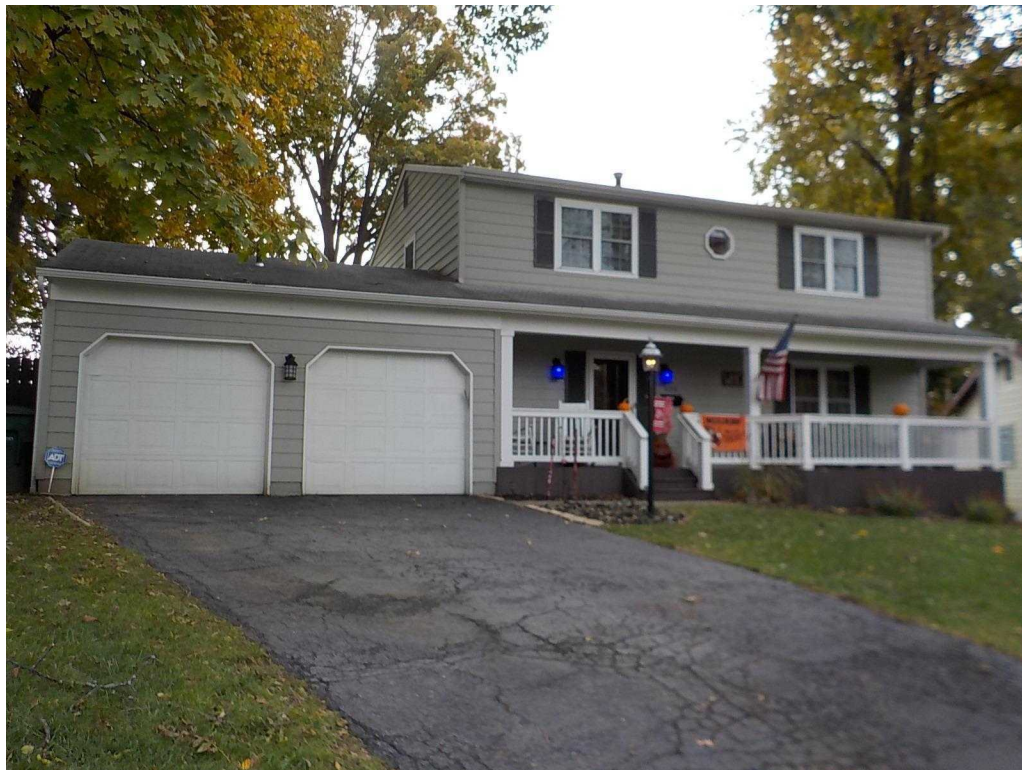




NE Ohio: 330-832-2872
Central OH: 614-223-1369
www.SimlerInspections.com

Property Inspection Report



1234 Main Street
Hometown, Ohio



General Information

Property Information

Property Address 1234 Main Street
City Hometown State OH Zip

Client Information

Client Mr. Smith
Phone/Email
Realtor Mrs. Realtor
Phone/Email
Services Ordered Full Inspection, Radon, Termite
Buyer Fee N/A Seller Fee N/A
Invoice N/A Invoice N/A

Inspection Company

Inspector Name John Simler
Company Name SIMLER Inspections, Inc.
NE OH Phone 330-832-2872
Central OH Phone 614-223-1369
Company Email info@simlerinspections.com
Inspector John M. Simler/Jay Miller

Conditions

People Present Client, Client's Realtor Property Occupied No
Building Type Single Family
Year Built 1969 Entrance Faces West
Inspection Date 10/30/2018
Start Time 9:00 AM
Temperature 65 Degrees
Weather Partly Cloudy Soil Conditions Damp Period




