Brightech Property Inspections LLC

Confidential - Inspection Report - Confidential

123 Main Street, Harrison, ME 04040

Inspection prepared for: John Smith

Date of Inspection: 12/31/2019

Inspector: Tim J. Bright

Certified Master Inspector® ID# 1352 | InterNACHI ID# 13111706

58 Saunders Road, Mechanic Falls, ME 04256

Email: tim@brightechpropertyinspections.com

www.mehomeinspection.com

Scope of the Inspection

Brightech Property Inspections, LLC endeavors to perform all inspections in substantial compliance with the Standards of Practice of the International association of Certified Home Inspectors (InterNACHI®). As such, we inspect the readily accessible, visually observable, installed systems and components of a home as designated in the InterNACHI® Standards of Practice —except as may be noted in the “Limitations of Inspection” sections within this report.

This Inspection Report contains visual observations of those systems and components that, in the professional judgment of the inspector, are not functioning properly, significantly deficient, unsafe, or are near the end of their service lives. If the cause for the deficiency is not readily apparent, the suspected cause or reason why the system or component is at or near end of expected service life is reported, and recommendations for correction or monitoring are made as appropriate. When systems or components designated in the InterNACHI® Standards of Practice are present but are not inspected, the reason(s) the item was not inspected is reported as well.
A complete copy of the InterNACHI® Standards of Practice is available at:
https://www.nachi.org/sop.htm

Home Inspectors are NOT required to determine: the condition of any system or component that is not readily accessible; the remaining service life of any system or component; the strength, adequacy, effectiveness or efficiency of any system or component; causes of any condition or deficiency; methods materials or cost of corrections; future conditions including but not limited to failure of systems and components; the suitability of the property for any specialized use; compliance with regulatory codes, regulations, laws or ordinances; the market value of the property or its marketability; the advisability of the purchase of the property; the presence of potentially hazardous plants or animals including but not limited to wood destroying organisms or diseases harmful to humans; the presence of any environmental hazards including, but not limited to toxins, carcinogens, noise, and contaminants in soil, water or air; the effectiveness of any system installed or methods utilized to control or remove suspected hazardous substances; the operating costs of any systems or components; and the acoustical properties of any systems or components.

Home Inspectors are NOT required to inspect underground items including, but not limited to underground storage tanks or other underground indications of their presence, whether abandoned or active; systems or components that are not installed; decorative items; systems or components that are in areas not entered in accordance with the InterNACHI® Standards of Practice; detached structures other than carports or garages; common elements or common areas in multi-unit housing, such as condominium properties or cooperative housing.

Home Inspectors are NOT required to perform any procedure or operation which will, in the opinion of the inspector, likely be dangerous to the inspector or others or damage the property, its systems or components; move suspended ceiling tiles, personal property, furniture, equipment, plants, soil, snow, ice or debris or dismantle any system or component, except as explicitly required by the InterNACHI® Standards of Practice.

Home Inspectors are NOT required to enter under-floor crawlspaces or attics that are not readily accessible, nor any area which will, in the opinion of the inspector, likely be dangerous to the inspector or others persons or damage the property or its systems or components.

Home Inspectors are NOT required to operate any system or component that is shut down or otherwise inoperable; any system or component which does not respond to normal operating controls or any shut off valves.

Home Inspectors are NOT required to offer or perform any act or service contrary to law; offer or perform engineering services or work in any trade or professional service other than home inspection.

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms,
rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or

other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move
personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s),
secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

Dear John Smith,

Thank you for allowing me to inspect the property at 123 Main Street, Harrison, ME on 12/31/2019.

Brightech Property Inspections LLC appreciates the opportunity to conduct this inspection for you!

Please carefully read your **entire** Inspection Report. Please feel free to call me after you have reviewed your report, so we can go over any questions you may have. Remember, when the inspection is completed and the report is delivered (within 24 hours), I am still available to you for any questions you may have, throughout the entire closing process.

Properties being inspected do not "Pass" or "Fail." - The following report is based on an inspection of the visible portion of the structure; inspection may be limited by vegetation and possessions. Depending upon the age of the property, some items like GFCI outlets may not be installed; this report will focus on **safety** and **function**, **not current code**. This report identifies specific non code, non-cosmetic concerns that the inspector feels may need further investigation or repair. For your safety and liability purposes, we recommend that **licensed contractors** evaluate and repair any critical or safety concerns and defects **before** your closing date. **Note that this report is a snapshot in time from the date of the inspection.**

We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide.

Thank you again for choosing Brightech Property Inspections LLC.

Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expense to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all pages of the report as the summary alone does not explain all of the issues. All repairs should be done by a licensed & bonded tradesman or qualified professional. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

Roofing		
Page 8 Item: 3	Roof Covering	• Numerous Missing/Torn/Damaged shingles
Exterior		
Page 9 Item: 2	Exterior Siding/Wall	• Areas of wood rot
Page 12 Item: 6	Porch, Patio, Flatwork, Overhang, Columns	• Wood rot
Page 13 Item: 7	Stoop, Steps, Stairways	• Damaged/cracked stringers
Page 13 Item: 8	Railings	• Unstable baluster(s)
Page 14 Item: 9	Deck, Balcony	• Rotted Wood Columns
Interior		
Page 22 Item: 5	Windows	• Broken
Page 23 Item: 8	Stairways and Railings	• Unstable railing • Missing railing
Heating and Air Conditioning		
Page 27 Item: 4	Primary Heating System	• Suggest having this unit professionally cleaned and tuned to ensure proper and safe operation.
Page 28 Item: 7	Temperature Pressure Relief Valve	• Safety Concern. TPRV does not properly terminate at or below 6 inches from ground level. This lessons the chance of scalding, it the discharge ever happens as most of the hot water will be discharging directly to the floor.
Electrical		
Page 31 Item: 5	Main Service Panel(s)	• Panel knockout has been removed/missing.
Plumbing		
Page 36 Item: 6	Water Temperature	• (SAFETY CONCERN) Hot water was observed over 120 degrees. This is a scolding hazard.
Page 39 Item: 15	Toilet(s)	• A loose toilet was observed. This could lead to potential moisture damage the subfloor and finished floor and ceilings below. Recommend pulling toilet to investigate if any damage has been done. Recommend resecuring mount point and installing a new wax ring. Contacting a licensed plumber is advised. • Active Water leak

Greetings

1. Greetings

Inspect	Not Inspect	Not Presnt	Repair/ Replac
X	X	X	X

• Since you were unable to attend the inspection today, I would like to take a moment to go over a few things that I always speak with my clients about first thing at the inspection. The type of inspection I performed was a limited, visual only, non-invasive, non-destructive, non-exhaustive inspection of the home's systems and structure. Meaning, I can not move personal items out of the way or see in or behind walls. Due to this I may not have been able to see all of the safety concerns or defects. It was also not a code inspection, since all jurisdictions use different standards and guides. But everything was based on "today's building standards". I was also a snapshot in time, meaning the report is based on the current state of the property on the day of the inspection only, no farther predictions, we can not see in the future. Thank you for your time.

Inspection and Site Details

1. Inspection Start Time:

Started at:
• 1:00 PM

2. Inspection End Time:

Ended at:
• 2:30 PM

3. Attending Inspection

Buyer Agent present
Owners

4. Property Type/Style

Single Family Home

5. Garage, Barn or Outbuilding

No Garage

6. Age of Home or Year Built

As per online information or information provided.
This property was Built in:
2005

7. Occupancy

Occupied - Furnished
Access to some items such as: electrical outlets/receptacles, windows, wall/floor surfaces, and cabinet interiors may be restricted by furniture or personal belongings. Any such items are excluded from this inspection report.
The utilities were on at the time of inspection.

8. Weather Conditions

Partly cloudy
Temperature at the time of inspection approximately:
30 degrees

USE OF PHOTOS:
Your report includes many photographs. Some pictures are informational and of a general view, to help you understand where the inspector has been, what was looked at, and the condition of the item or area at the time of the inspection. Some of the pictures may be of problem areas, these are to help you better understand what is documented in this report and to help you see areas or items that

you normally would not see. Not all problem areas or conditions will be supported with photos.

TEXT COLOR SIGNIFICANCE:
GREEN colored text: Denotes general/descriptive comments on the systems and components installed at the property. Limitations, if any, that restricted the inspection, associated with each area, are listed here as well.
BLUE colored text: Denotes observations and information regarding the condition of the systems and components of the home. These include comments of deficiencies which are less than significant; or comments which further expand on a significant deficiency; or comments of recommendations, routine maintenance, tips, and other relevant resource information.
RED colored text: Denotes a brief comment of significant deficient components or conditions which need relatively quick attention, repair, or replacement. These comments are also duplicated in the Report Summary page(s).
COMMONLY USED TERMS:
"**SAFETY CONCERN**": A condition, system or component that is considered harmful or dangerous due its presence or absence
"**DEFERRED COST**": Denotes a system or component that is near or has reached its normal service life expectancy or shows indications that it may require repair or replacement anytime within the next five (5) years.
"**MAINTENANCE**": Recommendations for the proper operation and routine maintenance of the home.
"**IMPROVE**": Denotes improvements which are recommended but not required. These may be items identified for upgrade to modern construction and safety standards.
"**FMI**": **For More Information**: Includes additional reference information and/or web links to sites which expand on installed systems and components and important consumer product information.
"**FYI**": **For Your Information**: Denotes a general information and/or explanation of conditions; Safety information; Cosmetic issues; and useful tips or suggestions for home ownership.

