Residential Property Inspection|PA Report

Report No. **2504065**

Inspected On **04/21/2025**

PREPARED EXCLUSIVELY FOR
Bruce Akerley POA

Property Address
67 Center Road, Quarryville, PA 17566

Inspected and Prepared By - Tate Kruszon,
Cert./License # 17082931
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PENNSYLVANIA INSPECTOR COMPLIANCE STATEMENT

Client(s): Bruce Akerley POA

Propert Inspected: 67 Center Road, Quarryville, PA 17566

INSPECTOR ACKNOWLEDGEMENT

I, Tate Kruszon, represent that I am a working or full member in good standing of the National Association of Certified Home Inspectors, and that I will condut a home inspection of the aforementioned property in accordance with the code of conduct and standard of practice of my association, and that I am in compliance with the Pennsylvania Home Inspection Law, and that I and/or my company carries all the required insurance, and that I have passed NACHI's Online Inspector Examination. Verification can be obtained by visiting www.NACHI.org

Inspector Signature: Tate A. Kruszon Date: 04/21/2025

NACHI Memb or ID #: Cert./License # 17082931

Inspection Company: HOMECHEK®

Company Address: 2575 Eastern Blvd. Suite 210, York, PA 17402

Inspector Phone: (717) 764-1920

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STATEMENT OF LIMITATIONS

The Statement of Limitations provides a comprehensive, though not exhaustive, overview of the standards of practice set forth by ASHI and InterNACHI. For further details, the complete standards from both organizations are available upon request.

Important Note: this is a visual inspection limited to what the inspector can access and see.

GROUNDS: The building inspector shall observe: decks, balconies, stoops, steps, areaways, porches and applicable railings and vegetation, grading, drainage, driveways, patios, walkways, and retaining walls all with respect to their effect on the condition of the structure. The inspector is not required to: inspect or identify geological, geotechnical, hydrological or soil conditions; inspect erosion-control or earth-stabilization measures; inspect underground utilities; inspect underground items; inspect wells or springs; inspect solar, wind or geothermal systems; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); inspect wastewater treatment systems, septic systems or cesspools; inspect irrigation or sprinkler systems; inspect drainfields or dry wells; Presence or condition of buried fuel storage tanks; or Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility,

EXTERIOR: The building inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Eaves, soffits, and fascia; the building inspector shall describe: wall cladding materials; Operate all entryway doors and a representative number of windows; and Probe exterior wood components where deterioration is suspected. The building inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; determine the integrity of multiple-pane window glazing or thermal window seals; inspect items that are not visible or readily accessible from the ground, including window and door flashing.

ROOF: The building inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, roof penetrations, and signs of leaks; missing, damaged and/or deteriorating components. The building inspector shall: Describe the type of roof covering materials; and report the methods used to observe the roofing. The building inspector is not required to: Walk on the roofing; or observe attached accessories, including but not limited to: solar systems, antennae/ satellite, and lightning arrestors. The attic contains the roof framing and serves as a raceway for components of the mechanical systems. There are often heating ducts, electrical wiring and appliance vents in the attic. We visually examine the attic components for proper function, excessive or unusual wear, general state of repair, leakage, venting and misguided improvements. Where walking in an unfinished attic can result in injury or damage to the ceiling, the inspection will be conducted from the access opening only. **It highly recommended to ask the current occupant(s) about the age & history of the roof and obtain roof documentation (if available). Roofs may leak at any time. Leaks often appear at roof penetrations, flashings, changes in direction or changes in material. A roof leak should be addressed promptly to avoid damage to the structure, interior finishes and furnishings. A roof leak does not necessarily mean the roof has to be replaced. It is impossible to inspect the total underside surface of the roof sheathing for evidence of leaks. Evidence of prior leaks may be disguised by interior finishes. Leakage can develop at any time and may depend on rain intensity, wind direction, ice buildup, and other factors. It is recommended to have an annual inspection and tune-up to minimize the risk of leakage and to maximize roof life.**

STRUCTURAL: The building inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The building inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, and roof structure. The building inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is limited in size, obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water infiltration or elevated moisture levels. The building inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely affect the health of the building inspector or other persons. The inspector shall describe the condition of installed insulation if visible. It is important to note that fixed walls, fixed ceilings, suspended ceiling tiles, insulation and/or stored materials may prevent a full inspection of these areas.