Inspection Agreement

1. **WHAT AN INSPECTION IS:** A home inspection is a limited and primarily visual inspection of the readily accessible areas and systems of the property. Readily accessible areas or systems are those available for inspection without (i) requiring moving of personal property, or (ii) taking apart or removing any component, device or piece of equipment that would not be taken apart or removed by a homeowner in the course of normal and routine homeowner maintenance. The purpose of the inspection is to find major defects and inform the client about the condition of the systems and components of the home as inspected at the time of the inspection. The inspection shall be performed in accordance with the Standards of Practice of the American Society of Home Inspectors, Inc., whose terms are incorporated herein by reference. A copy of these standards will be made available upon request.
2. **WHAT AN INSPECTION IS NOT:** The inspection is not an in depth or technically exhaustive analysis of the property and is not a code inspection or engineering evaluation.
 - A. **THE INSPECTION MAY NOT FIND EVERY DEFECT:** Because of the limited visual nature of the services there is a likelihood that the inspection company may not find every defect in the property. The client acknowledges the potential that the inspection company may not find every possible defect and further acknowledges that the inspection company can not be responsible for defects that may exist in the property but can not be discovered through a limited visual inspection of the readily accessible areas of the property. Defects that are hidden, latent, concealed, covered or in any way not discoverable at the time of the inspection is not the responsibility of the inspection company.
 - B. **NOT AN INSURANCE POLICY OR A WARRANTY:** This inspection is not an insurance policy and/or does not provide a warranty or guaranty of any kind on the property inspected.
3. **ITEMS NOT INCLUDED:** Items which are NOT part of the inspection include, but are not limited to;
Environmental:- lead paint, asbestos, toxic materials, mold and radon (unless contracted for separately)
Appliances:- garage door opener remote transmitters/receivers, freezers, free standing kitchen appliances, laundry appliances, water softeners and filters, self cleaning or continuous-cleaning capabilities of ovens, security systems, lawn sprinkling systems, timers, landscape lighting, intercoms, and interiors of chimney flues.
Equipment:- swimming pools, spas, tennis courts, playground equipment, or other recreational or leisure equipment.
Cosmetics:- floor coverings, interior paint, nicks and scratches in walls, ceilings, floors and trim or other conditions in the property that would be considered cosmetic only.
Insects:- any non-wood infesting insects, such as fleas, cockroaches, bees, mites, ticks, flies, etc. An inspection for wood destroying insects such as termites, carpenter ants, carpenter bees, etc. is not included in the general home inspection but may be contracted separately.
4. **LIMITATIONS OF LIABILITY:** IF THE INSPECTION COMPANY SHOULD BE FOUND LIABLE FOR LOSS OR DAMAGE DUE TO ITS PERFORMANCE OR FAILURE OF PERFORMANCE OF THE SERVICES TO BE PROVIDED HEREUNDER, WHETHER DIRECTLY OR INDIRECTLY IN ANY RESPECT, REGARDLESS OF WHETHER CLIENT'S CLAIM IS BASED ON CONTRACT, TORT, NEGLIGENCE, STRICT LIABILITY OR OTHERWISE, THE INSPECTION COMPANY'S LIABILITY SHALL BE LIMITED TO AN AMOUNT EQUAL TO THE SUM OF MONEY ACTUALLY PAID BY THE CLIENT TO THE INSPECTION COMPANY FOR THE SERVICES PROVIDED IN CONNECTION WITH THIS AGREEMENT AND SUCH AMOUNT SHALL BE DEEMED LIQUIDATED DAMAGES AND NOT AS A PENALTY AND SHALL BE THE EXCLUSIVE LIABILITY OF THE INSPECTION COMPANY TO THE CLIENT. in no event shall the inspection company be liable for any special, incidental, consequential, or punitive damages of any nature or for any claim against the client by a third party.
5. **RIGHT OF REINSPECTION:** If a component of the home, a system thereof, or any mechanical equipment servicing it inspected and reported by the inspection company is discovered as requiring repairs or replacement which differ from that stated in the inspection company's report and the client believes that the inspection company should be liable for the item, the client will inform the inspection company and allow the inspection company to re-inspect the item before the client repairs or replaces the item. If the client does repair, replace or alters the item before the inspection company has had the opportunity to re-inspect it, the client waives any and all actions against the inspection company.
6. **WEATHER CONDITIONS:** The weather conditions prior to and during the inspection can help or hinder the home inspectors ability to find defects. For example, an air conditioner cannot be operated unless the outside air temperature is above 50 degrees. A visual inspection can only be performed. If there are rainy conditions, we may be able to detect active leaks especially at roofs or foundations. However, if the conditions are dry, we may only be able to report visible stains. It is your responsibility to question the owner if the stains are active. If the roof and grounds are snow covered at the time of the inspection, we can return to re-inspect these components after the snow melts. The client agrees to contact the inspection company to re-inspect the affected components before closing. **HAIL-** If the inspection states dents or pitting to the roof or sidings, this may or may not be hail damage. Hail damage sometimes takes months to show up on a roof after a hail storm occurs. If we report dents/pitting in the exterior components, it is your responsibility to question the owner, contact an insurance company, or have further inspections performed by specialists in that field.
The client agrees to hold harmless the inspection company for defects which could only have been found in weather conditions that were different than the weather conditions at the time of the inspection and for any hail damage to the property.



Inspection Agreement (Continued)

7. **WORKING ON THE HOUSE:** Contractors, repairmen, engineers, architects or homeowners that may work on the property after the inspection may find defects through the course of disassembling components of the property. The inspection company will not disassemble or use any destructive techniques and therefore the inspection company will not be responsible for defects which may be found using destructive measures.
8. **STATUTE OF LIMITATIONS:** No suit or action shall be brought against the inspection company by the client for any loss, cost, damage, expense, liability, or otherwise arising out of or relating in any way to this agreement and the services to be performed or performed here under at any time after one (1) year after the date of the inspection.
9. **ENTIRE AGREEMENT:** This agreement constitutes the entire agreement between the client and the inspection company. Any additional inspections shall be performed subject to the terms and conditions of this agreement, except for any applicable fees for additional inspections.
- 9A. **LITIGATION:** Should the client make any claim or file any lawsuit against the inspection company, the client shall pay all damages, expenses, costs and attorney's fees of the inspection company if the client does not win.
- 9B. **ARBITRATION:** The parties agree to arbitrate any claim which may arise out of the performance of this Agreement. Any such claim shall be waived unless the demand for arbitration shall be made within one year from the inspection date. This contract contains a binding arbitration provision which may be enforced by the parties in accordance with Ohio law.
10. **WRITTEN INSPECTION REPORT:** A written inspection report shall be furnished to the client by the inspection company within a reasonable time after completion of the inspection. The client's signature below indicates that the client will read the report in its entirety. No verbal representations shall in any way modify the written report.
11. **COPIES OF THE REPORT:**
As a courtesy, the inspection company can distribute copies of the inspection report to other parties such as real estate agents.