KEY TO RATINGS:
"**Inspect**" = **INSPECTED**: A system or component was visually examined. It was observed to be functioning normally or as originally intended, at the time of inspection, with no apparent deficiencies. A system may not be operationally tested due to limitations, in which case, these limitations will be listed in this report. A system or component may show signs of normal wear and tear.
"**Not Inspect**" = **NOT INSPECTED**: A system or component was not ON or it was shut down at the time of inspection, and could not be evaluated using normal control devices. A system or component was hidden from visual evaluation by items such as furniture, personal property, or other coverings as indicated in this report. Reason for non inspection will be indicated on this report.
"**Not Presnt**" = **NOT PRESENT**: A system or component did not exist or was not evident on this property at the time of inspection.
"**Repair Replac**" = **REPAIR or REPLACE**: A system or component was not operating normally, or as designed, at the time of inspection. It may need further review and evaluation by an appropriate professional-licensed-qualified tradesperson to be repaired or replaced as needed. It may include a condition that is hazardous or unsafe and could result in personal injury or property damage.

Roofing

1. General Roofing Information

•
INSPECTION OF THE ROOF DOES NOT CONSITUTE A WARRANTY.

We do not certify roofs as leak-proof! A general Home Inspection does not include roof certification. As experienced inspectors, we use our expertise to identify conditions that lie within the scope of the General Home Inspection.

MANUFACTURER'S RECOMMENDED INSTALLATION
The General Home Inspection does not include confirming compliance of proper installation! Over the years, a huge number of different types of roof-covering materials have been installed on homes. Each of them have specific installation instructions recommended by the manufacturer, and recommended installations can vary not only with specific models of similar materials, but also with the climate zone in which they're installed. Even roofing contractors cannot keep track of all the many variations and confirming proper installation often involves research for which no provision is made in home inspection fees and that lies beyond the Standards of Practice of the International Association of Certified Home Inspectors.

ROOF INSPECTION LIMITATIONS
Although our expertise qualifies us to confirm proper installation of many roofs, special conditions may require limit the ability of the Inspector to inspect the roof adequately, and may require inspection by a qualified roofing contractor. These conditions may include:
- Roof-covering materials with which the inspector is not familiar;
- Roof-covering materials that are too fragile to walk on;
- Especially high or steep roofs that are too dangerous to access or walk; or
- Weather conditions that make the roof too dangerous or difficult to access.

WHAT'S INSPECTED?
Inspection of roofs typically includes visual examination of the following:
From outside the roof structure:
- the general roof structure appearance;
- roof-covering material condition;
- flashing protecting roof-covering material penetrations, changes in roof-covering materials, and transitions where roof slopes change;
- condition of combustion, plumbing and attic ventilation vents and devices;
- chimney conditions; and
- Roof drainage systems and components.

From inside the attic:
- Roof structure (typically conventional framing or manufactured trusses);
- Roof sheathing (boards, plywood or oriented strand board [OSB]);
- Ventilation methods; and
- Installation and level of thermal insulation that may affect the lifespan or performance of the roofing materials, home energy efficiency, or comfort levels.

Note: other components are inspected in the attic that are not directly related to roof inspection.

2. Method of Roof Inspection

The roof was covered with snow and ice, a very limited review was made. • (Limited) Viewed from ground with Telescopic camera pole.

3. Roof Covering

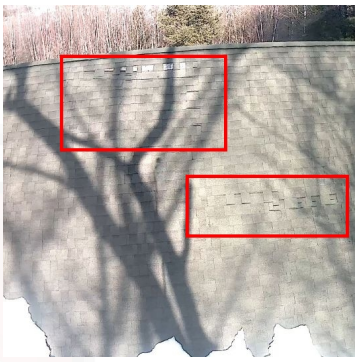
Inspect	Not Inspect	Not Presnt	Repair/ Replac
X			X

Description: Dimensional architectural shingles
Layers: 1 visible layer observed

Observations:
• Due to snow and ice. The roof covering was unable to be fully inspected. Recommend having a roofing contractor evaluate roof once the snow has been removed.
• Once a roof reaches the 15 year mark, it is a good idea to have the roof inspected for any signs of aging every three years. A roof that has some routine maintenance in its second half of life will outperform those that are not maintained.
• Numerous Missing/Torn/Damaged shingles



Missing shingles, exposed sheathing

Numerous shingles missing and loose. Likely an active leak.

4. Flashings

Inspect	Not Inspect	Not Presnt	Repair/ Replac
X			

Materials: Metal

Observations:

- Visible areas appeared functional, at time of inspection.

5. Roof Penetrations

Inspect	Not Inspect	Not Presnt	Repair/ Replac
X			X

Description: PVC Piping for plumbing vent stack(s)

Observations:

- Irregular installation.

Sample of proper installation

6. Chimney(s)

Inspect	Not Inspect	Not Presnt	Repair/ Replac
		X	

7. Roof Drainage System

Inspect	Not Inspect	Not Presnt	Repair/ Replac
		X	

Observations:
• There was no roof drainage system installed at this property. Potential water intrusion can occur and damage components of the foundation is likely. Recommend installing gutters/downspouts and properly extending (8' - 10') away from the foundation to allow for proper drainage.

8. Ventilation

Inspect	Not Inspect	Not Presnt	Repair/ Replac
X			

Description: Under eave soffit • Ridge exhaust venting
Observations:
• No deficiencies noted on the parts that were visible.
• Attic was not accessible to determine effectiveness

9. Limitations of Roofing Inspection

• Roofs may leak at any time. Leaks often appear at roof penetrations, flashings, changes in direction or changes in material. A roof leak should be addressed promptly to avoid damage to the structure, interior finishes and furnishings. A roof leak does not necessarily mean the roof has to be replaced. We recommend an annual inspection and tune-up to minimize the risk of leakage and to maximize roof life.
• Impossible to inspect the total underside surface of the roof sheathing for evidence of leaks. Evidence of prior leaks may be disguised by interior finishes. Leakage can develop at any time and may depend on rain intensity, wind direction, ice buildup, and other factors.
• Estimates of remaining roof life are approximations only and do not preclude the possibility of leakage.
• It is advised to inquire and obtain roof documentation & history of permits from the owner. Ask the seller about the age & history of the roof.
• Areas of roof surface were wet at the time of inspection.
• The use of the telescopic camera as a roof inspection device, is a limited visual only inspection of the roof surface, by examining the photographs taken from elevated, remote levels. Not all areas are able to be seen or inspected from the photograph.
• Most areas of the roof were not inspectable due to the snow and ice.

Exterior

1. Parking Area

Inspect	Not Inspect	Not Presnt	Repair/ Replac
	X		

Materials: Gravel
Observations:
• Unable to inspect fully due to snow coverage

2. Exterior Siding/Wall

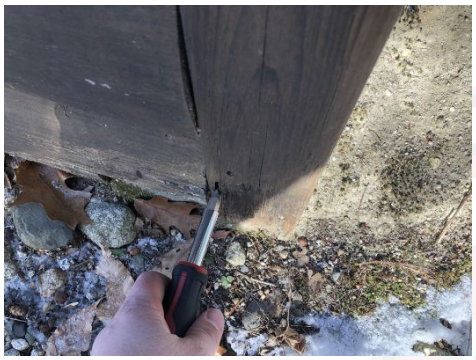
Inspect	Not Inspect	Not Presnt	Repair/ Replac
X			X

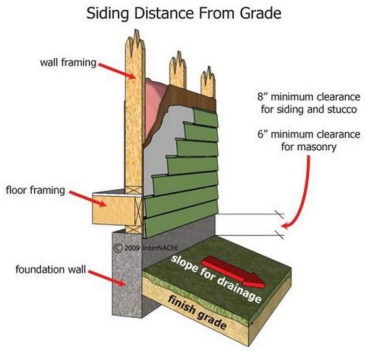
Description:
• Wood (Log Faced Siding)
Observations:
• Improper distance or in contact with ground.
• Areas of wood rot

Loose log siding

Slightly loose

Log siding was below ground level, wood rot was observed





3. Eaves, Soffits, Fascia and Trim

Inspect	Not Inspect	Not Presnt	Repair/ Replac
X			X

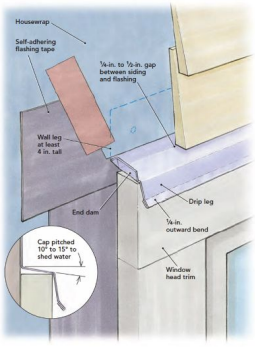
Description: Wood

Observations:

- Recommend prepping, priming and painting/staining any exposed wood or peeling paint.

Some deterioration observed on fascia board

Head flashing should have been installed



Past repair observed to soffit, may have been to block a pest entry point

4. Exterior Doors/Windows

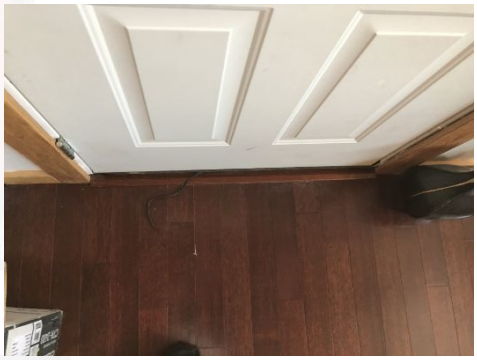
Inspect	Not Inspect	Not Presnt	Repair/ Replac
x			x

Observations:
- irregular installation
- Moisture staining
- Area of wood rot
- Damaged Weatherstripping
- Recommend prepping, priming and painting all exposed materials

Door under porch area was damaged and installed incorrectly. Weathered and damage observed

Sliding door was difficult to slide open and close. May need to be adjusted or lubricated.

Damaged screen on 2nd sliding door closer to porch. Was unable to open as it was blocked shut by personal items.



