



INSPECT WITH HESS

HOME INSPECTION SERVICES

SSHI.COM

PROUDLY SERVING THE TRI-STATE AREA

Inspection Report



Report ID

AP-127-000135

Inspection Date



Inspector



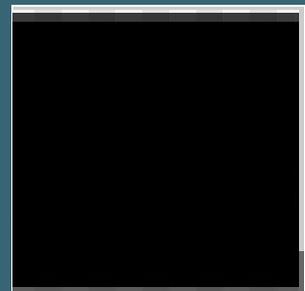
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Agent



David Taylor
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Client



REPORT INTRODUCTION

PROPERTY & INSPECTION INFORMATION

Full Address**Year Build****Square Footage**

4000

Irrigation System Inspection included?

No

Type Of Building

Single Family (2 Story)

Occupancy

Unoccupied

Attending The Inspection

Seller

Weather During The Inspection

Light Rain (Limited Inspection)

Temperature During The Inspection

Below 60 (F) = 15.5 (C) (Limited AC Inspection)

Radon Test Done

No

Report Introduction

Listed below is a description of the Categories used throughout the report to help understand the severity of an item. Any items list in the below categories may be based on the inspectors opinion. These categories are not designed to be considered as an enforceable repair or responsibility of the current homeowner, but designed to inform the current client of the current condition of the property and structure. They may be used in negotiations between real estate professionals.

Low Priority= The item, component, or system while perhaps is functioning as intended may be in need of **minor** repair. Items that fall into this category frequently be addressed by a **homeowner or Licensed Handyman** and are considered to be routine homeowner maintenance (DIY) or recommended upgrades.

Medium Priority= The item, component, or system while perhaps functioning as intended is in need of **moderate** repair, service, is showing signs of wear or deterioration that could result is an adverse condition at some point in the future; consideration should be made in upgrading the item, component, or system to enhance the function, efficiency and/or safety. Items falling into this category can frequently be addressed by a **licensed handyman or qualified contractor of trade** and are not considered routine maintenance or DIY items.

High Priority= The item, component, or system poses a safety concern to occupants in or around the home. Some listed concerns may have been considered acceptable for the time of the structures construction, but pose a current risk. Items in this section may also have a significant repair cost associated with them which may warrant further consideration prior to closing.

Repair: The item, component or system is not functioning as intended, or needs further inspection by a **qualified license contractor of trade**; possible damage to the structure, item, or component may occur. Repairs may be possible to satisfactory condition with out repair.

Scope of the inspection: This inspection was performed in accordance with the current InterNACHI (International Association of Certified Home Inspectors). The information contained in the Standards of practice will explain, that this inspection is a non-invasive, visual examination, of the accessible areas of a residential property, performed for a fee, which is designed to identify defects within specific systems and components defined by these Standards that are both observed and deemed material by the inspector. The results of this inspection are not intended to make any representation regarding the presence or absence of concealed defects that are not reasonably ascertainable or readily accessible in a competently performed inspection. The scope of work can be modified by the Client and Inspector prior to the inspection process but should be documented in the agreement that is signed.

No warranty, guarantee or insurance is expressed or implied. This report does not include inspection for, mold, lead, asbestos or wood destroying insects. A limited visible inspection of the accessible areas is performed at the time of the inspection. No destructive testing or dismantling of components is performed. Not all defects will be identified during this inspection.

Unexpected repairs that are not visible or are outside of the inspection process should be anticipated. The inspector does not perform engineering, architectural, plumbing, or any other job function requiring an occupational license in the jurisdiction where the inspection is taking place.

You are advised to seek three professional opinions from licensed contractors, and acquire estimates of repair as to any defects, comments, improvements or recommendations mentioned in this report. We recommends that the professional making any repairs inspect the items in question, and the system in question further, in order to discover related problems that were not identified in the report. We strongly recommend that all inspections, repairs and cost estimates, be completed prior to closing or buying the property.

Any photos, videos, and DIY links added to the Inspection Report are for informative purposes only and may not represent the actual component or system of the property being inspected. They are used as a courtesy to aid in understanding how a component or system of the property is designed to function. Always follow the manufacturers specifications and you should not act upon any such information without first seeking qualified professional counsel on your specific matter.

Any statements made by the Inspector pertaining to **Recommended Upgrades**, or any inclusion in the Inspection Report of information regarding Recommended Upgrades shall be deemed to be informational only and supplied as a courtesy to you and shall not be deemed to be an amendment to or waiver of any exclusions included in the "**Home Inspection Agreement and Standards of Practice.**"

Thermal Scans: Infrared/Thermal cameras or other equipment will be used, just like any other tool in our tool for portions of the inspection process, as determined by the inspector in his sole discretion and is always a "limited in nature" as part of a home inspection and not to be construed as a thermal scan and report. Typically Hess Home Inspection scans the electrical panel, outlets, and ceilings under bathrooms, or areas where plumbing is running down the walls. This scan is not a full house thermal scan.

This report has been produced in accordance with the contract and standards of practice, and is subject to the terms and conditions agreed upon therein. The report was produced exclusively for our **CLIENT**. Not to be used or interpreted by anyone other than our **CLIENT** or **REPRESENTATIVE**. If you're reading this report but did not hire us, Hess Home Inspections, to perform the original inspection, please note that it is likely that conditions related to the home have probably changed, even if the report is fairly recent. Minor problems noted may have become worse, new issues may have occurred, and items may even have been corrected and improved.

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18	 Closing Statement



COMMENT KEY OR DEFINITION OF RECOMMENDATIONS

#	Image	Name	Description
1.		Inspected(IN)	I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.
2.		Not Inspected(NI)	I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.
3.		Not Present(NP)	This item, component or unit is not in this home or building.
4.		Repair/Replace(RR)	The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.
5.		High	
6.		Medium	
7.		Low	

 REPAIR OR REPLACE

2. Grounds

2.1.1 Common cracks Low

Common cracks were visible in the driveway.. If the these cracks are not sealed the areas will continue to get worse over time. Patching and sealing the affected areas with an exterior grade sealant, is recommended. If the the areas are not sealed, the deterioration will continue as a result.



1.1



1.2

2.4.1 Deck on soil (Damage noted) Medium

One or more decks were installed at grade with visible wood rot or damage. The affected areas will need to be repaired as needed to industry standard by a professional deck repair contractor.



1.1 Wood rot noted

At the time of inspection, wood deterioration was found at one or more areas. The inspector recommends a professional contractor evaluate repair or replace necessary as all rotted wood should be replaced.



2.1 Paint before it gets worse and needs replacement



2.2 Structurally ok. Appears to be cosmetic at this time.

3. Exterior

3.3.1 Paint failing some areas

At the time of inspection, paint or stain in some areas was failing (e.g. peeling, faded, worn, thinning). Siding and trim with a failing finish can be damaged by moisture. The Inspector recommends that the failing paint/stain area(s) be prep (e.g. clean, scrape, sand, prime, caulk) and repaint or re-stain, as needed, by a professional contractor, after needed siding or trim repairs are completed.

Location: FRONT



1.1

Location: FRONT



1.2

3.7.1 Loose or sagging vinyl siding

Low

There were one or more areas of the vinyl siding were loose or sagging, which indicates failure of the fastening to the exterior. The Inspector recommends that the affected area(s) be evaluated, replaced or repaired, as needed, by a professional contractor.

Location: WEST



1.1

6. Interior

6.4.1 Trim missing

Low

Interior trim is missing in one or more areas. The inspector recommends having a qualified contractor install trim where it is missing.



1.1



11. Cooling

11.1.1 A/C Not Tested / Temperature Under 60 F*

The outdoor air temperature was below 60 degrees Fahrenheit during the inspection. Air conditioning systems can be damaged if operated during such low temperatures. It is also impossible to determine if the HVAC system is cooling properly as even if no or low refrigerant is in the system, the air will still register at ambient exterior temperature. Client should be aware of this limitation when inspecting in cooler temperatures.

11.1.1 Settled pad

Low

The AC compressor had settled into the soil. This can cause damage and corrosion to the enclosure. We recommend reposition the pad and AC unit on top of the soil. All work should be performed by a qualified HVAC contractor.



1.1

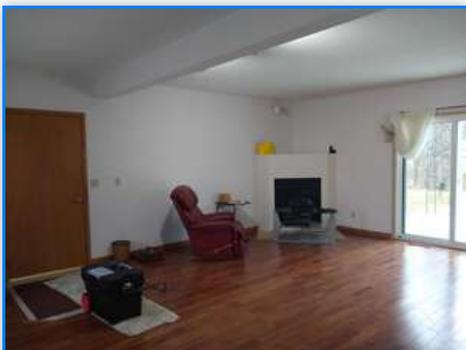
10. Heating

10.9.1 Gas fireplace. (Carbon monoxide detector missing)

Low

Location - LIVING ROOM

Gas fireplaces are one potential cause of carbon monoxide poisoning. An improperly maintained or ventilated gas fireplace, however, can result in incomplete combustion, creating carbon monoxide, and causing this toxic gas to linger—putting those inside at risk of carbon monoxide poisoning. There was no carbon monoxide detector found near this gas fireplace. We recommend having one installed by a qualified HVAC contractor.



1.1



4. Garage

4.3.1 No fire-taping

Medium

The homes garage walls joining the living area had no joint fire taping which is required by industry standard. The Inspector recommends that this corrected by a professional drywall contractor.

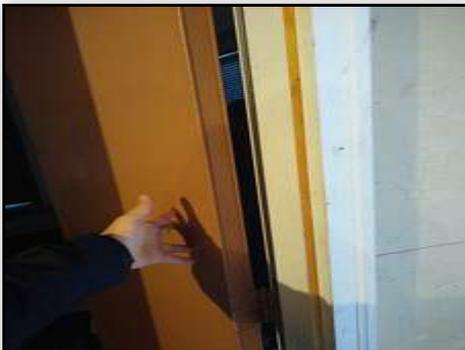


1.1 Mud and tap wall between garage and house

4.3.2 Not a fire rated door

Low

At the time of the inspection, the Door separating garage and home does not meet safety standards. Doors in firewalls must be at least 1 3/8-inch thick, metal/steel, or a 20-minute fire-rated door and must be self-closing, typically with a spring hinge. The Inspector recommends that the affected area(s) is evaluated, replaced or repaired, as needed, by a professional contractor.



2.1 No fire rating tag. Can't verify if fire rated door.

No infrared "photo eye" devices are installed for the vehicle door's electric door opener. They've been required on all vehicle door openers since 1993 to improve safety by triggering the vehicle door's auto-reverse feature without the need for the door to come in contact with the object, person or animal that's preventing it from closing. Recommend considering having a professional contractor to install for improved safety.



1.1 No photo sensors installed



1.2 No photo sensors installed



1.3 sensors

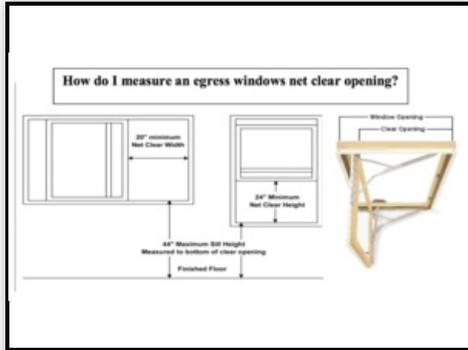


1.4 sensors

6. Interior

1. One or more bedrooms had windows that were too high above the floor. Unless a bedroom has an exterior entry door, at least one window requires adequate egress in the event of a fire or emergency to allow escape or to allow access by emergency personnel. The base of openings for egress windows should be a maximum of 44 inches above the floor. At a minimum, keep a chair or something that serves as a ladder below the window at all times. The inspector recommends having a qualified contractor repair or make modifications per standard building practices.

