

NOVA Home Inspection LLC

Confidential - Property Inspection Report - Confidential



12345 Roland Drive, Vienna VA, 22180
Inspection prepared for: Sample Client
Inspection Date: 5/9/2009

Inspector: Sergio A. "Serge" DelHoyo
ASHI #248788 NRSB #9SS0016
www.novahomeinspection.com



NOTICE TO THIRD PARTIES: This Report is the exclusive property of NOVA Home Inspection LLC and the Client(s) listed above and is not transferable to any third parties or subsequent buyers. Our inspection and this Report have been performed with a written contract agreement that limits its scope and usefulness. Unauthorized recipients are therefore advised not to rely upon this Report, but rather to retain the services of an appropriately qualified home inspector of their choice to provide them with their own inspection and report.

Dear Client,

Thank you for choosing **NOVA home inspection LLC (NOVAhi)** to perform your home inspection. The goal of this inspection and report is to put you in a better position to make an informed real estate decision. This report is a general guide and provides you with some objective information to help you make your own evaluation of the overall condition of the home and is not intended to reflect the value of the property, or to make any representation as to the advisability of purchase. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. This inspection is not a guarantee or warranty of any kind.

NOVAhi endeavors to perform all inspections in substantial compliance with the Standards of Practice of the American Society of Home Inspectors® (ASHI). As such, we inspect the *readily accessible, visually observable, installed systems and components* of a home as designated in the ASHI® Standards—except as may be noted in the “Limitations of Inspection” sections within this report. This Property Inspection Report contains 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 ASHI® Standards are present but are not inspected, the reason(s) the item was not inspected is reported as well.

A copy of the ASHI® Standards of Practice is available at: www.homeinspector.org/docs/standards.pdf
These standards define the scope of a home inspection. Clients sometimes assume that a home inspection will include many things that are beyond the scope. We encourage you to read the ASHI Standards of Practice so that you clearly understand what things are included in the home inspection and report.

The report is effectively a snapshot of the house—recording the conditions on a given date and time. Home inspectors cannot predict future behavior, and as such, we cannot be responsible for things that occur after the inspection. If conditions change, we are available to revisit the property and update our report.

The report has been prepared for your exclusive use, as our client. No use by third parties is intended. We will not be responsible to any parties for the contents of the report, other than the party named herein. The report itself is copyrighted, and may not be used in whole or in part without **NOVAhi's** express written permission.

Again, thanks very much for the opportunity of conducting this inspection for you. We are available to you throughout the entire real estate transaction process. Should you have any questions, please call or email us.

Sincerely,

Serge

Serge DelHoyo, ASHI Inspector #248788

NOVA home inspection LLC

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Inspection and Site Details

1. Inspection Time

Start: 11:00 AM

End : 1:30 PM

2. Attending Inspection

Client present

Fully Participated

3. Residence Type/Style

Attached, Single family, three-level Townhouse

4. Garage/Carport

Attached 2-Car Garage

5. Age of Home or Year Built

Built in:, 1995 (14 years old)

6. Square Footage

Approx. 2500 sq ft - heated space

7. Lot Size

Approximately, 2,570 sq ft/ .059 acres

8. Front of Home Faces

For the purpose of this report the building is considered to be facing, East

9. Bedrooms and Bathrooms

Number of Bedrooms: 3

Number of Bathrooms: 3. Full Baths. 1. Half Bath(s)

10. Occupancy

Occupied - Furnished

ACCESS TO SOME ITEMS SUCH AS: ELECTRICAL OUTLETS, WINDOWS, WALL/FLOOR SURFACES, AND CABINET INTERIORS WAS RESTRICTED BY FURNITURE AND LARGE QUANTITY OF PERSONAL BELONGINGS. ANY SUCH ITEMS ARE EXCLUDED FROM THIS INSPECTION REPORT.

11. Temperature

Temperature at the time of inspection approximately, 75 degrees

12. Weather Conditions

Partly cloudy

13. Ground/Soil Surface Condition

Wet

14. Rain in the Last Three Days

Yes

Conventions and Terms Used in this Report

USE OF PHOTOS:

Your report includes many photographs. Some pictures are intended as a courtesy and are added for your information. Some are to help clarify where the inspector has been, what was looked at, and the condition of the system or component *at the time of the inspection*. Some of the pictures may be of deficiencies or problem areas, these are to help you better understand what is documented in this report and may allow 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 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 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 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).

COMMENT KEY or DEFINITIONS:

"INSPECTED": I visually inspected the item, system, or component and if no other comment is made, then it appeared to be functioning as intended -- allowing for normal wear and tear.

"NOT INSPECTED": I did not inspect this item, system, or component and make no representation of whether or not it was functioning as intended and will state a reason for not inspecting.

"NOT PRESENT": This item, system, or component is not in this home or building.

"REPAIR AS NEEDED": I recommend that the item, system, or component be repaired or replaced and suggest a second opinion or further inspection by a qualified contractor or individual.

"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.

"FYI": For Your Information: Denotes additional general information and/or explanation of conditions; Safety information; Cosmetic issues; and useful tips or suggestions for home ownership. May also include additional reference information with web links to sites with expanded information on your specific installed systems/components and important consumer product information.

Exterior

In accordance with the ASHI® Standards of Practice pertaining to Exteriors, this report describes the exterior wall coverings and trim. Inspectors are required to inspect the exterior wall coverings, flashing, trim, all exterior doors, the stoops, steps porches and their associated railings, any attached decks and balconies and eaves, soffits and fascias accessible from ground level. Inspectors shall also inspect adjacent or entryway walkways, patios, and driveways; vegetation, grading, surface drainage, and retaining walls that are likely to adversely affect the building.

1. Exterior Views



2. Driveway

Materials: Concrete

Observations:

- Driveway in good shape for age and wear. No deficiencies noted.

3. Walkways

Materials: Concrete

Observations:

- Appeared functional and satisfactory, at time of inspection.

4. Steps, Stoop, Porch

Materials: Steps and Stoop:, Concrete

Observations:

- No deficiencies noted.

5. Exterior Doors

Description: Front entry door:, Fiberglass, Rear sliding door:, Aluminum

Observations:

- Appeared in functional and in satisfactory condition, at time of inspection.

6. Exterior Cladding

Description: Vinyl Siding • Brick Veneer -- front

Observations:

- Exterior cladding appeared in serviceable condition, with no deficiencies noted
- MAINTENANCE: Vinyl and metal siding are extremely popular because they require less periodic maintenance than other types of siding materials. However, it is still necessary for the homeowner to periodically--at least once a year--carefully examine siding panels as well as ensure all J-channels around windows and doors are secure and drain properly. Vinyl and metal siding should be cleaned following the manufacturer's instructions.