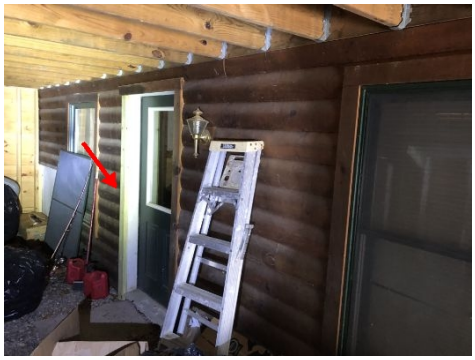
Door onto the porch had damaged weatherstripping

5. Window/Door Frames and Trim

Inspect	Not Inspect	Not Presnt	Repair/ Replac
x			x

Description: Wood

Deteriorated

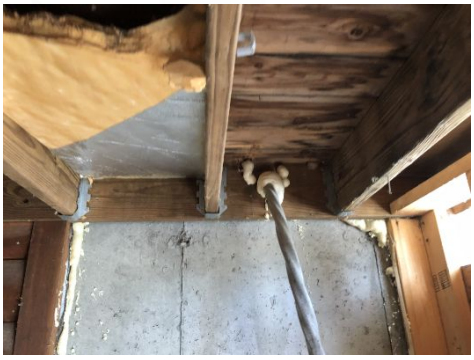


Past wood repair observed

6. Porch, Patio, Flatwork, Overhang, Columns

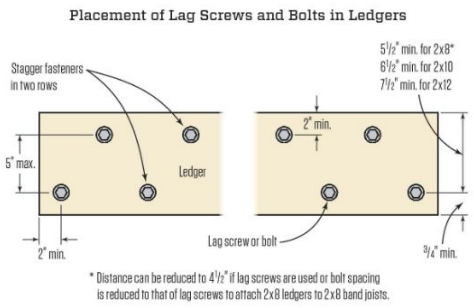
Inspect	Not Inspect	Not Presnt	Repair/ Replac
X			X

Observations:
- Wood deterioration
- Appears to be functional, although not today standards
- Missing lag bolts
- Wood rot



Missing lag bolts on ledger of porch

Wall system under porch area had major wood rot, untreated lumber was used.



Log siding was below ground level, wood rot was observed

Irregular framing of porch header observed

7. Stoop, Steps, Stairways

Inspect	Not Inspect	Not Presnt	Repair/ Replac
X			X

Materials: Wood

Observations:
- Recommend closing in stair risers for safety reasons, this will also help prevent trip hazards and entrapment
- Damaged/cracked stringers

Broken stair stringer, this is causing the railing to be unstable

8. Railings

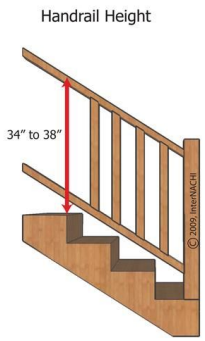
Inspect	Not Inspect	Not Presnt	Repair/ Replac
X			X

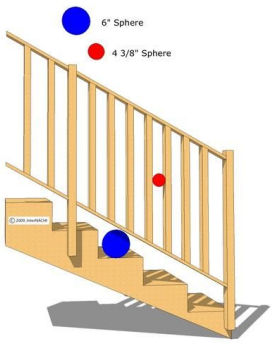
Materials: Wood Railings

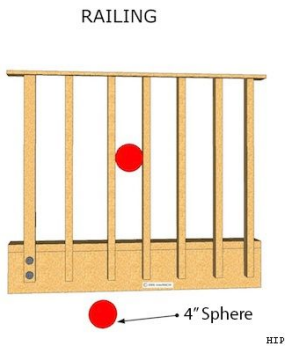
Observations:

- Handrail should be installed at a height of no less than 34" and no higher than 38".
- The spacing between the railing and the stairs is too large. This is a safety hazard for small children or pets, as their head could potentially become stuck in that area. Please see graphic.
- The spacing between the railing balusters were more than 4 inches. This is a potential safety hazard as a child could fall between.
- Unstable baluster(s)

Unstable railing







9. Deck, Balcony

Inspect	Not Inspect	Not Presnt	Repair/ Replac
X			X

Materials:
- Wood
- Pressure treated lumber

Observations:
- IMPROVE for safety: Today's deck construction, support, and attachment standards typically call for proper footings, 6X6 posts, and 1/2 inch bolts securing deck's ledger and the house. Not all of these elements appear to be present. Consider upgrading deck to current standards.
- Missing fasteners at joist hangers.
- Rotted Wood Columns

Missing lag bolts from ledger board

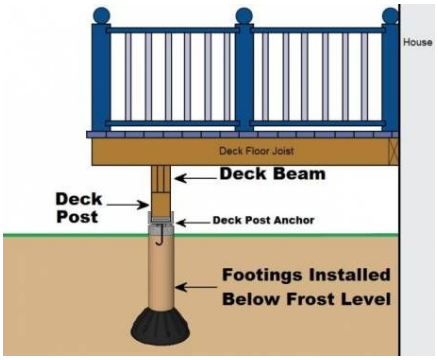
Missing nails in joist hangers

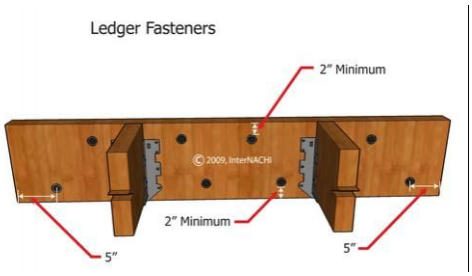
Missing joist hangers

Wood rot observed

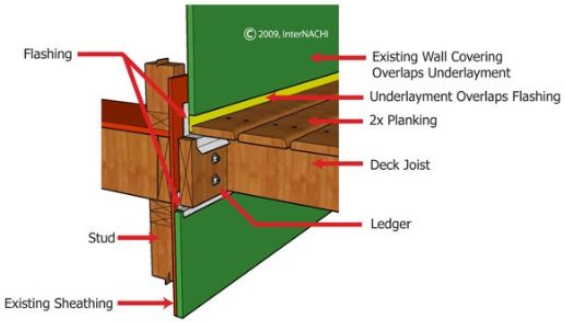
Recommend updating to proper support posts. 6" by 6" pressure treated post with footing was recommended.

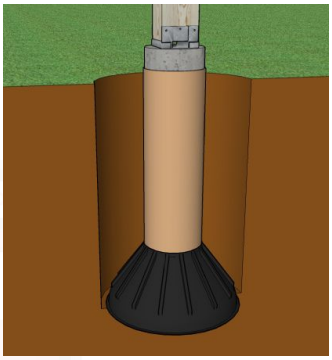
Limited view of deck boards due to snow, but some were rotting.





Wood rot





10. Exterior Caulking/Sealing

Inspect	Not Inspect	Not Presnt	Repair/ Replac
X			X

Comments:

• The purpose of exterior caulking is to minimize air flow and moisture through cracks, seams, and utility penetrations/openings. Controlling air infiltration is one of the most cost effective energy-efficient measures in modern construction practices. A home that is not sealed will be uncomfortable due to drafts and will use about 30% more energy than a relatively air-tight home. In addition, good caulking and sealing will reduce dust and dirt in the home and is one of the simplest energy efficient measures to install.

• TIP: One of the better exterior caulk brands is: OSI Pro-Series QUAD Window, Siding, Gutter & Roof Sealant. Can be found at most home building centers.

11. Grading and Surface Drainage

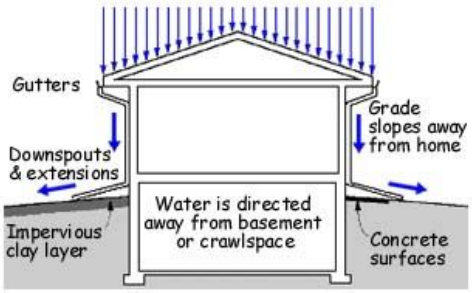
Inspect	Not Inspect	Not Presnt	Repair/ Replac
X			

Description:

• Lot grading and drainage have a significant impact on the building, simply because of the direct and indirect damage that moisture can have on the foundation. It is very important, therefore, that surface runoff water be adequately diverted away from the home. Lot grading should slope away and fall a minimum of one (1) inch every foot for a distance of six (6) feet around the perimeter of the building.

Observations:

• While performance of lot drainage and water handling systems may appear serviceable at the time of inspection, the inspector cannot always accurately predict this performance as conditions constantly change. Furthermore, items such as leakage in downspout/gutter systems are very difficult to detect during dry weather. Inspection of foundation performance and water handling systems, therefore, is limited to visible conditions and evidence of past problems.



12. Vegetation Affecting Structure

Inspect	Not Inspect	Not Presnt	Repair/ Replac
x			x

Description: Trees/Plants are Planted too Close to Structure

Observations:

• Vegetation too close to the building can cause harm through root damage to the foundation, branches abrading the roof and siding, and leaves providing a path for moisture and insects into the home.

• MONITOR: There are large trees in close proximity to the structure.
Trees can potentially damage the home, clog drainage pipes and block gutters. Large trees should be reviewed annually for pruning, de-limbing, and/or removal.

• It is important that tree branches not be permitted to overhang the roof and that all vegetation is kept well pruned and not permitted to grow up against any part of the building. This will help prevent the development of pest and insect problems and premature deterioration of materials.

13. Exterior Pests

Inspect	Not Inspect	Not Presnt	Repair/ Replac
x			x

Observations:

• Please be aware: A general home inspection is NOT a pest inspection, we report on if we see any visible signs of pests (ants, rodents or bats) as a courtesy to our clients. We recommend contacting a licensed pest control company if a full pest inspection is desired.