2. One or more bedrooms had windows that were too small. Unless a bedroom has an exterior entry door, at least one window requires adequate egress in the event of a fire or emergency to allow escape or to allow access by emergency personnel. Such windows should have a minimum open width of 20 inches and a minimum open height of 24 inches. Grade floor egress windows should have a net clear opening of 5 square feet and other egress windows should have a net clear opening of 5.7 square feet. Recommend that a qualified contractor repair or make modifications per standard building practices.



1.1 Egress window example



1.2



1.3



1.4

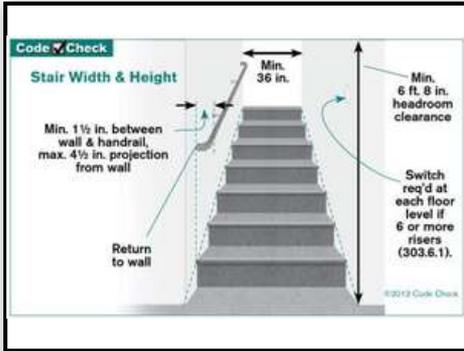


1.5

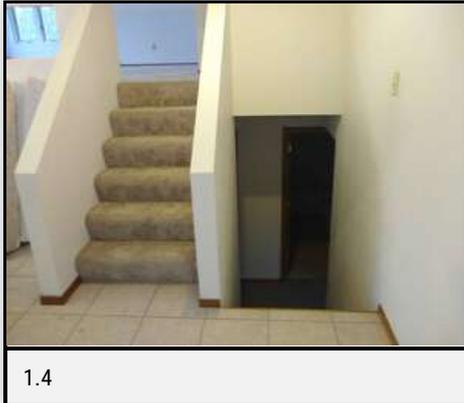
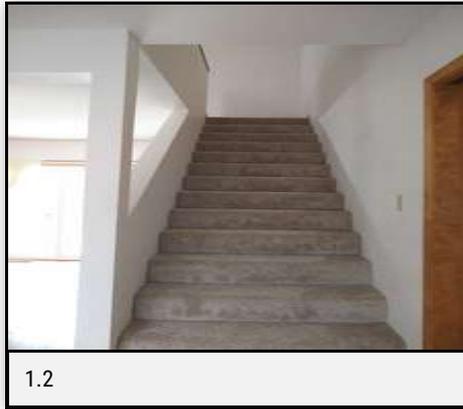
6.7.1 Handrails Missing

Medium

Staircase had no handrails. This is a safety hazard. Recommend a qualified contractor install a handrail.



1.1 Handrail example



6.7.2 Baluster Spaces Too Wide

Medium

The baluster space is not up to industry standard. The space between balusters should not allow passage of a 4 3/8-inch sphere for child safety. Recommend a qualified handyman or original installer repair and bring up to current standard..



6.1.1 Radon Explanation

The home is located in an area known to have radon. Radon is a colorless, naturally occurring, radioactive gas which is formed deep underground from the decay of uranium. Lighter than air, radon rises through cracks and fissures in the ground and may enter a home living space through a crawlspace, basement or slab-on-grade. The only foundation type which will not allow radon to accumulate is a raised foundation through which natural air movement occurs freely. Because radon levels are related to the structure of the soil beneath the home, they are homesite specific and may vary widely among homes which are closely situated. According to the U.S. Environmental Protection Agency, (EPA), radon causes 21,000 lung cancer deaths per year in the United States (U.S.). and in the U.S., radon is the second most frequent cause of lung cancer after cigarette smoking. Radon-induced lung cancer is thought to be the 6th leading cause of cancer death overall. Mitigation techniques are available which are typically effective. If you have not already done so, consider having radon measurement performed in order to confirm that safe conditions exist.

7. Kitchen

7.11.1 Oven/Range (No Anti-Tilt Device)

Low

The oven anti-tilt device was not installed. This mechanism comes stock with the stove/range. This attaches to the wall and the oven is placed on it and attaches to it. This is a safety feature for children that tend to step on the bottom drawer to get something in a cabinet above the stove. It is a anti-tilt safety mechanism. We recommend that it be installed per the manufactures installation instructions.



1.1



3. Exterior

3.5.1 Open ground outlets

Medium

At the time of inspection, one or more exterior electrical receptacles had an open ground. The Inspector recommends that the affected area(s) be evaluated, replaced or repaired, as needed, by a professional contractor.

Location: FRONT



1.1

3.5.2 No test response to GFCI

Medium

At the time of inspection, one or more exterior (GFCI) electrical outlets, did not respond when the test button was clicked. The Inspector recommends that the GFCI receptacle be evaluated, replaced or repaired, as needed, by a professional electrical contractor. Should you consider doing the repair yourself, see the DIY linked video, to assist you in your decision.

Location: FRONT



2.1

13. Electrical

13.5.1 Legend (Missing,/Incomplete/Illegible)

Medium

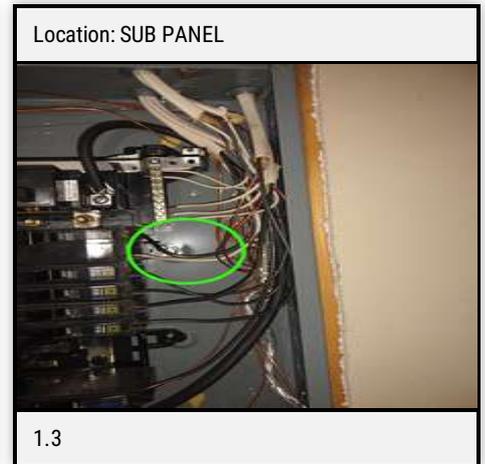
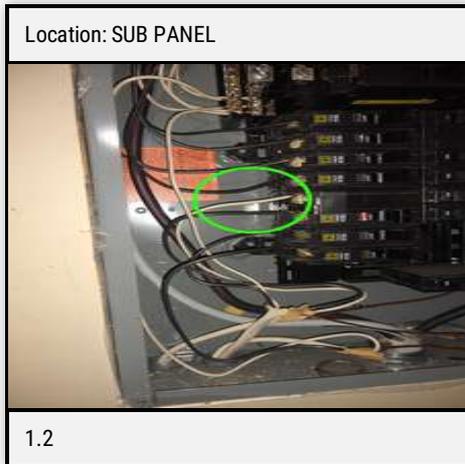
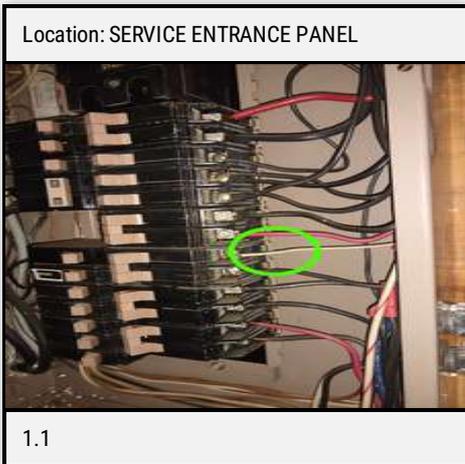
The legend for circuit breakers or fuses in one or more panels were missing, incomplete, illegible or confusing. This is a potential shock or fire hazard in the event of an emergency when power needs to be turned off. Recommend correcting the legend so it's accurate, complete and legible. Evaluation by a qualified electrician may be necessary.



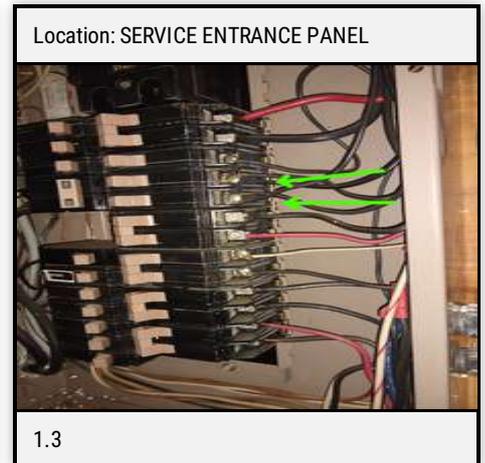
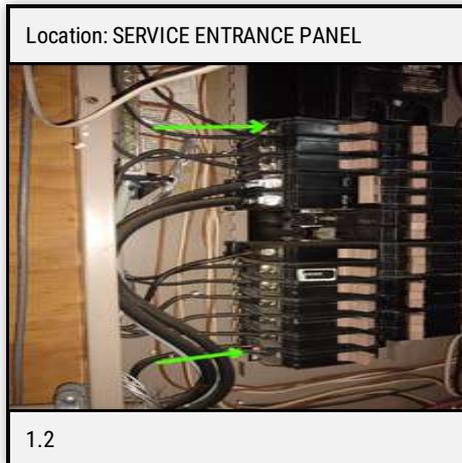
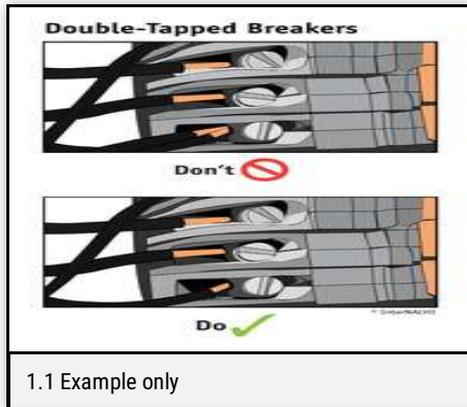
13.6.1 Re-identify wires

Low

One or more energized conductors in panel had white, gray or green insulation. Insulation on energized conductors should be black or red in color to identify them as energized wires. Recommend that a qualified electrician re-identify wires per standard building practices. For example, by wrapping in black vinyl tape or marking with a black permanent marker.



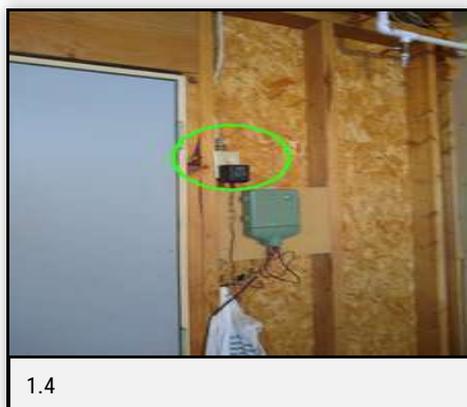
Two or more wires were installed in a breaker's lug, which is called "double tapped" and most breakers are intended for only one wire connection, as a lug is meant to secure one wire and the other can be loose, which poses a safety concern. There are some breakers designed for two wires, these do not appear to be correct for that application. Adding more breakers or "pig tailing" are both acceptable corrections. The inspector recommends a professional electrician correct as needed.



4. Garage

4.6.1 GFCI Protection Missing

A GFCI (ground fault circuit interrupter) outlet is a device that adds a greater level of safety by reducing the risk of electric shock. Modern building standards require GFCI protection at ALL kitchens, bathrooms, laundry areas, garages, and exterior areas. One or more locations at this property were noted as not having GFCI protection or the inspector was unable to verify if GFCI protection existed at these locations. Adoption of GFCI outlets was generally phased in over numerous years/decades. Recommend client evaluate upgrading these areas to GFCI protection at their discretion. General guidelines for GFCI-protected receptacles include the following locations: Outdoors (since 1973) Bathrooms (since 1975) Garages (since 1978) Kitchens (since 1987) Crawl spaces and unfinished basements (since 1990) Wet bar sinks (since 1993) Laundry and utility sinks (since 2005)



7. Kitchen

7.1.1 GFCI Protection Missing

Low

A GFCI (ground fault circuit interrupter) outlet is a device that adds a greater level of safety by reducing the risk of electric shock. Modern building standards require GFCI protection at ALL kitchens, bathrooms, laundry areas, garages, and exterior areas. One or more locations at this property were noted as not having GFCI protection or the inspector was unable to verify if GFCI protection existed at these locations. Adoption of GFCI outlets was generally phased in over numerous years/decades. Recommend client evaluate upgrading these areas to GFCI protection at their discretion. General guidelines for GFCI-protected receptacles include the following locations: Outdoors (since 1973) Bathrooms (since 1975) Garages (since 1978) Kitchens (since 1987) Crawl spaces and unfinished basements (since 1990) Wet bar sinks (since 1993) Laundry and utility sinks (since 2005)



1.1



1.2

14. Basement/Crawl Space/Foundation

14.3.1 Reversed hot/neutral

Medium

One or more electrical outlet(s) in the basement/crawl space had hot and neutral wires reversed. The Inspector recommends that the affected area(s) is evaluated, replaced or repaired, as needed, by a professional electrical contractor.