PLUMBING: The building 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/ exterior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The building 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 building inspector shall operate all plumbing faucets and fixtures, all exterior faucets attached to the house, except where the faucet is connected to an

appliance such as a boiler drain. The building 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.

HVAC: The building inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to the building; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; the presence of an installed heat source in each room; Solid fuel HVAC units lit, in use and operating(note: inspector will not ignite solid fuel HVAC systems). The building inspector shall describe: the Energy source, heating equipment and distribution type. The building inspector shall operate the systems using normal operating controls. The building inspector shall open readily openable access panels provided by the manufacturer or installer for routine building owner maintenance. The building 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; operate wood/coal/ pellet stoves or inserts; or observe: the interior of flues; Fireplace insert flue connections; humidifiers; air purifiers; electronic air filters; or the uniformity or adequacy of heat supply to the various rooms. A heating system's heat exchanger is not fully inspected. The heat exchanger in a furnace and/or boiler is no more than 10% visible at best, and cannot be completely inspected without total system disassembly. Therefore, heat exchangers are outside the scope of the inspection.

ELECTRICAL: The building inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, main panels 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 accessible receptacles within six feet of interior plumbing fixtures, and all accessible receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and smoke detectors. The building 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 building inspector shall report any observed aluminum branch circuit wiring. The building 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 alarm system. The building 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, built-in vacuum equipment, or other ancillary wiring that is not a part of the primary electrical distribution system. Whole house generators are not part of the building inspection and will not be inspected and/or tested. It is suggested to contact the current occupant(s) to provide you with any information they might have regarding the whole house generator.

INTERIOR: The building 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 building inspector shall: Operate a representative number of windows and interior doors; and report signs of abnormal or harmful water infiltration or elevated moisture levels. The building 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.

VEHICLE STORAGE: Vehicle storage areas are visually inspected for general condition. The inspector will operate accessible 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. Due to the presence of stored materials and personal property, our review of these areas may be limited. The building inspector is not required to observe or operate: garage door operator remote control transmitters.

LAUNDRY: Laundry areas and/or laundry rooms are visually inspected for general state of repair. Due to their hidden nature, we do not review appliances, connections, hookups, or venting. Appliances are operated only to test the plumbing and electrical, not the appliance; and under normal conditions only if there are no belongings in the machines and all hoses and lines are securely installed to prevent leaks or damage to the property. The dryer venting is limited to where it attaches to the dryer and where it exits the structure.

KITCHEN: The building inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; range, cooktop, and permanently installed oven; Garbage disposal; Ventilation equipment or range hood.. The building 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 building inspector is not required to operate: appliances in use; or any appliance that is shut down or otherwise inoperable.

BATHROOM: Bathrooms are visually inspected for proper function of components, active leakage, excessive or unusual wear and general condition. Fixtures are tested using normal operating features and controls. Due to finished surfaces such as drywall/plaster, tile, and flooring, much of the bathroom is considered inaccessible. We do not test or confirm proper application of secondary equipment including but not limited to steam units, spa tubs, heated towel bars, etc. It is important to note many structures do not have access panels installed behind showers and/or bathtubs in order to fully inspect the supply, drain and/or waste piping.

GLOSSARY OF TERMS & DEFINITIONS

Functional

Functional means in good working order. It also means useful, serving a purpose or fulfilling a function. For example, a light switch performs a function. Its function is to turn the light on and off. A functional construction element generally must meet higher technical but lower aesthetical requirements. It is important to note that in the inspection report your inspector may have marked a particular item functional and also marked an area of concern that doesn't affect the overall functionality of the item inspected.