7. Eaves, Soffits, Fascias

Description: Metal • Wood

Observations:

- Appeared to be in serviceable condition, at time of inspection.

8. Door/Window Frames, Trim

Description: Wood

Observations:

- All exterior painted wood trim surfaces should be annually examined and sealed, re-caulked and re-painted as needed.
- The exterior wood trim molding at roof dormers, in particular, the left one (as viewed from the front) is deteriorated and rotted. A qualified contractor should replace as needed.



9. Exterior Caulking

Comments:

- Exterior caulking is the simplest energy-efficient measure to install. 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 measures in modern construction practices. A home that is not sealed will be uncomfortable due to drafts and will use about 30% more heating and cooling energy than a relatively air-tight home. In addition, good caulking and sealing will reduce dust and dirt in the home and prevent damage to structural elements.
- FYI: One of the better exterior caulk brands is: OSI Pro-Series QUAD Window, Siding, Gutter & Roof Sealant. Can be found at home building centers.
- FYI: Recommend review of the following Do-It-Yourself web site which includes a How-To Tutorial on Exterior Caulking: http://easy2diy.com/cm/easy/diy_ht_3d_index.asp?page_id=35783013

Observations:

- Exterior caulking is generally in good condition.

10. Patio, Flatwork

Description: Rear patio:, Brick pavers set in sand

Observations:

- No deficiencies noted

11. Deck, Balcony

Description: Wood • Main Structure -- Pressure treated lumber

Observations:

- Appears in satisfactory and functional condition with normal wear for its age. Except as noted.
- MAINTENANCE: Whether treated or not, it is important to keep a wood deck surface free of all forms of fungal growth and debris that retains moisture and will cause the deck to eventually rot. Recommend cleaning and resealing the deck annually. Cleaning can be accomplished by scrubbing the deck with a sodium-hypochlorite (bleach) and Tri-Sodium-Phosphate (TSP) deck wash and then rinsing with a pressure washer. Finally, a wood deck should be recoated with a good-quality deck sealant.
- The deck perimeter trim board -- non pressure treated wood -- is deteriorated and rotted. A qualified contractor should replace and repair as needed.



The deck perimeter trim board deteriorated and rotted



Several balusters are rotted and NOT SAFE

12. Railings

Description: Wood railings • Wood balusters • Wood newel posts

Observations:

- SAFETY CONCERN: Portions of the deck balusters (vertical pickets) and the lower railing trim board are deteriorated and rotted. Qualified contractor should replace and repair as needed.

13. Grading, Surface Drainage

Description: Level Grade

Observations:

- No deficiencies noted.

14. Vegetation Affecting Structure

Description: See HVAC Section

15. Limitations of Exterior Inspection

- Awnings, or similar seasonal accessories, recreational facilities, outbuildings, water features, hot tubs, 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.
- A representative sample of exterior components were inspected rather than every occurrence of components.

Roofing

In accordance with the ASHI® Standards of Practice pertaining to Roofing, this report describes the roof coverings and the method used to inspect the roof. Inspectors are required to inspect the roof covering, roof drainage systems, flashings, skylights, chimneys and roof penetrations. The following web sites are an excellent resource of information on roofs:

<http://www.home-roofs.com> and <http://www.roofhelper.com>

1. Roof Style and Pitch

Side Gabled • Normal slope: roof angle (pitch) from 30 - 40 degrees

2. Method of Roof Inspection

Viewed from the ground level with the aid of binoculars due to roof being 3 or more stories high

3. Roof Covering

Materials: Fiberglass-based asphalt shingles

Age: Approx 7-10+ years

Observations:

- Roof appeared serviceable with no deficiencies noted at time of inspection. No prediction of future performance or warranties can be offered.
- FYI: Fiberglass composition (asphalt) shingles typically have an expected lifespan of 15 to 20 years for standard shingles. This can fluctuate due to such variables such as color, building orientation, and amount of sunlight received as well as adequate attic ventilation.
- These shingles appear to be in the second third of their life cycle.

4. Flashings

Observations:

- Visible areas appeared functional, at time of inspection
- Areas not visible due to height

5. Roof Penetrations

Description: PVC Piping for plumbing vent stack(s) • Metal attic power ventilator fan

Observations:

- Visible area, with binoculars, appeared functional, at time of inspection.

6. Chimney(s)

Description: Metal flue--for forced air gas furnace and gas water heater

Observations:

- Appeared functional -- using binoculars -- with no deficiencies noted, at time of inspection.

7. Roof Drainage System

Description: Galvanized/Aluminum, 2 Downspouts:, discharges below grade--connected to drainage piping

Observations:

- The roof drainage system appeared in serviceable condition, at time of inspection.
- MAINTENANCE: The guttering system needs to be maintained to allow proper drainage away from the home. Monitor during a moderate to heavy rain and seal or repair as needed.
- The gutter(s) appear intact but due to the lack of recent rain, I am unable to determine if gutter(s) leak at seams or spills water.

8. Limitations of Roofing Inspection

- It highly recommended to ask the seller about the age & history of the roof and obtain roof documentation (if available).
- 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.

Structural Components

In accordance with the ASHI® Standards of Practice pertaining to Structural Components, this report describes the foundation, floor, wall, ceiling and roof structures and the method used to inspect any accessible under floor crawlspace areas. Inspectors are required to inspect and probe the structural components of the home, including the foundation and framing, where deterioration is suspected or where clear indications of possible deterioration exist. Probing is not done when doing so will damage finished surfaces or when no deterioration is visible or presumed to exist. Inspectors are NOT required to offer an opinion as to the structural adequacy of any structural systems or components or provide architectural services or an engineering or structural analysis of any kind. Despite all efforts, it is impossible for a home inspection to provide any guaranty that the foundation, and the overall structure and structural elements of the building is sound. **NOVAhi** suggests that if the client is at all uncomfortable with this condition or our assessment, a structural engineer be consulted to independently evaluate any specific concern or condition, prior to making a final purchase decision.

1. Foundation Type

Slab on Grade

2. Foundation Floor

Description: Concrete slab • Most not visible to inspect.

Observations:

- Not visible to inspect due to complete ground level floor finished/covered.

3. Columns, Beams

Observations:

- Beams are finished, unable to inspect.
- Columns are finished or concealed, unable to inspect.

4. Floor Structure

Description: Dimensional lumber wood Joists:, 2 X 8

Observations:

- Limited review only in small utility room/closet due to 95% finished ceiling in lower level.

5. Wall Structure

Description: Wood frame: 2 X 4 dimensional lumber

Observations:

- Virtually all of the walls and ceilings on the ground level are covered and structural members are not visible. No visible deficiencies noted. I could not see behind these covering.