1.1



10. Heating

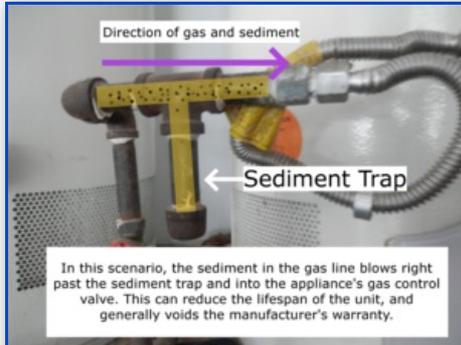
10.2.1 No drip leg or sediment trap

High

There was no gas line drip leg installed on the furnace gas line. These are installed to prevent partials or other contaminants from entering the gas valve/system that can damaged the unit. The inspector recommends that the gas line be evaluated and repaired by a professional plumbing contractor.



1.1 Incorrect install



1.2

ROOF SECTION STANDARDS

Roof Standards

We are not professional roofers. Feel free to hire one prior to closing. We do our best to inspect the roof system within the time allotted. The home inspector shall observe: Roof covering, Roof drainage systems, Flashings, Skylights, chimneys, and roof penetrations, and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials, and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing, or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

ROOF IMPORTANT INFORMATION

Roof general condition

Video and/or photos at the time of the inspection were taken for your records.

ROOF MATERIAL

Roof Access	The roof style was	Primary roof-covering type
Walked Roof	Gable	Architectural Fiberglass Asphalt Shingle
Active roof leaks found (exterior)		
None located		



Section Items	IN	NI	NP	RR	Comments	
1.1 Roof Flashing	✓				0	
1.2 Roof Vents	✓				0	
1.3 Plumbing and Combustion Vents	✓				0	
1.4 Asphalt Composition Shingle	✓				0	
1.5 Chimney at Roof	✓				0	
1.6 Skylight Exteriors	✓				0	
1.7 Roof Drainage Components	✓				0	

IN = Inspected, NI = Not Inspected, NP = Not Present RR = Repair/Replace,

GROUNDS SECTION STANDARDS

Grounds Standards

This inspection is not intended to address or include any geological conditions or site stability information. The inspector does not comment on coatings or cosmetic deficiencies or the wear and tear associated with the passage of time, which would be apparent to the average person. Any reference to grade is limited to only exposed areas around the exterior of foundation or exterior walls. The inspector cannot determine drainage performance of the site or the condition of any underground piping, including subterranean drainage systems and municipal water and sewer service piping or septic systems. Decks and porches are often built close to the ground, where no viewing or access is possible. Any areas too low to enter or not accessible are excluded from this report. The Inspector does not evaluate any detached structures such as storage sheds and stables, nor mechanical or remotely controlled components such as driveway gates. The inspector does not evaluate decorative or low-voltage lighting nor irrigation systems. Any such mention of these items is informational only and not to be construed as inspected. If you wish to know the condition of any of the option features on the home you should contact a qualified professional for evaluation of them before closing on the home.

GROUNDS MATERIAL

Driveway Material	Walkway Materials	Deck Type
Asphalt, Concrete	Concrete	Wood decking / Wood framing
Additional Structures (not inspected)		
None		

GROUNDS SECTION REPORT



Section Items	IN	NI	NP	RR	Comments	
2.1 Driveway And Walkways Findings				✓	1	View Comments
2.2 Grading, Drainage And Vegetation Findings				✓	1	View Comments
2.3 Patio, Patio Covers			✓		0	
2.4 Deck Findings				✓	2	View Comments
2.5 Porch/Porch Cover Findings			✓		0	
2.6 Stairs/Handrails/Guardrails			✓		0	

IN = Inspected, NI = Not Inspected, NP = Not Present RR = Repair/Replace,

2.1.1 Common cracks

Low

 Repair or Replace

Common cracks were visible in the driveway.. If the these cracks are not sealed the areas will continue to get worse over time. Patching and sealing the affected areas with an exterior grade sealant, is recommended. If the the areas are not sealed, the deterioration will continue as a result.



1.1

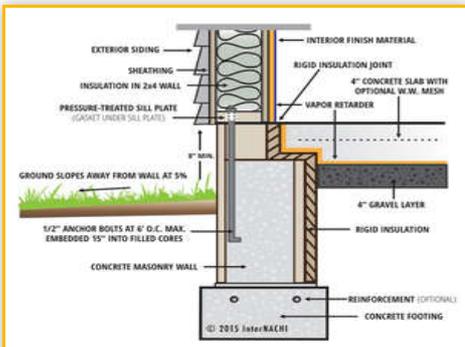


1.2

2.2.1 Neutral/negative grade near house - Monitor

Low

The soil or grading of the exterior was neutral and/or sloped toward the home in one or more areas where water can pool along the foundation or underneath. These areas should be monitored regularly. If water accumulates in areas, recommend soil is graded down and away from the foundation with a slope at least 1 inch per horizontal foot for at least 6 feet out from home.



1.1 Grade example



1.2



1.3

2.4.1 Deck on soil (Damage noted)

Medium

Repair or Replace

One or more decks were installed at grade with visible wood rot or damage. The affected areas will need to be repaired as needed to industry standard by a professional deck repair contractor.



1.1 Wood rot noted

2.4.2 Wood Deteriorated

Medium

Repair or Replace

At the time of inspection, wood deterioration was found at one or more areas. The inspector recommends a professional contractor evaluate repair or replace necessary as all rotted wood should be replaced.



2.1 Paint before it gets worse and needs replacement



2.2 Structurally ok. Appears to be cosmetic at this time.

EXTERIOR SECTION STANDARDS

Exterior Standards

The home inspector shall observe: Wall cladding, flashings, and trim, Entryway doors and a representative number of windows, Garage door operators, Decks, balconies, stoops, steps, areaways, porches and applicable railings, Eaves, soffits, and fascias, and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials, Operate all entryway doors and a representative number of windows, Operate garage doors manually or by using permanently installed controls for any garage door operator, Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing, and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories, Fences, Presence of safety glazing in doors and windows, Garage door operator remote control transmitters, Geological conditions, Soil conditions, Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities, Detached buildings or structures, or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

EXTERIOR MATERIAL

Siding Material	Trim/Soffit/Fascia Material
Vinyl Siding	Metal

EXTERIOR SECTION REPORT



Section Items	IN	NI	NP	RR	Comments	
3.1 Trim, Soffits, And Fascia	✓				0	
3.2 Exterior Windows/Shutters	✓				0	
3.3 Paint, Wood Finish, Or Caulking				✓	1	View Comments
3.4 Vents and Misc. Problems	✓				0	
3.5 Exterior Electrical				✓	2	View Comments
3.6 Exterior Plumbing	✓				0	
3.7 Vinyl Siding				✓	1	View Comments
3.8 Exterior Doors	✓				0	

IN = Inspected, NI = Not Inspected, NP = Not Present RR = Repair/Replace,

3.3.1 Paint failing some areas

Low

Repair or Replace

At the time of inspection, paint or stain in some areas was failing (e.g. peeling, faded, worn, thinning). Siding and trim with a failing finish can be damaged by moisture. The Inspector recommends that the failing paint/stain area(s) be prep (e.g. clean, scrape, sand, prime, caulk) and repaint or re-stain, as needed, by a professional contractor, after needed siding or trim repairs are completed.

Location: FRONT



1.1

Location: FRONT



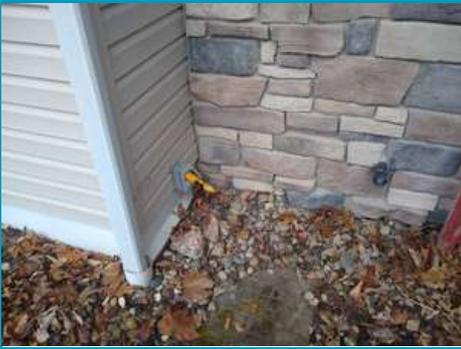
1.2



Electrical Summary

At the time of inspection, one or more exterior electrical receptacles had an open ground. The Inspector recommends that the affected area(s) be evaluated, replaced or repaired, as needed, by a professional contractor.

Location: FRONT



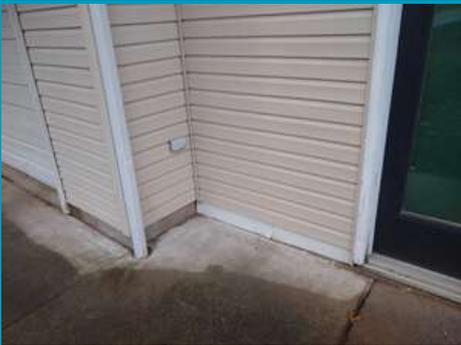
1.1



Electrical Summary

At the time of inspection, one or more exterior (GFCI) electrical outlets, did not respond when the test button was clicked. The Inspector recommends that the GFCI receptacle be evaluated, replaced or repaired, as needed, by a professional electrical contractor. Should you consider doing the repair yourself, see the DIY linked video, to assist you in your decision.

Location: FRONT



2.1



Repair or Replace

There were one or more areas of the vinyl siding were loose or sagging, which indicates failure of the fastening to the exterior. The Inspector recommends that the affected area(s) be evaluated, replaced or repaired, as needed, by a professional contractor.

Location: WEST



1.1

GARAGE SECTION STANDARDS

Garage Standards

Inspection of the garage typically includes examination of the following: general structure; floor, wall and ceiling surfaces; operation of all accessible conventional doors and door hardware; vehicle door condition and operation proper electrical condition including Ground Fault Circuit Interrupter (GFCI) protection; interior and exterior lighting; stairs and stairways proper firewall separation from living space; and proper floor drainage . Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing.

Determining the heat resistance rating of firewalls is beyond the scope of this inspection company. Flammable materials should not be stored within closed garage areas. Garage door openings are not standard, so you may wish to measure the opening to ensure that there is sufficient clearance to accommodate your vehicles. It is not uncommon for moisture to penetrate garages, particularly with slabs on-grade construction, and this may be apparent in the form of efflorescence or salt crystal formations on the concrete. Unless otherwise noted in this report that efflorescence is considered a cosmetic issue.

GARAGE MATERIAL

Garage/Carport Type Size	Overhead door operation
Attached garage, Three car garage	Automatic

GARAGE SECTION REPORT



Section Items	IN	NI	NP	RR	Comments	
4.1 Door Issues (To Interior)	✓				0	
4.2 Floors	✓				0	
4.3 Fire Rating (Doors/Walls/Ceiling)				✓	2	View Comments
4.4 Stair/Handrail/Guardrail Issues			✓		0	
4.5 Vehicle Doors/Operators/Switch				✓	1	View Comments
4.6 Garage Electrical				✓	1	View Comments

IN = Inspected, NI = Not Inspected, NP = Not Present RR = Repair/Replace,

4.3.1 No fire-taping

Medium



Health And Safety Summary

The homes garage walls joining the living area had no joint fire taping which is required by industry standard. The Inspector recommends that this corrected by a professional drywall contractor.