Signature: 

Inspection Date: 10/30/2018



Definitions

The purpose of this report is to provide the client with objective information regarding the condition of the property inspected. We list items into a category based on many factors. However, an item that we list as a general repair, you may consider it a major repair. Therefore, we recommend you read the entire report and give careful thought to each item.

- Satisfactory
 - 1) Performing its intended function.
 - 2) All systems should be monitored as they age and need routine maintenance.
 - 3) A satisfactory system or component may show signs of normal wear/tear and aging.
 - 4) Satisfactory should not be considered perfect.
- Major Repairs
 - 1) Not performing its intended function or is a safety concern.
 - 2) Is showing heavy wearing.
 - 3) Has a high probability of incurring substantial expense to repair or replace now or in the near future.
 - 4) Major repairs should be thoughtfully considered immediately and before closing and evaluated by qualified contractors to determine the extent of work and costs incurred.
 - 5) Major repairs are color coded as red in the inspection report and are included on the summary page.
- General Repairs
 - 1) In need of some corrective action to assure proper and reliable function.
 - 2) If left unattended some general repairs can become major repairs or safety concerns.
 - 3) Some general repairs may be less/more important in your view. It is your decision to decide if a general repair should be reviewed by a specialist in that field.
 - 4) General repairs are color coded as magenta in the inspection report and are included on the summary page.
- Monitor
 - 1) Showing some signs of past and/or possibly present defects but we are not able to exactly determine if the defects are active or inactive. We may not be able to determine if repair or replacement may be necessary now or in the near future or not at all. For example - a water stain on a ceiling that is dry at the time of the inspection may just be evidence of an old leak that was repaired. It may be required to question the owner or obtain further information.
 - 2) The system or component is nearing the end of its expected useful life and/or shows signs of wear and tear that indicates that the system or component could need repairs or replacement soon.
- Maintenance
 - 1) We use this category to identify systems or components which are in need of routine maintenance for a property of this age. Periodic maintenance and servicing is necessary in all properties to insure continued proper operation of the systems or components.
 - 2) We also use this category to list improvements on items that are older and now newer and better methods and standards exist. Improvements are not required but are recommended and should be considered and budgeted for.
- Not Inspected

A system or component is present but was not inspected at the request of the client or could not be inspected due to weather conditions, clutter in the house, inaccessible, etc.

Roof

ROOF INSPECTION PROCEDURE: The roof will be walked on if possible. If the roof is snow/ice covered; too steep; constructed of materials that cannot be walked on; or are dangerous in other ways; then it will be inspected from the roof edges, windows, or other roofs. Roof components listed below are visually inspected. We do not run water through underground spouting drain pipes, however we attempt to locate underground spouting drain exits. We will look into chimneys from the roof if not restricted by height, flue covers, etc. An exhaustive review of the interior of chimneys is not performed.

Roof Surface

Method of Inspection: Walked Roof

Approximate Age: 25 +/- years

Roof (Continued)

Design Life: Asphalt/Fiberglass Shingles: 20-25 years

Number of Layers: 1

Major Repairs Material: Asphalt/Fiberglass Shingles - The roof covering is generally showing heavy wearing and extending past its typical life. Some heavy sanding has occurred and there are two missing shingle tabs. If leaks are not occurring at this time, it is in a condition where leaks could develop. We suggest further review by a roofing contractor. Due to age and wearing visible, roof replacement may be needed.



Maintenance Flashing: Joining Wall Flashing - The wall flashings are lifted/gapped in places and may be vulnerable for leakage. Suggest sealing as needed.

Satisfactory Plumbing Vents:

Satisfactory Skylights:

Maintenance Gutters: Aluminum - There is some debris build up in gutters that needs cleaned out. It is important to keep debris off of the roof and out of the spouting system. If not, there is an increased risk of damage to the roof, ice damming, wetness in the foundation, and/or structural movement.

Maintenance Downspout Drainage: Underground Pipes - There are underground drain exits visible at the curb/street. Maintain as needed so water flows properly.



Brick Chimney

General Repairs Chimney: The concrete cap on the top of the chimney has cracking/deterioration. Suggest sealing the cracks or patching the concrete cap as needed to help prevent water entry and damage to the top of the chimney. Some spalling has occurred to brickwork at the top of chimney. This is likely caused by water entering and flaking off the front surface of the bricks. The brickwork could be patched/sealed as needed.