Satisfactory

Satisfactory means fulfilling expectations or needs; acceptable, though not outstanding, or perfect. For example, a floor is satisfactory when it serves the purpose it was installed for even though it may have imperfections or shows wear. It is important to note that in the inspection report your inspector may have marked a particular item satisfactory and also marked an area of concern that doesn't affect the overall condition of the satisfactory item inspected.

Qualified Specialist

Qualified specialist mean a person who possesses an appropriate combination of formal education, knowledge, skills and experience to conduct a technically sound and rational assessment for the area of practice and be familiar with applicable regulations, standards, policies, protocols and guidelines.

Significant Findings Page

The summary of significant findings page is not the entire report. The complete report may include additional information of concern. Items listed on this page warrant prompt attention. A significant item is a specific issue with a system or component of a residential and/or commercial property that may have a significant, adverse impact on the value of the property or that poses an unreasonable safety risk to the occupant(s).

Limitations

That which limits; a restriction, a qualification; a restraining condition, defining circumstance, or qualifying conception.

Further Evaluation

A suggested examination and/or analysis by a qualified specialist to determine the presence, extent, or absence of a material defect. This is an examination that is beyond the scope of our standards of practice and inspection agreement.

Make Corrections As Needed

A correction is something that needs to be fixed, improved repaired and/or replaced. As needed means as required.

PROPERTY INFORMATION

Start Time	04/21/2025 1:15PM
Air Temperature (Degrees F)	61
Weather Conditions	Overcast
Structure Type/Structure Inspected	Single Family
Structure Style	Ranch
Year Built	1972
Structure Age	53
Occupancy	Vacant
Utilities Water	On
Utilities Liquefied Petroleum Gas (LPG or LP Gas) Tank	Present

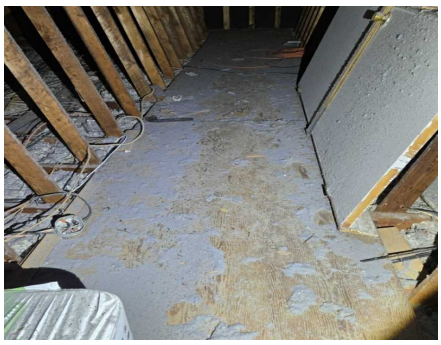
SUMMARY OF SIGNIFICANT FINDINGS

CAUTION: THE ENTIRE REPORT MUST BE REVIEWED
(This summary of significant findings is not the entire report. The complete report may include additional information of concern.)

Roof & Chimney

Roof

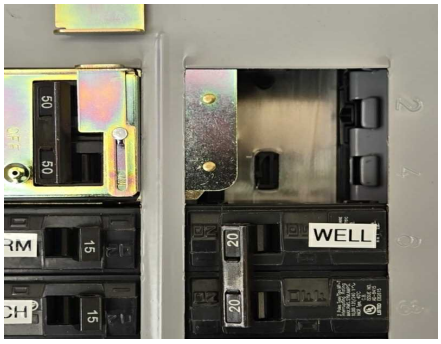
Attic Ventilation
• Dryer Vents into Attic
It is not uncommon to find dryer vents discharging into the attic. Dryer exhaust is usually moist, and this can lead to roof sheathing problems, lint build up, frost forming in colder climates, and mold/ mildew like materials forming. The exhaust should be vented all the way to the exterior, not just to the general location of an attic vent. It is suggested to have a qualified specialist further evaluate and make corrections as needed.



Electrical

Electrical Service Main Panel

Main Panel Condition
• Main Panel Dead Front Cover Missing Twist Outs
Dead front covers have rectangular shaped slots that breakers fit into. If the cover has slots that are open but no breaker in it then pests may enter the panel, or children or others may inadvertently stick a metallic item in the open space. If there are a number of slots open next to one another and a person accidentally sticks a finger or hand into the open space, then shock may occur. It is suggested to have a qualified specialist make corrections as needed.