1.1 Mud and tap wall between garage and house

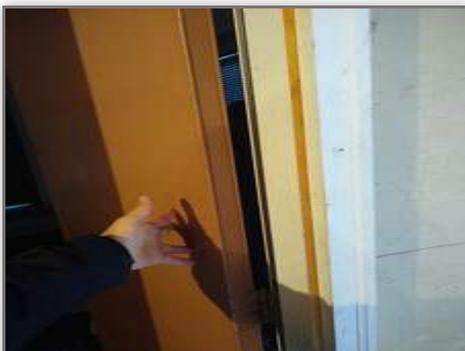
4.3.2 Not a fire rated door

Low



Health And Safety Summary

At the time of the inspection, the Door separating garage and home does not meet safety standards. Doors in firewalls must be at least 1 3/8-inch thick, metal/steel, or a 20-minute fire-rated door and must be self-closing, typically with a spring hinge. The Inspector recommends that the affected area(s) is evaluated, replaced or repaired, as needed, by a professional contractor.



2.1 No fire rating tag. Can't verify if fire rated door.



Health And Safety Summary

No infrared "photo eye" devices are installed for the vehicle door's electric door opener. They've been required on all vehicle door openers since 1993 to improve safety by triggering the vehicle door's auto-reverse feature without the need for the door to come in contact with the object, person or animal that's preventing it from closing. Recommend considering having a professional contractor to install for improved safety.



1.1 No photo sensors installed



1.2 No photo sensors installed



1.3 sensors



1.4 sensors



Electrical Summary

A GFCI (ground fault circuit interrupter) outlet is a device that adds a greater level of safety by reducing the risk of electric shock. Modern building standards require GFCI protection at ALL kitchens, bathrooms, laundry areas, garages, and exterior areas. One or more locations at this property were noted as not having GFCI protection or the inspector was unable to verify if GFCI protection existed at these locations. Adoption of GFCI outlets was generally phased in over numerous years/decades. Recommend client evaluate upgrading these areas to GFCI protection at their discretion. General guidelines for GFCI-protected receptacles include the following locations: Outdoors (since 1973) Bathrooms (since 1975) Garages (since 1978) Kitchens (since 1987) Crawl spaces and unfinished basements (since 1990) Wet bar sinks (since 1993) Laundry and utility sinks (since 2005)



1.1



1.2



1.3



1.4

ATTIC SECTION STANDARDS

Attic Standards

We are not structural engineers. Feel free to hire one prior to closing. This inspection is designed to ensure that framing is in compliance with good building practices based on the Inspector's past experience and familiarity with building practices. It will not confirm compliance to any building code, local requirements or to any engineering specifications. The Inspector disclaims confirmation of adequate attic ventilation year-round performance, but will comment on the apparent adequacy of the system as experienced by the inspector on the day of the inspection. Attic ventilation is not an exact science and a standard ventilation approach that works well in one type of climate zone may not work well in another. Inspection of the attic typically includes visual examination the following: roof structure (framing and sheathing); roof structure ventilation; thermal envelope; electrical components (wiring, junction boxes, outlets, switches and lighting)and, when temperature permits, the operation of any readily accessible thermostatic control; plumbing components (supply and vent pipes, bathroom vent terminations), Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan and HVAC components (drip pans, ducts, condensate and TPR discharge pipes). The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

ATTIC IMPORTANT INFORMATION

Attic general condition

Pics/videos of the attic space for your records.



1.1



1.2



1.3



1.4



1.5



1.6

ATTIC MATERIAL

Attic Access Location	Method Used To Observe The Attic	Attic Insulation Type
Bedroom Closet	From Access Hatch	Blown, Fiberglass
Level of insulation	Active leaks found	
10"	No	

ATTIC SECTION REPORT



Section Items	IN	NI	NP	RR	Comments	
5.1 Truss Roof Framing (In Attic)	✓				0	
5.2 Roof Sheathing (In Attic)	✓				0	
5.3 Attic Ventilation	✓				0	
5.4 Attic Insulation	✓				0	
5.5 Attic Electrical	✓				0	
5.6 Attic Plumbing	✓				0	
5.7 Attic Ducts/Fan Terms/Flues	✓				0	

IN = Inspected, NI = Not Inspected, NP = Not Present RR = Repair/Replace,

INTERIOR SECTION STANDARDS

Interior Standards

The home inspector shall observe: Walls, ceiling, and floors, Steps, stairways, balconies, and railings, Counters and a representative number of installed cabinets, and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors, and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors, Carpeting, or Draperies, blinds, or other window treatments. The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

INTERIOR IMPORTANT INFORMATION

Radon Explanation

The home is located in an area known to have radon. Radon is a colorless, naturally occurring, radioactive gas which is formed deep underground from the decay of uranium. Lighter than air, radon rises through cracks and fissures in the ground and may enter a home living space through a crawlspace, basement or slab-on-grade. The only foundation type which will not allow radon to accumulate is a raised foundation through which natural air movement occurs freely. Because radon levels are related to the structure of the soil beneath the home, they are homesite specific and may vary widely among homes which are closely situated. According to the U.S. Environmental Protection Agency, (EPA), radon causes 21,000 lung cancer deaths per year in the United States (U.S.). and in the U.S., radon is the second most frequent cause of lung cancer after cigarette smoking. Radon-induced lung cancer is thought to be the 6th leading cause of cancer death overall. Mitigation techniques are available which are typically effective. If you have not already done so, consider having radon measurement performed in order to confirm that safe conditions exist.

INTERIOR MATERIAL

Number of bedrooms	Obvious broken window seals
4	None located



Section Items	IN	NI	NP	RR	Comments	
6.1 Floor Issues	✓				0	
6.2 Walls Issues	✓				0	
6.3 Ceilings Issues	✓				0	
6.4 Interior Trim				✓	1	View Comments
6.5 Windows and Skylights				✓	1	View Comments
6.6 Doors	✓				0	
6.7 Interior Stairs				✓	2	View Comments
6.8 Lighting/Ceiling Fans	✓				0	
6.9 Switches	✓				0	
6.10 Electrical Receptacles	✓				0	
6.11 Asbestos/Lead/Mold	✓				0	

IN = Inspected, NI = Not Inspected, NP = Not Present RR = Repair/Replace,

COMMENTS

6.4.1 Trim missing

Low



Repair or Replace

Interior trim is missing in one or more areas. The inspector recommends having a qualified contractor install trim where it is missing.



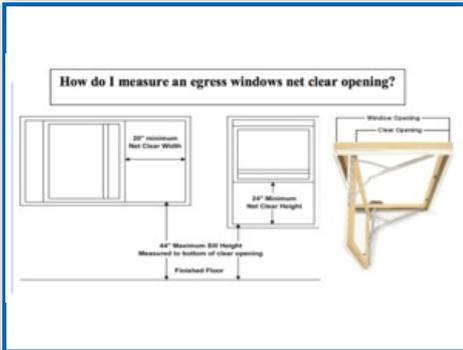
1.1



Health And Safety Summary

1. One or more bedrooms had windows that were too high above the floor. Unless a bedroom has an exterior entry door, at least one window requires adequate egress in the event of a fire or emergency to allow escape or to allow access by emergency personnel. The base of openings for egress windows should be a maximum of 44 inches above the floor. At a minimum, keep a chair or something that serves as a ladder below the window at all times. The inspector recommends having a qualified contractor repair or make modifications per standard building practices.

2. One or more bedrooms had windows that were too small. Unless a bedroom has an exterior entry door, at least one window requires adequate egress in the event of a fire or emergency to allow escape or to allow access by emergency personnel. Such windows should have a minimum open width of 20 inches and a minimum open height of 24 inches. Grade floor egress windows should have a net clear opening of 5 square feet and other egress windows should have a net clear opening of 5.7 square feet. Recommend that a qualified contractor repair or make modifications per standard building practices.



1.1 Egress window example



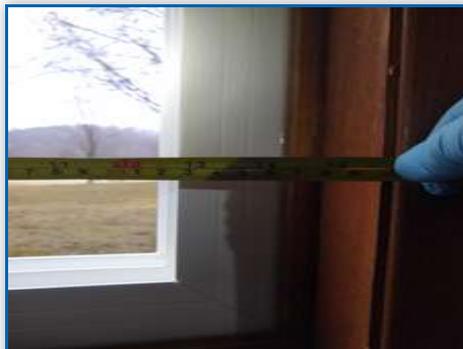
1.2



1.3



1.4



1.5

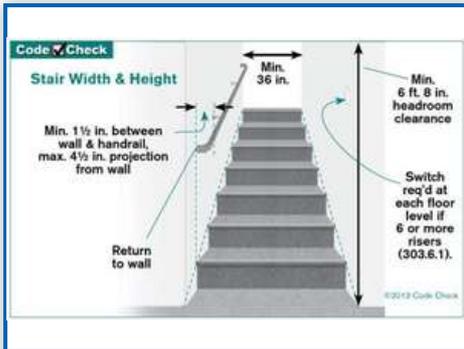
6.7.1 Handrails Missing

Medium



Health And Safety Summary

Staircase had no handrails. This is a safety hazard. Recommend a qualified contractor install a handrail.



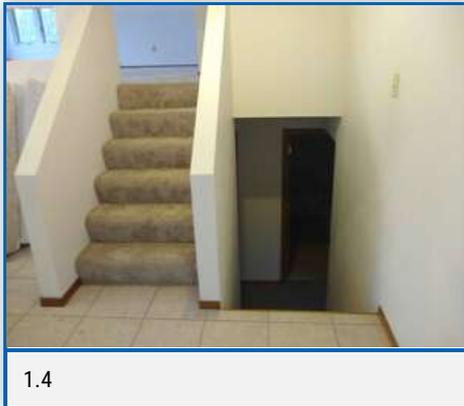
1.1 Handrail example



1.2



1.3



1.4

6.7.2 Baluster Spaces Too Wide

Medium



Health And Safety Summary

The baluster space is not up to industry standard. The space between balusters should not allow passage of a 4 3/8-inch sphere for child safety. Recommend a qualified handyman or original installer repair and bring up to current standard..



2.1 No balusters. Safety concern for small children.

KITCHEN SECTION STANDARDS

Kitchen Standards

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle, Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal, Ventilation equipment or range hood, and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation, Non built-in appliances, or Refrigeration units. The home inspector is not required to operate: Appliances in use, or Any appliance that is shut down or otherwise inoperable. The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

KITCHEN IMPORTANT INFORMATION

Appliance condition

Video and/or photos were taken at the time of inspection to verify the kitchen appliances were functioning. Anything not working properly will be noted in the "Inspection Item" section.

We are not appliance repair experts. We check to see if built in appliances operate using normal controls. We will look for obvious defects to the appliance or its function. We do not report on calibration or the temperature of the oven, for example, or test the wiring inside the unit.

We consider appliance testing a courtesy and will only do it if time permits. The kitchen range, refrigerator, dishwasher, built-in microwave and food waste disposal are some appliances we may test. Test the operation, such as whether burners heat up, the dishwasher fills with water, runs a cycle and drains, etc.

Appliances that aren't considered built-ins aren't typically included. If the home has a counter top microwave, we may not inspect it. The refrigerator is not usually considered a built-in appliance. If the home has a built-in washer and dryer in the kitchen, those are also exempt.

We aren't prohibited from testing appliances that aren't built in. Testing them is up to the inspectors discretion which is usually based on time, condition of appliance, and or if energy source is shut off to the appliance at the time of the inspection.

Appliance inspections are for function only, not for whether the devices perform as they're supposed to. The oven might heat up, but its temperature might be off. For a more in-depth appliance inspection, your customers should hire an appliance technician who specializes in diagnostics and repair.