Roof (Continued)

Chimney: (continued)



Exterior

EXTERIOR INSPECTION PROCEDURE: We walk around the exterior of the property and visually inspect the components listed below. Exterior lights, outlets, and hose bibs will be tested/operated if the utilities are turned on. Landscape lighting is only visually inspected. Yard lights will only be operated if they are controlled by a switch. An exact accounting of storms/screens is not performed.

Exterior Surface

Maintenance Type: Metal Siding - The siding has dirt/algae in places and could be cleaned for cosmetic reasons. The siding appears to have been painted and does not have its original finish. Maintain as needed.

Exterior Surface

Monitor Type: Masonry Foundation - There are minor stress/settling cracks on the exterior of the foundation. Monitor for changes/further movement. See further notes on structure section.

General Repairs Trims: **There is rotting/deterioration to the fascia board on the south side of the house. Animals/birds could enter. Suggest repairing as needed.**



Maintenance Storm Doors: Storm doors help protect exterior doors and help prevent water leakage through the door opening. There are exterior doors without storm doors and they could be added where needed.

Maintenance Exterior Doors: Exterior doors exposed to the weather are vulnerable for water leakage into the house framing. It is important to keep all of the joints around the door caulked/sealed to help prevent water from entering.

Satisfactory Storm Windows: Screens

Maintenance Windows: The windows appear to be replacements. Suggest asking the owner if there is a transferable warranty for them. The windows generally appear in functional condition. Maintain as needed.

Satisfactory Door Bell:

Grounds

GROUNDS INSPECTION PROCEDURE: The site will be walked and we will visually inspect the components listed below. Playground equipment, lawn sprinkling systems, swimming pools, hot tubs, ponds/fountains, gas grills, and pet fencing systems, and associated equipment are not inspected. Visibility under porches and decks is usually limited. Underground piping/tanks or the stability of the soil is not evaluated. The evaluation of the landscaping only concerns its relationship to structures and not the health of the plants.

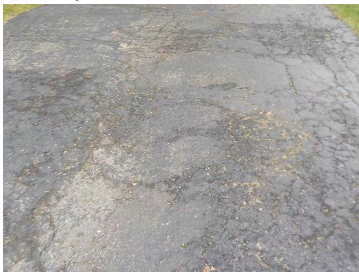
Maintenance Vegetation: There are trees near the structure. Suggest keeping leaves/debris cleaned off of the roof, out of the spouting system, and away from the foundation. There are tree limbs overhanging the chimney. This may restrict proper drafting. The trees could be trimmed as needed.



Monitor Grading: There generally appears to be adequate drainage away from the immediate foundation. Monitor.

Satisfactory Exterior Surface Drain:

Maintenance Driveway: Asphalt - The asphalt drive is showing general cracking and deterioration. Suggest sealing to help extend the life.



Satisfactory Walks:

Satisfactory Steps:

Satisfactory Railings:

Satisfactory Stoops:

Satisfactory Porches: The front porch appears newer and in functional condition. Maintain as needed.

Satisfactory Patios:

Satisfactory Decks:

Maintenance Fences: Wood - The fence finish is worn/weathered. Suggest staining/painting as needed.

Satisfactory Retaining Walls:

Garage

GARAGE INSPECTION PROCEDURE: The garage components listed below will be visually inspected/operated the same as the house systems. Vehicle doors and openers will be operated unless noted.

Attached Garage

Satisfactory	Structure:
Monitor	Floor: Concrete - Clutter in the garage limited visibility. Minor cracks evident in the floor. Suggest monitoring for further movement.
Maintenance	Walls: The walls are marked/dirty in places. There are dents/dings in the walls. Patching and painting could be done for cosmetic reasons.
Satisfactory	Ceiling:
Satisfactory	Vehicle Doors:
Satisfactory	Door Openers: The opener has electric sensors at the bottom of the door track to return the door back up in case there is something underneath when closing.
Maintenance	Service Doors: There is minor deterioration to the wood trim at the bottom of the service door. Suggest patching the wood and then painting/caulking as needed.
Satisfactory	Windows:
Satisfactory	Electrical:
Satisfactory	Plumbing: Spigots, Floor Drain
Monitor	Heating: There is a register in the garage from the house furnace. We suggest not running cars inside the garage. Carbon monoxide fumes could enter the house ductwork and be a safety concern.
Maintenance	Garage Steps: There is no handrail at the steps into the house. Could be installed if desired.

Heating System

HEATING INSPECTION PROCEDURE: The heating system components listed below will be visually inspected. Access panels will be removed. Using mirrors, we attempt to view as much of the heat exchanger as possible, however, it's mostly not visible. The heating system will be operated to review the flame patten, cycling, drafting, etc. The balance and sizing of the system is not reviewed.