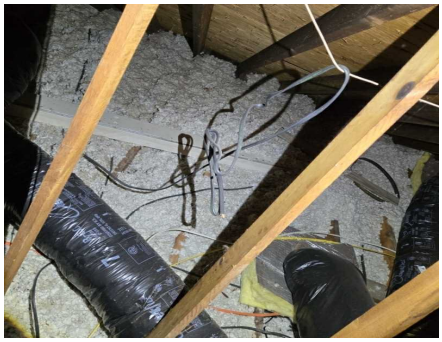
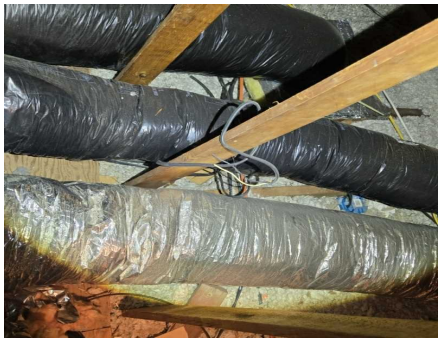


Electrical Wiring General Condition
• Exposed Wiring Splices Observed
Electrical splices can never be left on their own in a wall or ceiling cavity. Instead, all splices must be contained within an approved junction box or fixture electrical box. it is suggested to have a qualified specialist make corrections as needed.
Location: Attic, numerous



• Live Electrical Wire Exposed
It is suggested to have a qualified specialist make corrections as needed.
Location: Attic, numerous, basement closet



Radon Mitigation System Installed (Outside the scope of this inspection)
• Radon Mitigation System Improperly Installed
It is suggested to have a qualified specialist further evaluate and make corrections as needed.
Location: Rear

Notes : Terminates improperly, potential for gases to be drawn back in window

Kitchen

Sink Waste Pipes

• Waste Pipe Leakage Observed

It is suggested to have a qualified specialist make corrections as needed.

Inspectors Signature: Date: 04/21/2025

THE ENTIRE REPORT SHOULD BE REVIEWED

(This summary of significant findings is not the entire report. The complete report may include additional information of concern.)

GROUNDS

Driveway

• Asphalt. Asphalt is a combination of rocks, sand and black sticky asphalt cement that serves as the glue to bind the pavement. It is durable, long lasting, and easy to maintain.

• Satisfactory

Walkway

• Concrete. Concrete walkways will usually crack somewhat, but if adequately thick, supported on an adequate gravel base and use of control and expansion joints, may last for decades. Do not spread salt on concrete surface as it will likely deteriorate the surface.

• Satisfactory

Grading

• Minor Slope

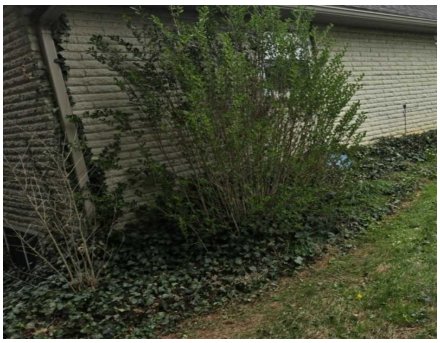
• Not Fully Visible For Any Of The Following: snow/leaves/vegetation/storage and/or vehicles.

• Improper Soil Slope Toward Foundation. This condition adds to the potential of moisture penetration and/or water entry in basements, crawl spaces, windows and doorways of a structure. It is suggested that proper regrading of the soil adjacent to the foundation at the areas noted in your report be completed. Soils should slope away from the structure at a rate of one inch per foot for at least the first six feet.

• Location: Room for improvements on all sides

• Vegetation In Contact With The Structure. All vegetations should be trimmed away from the structure. It is suggested to have a qualified specialist make corrections as needed.