Note: Numerous ant traps observed

Appears to be a pest trap door

14. Limitations of Exterior Inspection

• Small structures such as sheds, wood storage sheds, children's playhouse or swing set, fencing, gates etc., are outside of the scope of the if a general home inspection and are excluded.
• A representative sample of exterior components were inspected rather than every occurrence of components.
• Awnings, or similar seasonal accessories, docks or floats, recreational facilities, outbuildings, water features, sprinkler/irrigation, hot tubs, swimming pools, statuary, pottery, fire pits, patio fans, heat lamps, and decorative low-voltage landscape lighting are not inspected unless specifically agreed upon and documented in this report.
• This inspection does not include an assessment of geological, geotechnical, or hydrological conditions -- or environmental hazards.
• Exterior fountains/well pumps, septic systems and components are not part of this general home inspection.
• Exterior/Interior above/below-ground swimming pools and hot tubs are beyond the scope of a home inspection.
• Unable to inspect some areas closely due to snow covering

Structure

1. Foundation Type

Fully finished basement (except utility room)

2. Foundation Walls

Inspect	Not Inspect	Not Presnt	Repair/ Replac
X			

Description: Concrete

Observations:
• Common Cracks were observed, monitor, if cracks change or leak, recommend contacting a professional.

3. Foundation Floor

Inspect	Not Inspect	Not Presnt	Repair/ Replac
X			

Description: Concrete slab

Observations:
• Common cracks noted.

4. Basement

Inspect	Not Inspect	Not Presnt	Repair/ Replac
X			

Access
• Stairway from in the hallway
• Door from exterior

5. Columns and Beams

Inspect	Not Inspect	Not Presnt	Repair/ Replac
X			

Description: Steel lally columns • Limited review, due to finished covering

Observations:
• No deficiencies were observed at the visible portions of the structural components of the home.

6. Floor Structure

Inspect	Not Inspect	Not Presnt	Repair/ Replac
X			

Description: Dimensional lumber wood Joists: • 2 X 10

Observations:
• Limited review due to finished ceiling.

7. Wall Structure

Inspect	Not Inspect	Not Presnt	Repair/ Replac
	X		

Observations:
• Limited view due to finishing materials or insulation.

8. Ceiling and Roof Structure

Inspect	Not Inspect	Not Presnt	Repair/ Replac
	X		

Observations:
• Not visible to determine.

9. Limitations of Structure Inspection

• Full inspection of all structural components (posts/girders, foundation walls, sub flooring, and/or framing) is not possible in areas/rooms where there are finished walls, ceilings and floors.
• A representative sample of the visible structural components was inspected.
• No representation can be made to future leaking of foundation walls.
• Finishings, furniture, storage, and/or personal items restricted access to some structural components.
• Engineering or architectural services such as calculation of structural capacities, adequacy, or integrity are not part of this inspection.
• Limited inspection: Heavy amounts of personal items in the basement area made it difficult to see all of the foundation and structural members.
• Most of the walls and ceilings in the finished basement are covered and structural members are not visible. No visible deficiencies noted. I could not see behind these covering.

Attic, Knee Walls and Unfinished Areas

1. General Attic himInformation

• Inspection of the attic typically includes visual examination the following: - roof structure (framing and sheathing); - attic space ventilation; - thermal insulation; - electrical components (outlets, switches and lighting); - plumbing components (supply and vent pipes, bathroom vent terminations); - HVAC components (drip pans, ducts, condensate and TPR discharge pipes)

2. Attic Access

Inspect	Not Inspect	Not Presnt	Repair/ Replac
		X	

Description: No Visible Access (vaulted or cathedral ceilings)

3. Method of Attic Inspection

No Access.

4. Limitations of Attic and Insulation Inspection

• Insulation/ventilation type and levels in concealed areas, like exterior walls, are not inspected.
• Insulation and vapor barriers are not disturbed and no destructive tests (such as cutting openings in walls to look for insulation) are performed.
• Potentially hazardous materials such as Asbestos and Urea Formaldehyde Foam Insulation (UFFI) cannot be positively identified without a detailed inspection and laboratory analysis. This is beyond the scope of the inspection.
• An analysis of indoor air quality is not part of this inspection unless explicitly contracted-for seperately.

Insulation

1. Insulation in Attic Area

Inspect	Not Inspect	Not Presnt	Repair/ Replac
	X		

Description: None Visible, no access

Observations:
- No attic access

2. Insulation in Basement/Crawlspace Area

Inspect	Not Inspect	Not Presnt	Repair/ Replac
	X		

Observations:
- Not all was visible due to basement being finished.

3. Insulation in Walls or other Unfinished Areas

Inspect	Not Inspect	Not Presnt	Repair/ Replac
X			X

Observations:
- Unable to view due to finished products. (We can not see through walls)
- Recommend having an energy audit and re-insulating

Appears this areas insulation should be improved. This was the knee wall close to the porch on the 2nd floor

4. Limitations of Attic and Insulation Inspection

- Insulation/ventilation type and levels in concealed areas, like exterior walls, are not inspected.
- Insulation and vapor barriers are not disturbed and no destructive tests (such as cutting openings in walls to look for insulation) are performed.
- Potentially hazardous materials such as Asbestos and Urea Formaldehyde Foam Insulation (UFFI) cannot be positively identified without a detailed inspection and laboratory analysis. This is beyond the scope of the inspection.
- An analysis of indoor air quality is not part of this inspection unless explicitly contracted-for seperately.
- Any estimates of insulation R values or depths are rough average values.
- Unable to access/ No access to attic space.

Interior

1. General Interior Information

• Inspection of the home interior does not include testing for radon, mold, asbestos, lead paint, or other environmental hazards unless specifically requested as an ancillary inspection.
Inspection of the home interior typically includes:

ROOMS:
- interior wall, floor and ceiling coverings and surfaces;
- doors: condition, hardware, and operation;
- windows: condition, hardware, and operation;
- permanently-installed funiture, countertops, shelving, and cabinets; and
- ceiling and whole-house fans.

ELECTRICAL:
- switches;
- receptacles; and
- light fixtures.

INTERIOR TRIM:
- door casing;
- window casing, sash, and sills;
- baseboard;
- molding: crown, wainscott, chair rail, etc.;

2. Walls and Ceilings

Inspect	Not Inspect	Not Presnt	Repair/ Replac
X			X

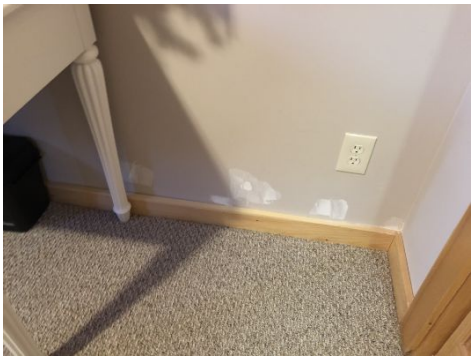
Materials: Drywall • Wood (tongue and groove)

Observations:
• Some cosmetic, common small cracks and typical flaws in ceiling noted. This is normal wear for age of home.
• Sagging

Small crack observed, common

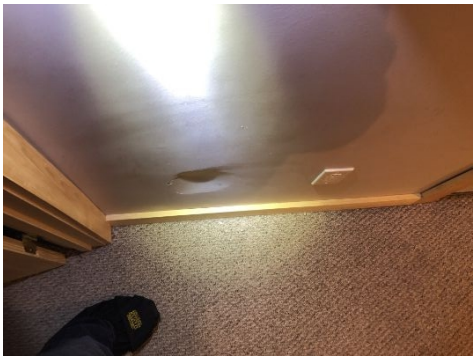
Popped screw heads observed

Small sag in ceiling observed, unknown reason



Past patching observed

Small cracks and staining observed in basement ceiling.



Dented wall in basement, next to stairway

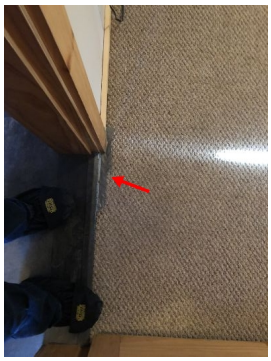
3. Trim or Molding

Inspect	Not Inspect	Not Presnt	Repair/ Replac
X			X

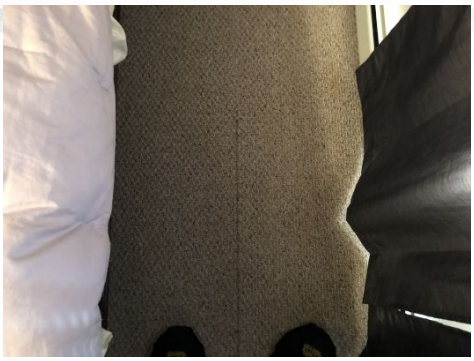
Cracked/missing trim on stairway

4. Floor Surfaces

Inspect	Not Inspect	Not Presnt	Repair/ Replac
X			X



Carpet was lifting in 1st floor bedroom



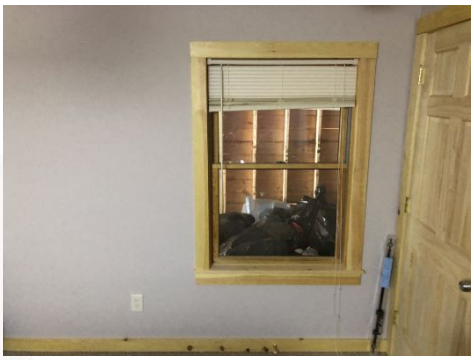
Cracked tile in 1st floor bathroom

5. Windows

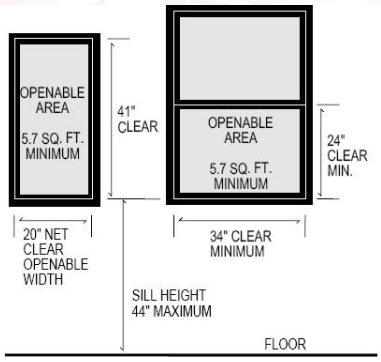
Inspect	Not Inspect	Not Presnt	Repair/ Replac
X			X

Observations:
- Today's standards for egress minimums of bedrooms.
- Minimum width of opening: 20 in.
- Minimum height of opening: 24 in.
- Minimum net clear opening: 5.7 sq. ft. (5.0 sq. ft. for ground floor).
- Maximum sill height above floor: 44 in
- Window Wells: the minimum horizontal area of the window well shall be 9 ft., with a minimum horizontal projection and width of 36 inches. The area of the window well shall allow the emergency escape, and rescue opening to be fully opened.
- Opening for emergency escape and rescue must be operational from the inside. Keys or special schools must not be needed to operate these openings. If keys or tools are necessary, they might not be available in an emergency or panic situation, and an individual may not be able to use them, so the opening would be unusable.
- Broken

Note: Unable to open window to test due to being blocked.