6. Ceiling, Roof Structure

Observations:

- NOT INSPECTED
- The attic was not inspected, therefore, the roof structure was not visible to determine type or condition.

7. Limitations of Structural Components Inspection

- Engineering or architectural services such as calculation of structural capacities, adequacy, or integrity of any structural system or component are not part of a home 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.

Attic and Insulation

In accordance with the ASHI© Standards of Practice pertaining to Attic and Insulation, this report describes the method used to inspect any accessible attics; and describes the insulation and vapor retarders used in unfinished spaces when readily accessible and the absence of insulation in unfinished spaces at conditioned surfaces. Inspectors are required to inspect insulation and vapor retarders in unfinished spaces when accessible and passive/mechanical ventilation of attic areas, if present. The following web sites are an excellent resource of information on home insulation: <http://insulation.owenscorning.com/homeowners/> and <http://www.certainteed.com/products/insulation>

1. Attic Access

Attic Inspection Method: NOT INSPECTED

Type of Access: Pull Down Ladder located in: • Master bedroom closet

Observations:

- NOT INSPECTED

2. Insulation in Unfinished Spaces

Observations:

- NOT INSPECTED

3. Vent Piping Through Attic

Observations:

- NOT INSPECTED

4. Limitations of Attic and Insulation Inspection

- Attic area, ventilation, roof structure, ceiling structure, and insulation, was NOT INSPECTED at client's direction. There is an additional charge for a separate trip to return and inspect these items.

Heating and Air Conditioning

In accordance with the ASHI® Standards of Practice pertaining to Heating and Air Conditioning (HVAC) systems, this report describes the energy source and the distinguishing characteristics of the heating and cooling system(s). Inspectors are required to open *readily openable* access panels and *visually* inspect the installed heating equipment and associated vent systems, flues and chimneys; and central air conditioning equipment and distribution systems. The HVAC system inspection is general and not technically exhaustive. The inspector will test the heating and air conditioner using the thermostat and/or other normal controls. **NOVAhi** highly recommends that a standard, seasonal or yearly, Service and Maintenance Contract with an HVAC contractor be obtained. This provides a more thorough investigation of the entire home's heating, air conditioning and filtering system as well as maintaining it at peak efficiency —thereby increasing service life.

1. Thermostat(s)

Description: Digital - programmable type., Location(s):, Main level/dining room

Observations:

- No deficiencies noted.
- Thermostats are not checked for calibration or timed functions.
- Recommend the client have the homeowner provide the instructions for programming or show the client how to do so.



2. Heating System

Description: Forced air natural gas furnace • Pilotless electronic ignition is provided - Fan assist draft • Mid Efficiency type furnace--over 80% efficient • Fan assisted draft inducer. • Manufacturer: • York

Age and Heating Capacity: Approximately: • 14 years • DEFERRED COST: This furnace appears to be near the end of its useful life cycle. Consider upgrading to a newer higher efficiency unit. • Approx 80,000 BTU capacity

Observations:

- Furnace heated supply air temp: 146 degrees F - Ambient return air temp: 80 degrees F. This is a 66 degree difference.
- This indicates the furnace is heating as intended.
- There appears to be no record of service to this unit since 2003. Highly recommend an annual/seasonal HVAC service contract be obtained to assure peak efficiency and extend service life.

3. Energy Source

For Heating: Natural Gas -- Gas meter located at: • Exterior, West side of house

For Cooling: Electric - 220/240 volt A/C

Observations:

- No deficiencies noted.

4. Safety Switch

Description: Furnace electric safety switch installed, within sight of furnace unit, A safety shutoff switch installed at furnace service door panel

Observations:

- No deficiencies noted.



Furnace Electrical Safety Switch on Wall next to Furnace

5. Distribution Systems

Description: Galvanized sheetmetal ductwork - floor registers • Ceiling registers in upper floor

Observations:

- Air registers appeared working in every applicable room.
- 100+ degrees heating supply air was observed at a representative number of registers - using a laser thermometer.
- Annual/Seasonal professional HVAC inspection and cleaning service contract is recommended.

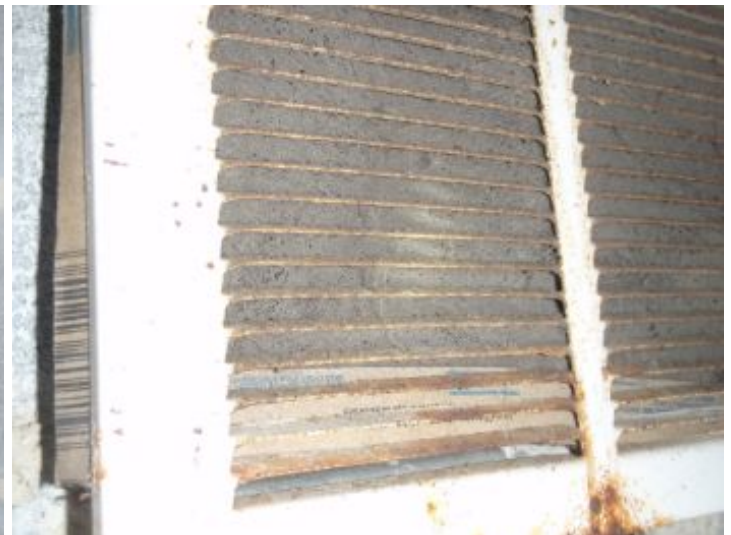
6. Combustion Air

Observations:

- Combustion air venting in garage furnace utility room: There are two gas fuel-burning appliances in the utility/furnace room: water heater and furnace. All fuel-burning appliances must be provided with enough fresh air for proper combustion and ventilation of flue gases. In this home, these appliances are using outside air for ventilation and combustion through a metal duct to an opening under the front entrance stoop. This 12" X 20" opening has a filter which is clogged/dirty. With this opening blocked -- there may be a lack of combustion air resulting in hazardous Carbon Monoxide (CO) into the dwelling living areas.
- **IMPROVE:** I recommend this existing grille be replaced with a 1/4" size square wire screen to keep out vermin from entering the structure. Also, removing the unnecessary filter. A qualified person should do the work.
- **SAFETY CONCERN:** The furnace/utility room combustion air vent opening, under the exterior entry stoop, is partially blocked with a dirty filter. Proper combustion air is not being provided for gas furnace and gas water heater. Recommend removal/replacing filter.