• Location: Suggest ivy removal



• Window Well(s) Not Installed. Window wells come in different heights and sizes. They should be sealed to the house wall and/or foundation. Stone should be added inside the bottom for proper drainage. It is suggested to have a qualified specialist make corrections as needed.

• Location: Right basement window, soil at bottom of window

Outdoor Structure Location

• Front

Outdoor Structure Type
• Patio. The term patio has its origins in the Spanish language and can literally be translated as a courtyard, although it differs from what is known as a courtyard today because it does not have any surrounding walls. A patio is a flat slab built directly on the ground, is not significantly raised and does not have multiple levels. A patio usually adjoins the exterior of a house and is located in the backyard.

Patio Material Type
• Concrete. Concrete may crack somewhat depending on climate and installation practices, but if adequately thick, supported on proper gravel base and use of control and expansion joints, it may last for decades. Do not spread salt on concrete surface as it will likely deteriorate the surface.

Patio-Concrete General Conditions
• Satisfactory
• Patio Abuts The Structure. The joint at which the patio abuts the structure was not sealed. It is suggested to have the joint sealed with exterior rated sealant to help prevent moisture intrusion.

Outdoor Structure Location
• Front

Outdoor Structure Type
• Porch. A porch is defined asa covered area that typically has a roof and adjoins a building"s entrance. Though porches often adorn the street-facing side of a building, that"s not always the case: Many buildings have side or even back porches.

Porch Material Type
• Concrete. A popular and affordable option that can be durable and long-lasting if installed properly, and requires minimal maintenance.

Porch-Concrete General Conditions
• Satisfactory
• Porch Abuts Structure. It is suggested to seal along the area where the porch abuts the structure to help reduce water penetration.

Outdoor Structure Location
• Rear

Outdoor Structure Type

• Patio. The term patio has its origins in the Spanish language and can literally be translated as a courtyard, although it differs from what is known as a courtyard today because it does not have any surrounding walls. A patio is a flat slab built directly on the ground, is not significantly raised and does not have multiple levels. A patio usually adjoins the exterior of a house and is located in the backyard.

Patio Material Type

• Pavers. Pavers can be set in sand, crushed stone dust, or laid on concrete. It is normal to see pavers settle somewhat. Repointing and resetting of the paver as necessary is part of good maintenance.

Patio-Pavers General Conditions

• Satisfactory

• Surface Settlement Observed. The soil below the patio has settled. Resurfacing, leveling or patching may be necessary to correct the deficiency. If significant, it is suggested to have a qualified specialist make corrections as needed.

EXTERIOR

Wall Coverings Type

• Vinyl. Vinyl sidings come in many styles, shapes, thickness and colors. It can be designed to install vertical, horizontal, or as a soffit or ceiling. Vinyl siding can become brittle during cold weather, and can be punctured or cracked. Replacement of damaged pieces can be simply replaced. Vinyl siding expands and contracts at a greater rate than most materials and is purposely not nailed tight to the building to allow for this movement. There are times when section may come loose, open, or walk apart. Suggest regular maintenance and inspection.

• Brick. Bricks can come in a variety of shapes, sizes, materials and finishes. Some bricks in older buildings are both visible siding and part of the structure. Some bricks in newer buildings are a siding over the structure of the building. There are even veneer bricks used over building structures; a thinner style that come as individual or as part of panels that interlock during install to create a finished wall. Regular maintenance and inspection suggested monitoring the mortar joints, any cracking or loose bricks.

Wall Coverings Vinyl

• Satisfactory

Wall Coverings Brick

• Satisfactory

• Common Cracks Observed. Common cracks are not structural in nature and are a result of shrinkage and/or settlement. All common cracks should be sealed and monitored to prevent future moisture penetration.

Eaves, Soffits & Fascia

• Satisfactory

Main Entry Door

• Satisfactory

Exterior Door(s)

• Satisfactory

Exterior Door Inspector's Remarks

• Metal wrapping around vehicle door jamb loose at top, suggest securing and sealing.