Broken window in basement bedroom



6. Interior Doors

Inspect	Not Inspect	Not Presnt	Repair/ Replac
X			X

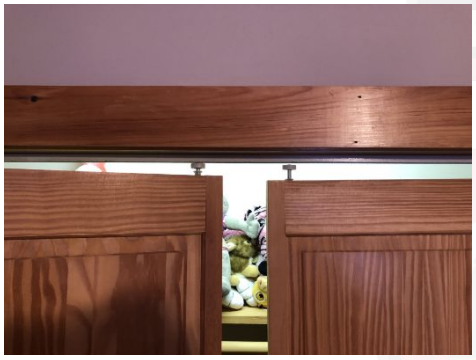
Description: Wood

Observations:
- Door sticks, does not close, needs adjustment.

Note: Door to basement rubbed on frame

7. Closets

Inspect	Not Inspect	Not Presnt	Repair/ Replac
X			X



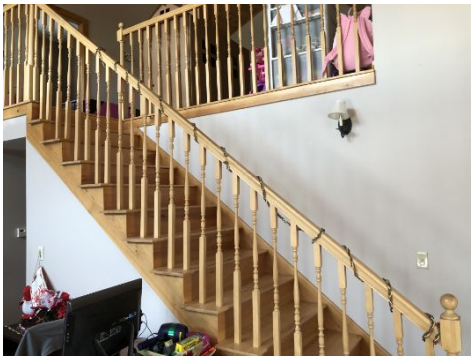
Most closet door were off their tracks and need to be adjusted

2nd floor closet door's hardware appeared damaged.

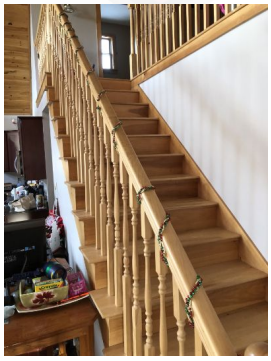
8. Stairways and Railings

Inspect	Not Inspect	Not Presnt	Repair/ Replac
X			X

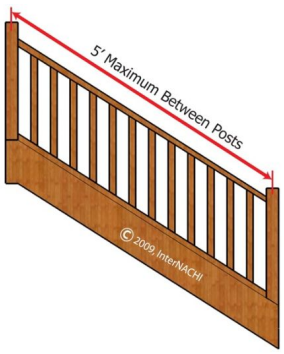
Observations:
- The maximum distance between posts for railing is 5 feet on-center
- Unstable railing
- Missing railing



Unstable railings



Missing support posts every 5 feet



Missing railings on basement stairway

It appeared that the balusters were installed with brad nails, this is not the normal why to install them.

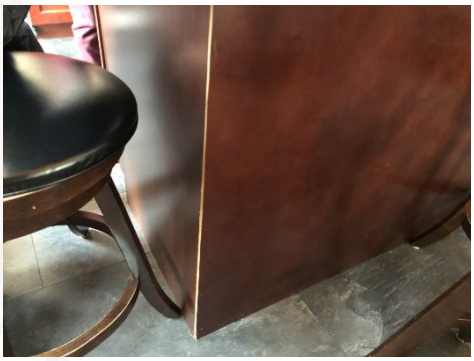
9. Cabinets and Vanities

Inspect	Not Inspect	Not Presnt	Repair/ Replac
X			X

Materials: Wood

Observations:

• Observed what appeared to be standard screws being used to hang the cabinets in the kitchen. These types of screws do not possess the sheer strength to hold such weight. Recommend installing proper cabinet screws, please see graphic.



Missing corner trim on island

10. Countertops

Inspect	Not Inspect	Not Presnt	Repair/ Replac
X			

Observations:

• No discrepancies noted.

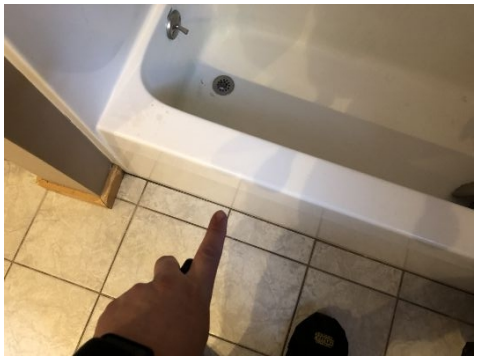
11. Interior Caulking & Sealing

Inspect	Not Inspect	Not Presnt	Repair/ Replac
X			X

Comments:

• Refer to your, provided, "Now that you've had a home inspection" book for information to annually check and seal/caulk the interior of your home.

• Recommend using only mildew resistant silicone caulking for bathroom and kitchen areas.



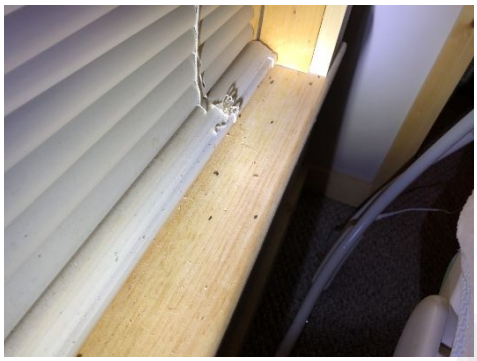
Both tubs need to be sealed where it meets the floor, large gap observed

12. Interior Pests

Inspect	Not Inspect	Not Presnt	Repair/ Replac
X			X

Observations:

- Please be aware: A general home inspection is NOT a pest inspection, we report on any visible signs of pests (ants, rodents or bats) as a courtesy to our clients. We recommend contacting a licensed pest control company if a full pest inspection is desired.
- Numerous signs of pest droppings observed



Numerous pest droppings were observed

13. Active or Past Leaks

Inspect	Not Inspect	Not Presnt	Repair/ Replac
X			X

Observations: Monitor in area for new signs of moisture


Small water stains were observed on the top of the 2nd floro bathroom window

14. Limitations of Interiors Inspection

• There were a moderate amount of personal/household/business items in each room. Furniture, storage, appliances and/or wall hangings are not moved to permit inspection and may block defects.
• Recommend thorough review of interior areas during final walk-through inspection prior to closing.
• Inspectors cannot determine the integrity of the thermal seal in double-glazed windows. Evidence of failed seals may be more or less visible from one day to the next depending on the weather and inside conditions (temperature,humidity, sunlight, etc.).
• Carpeting, window treatments, central vacuum systems, appliances, recreational facilities, paint, wallpaper, and other finish treatments are not inspected.

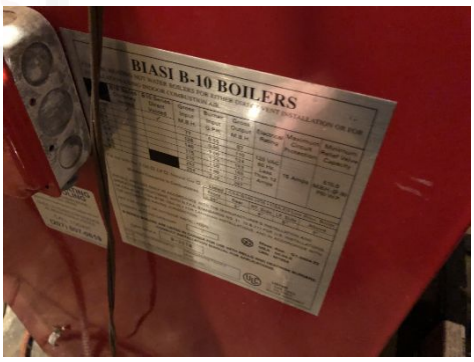
Heating and Air Conditioning

1. General HVAC Information

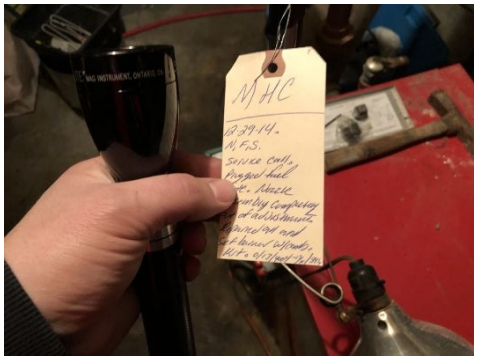
•
The general home inspection does not include any type of heating system warranty or guarantee. Inspection of heating systems is limited to basic evaluation based on visual examination and operation using normal controls. Report comments are limited to identification of common requirements and deficiencies. Observed indications that further evaluation is needed will be referred to a qualified heating, ventilating, and air-conditioning (HVAC) contractor.
Inspection of heating systems typically includes:
- system operation: confirmation of adequate response to the call for heat;
- proper heating appliance location;
- proper or adequate heating system configuration;
- exterior cabinet condition;
- fuel supply configuration and condition;
- combustion exhaust venting;
- heat distribution components;
- proper condensation discharge; and
- temperature/pressure relief valve and discharge pipe: presence, condition, and configuration.