Vent opening under exterior entry stoop



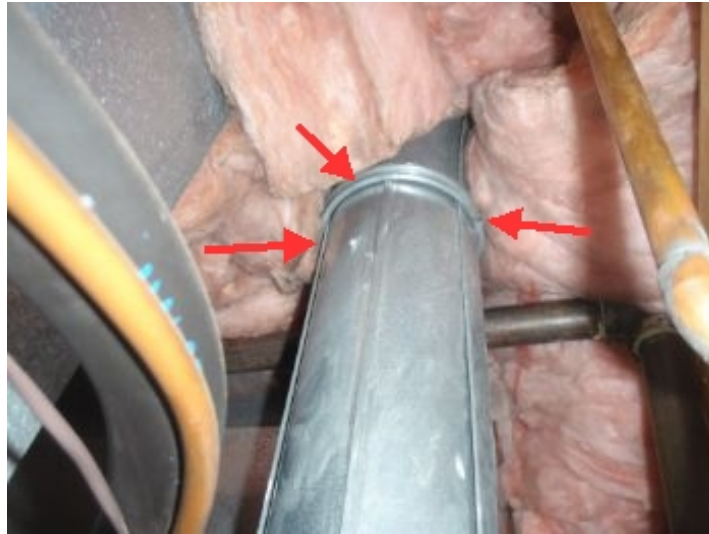
Clogged and blocked with dirty filter

7. Venting, Flue(s), Chimney(s)

Materials: Metal double wall chimney vent pipe • Direct vent for gas log fireplace - to rear of structure.

Observations:

- Minimum furnace/water heater double wall vent pipe clearance from combustible material is 1".
- **SAFETY CONCERN:** Chimney flue/vent pipe has inadequate clearance to combustible materials. Repair as needed.



At least 1" clearance required from combustibles

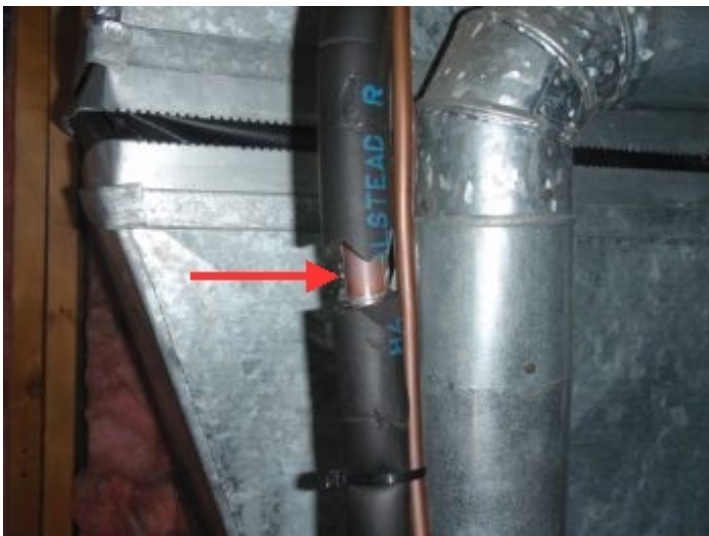
8. Cooling System

Description: Compressor/Condenser unit: • Air Cooled Central Air Conditioner • York brand

Compressor Age and Cooling Capacity: Approximately: • 14 years - Original equipment • Approx 3 Tons - 36,000 BTU

Observations:

- Average life of an outside A/C compressor/condenser is approx. 12-15 years
- Annual/Seasonal professional HVAC inspection and cleaning service contract is recommended.
- DEFERRED COST: The outside A/C unit appears to be at the end of its life cycle.
- IMPROVE: Vegetation has grown too close to A/C Condenser unit. Recommend trim/prune as needed.
- The insulation is missing or damaged at interior refrigerant line. A qualified person should repair as needed.



Insulation missing at refrigerant line



Vegetation needs pruning next to A/C Condenser

9. Fuse/Circuit Breaker Protection

Compressor Placard Max: 35 Amps

Observations:

- Proper size circuit breaker protection installed at main electrical panel.

10. Condensate Drain

Observations:

- **IMPROVE:** Install a clean-out plug, with an easily removable cap, at each condensate trap. This allows access in order to maintain traps free of bacteria/mold growth and sludge buildup. This cleaning should be accomplished before the start of each cooling/Summer season. Recommend your HVAC contractor install these during the next service. See example photo.
- **MAINTENANCE:** Before the start, and during each cooling (Summer) season--it is important to monitor the condensate trap to insure it is clear of sludge/blockage for proper draining to occur. Recommend keeping a bottle brush handy for this purpose. Also, pouring a small amount of bleach in the trap, at the start of the season, will keep it clear of bacteria.



Example of a clean-out plug installed in condensate drain

11. Cooling Performance

Supply Temperature: 60, Degrees F.

Return Temperature: 80, Degrees F.

Temperature Difference:

- 20 Degrees F.
- This indicates the unit is cooling as intended.

12. Filter(s)

Description: Fiberglass disposable filter(s), SIZE:, 16 X 25 X 1, At Base of Furnace

Observations:

- **MAINTENANCE:** The air filter(s) should be inspected at least monthly and cleaned or replaced as required. There are two types of filters commonly used: (1) Washable filters, (constructed of aluminum mesh, foam, or reinforced fibers) these may be cleaned by soaking in mild detergent and rinsing with water. Or (2) Fiberglass disposable filters that must be REPLACED before they become clogged. Remember that dirty filters are the most common cause of inadequate heating or cooling performance.
- The return air vents in the ground level, main floor, and upper level hall ceiling, all have dirty filters installed. This results in less efficiency in both heating and cooling. These return air grilles are not designed for filters. Recommend removal of filters.



16 X 25 X 1 Size

13. Other Components

Description: Aprilaire brand Humidifier

Observation:

- Humidifiers require routine annual service prior to each heating season. They easily become covered by lime deposits which cause them to become inoperative within short periods of time. This should be part of annual/seasonal HVAC service contract.



Aprilaire Humidifier

14. Gas Fireplace(s)

Description: Prefabricated Direct Vent fireplace, Location:, Ground floor rec room, Metal flue(s)

Observations:

- INSPECTED

15. Limitations of Heating and Air Conditioning Inspection

- 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.
- To gain access and inspect the heat exchanger in Mid and High Efficiency furnaces requires a significant dismantling and disassembly of the unit and is therefore outside the scope of a home inspection.
- Humidifiers, dehumidifiers, and electronic filters are not inspected. An annual HVAC service contract should include servicing these items.
- 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.
- Firescreens, fireplace doors, appliance gaskets and seals, automatic fuel feed devices, mantles and fireplace surrounds, combustion make-up air devices, and heat distribution assists (gravity or fan-assisted) are not inspected.
- Determining heating and cooling supply adequacy or distribution balance is not part of this inspection.