Heating System

Type: Forced Air Approx. Age: 10 +/- years
 Area Served: Whole Building Design Life: Forced Air: 20+/- years
 Fuel Type: Natural Gas

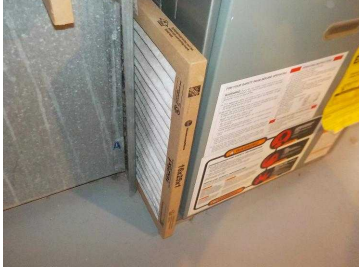
Maintenance Heating System Operation: The heating system is generally showing typical wearing for its age. When the thermostat was activated, the system appeared to respond normally. Suggest annual servicing by a heating contractor.



Satisfactory Thermostats:

Heating System (Continued)

Maintenance Filter: Standard - Suggest checking the filter regularly and replacing/cleaning as needed.



Maintenance Humidifier: The humidifier generally appears in functional condition at this time. A humidifier should be cleaned/serviced before each heating season. If not regularly maintained, water can leak into the furnace and cause damage and the unit can allow mold to grow.



Satisfactory Condensate Removal:

Maintenance Ductwork/Registers: The ductwork appears to be dirty. They could be cleaned/disinfected as needed.

Monitor Flue Pipe: The heating system is a high efficiency type and vents out the wall of the house. Monitor for proper operation.



Satisfactory Clearances:

Air Conditioning

AIR CONDITIONING PROCEDURE: Air conditioning components listed below will be visually inspected. We attempt to view as much of the coil in the furnace as possible, however, it's mostly not visible. The air conditioner will be operated only if the outside temperature is above 50 degrees. Heat pumps can only be operated in either the heating or cooling mode depending on the outside temperature.

AC System

Type: Central Air

Area Served: Whole Building Approx Age: 10 +/- years

Fuel Type: 220 Electric Design Life: 20 +/- years

Maintenance A/C System Operation: The cooling system is generally showing typical wearing for its age. When the thermostat was activated, the system appeared to respond normally. Air exiting registers appears to have a proper temperature drop. Suggest annual servicing by a cooling contractor.



Maintenance Refrigerant Lines: There are gaps where the refrigerant pipes enter the house wall. Suggest sealing or installing new putty as needed.

Satisfactory Electrical Disconnect:

Plumbing

PLUMBING INSPECTION PROCEDURE: The plumbing components listed below are visually inspected. Water is run through all of the house fixtures for sometime and toilets are flushed several times. The visible piping is then inspected for leaks/clogs. Several fixtures are operated at the same time to determine if water pressure is adequate. Shut-off valves are not operated. Water is run through a basement or lower level fixture for about 15 minutes to try to determine if the drain line to the street is clogged. The hot water tank is operated. Suspected gas leaks are tested with a gas detector. Water conditioning equipment is not inspected. The underground drain pipes are not inspected with a camera.

Plumbing Design: City Water, City Sewer

Satisfactory Water Entry Pipe: Copper



Plumbing (Continued)

Maintenance Main Water Shutoff: The main shutoff is older and could be updated as needed.



Monitor Supply Pipes: Original, Copper - Minor liming/corrosion evident at some of the joints and valves. The piping visible generally appears in functional condition at this time. Monitor.



Monitor Drain Pipes: Mixture of original and newer, Plastic, Metal - The drain piping generally appears in functional condition. Monitor as it ages.



Maintenance Floor Drain: The basement floor drain cover is missing. Suggest installing.

Monitor Drain Exit: The drain exit appears to be the original metal. There are also large trees in the yard. Suggest questioning the owner if the line ever gets clogged with roots and needs snaked out routinely. During the inspection, water is run from a basement or house spigot for over twenty minutes to check for any clogs or back ups. However, running water is not as conclusive as running sewage or laundry water. There were no back ups at this time. Suggest monitoring.

Satisfactory Exterior Hose Faucets:

Monitor Gas Service Lines: The gas meter and main shutoff are located on the exterior. The gas piping visible generally appears in functional condition. Monitor.

Water Heater

Type: Natural Gas Approx Age: 5 +/- years

Area Served: Whole Building Design Life: 10-15 years

Capacity: 40 Gallon

Plumbing (Continued)

Maintenance Water Heater Operation: Generally showing typical wearing for its age. See approximate age and design life listed above. The tank appears to be operating properly at this time. Maintain as needed.



Satisfactory TPRV and Drain Tube:
Satisfactory Flue Pipe:

Electrical

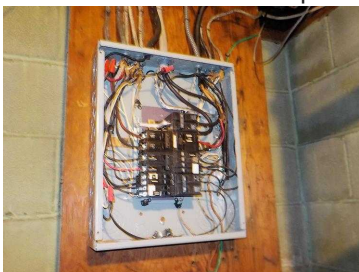
ELECTRICAL INSPECTION PROCEDURE: The electrical components listed below will be visually inspected. The cover will be removed from the main panel unless noted. Accessible outlets will be tested with a circuit tester. Lights and switches will be operated. Detectors will be tested if it appears they are not connected to a security system. Demand misers, security systems, TV service, phone service, and intercom systems are not inspected.