2. HVAC Information

Inspect	Not Inspect	Not Presnt	Repair/ Replac
x			



Biasi, B-Series: B-10



Last service appears to be from 2014. This needs to be serviced and tuned annually.

3. Thermostat(s)

Inspect	Not Inspect	Not Presnt	Repair/ Replac
X			X

Materials:
• Analog, non-programmable type.

Observations:
• Dead battery
• Thermostats are not checked for calibration or timed functions.

1st floor hallway

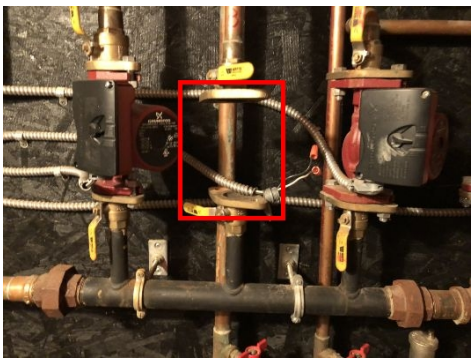
Unit in basement had a dead battery. This caused the zone in the basement to not able to turn on and was not inspected.

4. Primary Heating System

Inspect	Not Inspect	Not Presnt	Repair/ Replac
X			X

Description: Oil fired, Forced Hot Water Boiler (Note: It is not uncommon for water supply pipes or internal coils to be come clogged or at other locations, from minerals, soil, or other debris found in house hold water.)
Location: Basement

Observations:
• There did not appear to have any records of prior service for the last year. Recommend an HVAC contractor perform a system Clean and Safety Check. HVAC systems require yearly maintenance.
• Annual/seasonal HVAC service contract highly recommended. (https://www.deadriver.com/your-home/heating-equipment-service/heating-equipment-service-plans)
• Suggest having this unit professionally cleaned and tuned to ensure proper and safe operation.



Missing zone

Recommend a full review

5. Fuel Shut Off/Tank Condition

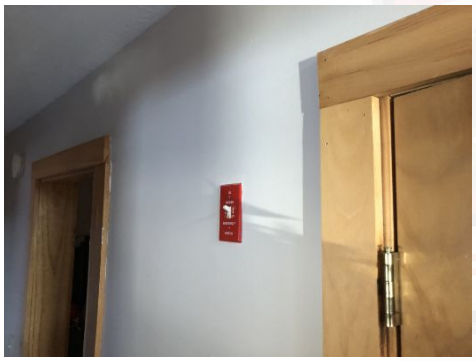
Inspect	Not Inspect	Not Presnt	Repair/ Replac
X			

Materials:
• Description:
• 275 gallons, vertical tank
Materials:
• #2, Heating Oil
Observations:
• Oil tank valve is likely reverse threaded

6. Safety Switch

Inspect	Not Inspect	Not Presnt	Repair/ Replac
X			

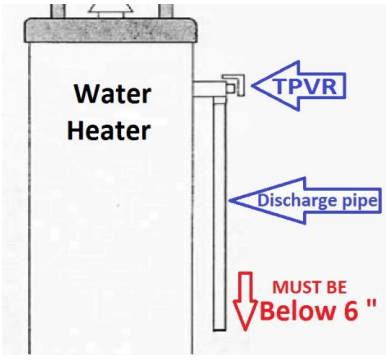
Description: Electric switch within sight of heating unit • Left hand side of the wall of door opening
Observations:
• No deficiencies noted.



7. Temperature Pressure Relief Valve

Inspect	Not Inspect	Not Presnt	Repair/ Replac
X			X

Observations:
• A Temperature Pressure Relief Valve (TPR Valve) present. This safety valve releases water (and thus relieves pressure) if either the temperature or pressure in the tank gets too high. The TPR valve discharge tube must be made of copper, iron, or CPVC (NOT regular PVC). It must terminate within 6" above the floor--the end cannot be threaded or have a fitting.
• Safety Concern. TPRV does not properly terminate at or below 6 inches from ground level. This lessons the chance of scalding, it the discharge ever happens as most of the hot water will be discharging directly to the floor.



8. Vents/Flues/Intakes

Inspect	Not Inspect	Not Presnt	Repair/ Replac
X			X

Materials: Metal

Observations:
- Very Dirty
- Moisture staining

Venting should have been flashed and sealed

9. Cooling System

Inspect	Not Inspect	Not Presnt	Repair/ Replac
	X		

Observations:
- A/C Unit or Heat Pump not operated in the cooling mode (see Limitations). The ability of the cooling system to perform its normally intended function and operation could not be determined.

A/C Unit did not appear to be installed correctly. It may no longer be in working order, recommend a full review.

10. Heating & Cooling Distribution

Inspect	Not Inspect	Not Presnt	Repair/ Replac
X			X

Mising end cap

Missing baseboard cover

11. Limitations of Heating and Air Conditioning Inspection

Inspect	Not Inspect	Not Presnt	Repair/ Replac
	X		

Limitations

• 1: Manufacturer's date and Serial number of heating units cannot be guaranteed for accuracy.
• 2: Determining the condition of oil or propane tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard which sometimes can be very costly to remedy.
• 3: Determining heating and cooling supply adequacy or distribution balance is not part of this inspection.
• 4: Heat gain calculations, adequacy, efficiency, or the balanced distribution of air throughout the home are not performed as part of a home inspection. These calculations are typically performed by designers to determine the required size of HVAC systems. As a very rough rule of thumb -- Air conditioning adequacy is 600-800 sq. feet of living area per ton (12,000 BTU) of A/C cooling capacity.
• 5. Interior surfaces of a chimney liner/flue are not inspected. Due to the small size of the flue, angles, soot, and lack of lighting, a visual inspection is not possible. While accessible parts of the chimney may appear functional, hidden problems could exist that are not documented in this report.
• To test the air conditioner (A/C), the electrical power to the unit AND the outside air temperature must be above 65 degrees Fahrenheit for a period of at least 24 hours. Turning on the A/C if these time and outside temperature criteria have not been met will, more than likely, damage the compressor motor and other components.

Electrical

1. General Electrical Information

• Although familiarity with electrical systems is a fundamental part of home inspection, inspectors are not trained to the same extent as electricians, and will not be familiar with all of the many different electrical systems and components installed over the years.
The electrical system a home may be affected by the following:
- building code requirements;
- local building practices;
- installation workmanship;
- adequate maintenance practices;
- original construction budget; and
- changes made by homeowners;

Electrical standards and codes have evolved over the years and home electrical systems and their components are required to comply only with codes that were in effect at the time the home was originally built, or additional work requiring a permit was performed.

Inspection of the electrical system typically includes the following:

- service- and sub-panels (component condition and configuration);
- branch wiring (condition, configuration & limited testing); and
- grounding and bonding.
- service drop and entrance wire

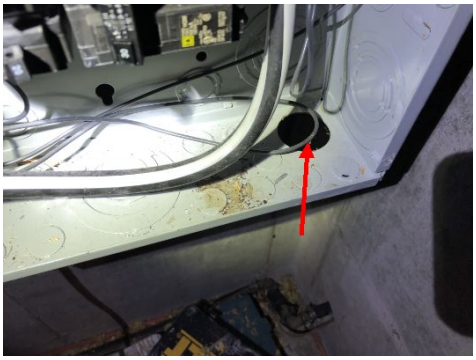
2. Service Drop

Inspect	Not Inspect	Not Presnt	Repair/ Replac
	X		

Observations:
• Note: Buried service lines can not be inspected.

3. Service Entrance Wires

Inspect	Not Inspect	Not Presnt	Repair/ Replac
X			



Knock out was missing and needs to be closed off.

4. Electrical Service Rating

Amperage Rating: • 200 amps

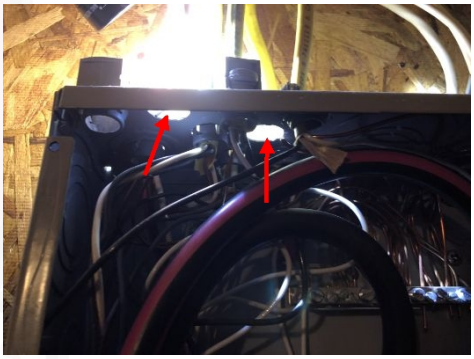
5. Main Service Panel(s)

Inspect	Not Inspect	Not Presnt	Repair/ Replac
X			X

Observations:
• Panel knockout has been removed/missing.

This opening needs to be closed off. Safety hazard.

Sample of dead front opening plugs

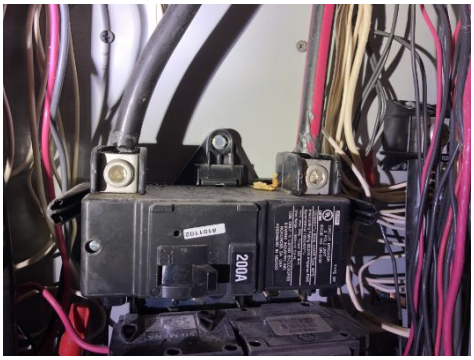


Sample of knockout plugs

6. Main Disconnect

Inspect	Not Inspect	Not Presnt	Repair/ Replac
X			

Observations:
• See main panel and photos.



7. Service Grounding

Inspect	Not Inspect	Not Presnt	Repair/ Replac
X			

Description: Aluminum (Bare)

Observations:

- Unable to determine (appears to be in the conduit)

8. Overcurrent Protection

Inspect	Not Inspect	Not Presnt	Repair/ Replac
X			X

Type: Breakers

Observations:

- Note: Mismatched breakers were installed, some panels can only accept one type of breaker type, if other brand is used it is possible for them to become loose and start to arch. Recommend further advisement from a licensed electrician.