Electrical

In accordance with the ASHI® Standards of Practice pertaining to Electrical Systems, this report describes the amperage and voltage rating of the service, the location of the main disconnect and any sub panel(s), the presence of solid conductor aluminum branch circuit wiring, the presence or absence of smoke detectors and wiring methods. Inspectors are required to inspect the viewable portions of the service drop from the utility to the house, the service entrance conductors, cables and raceways, the service equipment and main disconnects, the service grounding, the interior components of the service panels and sub panels, the conductors, the over-current protection devices (fuses or breakers), ground fault circuit interrupters and a representative number of installed lighting fixtures, switches and receptacles. All issues or concerns listed in this Electrical section should be construed as current and a potential personal safety or fire hazard. **Repairs should be a priority, and should be made by a qualified, licensed electrician.**

1. Service Drop

Description: Underground service lateral, Meter Location: West, Rear, Outside wall of residence

Observations:

- No deficiencies noted.

2. Service Entrance Conductors

Description: Aluminum, 4/0 AWG wire, 200 Amps

Observations:

- No deficiencies noted.

3. Service Rating

120/240 Volt, 3 Phase, 200 Ampere rating

4. Main Disconnect

Description: One 200 Amp Breaker on Main Service Panel. See photo below.

5. Main Service Panel(s)

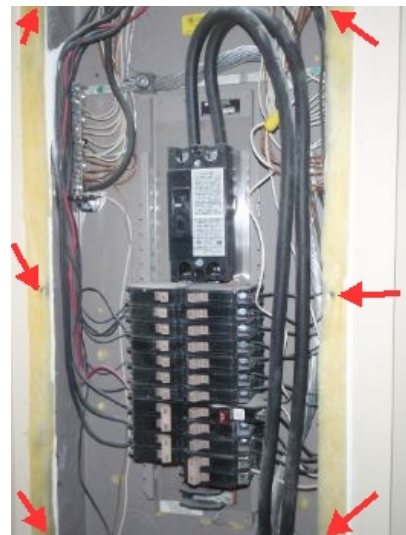
Description: Manufacturer: • Cutler-Hammer • Location: • Ground level rec room

Observations:

- The wiring within the panel appeared satisfactory - no deficiencies.
- **SAFETY CONCERN:** Pointed screws are in use attaching electrical panel cover. Blunt-end screws are required to prevent piercing electrical wiring resulting in arcing and electrical fire. A qualified person should replace as needed.



Cutler-Hammer brand electrical panel



Blunt End Screws Required to Attach Panel Access

6. Sub Panel(s)

Description: NOT PRESENT

7. Service Grounding

Description: Copper • Water Pipe Connection

Observations:

- No discrepancies on visible sections noted.

8. Overcurrent Protection

Type: Breakers

Observations:

- No deficiencies noted.

9. Wiring Methods

Description: Wiring type: non-metallic sheathed cable "Romex" • Wiring conductors: Copper and multi strand Aluminum (OK on 220/240 volt circuits)

Observations:

- Visible wiring appeared functional no discrepancies noted.

10. Lighting, Fixtures, Switches, Outlets

Description: Grounded

Observations:

- A representative number of receptacles, switches and lights were tested and are generally serviceable, unless otherwise noted.
- Ceiling fans operated normally when tested.

11. GFCI

Definition: Ground Fault Circuit Interrupter - GFCI - is an electrical safety device that cuts power to an 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.

Locations & Resets: Present at: Bathrooms, Kitchen, Exterior, Garage, Whirlpool tub - resets at main electrical panel, All Bathroom's, Garage, and Exterior GFCIs - reset at main floor powder room, Kitchen GFCI reset at countertop receptacle(s)

Observations:

- Test GFCIs monthly to ensure proper operation.
- FYI: Recommend review of the Consumer Product Safety Commission publication at the following web site:
<http://www.cpsc.gov/CPSPUB/PUBS/99.html>

12. AFCI

Definition: Arc Fault Circuit Interrupter -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 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.

Locations & Resets: Absent-Not required when house constructed

Observations:

- There is no AFCI protection.
- IMPROVE: Modern electrical codes require branch circuits at all bedrooms to be AFCI protected. The electrical code at the time this house was built may not have required AFCI protection at these circuits. Nonetheless, we strongly recommend they be added to all bedroom circuits as an extra preventive fire safety measure. Licensed electrician recommended.
- FYI: Recommend review of the Consumer Product Safety Commission publication at the following web site:
<http://www.cpsc.gov/CPSPUB/PUBS/AFCI.html>

13. Smoke/Heat Detector(s)

Description: Present at: • One on each level at hall ceiling

Observations:

- Without a working smoke detector in your home you have no first alert to a possible fire.
- FYI: Smoke detectors last 6-10 years. Ten year old detectors are less than 50% effective. Recommend replacing.
- IMPROVE: Recommend installing one in each bedroom to bring up to modern safety standards. A qualified contractor should be used to install smoke detectors that are hard wired to the house electrical system.
- **SAFETY CONCERN:** The smoke alarm(s) did not operate when tested. You need to be alerted in case of a fire. Recommend repair or replacement of the smoke alarms.



Smoke detectors in the house Inoperative

14. Carbon Monoxide (CO) Detector(s)

Description: There are no CO detectors in this home

Observations:

- FYI: Recommend review the following Consumer Product Safety Commission publication: <http://www.cpsc.gov/cpscpub/pubs/5010.html>
- IMPROVE: There was no visible CO (Carbon Monoxide) detector(s) in the home. The Consumer Product Safety Commission recommends that every residence with fuel-burning (gas) appliances be equipped with a UL Listed CO alarm. CO is colorless and odorless and thus impossible to detect without a proper electronic detector. At a minimum, put an alarm near the sleeping rooms on each level in your home. For the most trouble-free operation, I recommend the plug-in type -- not the battery operated type -- with digital readout that tells you the peak CO concentration whenever you push the peak level button.
- FYI: 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.

15. Limitations of Electrical Inspection

- Electrical components concealed behind finished surfaces are not visible to be inspected.
- Labeling of electric circuit locations on Main Electrical Panel are not checked for accuracy.
- Only a representative sampling of outlets, switches and light fixtures were tested.
- 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.
- Furniture and/or storage restricted access to some electrical components which may not be inspected.
- Ground wires not visible due to finished ceilings.
- A low voltage alarm system is installed. Due to the specialized nature of these systems, we suggest that you review this system with the seller. As per our Inspection Agreement, this system is beyond the scope of this report and was not inspected.
- Even though not part of a general inspection all antenna/cable/phone and doorbell wiring needs to be evaluated for proper installation.
- Due to the specialized nature of home security alarm systems, recommend you review this system with the seller. Security systems are beyond the scope of a home inspection.