Exterior Windows

• Satisfactory

Exterior Windows Inspector's Remarks

• Window weep holes blocked at left side garage, suggest corrections so water does not get trapped.

ROOF

Roof Location
• Main and rear sunroom


Inspection Method
• Walked The Roof

Roof Materials
• Asphalt Composition Shingles. Asphalt Shingles are currently the most popular roofing material used and come in a variety of shapes, sizes and weights. The shingles consist of a fiberglass mat, or an organic felt paper mat that is coated/ saturated with a waterproof layer of asphalt and topped with ceramic/ mineral granules. There are three main types currently used- Strip or 3-Tab asphalt shingles, Dimensional/ Architectural/ Laminate asphalt shingles, or Luxury shingles. Strip or 3-Tab shingles are identified by their tabs with notches between the tabs also called eyes. They are lightweight with an average life of 20 years. Dimensional shingles are layers of shingles laminated together creating a dimensional look, also called architectural or laminated shingles. The multi layers make them more durable and average life is around 30 years. Luxury asphalt shingles are thicker and more dimensional. They are designed to mimic slate and wood shingle/ shake roofs. They are a heavier weight and often require more support beneath, but the benefit is an average life of 50 years. Life expectancies can vary depending on region of the country, installation and weather. Typical issues include granular loss, curling, lifting, cracking and extruding fasteners.

 # Of Roof Material Layers: 1

Asphalt Composition Shingles
• Satisfactory
• Slope Appears Insufficient for Shingle. Roof slope is insufficient for shingles. It is possible that the shingles will not shed moisture off fast enough possibly causing moisture penetration into the roof sheathing. Shingles should only be applied to a roof with a slope that is greater than 2/12. It is suggested to have a qualified specialist further evaluate and make corrections as needed.
• Location: Sunroom

Flashing Types
• Penetration Flashing. Penetration refersto any hole that is made through your roof that is made to install a piece of equipment. Common sources of roof penetration include air, combustion or plumbing vents, skylights, chimneys and AC units. Penetration flashing is installed to keep moisture from getting into the building cavity.

• Vertical Surface Flashing. Vertical surface flashing is installed where the roof plane meets a vertical surface like a wall or a dormer. The four types of flashing that are usually installed are:

- Continuous flashing:Also known as “apron flashing”. Installing one long piece of continuous flashing provides protection to the joint between a vertical wall and a sloped roof.
- Step flashing:Step flashing is a rectangular piece of flashing bent 90 degrees in the center. Use it for roof to wall flashing. Overlap these flashings to prevent water from getting behind.
- Cricket or Backer Flashing:Cricket flashing is installed where the roof intersects a chimney or a curbed roof penetration. The cricket diverts water around, while the backer flashing provides a weatherproofing transition material right where the backside of some type of penetration intersects the roof.
- Counter Flashing:Counter flashing is designed to prevent moisture from entering behind the vertical flange of headwall or sidewall flashing.Sometimes, the exterior wall-covering material serves as the counter flashing, and sometimes a separate counter-flashing might be installed. Counter flashing is especially important where walls are brick or stone.

• Drip Edge Flashing. Drip edge flashing is a type of metal flashing that's installed along the edge of a roof to protect it from water damage.Also known as drip edge flashing or D-metal, it's usually shaped like an "L" and directs water away from the roof's fascia and into the gutter.This prevents water from getting behind the gutters and rotting out the roof decking and fascia board. Some drip edgesare even constructed of vinyl, fiberglass, or durable plastic. Drip edges can also help keep insects and other pests out of the structure.