9. Distribution Wiring

Inspect	Not Inspect	Not Presnt	Repair/ Replac
X			

Description: Copper • Wiring type: non-metallic sheathed cable "Romex"

Observations:

- Visible wiring appeared functional, at time of inspection. Except if noted.

10. Lighting, Fixtures, Switches, Outlets

Inspect	Not Inspect	Not Presnt	Repair/ Replac
X			X

Description: Grounded

Observations:

- A representative number of receptacles, switches and lights were tested and are generally serviceable, unless otherwise noted.

Missing switch cover

Missing cover, 2nd floor

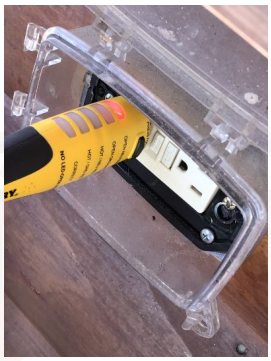
11. GFCI - Ground Fault Circuit Interrupter

Inspect	Not Inspect	Not Presnt	Repair/ Replac
X			X

Description:
• GFCI is an electrical safety device that cuts power to the individual outlet and/or entire circuit when as little as .005 amps is detected leaking--this is faster than a person's nervous system can react! Kitchens, bathrooms. whirlpools/hot-tubs, unfinished basements, garages, and exterior circuits are normally GFCI protected. This protection is from electrical shock.
• Recommend review of the Consumer Product Safety Commission publication at the following web site: http://www.cpsc.gov/pagefiles/118853/099.pdf

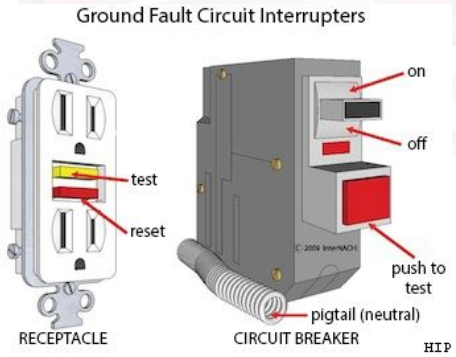
Observations:
• IMPROVE: Modern safety codes require any branch circuit outlets accessible from the kitchen countertop(s) (including islands), exterior, bathrooms, basement utility area, laundry, basements, whirlpool or hot tub to be GFCI protected. At the time this house was built, this may not have required protection. Nonetheless, we strongly recommend they be added at these locations as an extra preventative safety measure.

Both outside outlets did not appear to have power and the outlet would not reset. Recommend replacement/repair



Outlet in porch area appeared to have an open neutral and was not working.

Missing GFCI outlet on island, this is recommended for today's standards



12. AFCI - Arc Fault Circuit Interrupter

Inspect	Not Inspect	Not Presnt	Repair/ Replac
		X	X

Description:
• AFCI is an electrical safety device that helps protect against fires by detecting arc faults. An arc (or sparking) fault is an electrical problem that occurs when electricity moves from one one conductor across an insulator to another conductor. This generates heat that can ignite nearby combustible material, starting a fire. At a minimum, all bedroom circuits are normally AFCI protected. Soon ALL electrical circuits in new homes will require AFCI protection.
• Recommend review of the Consumer Product Safety Commission publication at the following web site: https://www.cpsc.gov/s3fs-public/AFCIFireTechnology.pdf

Locations & Resets:
• None Found (Required from 1999-2002 in some jurisdictions)

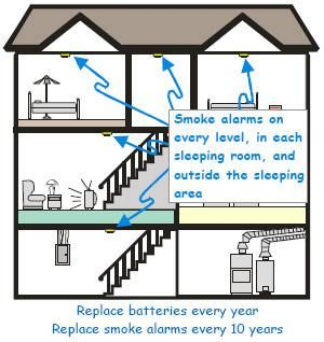
Observations:
• IMPROVE: Modern electrical codes require branch circuits at all bedrooms to be AFCI protected. Due to the age of the property these safety items were not met. Nonetheless, we strongly recommend they be added to all bedroom circuits as an extra preventive fire safety measure. Licensed electrician recommended.

13. Smoke/Heat Detector(s)

Inspect	Not Inspect	Not Presnt	Repair/ Replac
	x		x

Observations:

• Testing of smoke detectors is not included in this inspection. Pushing the "Test" button only verifies that there is power at the detector--either a battery or hard wired to the house power--and not the operational workings of the detector. The operational check is done by filling the sensor with smoke and is beyond the scope of this inspection. Battery operated smoke alarms should be checked routinely and the batteries changed frequently.
• NFPA 72, National Fire Alarm and Signaling Code, has required as a minimum that smoke alarms be installed inside every sleep room (even for existing homes) in addition to requiring them outside each sleeping area and on every level of the home. (Additional smoke alarms are required for larger homes.) Homes built to earlier standards often don't meet these minimum requirements. Homeowners and enforcement authorities should recognize that detection needs have changed over the years and take proactive steps make sure that every home has a sufficient complement of smoke alarms.
• Recommend replacing all smoke detectors to assure all are new and are in working order. All should be hardwired and all connected together. The average smoke detector is only good for 10 years, possibly less, check with manufacture.
• *REMINDER* All the batteries in the detectors should be changed every time you change your clocks in the spring and fall. Also, test them monthly.
• MAINTENANCE: Periodic testing monthly to ensure proper Smoke Alarm operation is required.
• MAINTENANCE: Smoke and CO Detectors do expire and need to be replaced every 6-10 years. Recommend checking with manufacture on the lifespan of your model of detector.

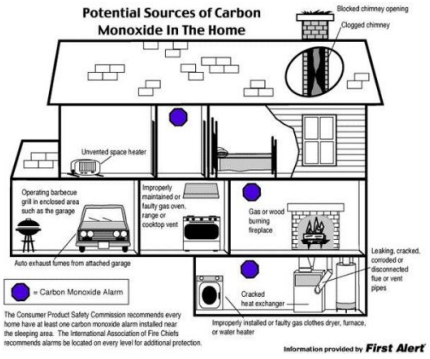


14. Carbon Monoxide (CO) Detector(s)

Inspect	Not Inspect	Not Presnt	Repair/ Replac
	x		x

Comments:

• SAFETY INFO: Carbon Monoxide (CO) is a lethal gas--invisible,tasteless, odorless--produced in normal amounts whenever you use an appliance which burns a combustible fuel--gas, oil, kerosene, charcoal, and wood. When proper ventilation becomes blocked or inadequate, CO concentrations build up inside your home and become deadly.
• CO detectors only have a life span of 5- 7 years, maybe less, check with manufacture.
• IMPROVE: There was no visible permanent CO (Carbon Monoxide) detector(s) in the building. The Consumer Product Safety Commission recommends that every building with fuel-burning (gas or oil) appliances be equipped with a UL Listed CO alarm. CO is colorless and odorless and thus impossible to detect without a proper electronic detector For the most trouble-free operation, I recommend the plug-in type (with backup battery) -- not the battery operated type -- with digital readout that tells you the peak CO concentration whenever you push the peak level button. Most CO detectors expire in 5 years of use.



15. Limitations of Electrical Inspection

Inspect	Not Inspect	Not Presnt	Repair/ Replac
	X		

Limitations

- Electrical components concealed behind finished surfaces are not visible to be inspected.
- Labeling of electric circuit locations on Main Electrical Panel (Legend) are not checked for accuracy.
- The inspection does not include remote control devices, alarm systems and components, low voltage wiring, systems, and components, ancillary wiring, systems, and other components which are not part of the primary electrical power distribution system.
- Only a representative sampling of outlets, switches and light fixtures were tested.
- Furniture and/or storage restricted access to some electrical components which may not be inspected.
- Backup generator not tested or inspected. Licensed electrician should evaluate and operate. Recommend you review with seller to become familiar how to operate emergency generator in the event of a power failure. Also, asked for service records.

Plumbing

1. Water Supply Source

Source: Private well water supply (Recommend biennial testing of drinking water quality, full analysis including uranium and arsenic with bacteria numeric count. Also recommend testing for radon air and water recommended every few years.)

2. Service Piping Into The House

Materials: Plastic Water Supply

3. Main Water Shut Off

Inspect	Not Inspect	Not Presnt	Repair/ Replac
X			

Location: Rear Wall of Basement

Shut off location

4. Branch Piping

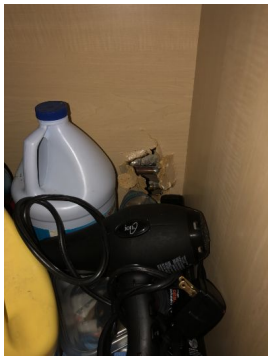
Inspect	Not Inspect	Not Presnt	Repair/ Replac
X			

Description: Readily visible water supply pipes are: • Copper

Observations:

• No deficiencies observed at the visible portions of the supply piping.

• Most of the piping is concealed and cannot be identified.



Note: under 1st floor bathroom sink. Observed a past repair, may have been a small leak at one time. Appears functional

5. Exterior Hose Bibs/Spigots

Inspect	Not Inspect	Not Presnt	Repair/ Replac
X			

Description: Frost Free type

yes, functional at the time of the inspection

6. Water Temperature

Inspect	Not Inspect	Not Presnt	Repair/ Replac
X			X

Temperature (SAFETY CONCERN) Over 120 degrees. Time Chart for 2nd & 3rd Settings Degree Burns on Adult Skin: 160°F (71°C)=1/2 second, 150°F (66°C)=1-1/2 seconds, 140°F=(60°C) <5 seconds, 130°F (54°C)=30 seconds

• For your safety, your hot water should be set at or below 120 degrees.