Plumbing

In accordance with the ASHI© Standards of Practice pertaining to Plumbing systems, this report describes the water supply, drain, waste and vent piping materials and the water heating equipment, energy source and location of the main water and main fuel shut-off valves, when readily viewable or known. Inspectors are required to inspect the interior water supply and distribution systems, all fixtures and faucets, the drain waste and vent systems (including all fixtures for conveying waste), the water heating equipment (vent systems, flues and chimneys of water heaters or boiler equipment), fuel storage and distributions systems for water heaters and/or boiler equipment and drainage sumps, sump pumps and associated piping. Some simple plumbing repairs, such as a typical trap replacement, can be performed by a competent handyman. However, any more complex issues such as incorrect venting or improperly sloped drains should be repaired by a licensed plumber. **All gas related issues should only be repaired by a licensed plumbing contractor —since personal safety is involved.**

1. Water Supply

Source: Public municipal water supply

2. Main Service Piping

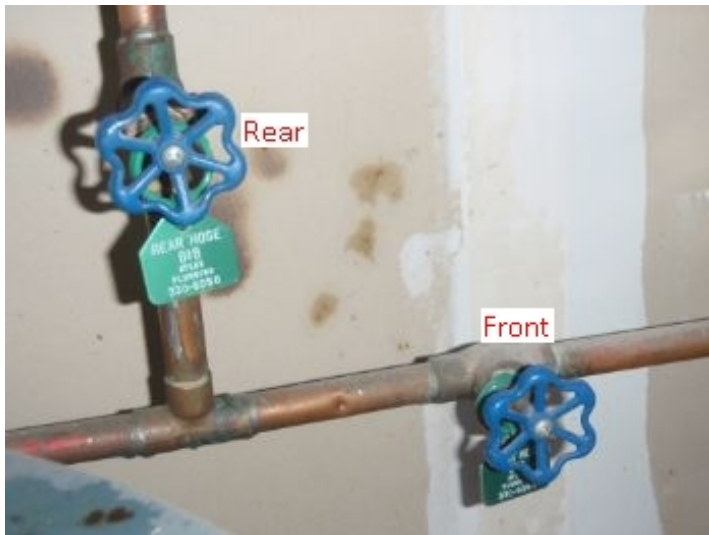
Materials: Copper

3. Main Water Shut Off

Location: Besides Water Heater

Observations:

- Located, tagged and client made aware of.



Exterior Hose Bib Shutoffs



Main Water Shutoff

4. Exterior Hose Bibs/Spigots

Description: Standard hose bibs • Anti Siphon present

Interior Shutoffs: Both front and rear hose bid shut offs in ground level utility closet

Observations:

- Interior shutoff valves for outside hose bibs/spigots were located, tagged, and client made aware of, for winterization and/or repairs.

5. Water Supply, Distribution Systems

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.

6. Faucets

Observations:

- NOT INSPECTED. Some of the interior faucets were not tested due to personal items in bathrooms and client's direction to end inspection early.
- No deficiencies noted on the inspected faucets.

7. Sinks

Observations:

- NOT INSPECTED. Some sinks were not tested due to personal items in bathrooms and client's direction to end inspection early.
- No deficiencies noted on tested sinks.

8. Traps and Drains

Observations:

- NOT INSPECTED. Some of the traps and drains were not tested due to personal items in bathrooms and client's direction to end inspection early.
- The fixtures and drains that water was run through showed functional drainage.

9. Flow and Pressure

Observations:

- NOT INSPECTED. Water flow was not tested in some areas due to personal items in bathrooms and client's direction to end inspection early.
- The water pressure was tested and was found to be: 60 PSI. Normal.

10. Waste, Drain, Vent Piping

Waste System Type: Public sewage disposal system

Description: Visible waste piping in house: • Thermoplastic PVC (Polyvinyl Chloride) - normally white in color

Observations:

- Visible piping appeared serviceable at time of inspection.

11. Water Heater(s)

Description: Manufacturer:, Rheem, Conventional storage tank, Gas, Location: ground level utility closet

Capacity: 50 Gallons

12. Water Heater(s) Condition

Age: 10 Years • Manufactured and installed in 1999 • Original equipment • FYI: Water heaters have a typical life expectancy of 8-12 years.

Observations:

- No discrepancies noted.
- No deficiencies noted with the Temperature Pressure Relief (TPR) valve and discharge pipe.
- Water temperature observed to be: 121 degree F. This is satisfactory. Recommended temp should be set at 118-122 degrees F to prevent scalding, extend water heater life, and improve energy efficiency and conservation.
- DEFERRED COST: Water heater appeared to be at the end of its typical service life. Consider replacement.

13. Water Heater Vent System

Materials: Metal double wall chimney vent pipe

Observations:

- Visible portions appeared functional with no discrepancies.

14. Fuel Storage, Distribution

Description: Black iron pipe used for gas branch/distribution service

Shut Off: Main gas shut off located at outside meter

Observations:

- Meter located at exterior. All gas appliances have cut-off valves in line at each unit. No gas odors detected.

15. Drainage Sump, Pump(s), Piping

Description: NOT PRESENT. No sump basin/pump observed

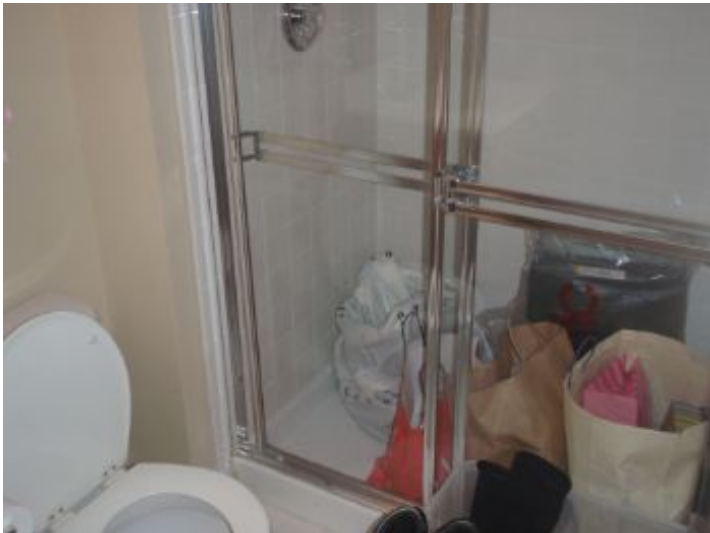
16. Limitations of Plumbing Inspection

- 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.
- I did not inspect the condition of all the faucets, fixtures, plumbing traps and water flow. Inspection cut short at client's direction. There is an additional charge for a separate trip to return and inspect these items.

Bathrooms

Bathrooms can consist of many features from whirlpool tubs and showers to toilets and bidets. Because of all the plumbing involved it is included here as a separate area. Fixtures and faucets, functional water flow, leaks, and cross connections are checked. Moisture in the air, water leaks, and deteriorated/poor caulking and grouting can cause mildew, wallpaper/paint to peel, and other problems. The inspector will identify as many issues as possible but some problems may be undetectable within the walls or under flooring. It is important to routinely maintain all bathroom grouting and caulking, because minor imperfections will result in water intrusion and unseen damage behind surfaces.