Satisfactory Entry Cable and Meter: Overhead Service
Service Amps: 150 Amps
Volts: 110-240 VAC

Monitor Capacity: It is recommended that today's homes have a minimum of 100 amp service. The service for this home appears adequate for the current loads.

Satisfactory Main Disconnect: In Main Panel
Basement Electric Panel

Maintenance Panel Condition: Original, Breakers - The panel appears professionally installed and in functional condition. Monitor. The panel is not completely labeled. Suggest labeling all circuits.



Satisfactory Ground:

General Repairs Branch Wiring Condition: **Some of the wiring in the property is concealed. In the basement, some electrical repairs are needed. There is an abandoned wire that should be properly terminated or removed. There are dangling wires that should be better secured. There are open junction boxes that should have covers installed. Suggest review by an electrical contractor and repairs made as needed.**

Satisfactory Lights/Switches:

Maintenance Outlets: Cover plates are missing and need installed.

Satisfactory GFCI Outlets: GFCI circuits/outlets detect contact with water and turns off the electricity immediately to reduce the risk of shock. They are recommended on exterior outlets, in



Electrical (Continued)

GFCI Outlets: (continued)

garages/outbuildings, at kitchen counters, in bathrooms, at laundry areas, in basements, and within six feet of any plumbing fixture. In this property, there are GFCI outlets in all the recommended locations. They appear to be operating properly. Suggest testing routinely.

Maintenance AFCI Outlets: ARC fault protected circuits detects arcing or short circuiting and turns off the electricity to reduce the risk of a fire. They have been installed in homes since about 2000. There are not any ARC fault circuits in this panel and they could be updated if desired.

Maintenance Smoke Detectors: Smoke detectors are recommended on each level and at sleeping areas. Carbon monoxide detectors are recommended also if gas appliances exist in the property. There did not appear to be detectors in all the recommended locations. Suggest adding where needed.

Kitchen

KITCHEN INSPECTION PROCEDURE: Kitchen components listed below will be visually inspected. The kitchen doors, windows, outlets, lights, and switches will be operated and GFCI outlets tested. Water will be run through the kitchen sink for several minutes. Kitchen appliances listed below will be operated in their general cycles. Special features on these appliances such as timers, self-cleaning cycles, etc. are not inspected.

Kitchen

Satisfactory Cabinets/Countertops:

Satisfactory Sink:

Maintenance Appliance Overview: The kitchen appliances appear newer and generally appear in functional condition. Suggest maintaining as needed, monitoring, and updating as needed. See specific appliance notes below.

Maintenance Cooking Appliances: Gas Stove/Oven - There is no anti-tip bracket on the stove and one could be installed for safety.

Satisfactory Ventilator: Combination Fan with Microwave

Satisfactory Microwave:

Satisfactory Dishwasher:

Satisfactory Disposal:

Satisfactory Refrigerator:



Laundry

LAUNDRY INSPECTION PROCEDURE: Laundry components listed below will be visually inspected. Laundry doors, windows, lights, and switches will be operated and GFCI outlets will be tested. Water will be run through laundry sink for several minutes. Washers and dryers are not inspected unless noted.

Laundry Room/Area

- Maintenance Laundry Sink: The laundry sink is setting loose and could be secured to wall or floor.
- Satisfactory Washer Connections:
- Satisfactory Dryer Connections: Electric, Gas
- Maintenance Dryer Vent: The dryer vent appears functional and should be cleaned regularly to help prevent clogging and overheating the dryer.

Bathroom

BATHROOM INSPECTION PROCEDURE: Bath components listed below will be visually inspected. Doors, windows, outlets, lights, switches, and exhaust fans will be operated and GFCI circuits tested. Water is run through sinks, tubs, showers for about ten minutes and toilets are flushed several times. Whirlpool tubs will be filled and operated for several minutes. Access panels that can be easily removed will be removed to view piping/pump.

Bathroom

- Satisfactory Cabinets/Counters:
- Satisfactory Sink:
- Maintenance Ventilation: The bath exhaust fans appear functional and should be cleaned routinely to help prevent clogging and overheating. See comments on attic section.
- Satisfactory Tub:
- Satisfactory Shower:
- Maintenance Spa Tub: The whirlpool appears to be operating properly at this time. Maintain per manufacturers recommendations. The GFCI circuit for the whirlpool is located in the bath and is functioning properly. The access panel for the pump/piping is located in nearby closet.
- Maintenance Tile/Surround: The tile generally appears in acceptable condition. It is recommended that tiles and grout joints be cleaned/sealed routinely to help remain watertight.
- General Repairs Toilets: **The master bath toilet is loose on the floor and needs properly secured.**

Interior Rooms

INTERIOR ROOMS INSPECTION PROCEDURE: Interior rooms components listed below will be visually inspected. Heavy furniture and clutter are not moved. Accessible doors, windows, outlets, lights, switches, and ceiling fans will be operated. Water will be run through bar sink for several minutes. Plumbing or roof water leaks into ceiling and walls can conceal issues that are not visible to the inspector. Cleanliness and cosmetic appeal are not commented on. Intercom systems and interior/exterior speaker systems are not inspected.