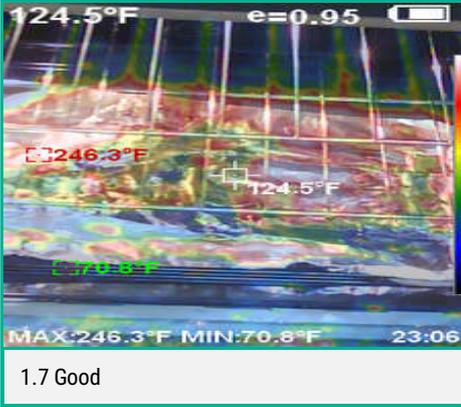
1.4 Good



1.5 Good



1.6 Good



1.7 Good

KITCHEN MATERIAL

Exhaust Vent Type(s)

Internal via the microwave



Section Items	IN	NI	NP	RR	Comments	
7.1 Kitchen Outlets				✓	1	View Comments
7.2 Switches And Lighting	✓				0	
7.3 Cabinets And Counters	✓				0	
7.4 Range Hood	✓				0	
7.5 Garbage Disposal			✓		0	
7.6 Dishwasher	✓				0	
7.7 Microwave	✓				0	
7.8 Refrigerator	✓				0	
7.9 Fixtures, Plumbing, And Drains	✓				0	
7.10 Range And Cook Tops	✓				0	
7.11 Oven(s)				✓	1	View Comments

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COMMENTS

7.1.1 GFCI Protection Missing

Low



Electrical Summary

A GFCI (ground fault circuit interrupter) outlet is a device that adds a greater level of safety by reducing the risk of electric shock. Modern building standards require GFCI protection at ALL kitchens, bathrooms, laundry areas, garages, and exterior areas. One or more locations at this property were noted as not having GFCI protection or the inspector was unable to verify if GFCI protection existed at these locations. Adoption of GFCI outlets was generally phased in over numerous years/decades. Recommend client evaluate upgrading these areas to GFCI protection at their discretion. General guidelines for GFCI-protected receptacles include the following locations: Outdoors (since 1973) Bathrooms (since 1975) Garages (since 1978) Kitchens (since 1987) Crawl spaces and unfinished basements (since 1990) Wet bar sinks (since 1993) Laundry and utility sinks (since 2005)



1.1



1.2



Health And Safety Summary

The oven anti-tilt device was not installed. This mechanism comes stock with the stove/range. This attaches to the wall and the oven is placed on it and attaches to it. This is a safety feature for children that tend to step on the bottom drawer to get something in a cabinet above the stove. It is a anti-tilt safety mechanism. We recommend that it be installed per the manufactures installation instructions.



1.1

BATHROOM SECTION STANDARDS

Bathroom Standards

In accordance with the Standards of Practice, the inspector is not required to comment on simple cosmetic deficiencies, evaluate window coverings, steam showers or air-entrainment systems such as those in whirlpool tubs and Jacuzzis. Saunas are not operated but will be examined for visual defects. The inspector does not perform leak-testing of shower pans or shower enclosures but will comment on obvious leakage when fixtures are operated during the inspection. Inspection of bathrooms typically includes examination of the following: ROOM -Window, skylight and door (condition and operation) -Wall, ceiling and floor condition -Moisture meter survey for moisture trapped beneath vinyl or tile floor coverings around toilets, tubs and showers. CABINET -Exterior and interior - Door and drawer function SINK -Basin and overflow (overflow not tested) -Faucet valves and stopper (condition and operation) -Water supply shut-offs (not operated) -Waste pipe (condition and trap configuration) -Adequate water flow and drainage TUB and SHOWER -Tub condition -Moisture meter check for moisture behind any wall or floor tile -Faucet valve and shower head (condition and operation) -Shower diverter (diverts water from tub faucet to the shower head) Shower enclosure (condition and operation) -Adequate water flow and drainage TOILETS -Condition and operation -Secure connection to floor -Tank connection to toilet - Leakage at flapper valve -Water supply valve condition (not operated) ELECTRICAL -Switch

BATHROOM MATERIAL

Exhaust Vent	Sewer Odor	Number of bathrooms
Electric	No	3

BATHROOM SECTION REPORT



Section Items	IN	NI	NP	RR	Comments
8.1 Electrical Receptacles	✓				0
8.2 Switches And Lighting	✓				0
8.3 Ventilation	✓				0
8.4 Bathroom Sinks And Plumbing	✓				0
8.5 Toilet	✓				0
8.6 Medicine Cabinet	✓				0
8.7 Mirrors. Towel Bars, Misc	✓				0
8.8 Bathtub And Whirlpool	✓				0
8.9 Cabinets And Counters	✓				0
8.10 Shower	✓				0

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LAUNDRY SECTION STANDARDS

Laundry Standards

Inspection of the laundry room typically includes examination of the following: -Switches and outlets (120-volt and 240-volt if installed) -Exhaust fan -Room heat -Dryer vent -Presence of clothes washer connections and waste pipe -Sink, faucet, drain, and Under sink plumbing -Cabinets, -Floor, wall and ceiling surfaces -Door and window condition and operation. Clothes washers are operated at the discretion of the Inspector.

Laundry appliances are not tested at the discretion of the inspector or moved during the inspection and the condition of any walls or flooring hidden by them cannot be judged. Drain lines and water supply valves serving washing machines are not operated. Water supply valves may be subject to leaking if tested and therefore damage the property.

LAUNDRY IMPORTANT INFORMATION

Appliance condition

Video and/or photographs were taken at the time of inspection to verify the washer and dryer were responding to controls.

We are not appliance repair experts. We may check to see if appliances operate using normal controls. We will look for obvious defects to the appliance or its function. We do not report on calibration or the temperature of the dryer heat, for example, or test the wiring inside the unit.

We consider appliance testing a courtesy and will only do it if time permits. We may test to see if the dryer spins and heats up. We may test to see if the washer spins, fills with water, and drains, etc.

Appliance inspections are for function only, not for whether the devices perform as they're supposed to. The oven might heat up, but its temperature might be off. For a more in-depth appliance inspection, your customers should hire an appliance technician who specializes in diagnostics and repair.



LAUNDRY MATERIAL

Dryer Power	Laundry location
Electric	Basement utility room



Section Items	IN	NI	NP	RR	Comments	
9.1 Laundry Switches	✓				0	
9.2 Laundry Lighting	✓				0	
9.3 Laundry Outlets	✓				0	
9.4 Laundry Cabinets And Counter Tops			✓		0	
9.5 Laundry Plumbing & Sinks	✓				0	
9.6 Laundry Ventilation	✓				0	
9.7 Laundry Dryer Venting	✓				0	
9.8 Washer And Dryer	✓				0	
9.9 Laundry Catch Pan	✓				0	

IN = Inspected, NI = Not Inspected, NP = Not Present RR = Repair/Replace,

HEATING SECTION STANDARDS

Heating Standards

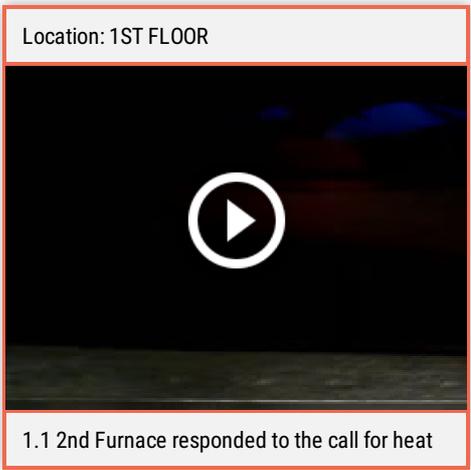
We are not HVAC professionals. Feel free to hire one prior to closing. The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms. The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

HEATING IMPORTANT INFORMATION

Furnace use information

The electrical equipment disconnect was located near the furnace and acts as a shut-off switch for use in an emergency or while servicing. The gas supply piping included a shut-off valve in the vicinity of the furnace for service personnel and emergency use.

Heating systems are usually trouble-free and easy to maintain. Efficient operation is a function of proper regular maintenance. No matter what type of furnace you have, there are several things you can do to keep your heating system in top condition. You will need to change your filter every six months or as recommended by the manufacturer. Be sure to have your ducts cleaned periodically. You should always have your furnace serviced at least once a year to ensure it is functioning as intended. If you have a humidifier keep it clean, as it can easily create unhealthy conditions such as mildew growth. Servicing your furnace will prolong its life. The average life expectancy of furnaces in homes today is between 16 and 20 years. If your furnace is close to this age or older, you should begin budgeting for a replacement.



Location: 1ST FLOOR



1.4 2nd Furnace fuel shut off

Location: 1ST FLOOR



1.5 Thermostat 2 location

Location: BASEMENT



1.6 Furnace shut off switch

Location: BASEMENT



1.7 Furnace fuel shut off

Location: BASEMENT



1.8 Furnace filter location

Location: BASEMENT



1.9 Furnace responded to the call for heat



1.10 Thermostat 2 location

Fireplace

Pics/video of fireplace important information.



1.1



1.2 Fireplace responded to the call for heat

Location: MAIN FLOOR UTILITY ROOM



1.3 Gas shut off

Furnace use information

The electrical equipment disconnect was located near the furnace and acts as a shut-off switch for use in an emergency or while servicing. The gas supply piping included a shut-off valve in the vicinity of the furnace for service personnel and emergency use.

Heating systems are usually trouble-free and easy to maintain. Efficient operation is a function of proper regular maintenance. No matter what type of furnace you have, there are several things you can do to keep your heating system in top condition. You will need to change your filter every six months or as recommended by the manufacturer. Be sure to have your ducts cleaned periodically. You should always have your furnace serviced at least once a year to ensure it is functioning as intended. If you have a humidifier keep it clean, as it can easily create unhealthy conditions such as mildew growth. Servicing your furnace will prolong its life. The average life expectancy of furnaces in homes today is between 16 and 20 years. If your furnace is close to this age or older, you should begin budgeting for a replacement.



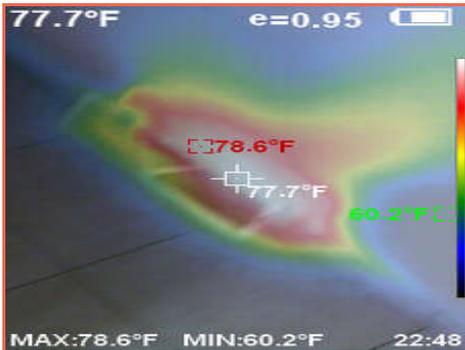
2.1



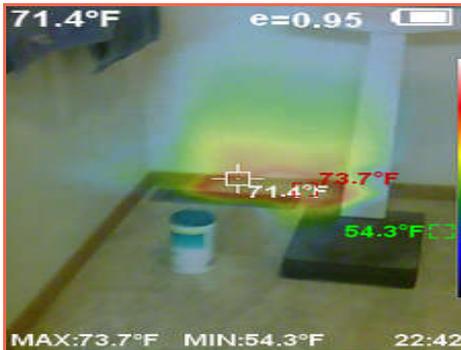
2.2 2nd Furnace functioning

Thermal images

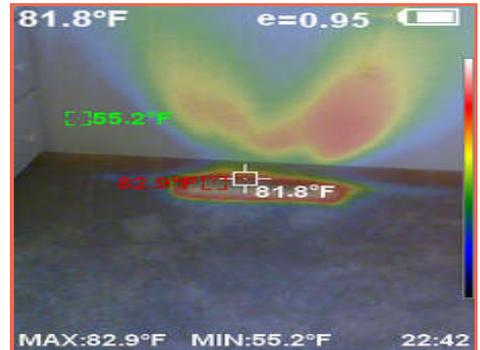
Some thermal images have been added that were used to help verify heat sources used in the home.