1. Bathroom Views



Ground Level Bathroom



Master Bathroom



Hall Bathroom

2. Bathroom # Designation - for the purposes of this report

- #1 Master Bath - Upper level
- #2 Hall Bath - upper level - Full
- #3 Powder Room - entry level - half
- #4 Lower level bath - full

3. Tub(s)

Description: Whirlpool (hydromassage) tub in Master Bath • Jacuzzi brand

Observations:

- NOT INSPECTED - Tubs contained personal items.



Master bathroom Jacuzzi brand tub

4. Shower(s)

Description: Master bath shower: • Surround is ceramic tile

Observations:

- Master shower: Recommend caulking as required. See Caulking comments below
- NOT INSPECTED: I did not inspect other showers - they contained personal items.



Caulking repair needed at master shower stall

5. Toilet(s)

Observations:

- Operated when tested. No deficiencies noted.

6. Bathroom Exhaust Fan(s)

Observations:

- Appeared functional, at time of inspection.
- Bathroom fans exhaust to exterior.
- IMPROVE: There is no exhaust fan in the master bath - it was not required when house was built. However, lack of bathroom exhausts can cause a buildup of moisture and eventually mold in the structure - especially where showers are in use. All house exhausts should be directed and vented towards the exterior of the structure. A qualified contractor should be used to install venting.

7. 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.
 - Chose a PVA (polyvinyl acetate) type caulk. These are much more mildew resistant, are longer lasting and can be more thoroughly removed from bathroom surfaces.
- FYI: One of the best is : POLYSEAMSEAL Tub and Tile Ultra Sealant caulk.
FMI: Refer to the following site: <http://polyseamseal.com/ttultra.shtml>
- I highly recommend that any caulking issues/deficiencies listed in this inspection report, be addressed and corrected by the client (buyer) and not the seller. The reason is: Old caulk must be removed--the surface meticulously cleaned--THEN new the caulk applied. A seller may not always have the best interest in mind for a thorough job--that will may have to be re accomplished.

Interior

In accordance with the ASHI© Standards of Practice pertaining to Interiors, inspectors are required to inspect walls, ceilings and floors, steps, stairways and railings, installed countertops and a representative number of installed cabinets, and representative number of doors and windows. Garage door(s) and automatic garage door operators are inspected for proper function and the operation of installed safety features. If the home is occupied, the possessions of the owner necessarily conceal some areas/items. These are exempt from inspection. All reasonable attempt is made to more closely inspect behind the owner's possessions if any hint of a problem is found or suspected.

1. Interior Views



Ground level rec room



Family Room



Kitchen



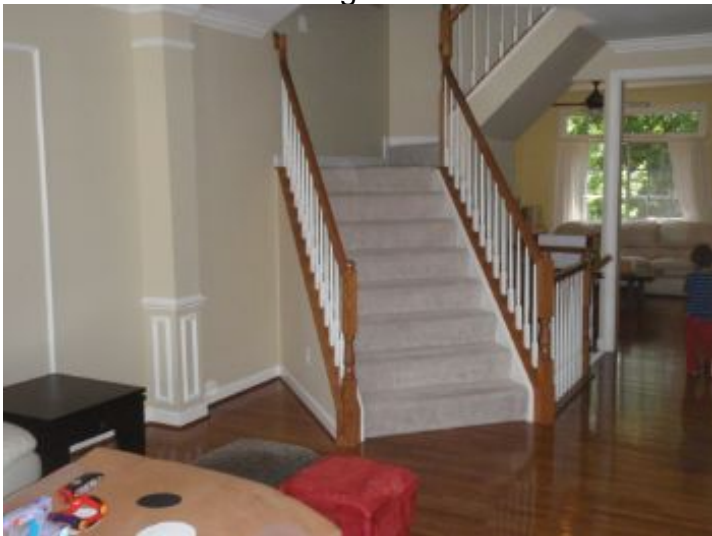
Kitchen



Dining Room



Front Living Room



Front Living Room



Master Bedroom



Bedroom #3

2. Bedroom # Designation - for the purposes of this report

- #1 Master Bedroom - Upper level - West rear
- #2 Upper level - North/East front corner
- #3 Upper level - South/East front corner

3. Door Bell

Observations:

- Operated normally when tested.

4. Wall and Ceiling Finishes

Materials: Drywall

Observations:

- General condition of walls and ceilings appeared satisfactory.
- Some cosmetic, common small cracks and typical flaws in drywall finish noted. This is normal wear for age of home.

5. Floor Finishes

Materials: Hardwood type • Ceramic tile • Carpet

Observations:

- No deficiencies noted - with normal wear and age.

6. Windows

Description: Wood, Double hung, Double-glazed thermal seal type: two panes of glass separated by a layer of air/inert gas, then sealed.

Observations:

- In accordance with ASHI Standards, we do not test every window in the house, and particularly if it is furnished. I do test every unobstructed window in every bedroom to ensure that at least one provides an emergency exit. Moderate personal items in this home prevented from operating several windows.
- Highly recommend operating all windows during final walk through inspection.

7. Interior Doors

Description: Raised panel - colonial • Hollow core wood doors

Observations:

- Tested doors appeared functional, at time of inspection.

8. Closets

Observations:

- Not all closets were inspected. Inspection cut short at client's direction. Inspected closets appeared functional.

9. Stairways, Steps, Railings

Observations:

- Appeared functional, no discrepancies.

10. Countertops

Materials: Solid Surface

Observations:

- No discrepancies noted, with normal wear for age.

11. Cabinets, Vanities

Materials: Solid Wood doors

Observations:

- No deficiencies observed on all kitchen cabinets.

12. Garage Door(s)

Description: Original 16' sectional wood

Observations:

- Recommend lubrication
- IMPROVE: Consider upgrading with a replacement steel insulated type door. A qualified overhead door contractor should perform the work.

13. Garage Door Opener(s)

Description: One automatic opener - Manufacturer:, MOORE-O-MATIC

Observations:

- Appeared functional using normal controls, at time of inspection.
- IMPROVE: For the quietest and longest lasting garage door opener, recommend a Chamberlain/LiftMaster brand - Belt Drive type.

14. Garage Door Safety Features

Safety Reverse: Present

Safety Sensor: Present

Observations:

- Safety sensors operated normally, reversing the door when tested..
- The automatic garage door opener(s) reversed direction when met with resistance.

15. Garage Floor, Sill Plates

Description: Concrete • Pressure treated sill plates • Elevated sill plates

Observations:

- The garage had moderate storage and personal items at the time of inspection.
- Visible portions of the garage floor appeared sound with no observable cracks, at time of inspection.