Penetration Flashing
• Satisfactory

Vertical Surface Flashing
• Satisfactory

Drip Edge Flashing
• Satisfactory

Gutters & Downspouts
• Satisfactory
• Downspout(s) Drain Close To Structure. Suggest routing downspouts at least 6 feet or more (if possible) away from the structure. It is suggested to have a qualified specialist make corrections as needed.
• Location: Rear and garage

Attic Access Location
• Garage Ceiling

How Attic Was Inspected
• Entered. The Inspector was able to enter the attic for inspection. It is important to note that if the attic does not have flooring the inspector due to safety concerns will not walk across structural framing and thru insulation.

Roof Framing Type (This is the framework that supports the roof's weight and provides the structure for the roof covering. Key components include rafters, trusses, and ridge boards)
• Rafters. Roof rafters aresloped beams that form the skeletal structure of a roof, supporting the roof deck and transferring loads to the walls, and are typically installed at an angle from the ridge to the eaves.Typical roof rafters are often cut from2x8, 2x10, or 2x12 lumber, with 2x10s being common for standard roof structures, and spacing between rafters typically ranges from 12 to 24 inches, with 16 inches being the standard.
• Plywood Sheathing. Plywood isa structural material made by gluing thin sheets of wood (veneers) together, with the grain of adjacent layers arranged at right angles, enhancing strength and stability.
• Satisfactory

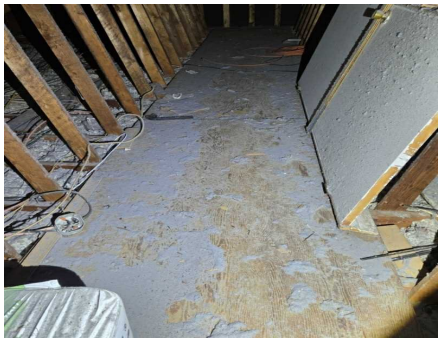
Roof Vent Types
• Ridge Vents. A ridge vent isa ventilation opening at the top of a sloped roof that allows hot air to escape.Ridge vents are a common way to ventilate attics and roofs.
• Soffit Vents. A soffit vent isa perforated opening installed in the underside of a roof's eaves (or soffit area) to allow air to flow into and out of the attic, aiding in proper ventilation and preventing heat buildup, moisture issues, and potential roof damage.

Attic Ventilation

• Bathroom(s) Exhaust Fan(s) Vent into Attic. It is not uncommon to find bathroom exhaust fans discharging into the attic. Exhaust air from bathrooms is usually moist, and this can lead to roof sheathing problems, frost forming in colder climates, and mold/ mildew like materials forming. The exhaust should be vented all the way to the exterior, not just to the general location of an attic vent. It is suggested to have a qualified specialist further evaluate and make corrections as needed.

• Soffit Vents Restricted By Insulation. Attic ventilation is needed in order to allow moisture and heat to escape from within the attic area. It is suggested to have the insulation removed or cleared from the soffitt vents in order to provide for proper ventilation.

• Dryer Vents into Attic. It is not uncommon to find dryer vents discharging into the attic. Dryer exhaust is usually moist, and this can lead to roof sheathing problems, lint build up, frost forming in colder climates, and mold/ mildew like materials forming. The exhaust should be vented all the way to the exterior, not just to the general location of an attic vent. It is suggested to have a qualified specialist further evaluate and make corrections as needed.



Attic General Conditions

• Satisfactory

Attic Insulation Type

• Mineral Wool/Rockwool. Mineral woolis also known as Rockwool. Rockwoolinsulation is a rock-based mineral fiber insulation comprised of Basalt rock and Recycled Slag. Basalt is a volcanic rock (abundant in the earth), and slag is a by-product of the steel and copper industry. The minerals are melted and spun into fibers.

• Insufficient Amount Of Insulation Installed. It is suggested to have a qualified specialist make corrections as needed.

Attic Insulation Installation Method

• Blown-In. Blown-in attic insulation refers to cellulose, fiberglass, and other insulation that's thick, dense, and lumpy. It has a consistency similar to that of down feathers and can fit in tight areas such as walls or in between wires or ducts. The "blown-in" aspect refers to using a special machine to "blow" insulation into parts of your attic. You'd typically buy a larger block of insulation, insert it into the machine, and fill in any spots that need to be insulated.

