Unsatisfactory)
The sprayer should be replaced to avoid potential leaks around the sink area. LOWER SINK

HARDWARE MISSING / DAMAGED
The hardware should be repaired or replaced to avoid damage.

56-IV Conditions noted below require necessary repair and / or further evaluation by a qualified professional
LEAK NOTED
A licensed plumber should repair the leak. UPPER SINK SPRAYER

Kitchen Ventilation / Range Hood / Stove Connection - Kitchen

The inspector observes the type & operation of kitchen ventilation. It is normally recommended that a range hood or other mechanical ventilation is installed and vent to the outside if possible. The inspector may note the type of stove connection as a convenience.

57-I Kitchen Ventilation
UNKNOWN VENTING
The inspector is unable to determine where the vent terminates. LOWER

57-I Stove Connection
NATURAL GAS
BOTH

57-III Conditions noted below require some repair and / or close monitoring
INSTALL A RANGE HOOD (if desired or possible)
A range hood could be installed if desired or possible to increase the ventilation in the kitchen. SECOND FLOOR

57-IV Conditions noted below require necessary repair and / or further evaluation by a qualified professional
UNSATISFACTORILY VENTILATION
The current ventilation is not responding properly or adequately. Additional ventilation should be installed in the kitchen. FIRST FLOOR RANGE HOOD WOULD NOT OPERATE

Floor Covering - Kitchen

The inspector views the floor and covering. Certain conditions may be present under the floor covering, (deteriorated / damaged sub floor) that the inspector will not be able to view unless the floor covering is removed. The inspector can only report on areas he can view at the time of inspection. If movement is noted, then further evaluation is recommended.

58-I Floor Covering (Kitchen) - Type
VINYL
LOWER

LAMINATE
UPPER

58-II Conditions noted below require routine maintenance and / or minor repair
SATISFACTORY
Areas able to be viewed appear satisfactory at the time of inspection.

58-III Conditions noted below require some repair and / or close monitoring
MINOR DAMAGE / CRACKING NOTED
These areas should be repaired or replaced to prevent further damage.

Bathrooms - Bathtub / Shower / Toilet / Vanity / Sink / Faucet - Bathrooms

The inspector views the bathroom areas. The functional water flow and functional drain is observed.

59-I Bathroom Location / Condition - Bathtub / Shower - Vanity - Sink / Faucet
A - First Floor

B - Second Floor

59-II Conditions noted below require routine maintenance and / or minor repair
SATISFACTORY
The bathroom components noted appear satisfactory at the time of inspection.

59-III Conditions noted below require some repair and / or close monitoring
SLOW DRAIN NOTED IN BATHTUB / SHOWER
A licensed plumber should evaluate and clean the drain(s) in this area. LOWER

CAULK NEEDED IN AREAS
Caulk should be applied in areas to prevent water penetration and preserve components. BOTH BATH TUBS

TUB DRAIN STOP (Unsatisfactory)
The drain stop did not respond satisfactorily at the time of inspection. It should be repaired / replaced. UPPER BATH TUB

SOME DIMINISHED WATER FLOW
Recommend further evaluation by a licensed plumber.

DETERIORATED SINK TRAP / PIPE
The sink trap / pipe should be closely monitored for leaks. Recommend replacing with PVC (Polyvinyl chloride) pipe as necessary.
UPPER BATHROOM SINK

SLOW DRAIN
The drain should be evaluated / cleaned by a licensed plumber. BOTH BATHROOM SINKS, LOWER BATHTUB

Bath Ventilation - Bathrooms

Proper ventilation is important for moisture and mildew control. Under most circumstances an operating window or a mechanical exhaust fan is sufficient. The inspector will observe the operation of the exhaust fan / window if present.

60-I Bathroom Ventilation - Type / Operation
WINDOW
UPPER

EXHAUST FAN
BOTH

EXTERNALLY VENTED
The vent exhausts to the outside (desired). LOWER

Floor - Type / Condtition - Bathrooms

The inspector views the floor & floor covering and reports on the condition at the time of inspection. The inspector will not be able to view the sub floor due to the floor covering. Conditions reported on are based on areas able to be viewed only.

61-I Bathroom Floor - Type / Condition
VINYL
UPPER

LAMINATE
LOWER

61-II Conditions noted below require routine maintenance and / or minor repair
SATISFACTORY
The floor covering appears to be in satisfactory condition at the time of inspection.

61-III Conditions noted below require some repair and / or close monitoring
MINOR DAMAGE NOTED TO FLOOR / COVERING
The damaged area should be repaired / replaced. Further investigation is warranted to determine the cause of the damage.

Laundry Room / Area / Ventilation - Interior

The inspector will report on the visible condition of the laundry room / area and ventilation at the time of inspection. Proper ventilation is important for moisture / mildew reduction. Under most circumstances an operating window or a mechanical exhaust fan is sufficient. The inspector will observe the operation of the exhaust fan or window if present.