4.1



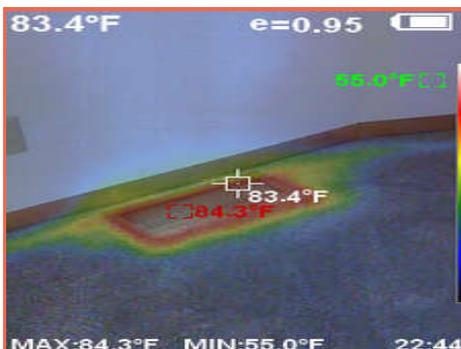
4.2



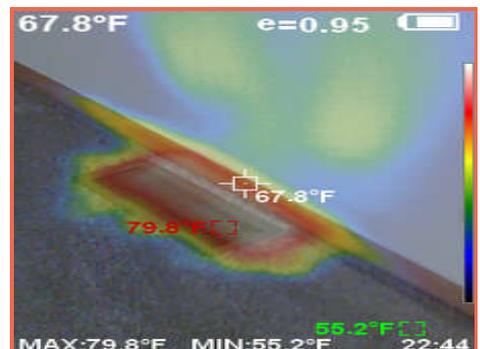
4.3



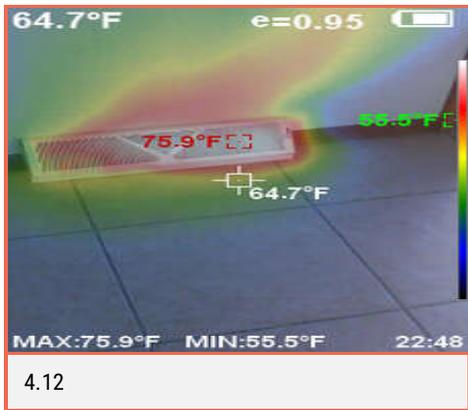
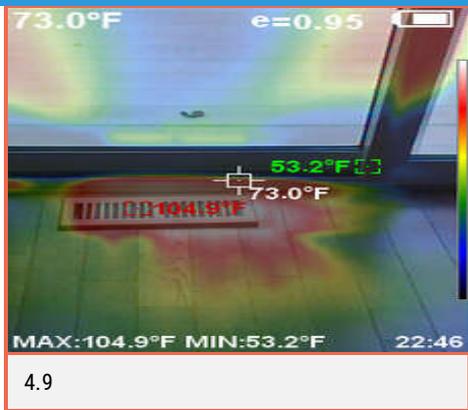
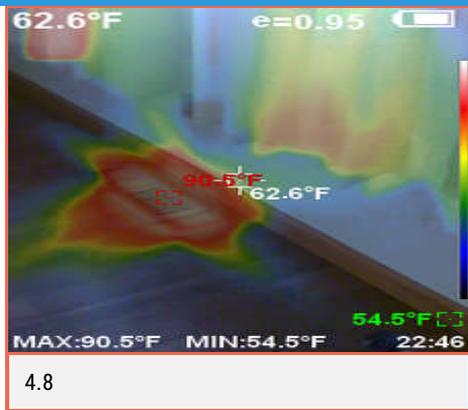
4.4



4.5



4.6



HEATING MATERIAL

Heating Equipment Type	Heating System Manufacturer	Heating System Age
Forced air split system	Carrier, Lennox	2017, 2001
Heating Equipment Fuel Type	Filter Type	Fireplace type
Natural Gas	Disposable	Gas-burning
Thermostat location	Fireplace clean out non-combustible?	Fireplace damper functional
Main floor	N/A	N/A
Carbon monoxide and smoke detector in same room as fireplace		
Carbon monoxide detector not located		

HEATING SECTION REPORT



Section Items	IN	NI	NP	RR	Comments	
10.1 Heat Source Missing/Inoperable (Interior Rooms)	✓				0	
10.2 Furnace				✓	1	View Comments
10.3 Combustion Air Vents	✓				0	
10.4 Flues and Vents for Heat Systems	✓				0	
10.5 Duct Work Issues	✓				0	
10.6 Return And Supply Registers	✓				0	
10.7 Thermostat	✓				0	
10.8 Air Filters And Tracks	✓				0	
10.9 Gas/LP Firelogs/Fireplaces				✓	1	View Comments
10.10 Furnace 2	✓				0	

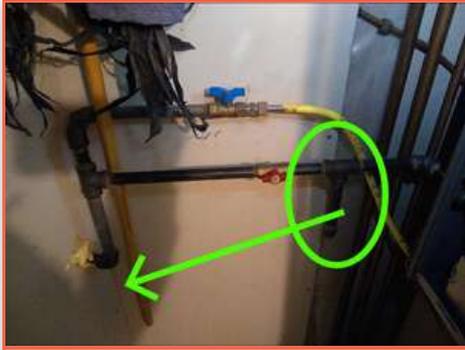
IN = Inspected, NI = Not Inspected, NP = Not Present RR = Repair/Replace,

10.2.1 No drip leg or sediment trap

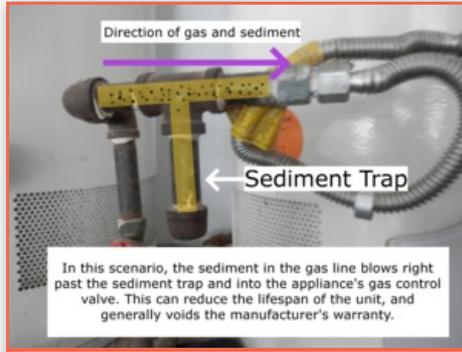
High

 Plumbing Summary

There was no gas line drip leg installed on the furnace gas line. These are installed to prevent partials or other contaminants from entering the gas valve/system that can damaged the unit. The inspector recommends that the gas line be evaluated and repaired by a professional plumbing contractor.



1.1 Incorrect install



1.2

10.9.1 Gas fireplace. (Carbon monoxide detector missing)

Low

 HVAC Summary

Location - LIVING ROOM

Gas fireplaces are one potential cause of carbon monoxide poisoning. An improperly maintained or ventilated gas fireplace, however, can result in incomplete combustion, creating carbon monoxide, and causing this toxic gas to linger—putting those inside at risk of carbon monoxide poisoning. There was no carbon monoxide detector found near this gas fireplace. We recommend having one installed by a qualified HVAC contractor.



1.1

COOLING SECTION STANDARDS

Cooling Standards

Inspection of home cooling systems typically includes visual examination of readily observable components for adequate condition, and system testing for proper operation using normal controls. Cooling system inspection will not be as comprehensive as that performed by a qualified heating, ventilating, and air-conditioning (HVAC) system contractor. Report comments are limited to identification of common requirements and deficiencies. Observed indications that further evaluation is needed will result in referral to a qualified HVAC contractor. To avoid the potential for system damage, the air-conditioning system will not be operated if the outside air temperature is below 65 degrees F (17 C).

COOLING IMPORTANT INFORMATION

Air Conditioner Information

The air conditioner disconnect was located near the air conditioner. This is the disconnect that will shut the equipment off in an emergency. Central air condition maintenance and precautions:

A- Properly balance the system. Consult with a licensed Air Condition Contractor.

B- Keep compressor clean of shrub and debris in a 6 foot radius.

C- Keep compressor unit level.

D- Clean the compressor coil each season before using system.

E- Replace filter monthly or more often if it becomes dirty.

F- Lubricate fan motor with a non-detergent motor oil.

G- Check exterior refrigeration lines for corrosion and damage to insulation. If questionable, call a licensed Air Condition Contractor.

H- Do not run system if exterior temperature is below 55 degrees.

I- Have a licensed Air Condition Contractor check the amount of Freon and the possibility of Freon leaks in the system.

J- Recommend drain lines and condensation pan be checked for clogs and/or leaks during the time the system is in use.

K- If the house is purchased in the winter or if the inspection of the cooling system was made when the temperature was 55 degrees or less the seller should guarantee the cooling system is in working order.

15 Years - Note: Air conditioning systems of this type have expected service lives of 10 to 15 years and budgeting for replacement is recommended. Any component of a central cooling and heating system which is over 10 years age is categorized as being in fair condition, primarily due to its increased likelihood of breakdown and need for replacement in the future. Any service life in excess of 15 years is in the realm of good fortune only and should be viewed as such.



1.1 AC 1 disconnect location



1.2 Thermostat 1 location



1.3 AC 2 disconnect location



1.4 Thermostat 2 location

COOLING LIMITATIONS

A/C Not Tested / Temperature Under 60 F*

The outdoor air temperature was below 60 degrees Fahrenheit during the inspection. Air conditioning systems can be damaged if operated during such low temperatures. It is also impossible to determine if the HVAC system is cooling properly as even if no or low refrigerant is in the system, the air will still register at ambient exterior temperature. Client should be aware of this limitation when inspecting in cooler temperatures.

Faded Label

Unable to determine the size and age of the unit due to the label being faded or missing at the time of inspection. Ask the seller the if they are aware of the age of the unit to determine an estimated life span of the unit.

Note: Air conditioning systems of this type have expected service lives of 10 to 15 years. Any component of a central cooling and heating system which is over 10 years age is categorized as being in fair condition, primarily due to its increased likelihood of breakdown and need for replacement in the future. Any service life in excess of 15 years is in the realm of good fortune only and should be viewed as such.



2.1 Rheeme

COOLING MATERIAL

Number of cooling systems (excluding window AC)

Two

Air Conditioning Type

Central, Split system

Cooling System Age

Unable to determine, 2016

Air Conditioning System Manufacturer

Lennox, Rheem



Section Items	IN	NI	NP	RR	Comments	
11.1 Air Conditioner Units				✓	1	View Comments
11.2 Air Conditioner Unit 2	✓				0	

IN = Inspected, NI = Not Inspected, NP = Not Present RR = Repair/Replace,

COMMENTS

11.1.1 Settled pad

Low



HVAC Summary

The AC compressor had settled into the soil. This can cause damage and corrosion to the enclosure. We recommend reposition the pad and AC unit on top of the soil. All work should be performed by a qualified HVAC contractor.



1.1

PLUMBING SECTION STANDARDS

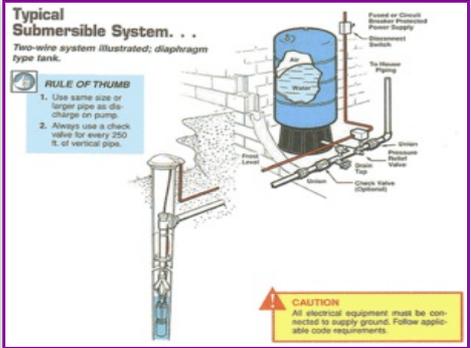
Plumbing Standards

We are not professional plumbers. Feel free to hire one prior to closing. The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow, leaks, and cross connections, Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping, piping supports and pipe insulation, leaks, and functional drainage, Hot water systems including: water heating equipment, normal operating controls, automatic safety controls; and chimneys, flues, and vents, Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports, leaks, and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials, Drain, waste, and vent piping materials, Water heating equipment, and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices, Determine whether water supply and waste disposal systems are public or private, Operate automatic safety controls, Operate any valve except water closet flush valves, fixture faucets, and hose faucets, Observe: Water conditioning systems, Fire and lawn sprinkler systems, On-site water supply quantity and quality, On-site waste disposal systems; Foundation irrigation systems, Spas, except as to functional flow and functional drainage, Swimming pools; Solar water heating equipment, or Observe the system for proper sizing, design, or use of proper materials.

PLUMBING IMPORTANT INFORMATION

Water shut off location

The main water shut off location is in the discription in the photo below. This is the area where you can shut off the water to your home if you need to do repairs or in an emergency.