Living Space

- Maintenance Floor: Some stored items and furniture limited the inspection. Some components were not visible/accessible. Some sagging to floors evident. Generally appeared typical for age of home. Monitor for further movement. Squeaking evident to some floors. This is generally not a structural concern and is usually caused by subflooring becoming loose and rubbing against nails. The boards could be secured if bothersome.
- Maintenance Walls: There are minor/typical cracks. There are dents/dings. The walls are marked in places. Patching and painting could be done for cosmetic reasons.
- Satisfactory Ceiling:
- Maintenance Interior Doors: The master bedroom door is not latching properly and could be adjusted.
- Satisfactory Stairs/Railings:

Fireplace

FIREPLACE INSPECTION PROCEDURE: The fireplace components will be visually inspected. Gas logs, fireplace fans, dampers will be operated. We attempt to view the interior of the chimney from the fireplace and roof, however, most is not visible. An exhaustive review of the interior of the chimney using cameras is not performed.

Fireplace

- Type: Wood Burning, Gas log
- Maintenance Flue: There is minor soot/creosote build up in the fireplace, smoke chamber, and chimney. Suggest it be cleaned by a chimney sweep and the chimney interior further inspected.
- Satisfactory Hearth:
- Monitor Fireplace: There are minor cracks in the firebox brickwork. Monitor for changes.



Attic

ATTIC INSPECTION PROCEDURE: Attic spaces are entered and walked if there is adequate headroom. If headroom is limited or the attic space too small, it will be viewed from the access. The attic components listed below will be visually inspected. Attic doors, windows, outlets, and lights will be operated. Powered fans and whole house fans will be operated unless covered or weather does not permit. Any discoloration in the attic will be reported as such. Further testing could be performed to determine if mold is present.

Attic

Method of Inspection: Walked the Attic

Satisfactory Access: Hatch

Monitor Roof Framing: Trusses, Plywood Subroofing - The roof framing and subroofing visible generally appeared in sound condition at this time. Monitor.



Monitor Moisture Penetration: There are water stains on framing around the chimney area. The stains were not wet at this time considering the recent rains. Suggest monitoring.



General Repairs Discoloration: **There are small areas of discoloration that could be mold growth. They appear to align with bathrooms. The discoloration could be sealed/removed and the bath vents extended to the exterior or revised as needed.**

Satisfactory Attic Vents: Ridge Vent, Soffit Vent

Satisfactory Attic Fans: Whole House Fan

Maintenance Insulation: Fiberglass - The current insulation appears average. Insulation could be added in the attic to achieve the recommended "R" values.

Structure

STRUCTURAL INSPECTION PROCEDURE: The structural components listed below will be visually inspected. If a drop ceiling is present, some tiles will be moved to view components above. Access panels will be opened if easily accessible. Heavy clutter/objects will not be moved.

Structure Type: Basement, Crawl Space

Monitor Foundation: Concrete Block - The structural inspection was limited due to: stored items. Some settling/cracking is common in any structure. Visible cracking/movement appeared typical for the age of the property. Monitor for further movement.



Monitor Floor/Slab: Concrete - There are minor/typical cracks in the basement floor. Suggest monitoring.
 Monitor Joists/Trusses: Standard Joists - The framing generally appears functional and adequate to support the loads. Suggest monitoring.
 Satisfactory Beams/Posts: Steel/Steel
 Satisfactory Subfloor: Plywood
 Maintenance Stairs/Railings: Ideally, basement steps should have handrails with proper spindles for safety of children. The current railing do not meet these standards and could be updated.
 Satisfactory Basement Windows: Glass Block
 Maintenance Insulation: Perimeter Joist - The perimeter joist spaces in the basement are not insulated. Insulation could be installed to help prevent heat loss from the basement.



Foundation Moisture

MOISTURE INSPECTION PROCEDURE: The foundation will be visually inspected for the evidence of moisture penetration. A moisture meter is used when determined necessary. Weather conditions can greatly affect the inspection for wetness. We strongly suggest obtaining additional information from the owner concerning foundation moisture.