62-I Laundry Area - Unit
A - Main

62-I Laundry Area Location - Condition / Ventilation
BASEMENT

62-I Clothes Dryer Connection Type
Natural Gas

62-II Conditions noted below require routine maintenance and / or minor repair
SATISFACTORY
The laundry room / area appear to be in satisfactory condition at the time of inspection.

62-III Conditions noted below require some repair and / or close monitoring
SLOW DRAIN
The drain should be evaluated and cleaned by a licensed plumber.

INSTALL GFCI's (Ground fault circuit interrupters)
GFCI's should be installed for safety. Ground fault circuit interrupters detect a fault in the electric circuit. It will stop the flow of electricity to the receptacle limiting the chance of electrocution. Recommend a licensed electrician install GFCI's.

DIMINISHED WATER FLOW
Recommend a licensed plumber evaluate the system and determine the cause of the diminished water flow.

Doors - Interior
The inspector views a representative number of interior doors and condition / operation at the time of inspection.

63-I Interior Doors - Condition

63-II Conditions noted below require routine maintenance and / or minor repair
SATISFACTORY
The doors appeared to be and operate in satisfactory condition at the time of inspection.

63-III Conditions noted below require some repair and / or close monitoring
HARDWARE / LOCKSET NEEDS ADJUSTMENT
The hardware / locking mechanism should be repaired / replaced to ensure proper operation of the unit(s).

Wall / Ceiling Coverings - Interior
Walls and Ceilings are considered plaster / drywall / wood. The inspector does not inspect or report on wallpaper or other coverings that are not permanently installed. The inspector visually examines areas of the walls and ceiling able to be viewed for damage, cracks, and moisture and reports on the condition at the time of inspection. Tiles or other coverings will not be removed

64-I Interior Wall / Ceiling - Type / Condition
PLASTER / DRYWALL

WOOD COVERED

TILED
The inspector may not be able to see behind tiled areas. Tiles will not be removed.

OTHER
WALL PAPERED

64-II Conditions noted below require routine maintenance and / or minor repair
SATISFACTORY
The wall coverings appear to be in satisfactory condition.

64-III Conditions noted below require some repair and / or close monitoring
MINOR - CRACKS / NAIL / PERFORATIONS / DAMAGE
These areas should be patched / repaired, primed and painted.

Moldings / Trim - Interior
The inspector views and reports on the condition of the moldings and trim able to be viewed.

65-I Interior Moldings / Trim - Condition

65-II Conditions noted below require routine maintenance and / or minor repair
SATISFACTORY
Moldings and trim able to be viewed appear to be in satisfactory condition.

65-III Conditions noted below require some repair and / or close monitoring
MINOR DAMAGE / PAINT / STAIN AREAS
Areas are in need of some repair and / or paint and stain.

Floor / Coverings - Interior

The inspector views the floors and coverings (not already reported on) and reports on their condition at the time of inspection. There are many areas of sub-floor and floor coverings that are unable to be viewed, i.e.; furniture placement, carpet, floor coverings, etc. The inspector reports on areas able to be viewed.

66-I Floors / Coverings - Type / Condition
CARPETED

VINYL

LAMINATE

66-II Conditions noted below require routine maintenance and / or minor repair
SATISFACTORY
Areas of floors and floor coverings able to be viewed appear to be in satisfactory condition. Unless the dwelling is vacant, the inspector has a very limited view of the floor and coverings.

66-III Conditions noted below require some repair and / or close monitoring
SOME WEAR NOTED IN AREAS
Areas of floor or floor coverings are showing signs of wear. Replace as necessary.

Windows (Interior View) - Interior

The inspector views the windows from the inside of the dwelling & reports on the condition at the time of inspection. The inside view and condition may differ from the outside. Refer to exterior section for external condition of the window units.

67-I Windows - Materials / Condition
WOOD

VINYL / ALUMINUM CLAD
The windows are covered or cladded in Vinyl or Aluminum. The frames may be wood, vinyl, aluminum, fiberglass, or another material.

67-II Conditions noted below require routine maintenance and / or minor repair
SATISFACTORY
The windows appear to be in satisfactory condition. The inspector operated at least one window in each room and these windows operated satisfactorily. THE NEWER REPLACEMENT WINDOWS

67-III Conditions noted below require some repair and / or close monitoring
ADJUSTMENT / SOME REPAIR NEEDED / DIFFICULT TO OPERATE
The unit(s) should be adjusted, and hardware repaired in order to ensure proper operation.

PAINTED SHUT
The units can not be operated and evaluated properly because they are painted shut.

GLAZING NEEDED
Glazing putty is applied around the glass; it holds the glass in place and seals against air leaks.