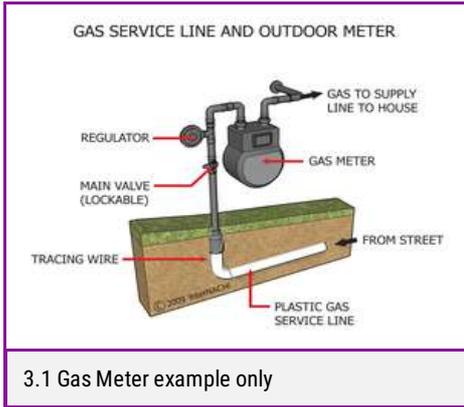
1.1 Private well example



1.2 Main water shut off

Main fuel shut off location (Gas Meter/Public)

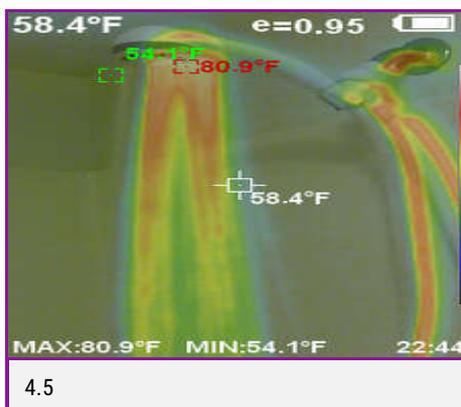
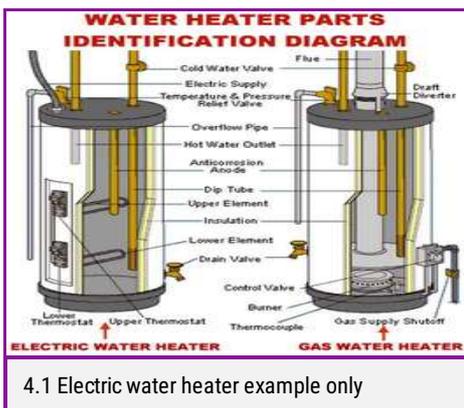
The main fuel shut off is at gas meter outside. The inspector recommends hanging a small wrench on the meter in case an emergency shut off is needed.



Electric water heater

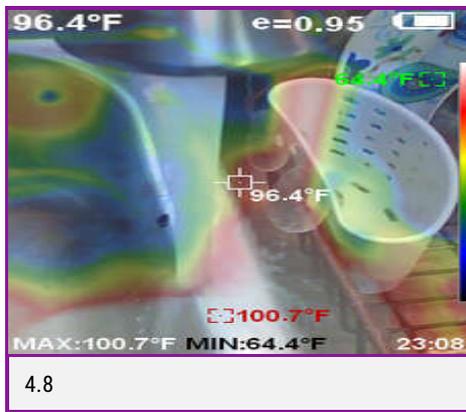
Location - LAUNDRY ROOM

The water heater should be equipped with a cold-water supply shut-off valve. The valves were not operated during the inspection; however, they should be "exercised" periodically so that it will remain functional when the need arises. Maintenance note: A water heater service life varies from place to place and is affected by the quality of the product, minerals/chemicals in water, the amount of maintenance the water heater receives, and usage. In other words, there is no set maximum expected service life. In some parts of the country it is normal to expect between 10-15 years, while in others a homeowner is fortunate if the water heater lasts 10 years. The life span of water heaters depends upon the, quality of the water heater, the chemical composition of the water, the long-term water temperature settings, the quality and frequency of past and future maintenance. Note: You should keep the water temperature set at a minimum of 120 degrees and a maximum of 125 degrees to prevent scalding. Hot water causes third degree burns in 1 second at 156 degrees F., in 2 seconds at 149 degrees F., in 5 seconds at 140 degrees F., in 15 seconds at 133 degrees F. You should drain your water heater a least once a year to avoid sediment build up in the tank. Excessive sediment, high heat and pressure over a period of time will cause the glass liner to crack. Once the liner is compromised, water comes in contact with the steel tank. At this point the tank will begin to rust. Eventually the tank will begin to leak or even burst. Step 1 - You will need to shut down the water supply before draining the tank. After you have done this, you will need to connect a garden hose to the drain, and run it to the exterior of the home, or a floor drain. Step 2- After the tank is drained you will need to partially fill it again, and then drain it again. After this, you will need to shut the drain valve off. Step 3- You will need to turn on the water and re-light the water heater. Typically, the directions are on the side of the water heater.

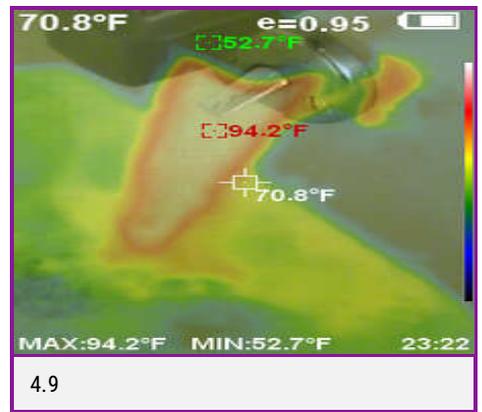




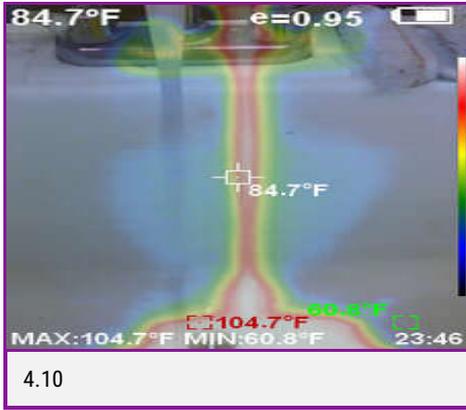
4.7



4.8



4.9



4.10

Sewer clean out location

Location - LAUNDRY ROOM

The sewer clean-out is located in the home and is identified in the photo description. It is not recommended to flush feminine hygiene products down a sanitary drain line or toilet. Materials can catch on tree roots or cracks creating a blockage and result in costly repairs to clean out the obstructions. Also is not recommended to dump cooking grease or oils down sinks or sanitary drains. Grease and oils have a tendency to cool and will collect creating a build-up and/or blockage in the main sewer line creating costly repairs.

Location: EXTERIOR REAR



2.1

Sump pumps on the whole are quite reliable. But as with any other important piece of equipment, regular maintenance is always a good idea. Spend a few minutes every couple of months, when heavy rains are forecast and in early spring to ensure reliable sump pump operation. Basic sump pump maintenance is usually as simple as doing these few jobs.

Make sure the pump is plugged in to a working ground fault circuit interrupter (GFCI) outlet and the cord is in good shape. In damp areas, GFCI breakers may trip, effectively shutting off the sump pump. Check in on your sump pump periodically so you can reset the GFCI if necessary.

Ensure the pump itself is standing upright. Vibrations during operation can cause it to fall or tilt onto one side. This can jam the float arm so it can't activate the pump.

Periodically pour a bucket of water into the pit to make sure the pump starts automatically and the water drains quickly once the pump is on. If the pump doesn't start, have it serviced.

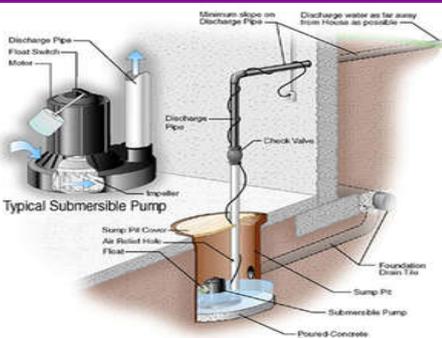
Physically remove a submersible pump from the pit and clean the grate on the bottom. The sucking action of the pump can pull small stones into the grate, blocking the inlet or damaging the pump over time.

Ensure the outlet pipes are tightly joined together and draining out at least 20 feet (6 meters) away from your foundation.

Make sure the vent hole in the discharge pipe is clear.

When we verify if a sump pump is working, typically we will just manipulate the pump by providing power to it. This is usually done by lifting the float switch manually or by plugging the pump in directly and bypassing the float switch. This is done because of time constraints. We recommend following the manufacturers guidelines for testing your pump.

Location: NULL



5.1 Sump pump example only



5.2



5.3 Responded to testing

PLUMBING MATERIAL

Water Supply Source	Main Water Supply Pipe	Sewage System Type
Private well on property	Plastic, 1 1/2-inch	Septic system (not inspected)
Drain Waste and Vent Pipe Materials	Type of Gas	#1 Water Heater Type
Polyvinyl Chloride (PVC)	Natural Gas	Tank (conventional)
#1 Water Heater Power Source	#1 Water Heater Capacity	#1 Water Heater Location
Electric	50 gallons	Basement
#1 Water Heater Manufacturer	#1 Water Heater Age	Main water shut off location
Bradford White Corporation		Basement
Main fuel supply shut off location		
Exterior at meter		

PLUMBING SECTION REPORT



Section Items	IN	NI	NP	RR	Comments	
12.1 Electric Water Heater	✓				0	
12.2 Water Supply and Distribution	✓				0	
12.3 Sewage and DWV Systems	✓				0	
12.4 Gas System Components	✓				0	
12.5 Sump Pump	✓				0	
12.6 Flues Or Vents For Water Heaters	✓				0	
12.7 Combustion Air Vents	✓				0	

IN = Inspected, NI = Not Inspected, NP = Not Present RR = Repair/Replace,

ELECTRICAL SECTION STANDARDS

Electrical Standards

We are not electricians. Feel free to hire an electrician prior to closing. The home inspector shall observe: Service entrance conductors, Service equipment, grounding equipment, main over current device, and main and distribution panels, Amperage and voltage ratings of the service, Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages, The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls, The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters, and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials, Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels, Test or operate any over current device except ground fault circuit interrupters, Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels, or Observe: Low voltage systems, Security system devices, heat detectors, or carbon monoxide detectors, Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system, or Built-in vacuum equipment.

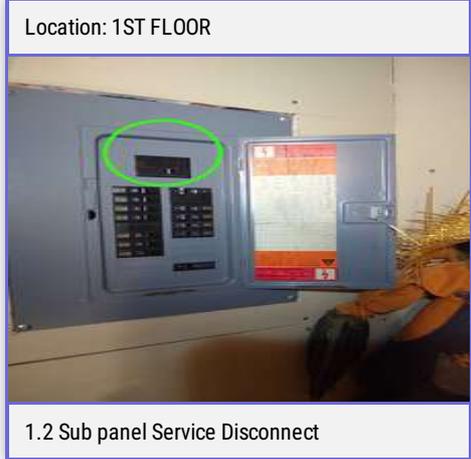
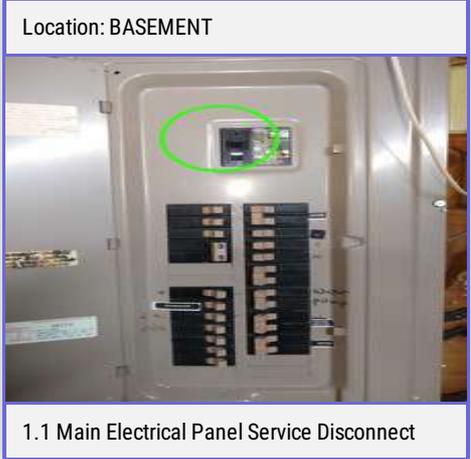
The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

ELECTRICAL IMPORTANT INFORMATION

Main panel location

The main electrical panel location is identified in the photo's below. This is the area where you can shut off your electrical panel at the main disconnect, in case of an emergency. We also have the locations of sub panels in the home as well.

All circuit breakers are much more reliable if they are exercised. Once a year you should exercise (shut them off and then turn them on) your electrical panel breakers including the main disconnect. Knowing if a circuit breaker is not functioning before a problem occurs, can be a life saving event.



ELECTRICAL LIMITATIONS

Electrical meter covered

Location - REAR

The electrical meter was blocked/covered and it's condition could not be confirmed by the inspector.