16. Garage Firedoor

Material: Present

Observations:

- No deficiencies noted.

17. Garage Firewall, Ceiling

Observations:

- Appeared satisfactory, at time of inspection.
- SAFETY CONCERN: Flammable materials should not be stored near gas burning appliances and within closed garage areas.



Combustible materials stored in furnace room.

18. Limitations of Interior Inspection

- There were a moderate amount of personal/household 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.
- Home 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.).
- Window treatments, recreational facilities, paint, wallpaper, and other finish treatments are not inspected.
- This home is equipped with a central vacuum system which is outside the scope of this inspection and was not tested. Recommend you confirm functional operation prior to closing.
- Determining the heat resistance of firewalls is beyond the scope of this inspection.

Appliances

Inspector observed and operated the basic functions of the following appliances: Permanently installed dishwasher(s), through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; Permanently installed microwave oven; and Conveying laundry appliances. Interior refrigerator/freezer temperatures are not tested. Inspection of stand-alone freezers and secondary refrigerators are outside the scope of this inspection. No opinion is offered as to the adequacy of dishwasher operation. Oven self or continuous cleaning operations, cooking functions, clocks, timing devices, lights and thermostat accuracy are not tested during this inspection. Appliances are not moved and the condition of any walls or flooring hidden by them cannot be judged.

1. Dishwasher

Description: Brand: General Electric

Observations:

- NOT INSPECTED.
- Personal items in machine.

2. Garbage Disposal

Description: Badger

Observations:

- Inoperative disposal. A qualified individual should replace as needed.

3. Ranges, Ovens, Cooktops

Description: General Electric • Cooktop: Gas Burners • Oven(s): Natural Gas • 240 Volt Circuit - Available for electric stove if desired.

Observations:

- All heating elements operated when tested.
- Oven(s) operated when tested.
- Anti-tip bracket is missing from range installation. See label inside oven door. All free-standing, slide-in ranges include an anti-tip device and is essential in the safe operation of the range. It provides protection when excess force or weight is applied to an open oven door. Carried by home building centers.
- Anti-Tip devices became a UL (Underwriters Laboratories) safety standard requirement in 1991.
- **SAFETY CONCERN:** Free standing range missing anti-tip bracket/device. A qualified individual should install as needed.

4. Kitchen Hood/Exhaust Fan

Description: General Electric • Hood vent - recirculating type

Observations:

- Functioned and operated normally when tested.
- Integrated with Microwave above range. These recirculate the air back into the kitchen. Important to insure filter(s) are kept clean.

5. Microwave

Description: GE

Observations:

- Operated when tested.
- FYI: Microwave Safety - Review of this Consumer Product Safety Commission publication: <http://www.cpsc.gov/CPSPUB/PUBS/5061.html>

6. Refrigerator

Description: General Electric Profile

Observations:

- Appeared functional, at time of inspection.

7. Washer

Observations:

- NOT INSPECTED. Inspection cut short at client's direction.

8. Dryer

Observations:

- NOT INSPECTED. Inspection cut short at client's direction.

9. Dryer Vent

Observations:

- NOT INSPECTED. Inspection cut short at client's direction.

10. Limitations of Appliances Inspection

- Appliances were tested by turning them on for a short period of time. Recommend a one-year Homeowner's Warranty or service contract be purchased. This covers the operation of appliances, as well as associated plumbing and electrical repairs -- with a \$50-100 deductible. It is further recommended that appliances be operated once again during the final walkthrough inspection prior to closing.
- Oven(s), Range and Microwave thermostats, timers, clocks and other specialized cooking functions and features are not tested during this inspection.
- I did not locate laundry room/area in this home to inspect washer and dryer (if conveying). Inspection cut short at client's direction. There is an additional charge for a separate trip to return and inspect these items.

Report Summary

IMPORTANT NOTE: This page reflects a brief summary of the significant deficiencies or critical concerns which are important to highlight as they relate to function or safety. This is only a summary and is provided as a courtesy— it should not be considered to be the complete report. The complete list of issues, concerns, deficiencies and important details pertaining to this property is found throughout the body of the inspection report. Your *entire report must be carefully read* to fully assess all of the findings and benefit from the recommendations, maintenance advice, tips and other important resource information.

Exterior

Page 5 Item: 8	Door/Window Frames, Trim	• The exterior wood trim molding at roof dormers, in particular, the left one (as viewed from the front) is deteriorated and rotted. A qualified contractor should replace as needed.
Page 6 Item: 11	Deck, Balcony	• The deck perimeter trim board -- non pressure treated wood -- is deteriorated and rotted. A qualified contractor should replace and repair as needed.
Page 6 Item: 12	Railings	• SAFETY CONCERN: Portions of the deck balusters (vertical pickets) and the lower railing trim board are deteriorated and rotted. Qualified contractor should replace and repair as needed.

Heating and Air Conditioning

Page 12 Item: 6	Combustion Air	• SAFETY CONCERN: The furnace/utility room combustion air vent opening, under the exterior entry stoop, is partially blocked with a dirty filter. Proper combustion air is not being provided for gas furnace and gas water heater. Recommend removal/replacing filter.
Page 13 Item: 7	Venting, Flue(s), Chimney(s)	• SAFETY CONCERN: Chimney flue/vent pipe has inadequate clearance to combustible materials. Repair as needed.
Page 13 Item: 8	Cooling System	• The insulation is missing or damaged at interior refrigerant line. A qualified person should repair as needed.
Page 15 Item: 12	Filter(s)	• The return air vents in the ground level, main floor, and upper level hall ceiling, all have dirty filters installed. This results in less efficiency in both heating and cooling. These return air grilles are not designed for filters. Recommend removal of filters.

Electrical

Page 17 Item: 5	Main Service Panel(s)	• SAFETY CONCERN: Pointed screws are in use attaching electrical panel cover. Blunt-end screws are required to prevent piercing electrical wiring resulting in arcing and electrical fire. A qualified person should replace as needed.
Page 19 Item: 13	Smoke/Heat Detector(s)	• SAFETY CONCERN: The smoke alarm(s) did not operate when tested. You need to be alerted in case of a fire. Recommend repair or replacement of the smoke alarms.

Interior

Page 30 Item: 17	Garage Firewall, Ceiling	• SAFETY CONCERN: Flammable materials should not be stored near gas burning appliances and within closed garage areas.
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Appliances

Page 31 Item: 2	Garbage Disposal	• Inoperative disposal. A qualified individual should replace as needed.
Page 31 Item: 3	Ranges, Ovens, Cooktops	• SAFETY CONCERN: Free standing range missing anti-tip bracket/device. A qualified individual should install as needed.