67-IV Conditions noted below require necessary repair and / or further evaluation by a qualified professional
GLASS DAMAGE
A qualified contractor should replace the glass.

EVIDENCE OF LEAK(S) (Air / Water)
The weather-stripping or weather seal should be replaced in order to maintain a proper air / water seal.

REPLACE UNIT(S)
Unit(s) are in need of replacement. Recommend installing insulated window units.

Stairways - Interior

The inspector views the stairs and reports on their condition at the time of inspection. The inspector can only report on areas and components of the stairs that can be viewed, i.e.: carpet covered, enclosed, etc.

68-I Stairways (Interior) - Location / Condition
A - BASEMENT

B - ATTIC

C - SECOND FLOOR

68-II Conditions noted below require routine maintenance and / or minor repair
SATISFACTORY
The stairs and components able to be viewed appear to be in satisfactory condition at the time of inspection.

68-IV Conditions noted below require necessary repair and / or further evaluation by a qualified professional
INSTALL HANDRAILINGS
Hand railings should be installed on all staircases. BASEMENT AND FIRST FLOOR

Heat / Cooling Source - Interior

The inspector views the registers / radiators and reports on the visible condition of these components. The inspector also looks for a permanently installed heat / cool source in every habitable room. The inspector is not conducting a technically exhaustive inspection and an adequacy evaluation.

69-I Heat / Cooling Source

69-II Conditions noted below require routine maintenance and / or minor repair
SATISFACTORY
The heat source / cooling returns appear to be in satisfactory condition at the time of inspection.

Fireplace / Wood Stove / Chimney - Interior

This home inspection does not certify the fireplace / wood stove / flue liner as safe for operation or for wood burning. The report is based on the visible condition of individual components and their condition at the time of inspection. We strongly recommend evaluation by a qualified professional to certify that the unit is safe for operation PRIOR to using. A faux (fake) unit indicates that it can NOT be used as a wood / fuel burning fireplace.

70-I Fireplace Type / Location / Condition of Components
NOT NOTED

Damper - Fireplace

The inspector views the damper and reports on its condition. The damper should operate easily & fully open / close. When open, the damper should not obstruct the flue gases traveling from the firebox to the flue pipe / chimney.

71-I Damper - Operation / Condition
N/A

Smoke Detectors - Interior

The inspector is not conducting a technical evaluation of the smoke detectors. The inspector's evaluation of the unit(s) is limited to the response of the test button. The power supply for smoke detectors may be battery powered, or hardwired directly into the main electric system of the house. Most electric units also have battery back up. NOTE; Smoke detectors should be installed on the ceilings of all bedrooms, common areas and all levels of the dwelling.

72-I Smoke Detectors - Response

72-III Conditions noted below require some repair and / or close monitoring
INSTALL SMOKE DETECTORS
The inspector has indicated that smoke detectors should be installed on the ceilings of all bedrooms, in all levels of the dwelling, basement, and garage. (NOTE: recommend checking with the local fire inspector for locations mandated for the municipality the house is located in). Follow manufactures instructions regarding proper placement of smoke detectors.

Carbon Monoxide Detectors - Interior

The inspector is not conducting a technical evaluation of the Carbon Monoxide detectors. The inspector's evaluation of the unit(s) is limited to the response of the test button. The power supply for Carbon Monoxide detectors may be battery powered, hardwired directly into the main electric system of the house, and plug in units that plug directly into a receptacle. Carbon Monoxide detectors should be installed on each level of the living space in unobstructed air space, and no closer than 15 feet from fuel burning appliances. Follow manufactures recommendations regarding placement of Carbon Monoxide detectors. Some experts recommend placing near a forced hot air register in a bedroom. If the heat exchanger should fail, Carbon Monoxide will travel through the duct work to the register.

73-I Carbon Monoxide Detectors - Response

73-III Conditions noted below require some repair and / or close monitoring

INSTALL CARBON MONOXIDE DETECTORS

Carbon Monoxide detectors should be installed on all levels of the house in unobstructed air space, and no closer than 15 feet from fuel burning appliances.

Structure / Attic / Crawl Space & Ventilation - Interior

The inspector views the attic / crawl space and reports on the condition and visible ventilation at the time of inspection. In many instances, the inspector's view will be limited. The conditions noted are based on areas able to be viewed only. The inspector notes how the attic was accessed / viewed. The inspector also views visible structural components of the roof and ceiling from the attic / crawl space and reports on the type of structure and visible condition of the components. In many instances, the inspector will have a limited view of these components. Conditions noted are based on areas able to be viewed, at the time of inspection

74-I Structure - Attic / Crawl Space & Ventilation - How Viewed

LIMITED VIEW

The inspector has a limited view; conditions reported on are based on areas able to be viewed only.

ENTERED

The inspector was able to enter the attic / crawl space area.