1.1

ELECTRICAL MATERIAL

Electrical Service Conductors	Service Panel Ampacity	Service Panel Manufacturer
Underground service, Aluminum, 120/240 volt service, 150 Amp 2/0 Aluminum	150 amps	Cuttler Hammer
Service Disconnect Location	Service Disconnect Type	Type of Branch Wiring
At Service Panel	Breaker	Vinyl-coated, Solid Copper, Stranded Copper
Service OCPD Type	Service Grounding Electrode	Number of Sub-panels
Breakers	Not visible	1

Section Items	IN	NI	NP	RR	Comments	
13.1 Electric Meter Issues		✓			0	
13.2 Service Disconnect Issues	✓				0	
13.3 Service Entrance/Drip Loop/Mast/Attach	✓				0	
13.4 Unsafe Recalled Main & Sub Panels	✓				0	
13.5 Main/Sub (Panel Cabinet/Cover/Labels)				✓	1	View Comments
13.6 Main Or Sub Panel Wiring				✓	1	View Comments
13.7 Main/Sub (Panel Breaker/Fuse Issues)				✓	1	View Comments
13.8 Visible Wiring/Junction Boxes	✓				0	
13.9 Main/Sub (Ground/Bonding System)	✓				0	
13.10 Carbon Monoxide & Smoke Detectors				✓	1	View Comments

IN = Inspected, NI = Not Inspected, NP = Not Present RR = Repair/Replace,

COMMENTS

13.5.1 Legend (Missing,/Incomplete/Illegible)

Medium



Electrical Summary

The legend for circuit breakers or fuses in one or more panels were missing, incomplete, illegible or confusing. This is a potential shock or fire hazard in the event of an emergency when power needs to be turned off. Recommend correcting the legend so it's accurate, complete and legible. Evaluation by a qualified electrician may be necessary.



1.1



1.2

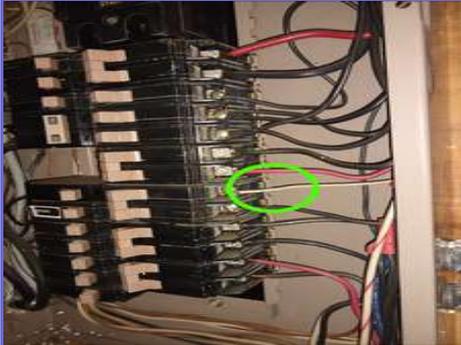
13.6.1 Re-identify wires

Low

Electrical Summary

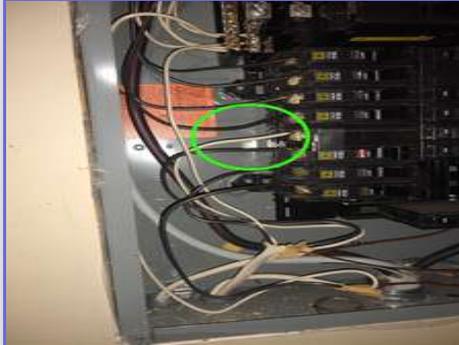
One or more energized conductors in panel had white, gray or green insulation. Insulation on energized conductors should be black or red in color to identify them as energized wires. Recommend that a qualified electrician re-identify wires per standard building practices. For example, by wrapping in black vinyl tape or marking with a black permanent marker.

Location: SERVICE ENTRANCE PANEL



1.1

Location: SUB PANEL



1.2

Location: SUB PANEL



1.3

13.7.1 Double Tap Breaker

Low

Electrical Summary

Two or more wires were installed in a breaker's lug, which is called "double tapped" and most breakers are intended for only one wire connection, as a lug is meant to secure one wire and the other can be loose, which poses a safety concern. There are some breakers designed for two wires, these do not appear to be correct for that application. Adding more breakers or "pig tailing" are both acceptable corrections. The inspector recommends a professional electrician correct as needed.

Double-Tapped Breakers



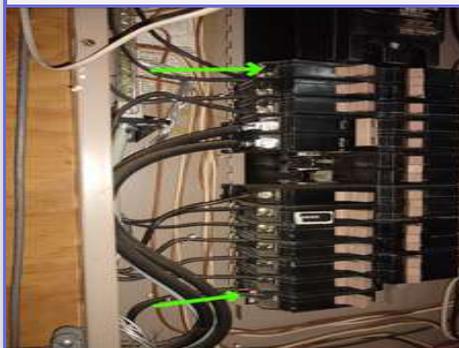
Don't 



Do 

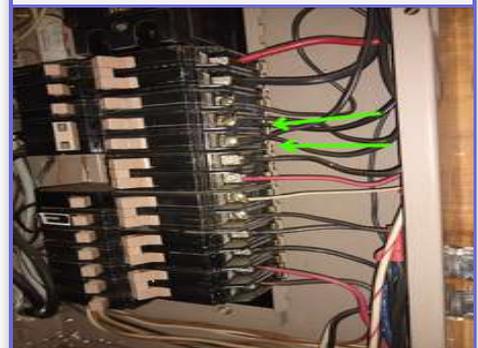
1.1 Example only

Location: SERVICE ENTRANCE PANEL



1.2

Location: SERVICE ENTRANCE PANEL

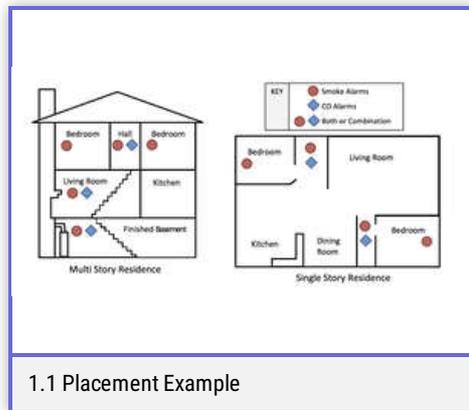


1.3

13.10.1 Smoke and Carbon Monoxide detectors

The Inspector recommends installing a smoke detector to provide improved fire protection for sleeping areas. Generally-accepted current safety standards recommend smoke detectors be installed in the following locations: • In the immediate vicinity of the bedrooms • In all bedrooms • In each story of a dwelling unit, including basements and cellars, but not including crawl spaces and uninhabitable attics. • In residential units of 1,200 square feet or more, automatic fire detectors, in the form of smoke detectors shall be provided for each 1,200 square feet of area or part thereof. • Any smoke detector located within 20 feet of a kitchen or bathroom containing a tub or shower must be a photoelectric type. The 1996 edition of the National Fire Protection Association (NFPA) 72 gives further guidance on the placement of smoke detectors, when required. Here are some examples from Chapter 2 of NFPA 72: • Smoke detectors in a bedroom with a ceiling sloped greater than one foot in eight feet horizontally should be located on the high side of the ceiling. • Smoke detectors should not be located within three (3) feet of a door to a bathroom containing a tub or a shower or the supply registers of a forced air HVAC system. • Smoke detectors can be located on the ceiling with the side of the detector greater than four (4) inches from the wall or on the wall of a bedroom with the top of the detector located four (4) to twelve (12) inches down from the ceiling. All smoke detectors should be installed in accordance with the manufacturer's recommendation and be UL listed.

At a minimum, industry experts recommend a CO alarm be installed on each level of the home—ideally on any level with fuel burning appliances and outside of sleeping areas. Additional CO alarms are recommended 5-20 feet from sources of CO such as a furnace, water heater or fireplace. Alarms can alert you to a problems only after smoke or carbon monoxide reach their sensors. Choose locations free of obstructions, where the alarm will stay clean and protected from adverse environmental conditions. Do not place the unit in dead air spaces or next to a window or door.



1.1 Placement Example

BASEMENT/CRAWL SPACE/FOUNDATION SECTION STANDARDS

Basement Standards

We are not structural engineers. Feel free to hire one prior to closing to consult with and address concerns that you have with the property, even if I do not identify any structural material defects. The General Home Inspection includes inspection of the home structural elements that were readily visible at the time of the inspection. This may include the: foundation; walls; floor structure; and/or roof structure. Soils vary in their stability and ability to support the weight of a structure. Minor cracking is normal with some common foundation materials, is typically limited to the material surface, is not a structural concern, and may not be commented on. Cracking related to soil/foundation movement indicates the potential for present or future structural concerns and will be commented on to the best of the inspector's ability.

Much of the home structure is hidden behind exterior and interior roof, floor, wall, and ceiling coverings, or is buried underground. Because the General Home Inspection is limited to visual and non-invasive methods, this report may not identify all structural deficiencies. Identification of portions of the wall structure not directly visible requires logical assumptions on the part of the Inspector that are based on the Inspectors past experience and knowledge of common building practices.

Upon observing indications that structural problems may exist that are not readily visible, or the evaluation of which lies beyond the Inspector's expertise, the inspector may recommend evaluation or testing by a specialist that may include invasive measures, which would require homeowner permission.

BASEMENT/CRAWL SPACE/FOUNDATION LIMITATIONS

Finished basement

The basement walls/floor/ceiling were not fully visible because it was in a finished condition to make it a livable area. Due to this, the viewing of the foundation/plumbing/slab/joists/supports etc. was limited, and may not even be possible.

BASEMENT/CRAWL SPACE/FOUNDATION MATERIAL

Basement access location	Method used to inspect crawl space/basement	Foundation wall type(s)
Stairwell	Same as house.	Unable to view - finished basement
Active water penetration (foundation walls)	Signs of possible foundation movement	Improper framing modification
None located	None located	None located



Section Items	IN	NI	NP	RR	Comments	
14.1 Framing, Ceiling, Joists, And Sub Floor	✓				0	
14.2 Columns, Piers And Beams	✓				0	
14.3 Basement And Crawlspace Electrical				✓	1	View Comments
14.4 Foundation	✓				0	
14.5 Insulation, Ventilation, And Vapor Retarders	✓				0	

IN = Inspected, NI = Not Inspected, NP = Not Present RR = Repair/Replace,

COMMENTS

14.3.1 Reversed hot/neutral

Medium



Electrical Summary

One or more electrical outlet(s) in the basement/crawl space had hot and neutral wires reversed. The Inspector recommends that the affected area(s) is evaluated, replaced or repaired, as needed, by a professional electrical contractor.



1.1

Pre-Closing Walkthrough

Pre-Closing Walkthrough & Other Information

This report was written exclusively for our Client. It is not transferable to other parties. The report is only supplemental to a seller's disclosure. Thank you for taking the time to read this report and call us if you have any questions. We are always attempting to improve quality of our service and our report.

PRE-CLOSING WALK-THROUGH

The walk-through prior to closing is the time for the Client to inspect the property. Conditions can change between the time of a home inspection and the time of closing. Restrictions that existed during the inspection may have been removed for the walk-through. Defects or problems that were not found during the home inspection may be discovered during the walk-through. The Client should be thorough during the walk-through.

Any defect or problem discovered during the walk-through should be negotiated with the owner/seller of the property prior to closing. Purchasing the property with a known defect or problem releases Hess Home Inspection of all responsibility. The Client assumes responsibility for all known defects after settlement.

The following are recommendations for the pre-closing walk-through of your new house. Consider hiring a certified home inspector to assist you.

1. Check the heating and cooling system. Turn the thermostat to heat mode and turn the temperature setting up. Confirm that the heating system is running and making heat. Turn the thermostat to off and wait 20 minutes. Turn the thermostat to cool mode and turn the temperature setting down. Confirm the condenser is spinning and the system is making cool air. The cooling system should not be checked if the temperature is below 60 degrees. You should not operate a heat pump in the heating mode when it is over 75 degrees outside.
2. Operate all appliances.
3. Run water at all fixtures and flush toilets.
4. Operate all exterior doors, windows and locks.
5. Test smoke and carbon monoxide detectors.
6. Ask for all remote controls to any garage door openers, fans, gas fireplaces , etc.
7. Inspect areas that may have been restricted at the time of the inspection.
8. Ask seller questions about anything that was not covered during the home inspection.
9. Ask seller about prior infestation treatment and warranties that may be transferable.
10. Read seller's disclosure.

**SINCERELY,
HESS HOME INSPECTION**