Observations:

• (SAFETY CONCERN) Hot water was observed over 120 degrees. This is a scolding hazard.

131.6*

7. Water Flow/Pressure

Inspect	Not Inspect	Not Presnt	Repair/ Replac
X			

Observations:

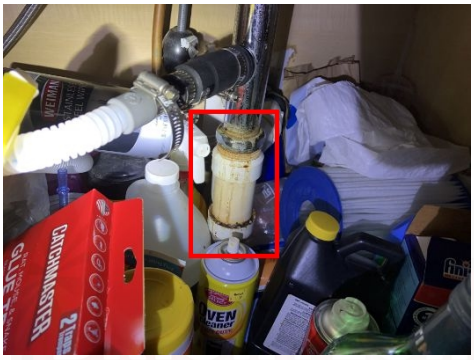
• The water flow was overall functional. This was determined by running water in the bath sink and shower while toilet is flushed. There was no flow test performed with the inspection. Only a small amount of water was used in each fixture.

8. Traps and Drains

Inspect	Not Inspect	Not Presnt	Repair/ Replac
X			X

Observations:

• Water was run through the fixtures and drains for a brief time. Functional drainage was observed. Unless otherwise noted.



Under ktichen sink, past signs of staining

9. Drainage, Wastewater & Vent Piping

Inspect	Not Inspect	Not Presnt	Repair/ Replac
X			

Description: Visible waste piping in house: • Thermoplastic PVC (Polyvinyl Chloride) - normally white in color • Not entirely visible to inspect. See Limitations

Observations:

• Visible piping appeared serviceable at time of inspection.

Recommend covering with gravel to insulate and protect

10. Tub/Shower(s) floor

Inspect	Not Inspect	Not Presnt	Repair/ Replac
X			

Description: Plastic/Fiberglass

Observations:

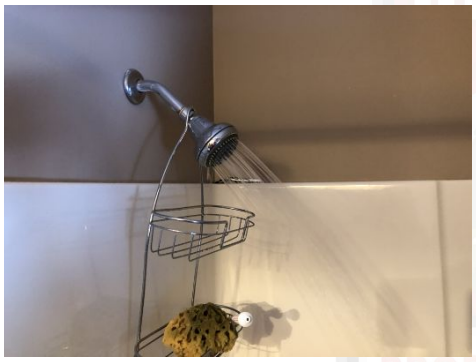
- Visible portions appeared functional, at time of inspection.

11. Shower(s)

Inspect	Not Inspect	Not Presnt	Repair/ Replac
X			

Observations:

- Appeared functional, at the time of inspection



12. Whirlpool Tub

Inspect	Not Inspect	Not Presnt	Repair/ Replac
		X	

13. Faucets

Inspect	Not Inspect	Not Presnt	Repair/ Replac
X			X

Observations:

- Stopper is missing/inoperable.

Stopper was not working on 1st floor bath tub

14. Sinks

Inspect	Not Inspect	Not Presnt	Repair/ Replac
X			X

15. Toilet(s)

Inspect	Not Inspect	Not Presnt	Repair/ Replac
X			X

Observations:

- A loose toilet was observed. This could lead to potential moisture damage the subfloor and finished floor and ceilings below. Recommend pulling toilet to investigate if any damage has been done. Recommend resecuring mount point and installing a new wax ring. Contacting a licensed plumber is advised.
- Active Water leak

First floor toilet was loose at the base. Water was observed around it. This needs to be pulled and repaired.

16. Exhaust Fan(s)

Inspect	Not Inspect	Not Presnt	Repair/ Replac
X			

Observations:

- Bathroom fan appear to exhaust out to exterior

17. A Word About Caulking and Bathrooms

- Water intrusion from bathtubs and shower enclosures is a common cause of damage behind walls, sub floors, and ceilings below bathrooms. As such, periodic re-caulking and grouting of tub and shower areas is an ongoing maintenance task which should not be neglected.
- Areas which should be examined periodically are vertical corners, horizontal corners/grout lines between walls and tubs/shower pans and at walls near floor areas. Also, the underside of shower curbs, the tub lip, tub spouts, faucet trim plates and any other areas mentioned in this report.
- Choose a PVA (polyvinyl acetate) type caulk. These are much more mildew resistant, are longer lasting and can be more thoroughly removed from bathroom surfaces.
One of the best is : POLYSEAMSEAL Tub and Tile Ultra Sealant caulk.
For more information, go to: http://polyseamseal.com/ttultra.shtml

18. Limitations of Plumbing Inspection

- The sections of the plumbing system concealed by finishes and/or storage (below sinks, etc.), below the structure, or beneath the ground surface are not inspected.

Appliances

1. Dishwasher

Inspect	Not Inspect	Not Presnt	Repair/ Replac
X			X

Observations:
- Irregular installation -- dishwasher is loose and not secured to the countertop. Repair as necessary.

Dishwasher had not be installed or secured properly.

2. Garbage Disposal

Inspect	Not Inspect	Not Presnt	Repair/ Replac
		X	

Observations:
- You should not have a disposal with a septic system.

3. Ranges, Ovens, Cooktops

Inspect	Not Inspect	Not Presnt	Repair/ Replac
X			

Observations:
- All heating elements/burners operated when tested.
- Oven(s) operated when tested.

4. Hood/Exhaust Fan

Inspect	Not Inspect	Not Presnt	Repair/ Replac
X			

Observations:
- Improve: Recommend upgrading so that the vent discharges to the exterior.

5. Microwave

Inspect	Not Inspect	Not Presnt	Repair/ Replac
X			

Observations:
- Operated when tested.

6. Refrigerator

Inspect	Not Inspect	Not Presnt	Repair/ Replac
X			

Observations:
- Appeared functional, at time of inspection.

7. Washer

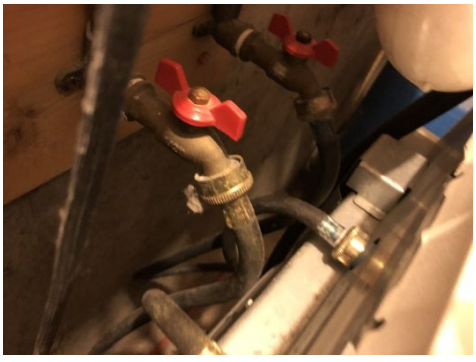
Inspect	Not Inspect	Not Presnt	Repair/ Replac
	X		

Observations:
- Assumed, not included with sale of property.

8. Washer Hook-Up and Hoses

Inspect	Not Inspect	Not Presnt	Repair/ Replac
X			X

Observations:
- Washer hook ups observed. We do not disconnect the supply hoses to the washer, nor do we operate the valves. These can leak at any time and should be considered a part of normal maintenance.
- IMPROVE: Highly recommend upgrading to the braided metal washing machine water supply hoses instead of the rubber ones--which are prone to burst.



9. Dryer

Inspect	Not Inspect	Not Presnt	Repair/ Replac
	X		

Observations:
- Assumed, not included with sale of property.

10. Dryer Vent

Inspect	Not Inspect	Not Presnt	Repair/ Replac
x			x

Observations:

• MAINTENANCE: Quarterly cleaning of dryer vent duct recommended, as fire safety.
• Recommended upgrade: The dryer vent was plastic or foil, accordion-type ducting material. These flexible plastic or foil type duct can more easily trap lint and is more susceptible to kinks or crushing, which can greatly reduce airflow and become overheated. Overheated dryers can cause fires. Replace with rigid dryer duct, this is easily found at most home centers.
• damaged exterior cover

Dryer vent appears to be taped shut

11. Limitations of Appliances Inspection

• Dryer and Washing Machine were not tested due to them not normally being included in the sale of the property.
• Drain lines and water supply lines serving clothes washing machines are not operated--as they may be subject to leak if turned.
• Dishwasher, Clothes Washer and Dryer, if tested, are for basic operation in one mode only. Their temperature calibration, functionality of timers, effectiveness, efficiency and overall adequacy is outside the scope of this inspection.
• Oven(s), Range and Microwave thermostats, timers, clocks and other specialized cooking functions and features are not tested during this inspection.
• Appliances are tested by turning them on for a short period of time. It is further recommended that appliances be operated once again during the final walk-through inspection prior to closing.

Life Expectancy Chart

1. Life Expectancy Chart Link

"CLICK" LINK:
• http://www.brightechpropertyinspections.com/life-expectancy-chart.html

Glossary

Term	*Definition*
A/C	Abbreviation for air conditioner and air conditioning
AFCI	Arc-fault circuit interrupter: A device intended to provide protection from the effects of arc faults by recognizing characteristics unique to arcing and by functioning to de-energize the circuit when an arc fault is detected.
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.
TPR Valve	The thermostat in a water heater shuts off the heating source when the set temperature is reached. If the thermostat fails, the water heater could have a continuous rise in temperature and pressure (from expansion of the water). The temperature and pressure could continue to rise until the pressure exceeds the pressure capacity of the tank (300 psi). If this should happen, the super-heated water would boil and expand with explosive force, and the tank would burst. The super-heated water turns to steam and turns the water heater into an unguided missile. To prevent these catastrophic failures, water heaters are required to be protected for both excess temperature and pressure. Usually, the means of protection is a combination temperature- and pressure-relief valve (variously abbreviated as T&P, TPV, TPR, etc.). Most of these devices are set to operate at a water temperature above 200° F and/or a pressure above 150 psi. Do not attempt to test the TPR valve yourself! Most water heating systems should be serviced once a year as a part of an annual preventive maintenance inspection by a professional heating and cooling contractor. From Plumbing: Water Heater TPR Valves