74-I Location of Attic / Crawl Space

THIRD FLOOR

74-I Structure Type (Viewed From Attic)

WOOD RAFTERS

The members extending from the wall top plate to the ridge. The rafters support the roof deck.

WOOD DECK

The deck is composed of wood board laid horizontally across the rafters / trusses. The boards could be tongue and groove or butted together. If cedar shingles are noted, the boards are usually spaced and not butted together.

CEDAR SHINGLES NOTED UNDER CURRENT COVERING

Cedar shingles were used for roof covering in past years. Cedar shingles are still used in certain applications. Older Cedar shingles may be covered with another roof covering. If this is the case, they will have to be removed before another roof covering is installed. This may also require roof deck sheathing.

74-II Conditions noted below require routine maintenance and / or minor repair

SATISFACTORY

Areas able to be viewed appear satisfactory at the time of inspection.

74-III Conditions noted below require some repair and / or close monitoring

INSTALL / REPAIR HANDRAILINGS

The hand railings should be repaired / replaced or installed for safety reasons.

Insulation - Interior

Insulation is used to avoid heat / cool loss. The inspector reports on areas of insulation able to be viewed at the time of inspection and the location of the insulation. The efficiency or R-value of the insulation is not determined. Generally, thicker insulation will have a higher R-value (resistance) or insulation value for that particular material. The inspector may not be able to determine the presence of insulation, however, insulation may be installed in areas not able to be viewed by the inspector, (ex; behind walls, in an inaccessible attic, etc.). A qualified insulation contractor should install / repair insulation when noted by the inspector. Without training and proper protective gear, some types of insulation can be harmful, and an irritant.

75-I Insulation - Location / Type / Vapor Barrier

UNABLE TO DETERMINE PRESENCE OF INSULATION
The inspector was not able to determine if insulation was installed.

75-I Type of Insulation

75-I Vapor Barrier

75-II Conditions noted below require routine maintenance and / or minor repair
RECOMMEND INSTALLING ADDITIONAL INSULATION
The inspector has noted that it may be advantageous to add additional insulation.

Comments / Information

Attachments / Additional Reports

Please see the following pages to view any additional reports or information from the inspector.

OPEN GROUND: Ungrounded electrical receptacle

- **What is an "Open Ground" at an electrical receptacle?**

  When a grounding receptacle (three-holed type receptacle) does not actually have a grounding conductor. This may mean a missing or unconnected grounding conductor at the receptacle, or one missing at an "upstream" receptacle.

- **What is the concern about an "open ground"?**

  The reason this is unsafe is that although the receptacle appears to be grounded, it is not. Thus plugging in a three-prong cord which requires a grounding conductor for safety creates a potentially unsafe condition.

  Most modern homes now have three-wire receptacles that accommodate electrical cords with three-prong plugs. The third prong provides a path to ground along which the electric current travels. Most major appliances, such as stoves, refrigerators, and computers, have three-prong plugs, meaning they must be grounded through the receptacle. If, for whatever reason, there is no grounding conductor at the receptacle, there is a danger of possible shock or electrocution and damage to the equipment. A missing grounding conductor often occurs in older homes that previously had ungrounded 2-prong outlets and then was upgraded erroneously with 3-hole receptacles without the presence of grounding conductors. Or sometimes in newer homes the grounding conductor was mistakenly not connected or has come off the terminal.

  Although three-prong adapters can be purchased, they are usually unsafe and **not** recommended. Also remember never to clip the third prong off a plug to make it fit a two-hole receptacle. This is not safe.

- **How are they fixed?**

  The simplest fix: First check whether the ground wire was left unconnected by mistake and then you just need to connect it in the receptacle. This will not be the case if the receptacle was originally installed as an ungrounded (2-hole) receptacle back in the day before it was common to ground receptacle and there is no ground wire present. **Cost:** A couple of minutes of an electrician's time.

  If you don't need a ground at this receptacle because you will only be plugging in lamps or other two-prong cords, then you can change the three-hole receptacle to a two-hole receptacle. Most things, such as lights don't need a grounded-receptacle. **Cost:** A couple bucks for the receptacle and a few minutes of an electrician's time.

  If you want to plug in three-prong cords (that is, appliances that require a ground at the receptacle to be safe),but you are not concerned about protecting the equipment from damage, just with protecting people from possible shock, then you could install a ground fault circuit interrupter (GFCI)receptacle. This will protect people from possible shock, but the equipment may get damaged. **Cost:** About $12.00 for a GFCI receptacle and a few minutes of an electrician's time.

  If you want to protect people from shock and protect sensitive electronic equipment from lightning strikes or electrical surge damage, (i.e. you want a true “equipment ground“), then you must run a new green ground wire from the receptacle back to the main panel. **Cost:** The cost will depend on the distance to main panel and the difficulty of running the wire.

- **Always consult a licensed electrician to perform the work.**