- Maintenance Storm Sump Pump: The function of a storm sump pump is to pump storm water from the footer drain pipes up into the spouting drain system. The pump appears to be operating properly at this time. Maintain as needed and monitor the check valve for proper operation. Battery back up pumps are recommended on storm sumps in case the electric goes out and one could be installed.
- Maintenance Sanitary Sump Pump: The function of the sanitary sump pump is to pump basement gray water and/or laundry water up into the sewer/septic system. The pump appears to be operating properly at this time. Maintain as needed. Debris in the pit should be cleaned out to prevent clogging or damaging the pump.
- Major Repairs Moisture: **The inspection for wetness in the foundation was limited due to: stored items, finishes, disclosure sheet not available, owner not available to question, not being an excessively wet period. There are stains evident on the foundation walls that indicates water leakage may be occurring. Improvements to the spouting drainage, ground drainage, and keeping up with exterior maintenance may help reduce this. However if a completely dry foundation is desired, a professional waterproofing system may need installed. Suggest further review by a waterproofing company.**



Crawl Space

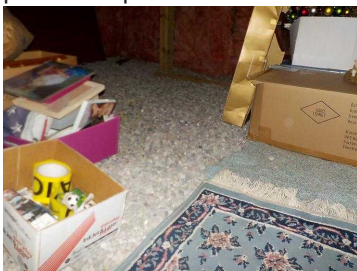
CRAWL SPACE INSPECTION PROCEDURE: Crawl spaces will be entered and components listed below will be visually inspected. The crawl space will be inspected from the access if there is inadequate headroom, too much moisture, or is dangerous in other ways. The crawl space will be visually inspected for moisture penetration.

Rear Crawl Space

Method of Inspection: In the Entire Crawl

Satisfactory Access: Open from Basement

Maintenance Crawl Space Floor: Gravel - The floor in the crawl space is gravel. We suggest installing a heavy plastic vapor barrier over the crawl space floor to help prevent moisture penetration.



Crawl Space (Continued)

Monitor Crawl Space Structure: Crawl Space Foundation - There was not visible evidence of significant or unusual structural movement to the crawl space foundation walls. Suggest monitoring.



Maintenance Ventilation: There are newer types of crawl space encapsulating systems that are available today. This includes a complete vapor barrier wrap and a motorized/passive ventilation system. This could be further reviewed/considered.

Satisfactory Insulation: Perimeter Joist, Perimeter Walls

Outbuilding

OUTBUILDING INSPECTION PROCEDURE: The outbuilding components listed below will be visually inspected/operated the same as the house systems. Vehicle doors and openers will be operated unless noted.

Outbuilding

Type of Structure: Storage Barn

Maintenance Roof: Asphalt/Fiberglass Shingles - The roof covering appears to be the same age as the house roof. It shows typical wearing for the age. Suggest maintaining as needed.

Satisfactory Gutters:

Maintenance Exterior Surface: There is contact between the siding and the ground/mulch. This increases the risk of insect or moisture damage. Suggest eliminating the contact. There is minor scattered peeling paint. Suggest painting as needed.



Satisfactory Structure:

Satisfactory Floor:

Satisfactory Walls:

Satisfactory Ceiling:

Satisfactory Service Doors:

Satisfactory Windows:

General Repairs Outbuilding Wiring: **Some of the outbuilding wiring does not appear professionally installed. Suggest review by an electrical contractor and repairs made as needed.**

Satisfactory Plumbing:



Outbuilding (Continued)

Satisfactory

Heating:

Satisfactory

Outbuilding Steps:

Major Repairs Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Roof

Roof Surface Material: Asphalt/Fiberglass Shingles - The roof covering is generally showing heavy wearing and extending past its typical life. Some heavy sanding has occurred and there are two missing shingle tabs. If leaks are not occurring at this time, it is in a condition where leaks could develop. We suggest further review by a roofing contractor. Due to age and wearing visible, roof replacement may be needed.



Foundation Moisture

Moisture: The inspection for wetness in the foundation was limited due to: stored items, finishes, disclosure sheet not available, owner not available to question, not being an excessively wet period. There are stains evident on the foundation walls that indicates water leakage may be occurring. Improvements to the spouting drainage, ground drainage, and keeping up with exterior maintenance may help reduce this. However if a completely dry foundation is desired, a professional waterproofing system may need installed. Suggest further review by a waterproofing company.



General Repairs Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Roof

Brick Chimney Chimney: The concrete cap on the top of the chimney has cracking/deterioration. Suggest sealing the cracks or patching the concrete cap as needed to help prevent water entry and damage to the top of the chimney. Some spalling has occurred to brickwork at the top of chimney. This is likely caused by water entering and flaking off the front surface of the bricks. The brickwork could be patched/sealed as needed.



Exterior

Trims: There is rotting/deterioration to the fascia board on the south side of the house. Animals/birds could enter. Suggest repairing as needed.



Electrical

Branch Wiring Condition: Some of the wiring in the property is concealed. In the basement, some electrical repairs are needed. There is an abandoned wire that should be properly terminated or removed. There are dangling wires that should be better secured. There are open junction boxes that should have covers installed. Suggest review by an electrical contractor and repairs made as needed.

Bathroom

Bathroom Toilets: The master bath toilet is loose on the floor and needs properly secured.

Attic

Attic Discoloration: There are small areas of discoloration that could be mold growth. They appear to align with bathrooms. The discoloration could be sealed/removed and the bath vents extended to the exterior or revised as needed.



General Repairs Summary (Continued)

Outbuilding

Outbuilding Wiring: Some of the outbuilding wiring does not appear professionally installed. Suggest review by an electrical contractor and repairs made as needed.