Attic Insulation Depth (In Inches)
• 3-5

Attic Pull Down Steps
• Satisfactory

Attic Inspector's Remarks

• Rigged vent/ blower installed at left end, not wired, suggest removal

Chimney Location
• Right side

Inspection Method
• Inspected From The Roof

Chimney Type
• Brick. Brick chimneys come in many shapes and sizes and have changed over the years. In the early centuries, the entire chimney was built of brick with what we now call an "unlined flue". Since the 1950's, building codes in many areas require flue liners. Liners are typically found to be clay tile, ceramic or metal. If unlined, a liner may be added, though it should match up with the type of appliance it serves. It is suggested to have the chimney inspected or serviced regularly by a qualified specialist to ensure good working condition.

Flue Liner(s) Type & Condition
• Metal. A metal flue liner isa metal pipe made of metal that is installed inside a chimney to protect the masonry and create a smooth, safe passage for smoke and flue gases to exit a structure.

Chimney Inspector's Remarks

• Crown does not have a fully built up mortar bed to shed water out and away, suggest monitoring and maintain seals and joints or preventative crown build up.

STRUCTURE

Foundation Types
• Utility Basement
• Slab On Grade

Foundation Types Other
• Frame over slab- laundry and bath built over garage slab.

Inspection Method
• Entered Area

Foundation
• Block
• Satisfactory
• Dry Stain(s) Observed On Wall(s). Stains were checked with a highly accurate moisture meter and found to be dry at the time of the inspection. This condition may vary seasonally and/or with precipitation intensity. Grading and drainage improvements are strongly suggested as a first step in controlling water. Ensure gutters are installed where needed, are sized properly, in good working condition and clear of any debris. Ensure Downspouts are draining away from the foundation and that soil slopes away from the foundation. This condition should be monitored to determine if drainage tiles or a sump pump are necessary. In some instances, some gutter hoods or helmets installed to keep debris out of gutters can actually contribute to excess water at the foundation. The hoods or helmets may allow heavy roof runoff to flow out over gutters. If installed, suggest monitoring; if allowing runoff, suggest corrections to prevent excess water at the foundation. It is also suggested to consult with the current occupant(s) of the property to determine any past or present water intrusion.
• Location: Finished basement




Exterior Wall/Frame (The exterior wall/frame refers to the part of the structure that is supported by the foundation.)
• Wood Frame
• Satisfactory

Floor Joists
• 2x10's
• Satisfactory

Ventilation Inspector's Remarks

• Basement windows need cleaned out of vegetation and soil

Floor

• Satisfactory

Sump Pump (Some homeowners assume that if their sump pump backs up, the damages will be covered under the "Sewer and Drain Back-ups" portion of their policy. But most sump pump failure is not covered under regular homeowners insurance policies unless you specifically add the appropriate rider.)

• Functional

Stairway

• Satisfactory

Stairway Handrail(s)

• Stairway Openings Observed. A handrail was installed, however, no other handrail components were installed. If one or both sides of the stairway are open, or a portion of the stairway is open, a balustrade system is required on the open section to prevent falls. This should be supplemented with a graspable handrail along the full run of the stairs. It is suggested to have a qualified specialist make corrections as needed.

Egress Access

• Satisfactory

• Rust and Corrosion Observed On Bilco Doors. It is suggested to have a qualified specialist make corrections as needed.

• Caulking and/or Sealant Missing Around Bilco Doors. It is suggested to have a qualified specialist make corrections as needed.

Location

• Garage

Inspection Method

• Entered Area

Slab Foundation Types

• Slab-On-Grade. A grade slab, also known as a ground slab or slab-on-grade, is a concrete slab that is poured directly on the ground or on a prepared subgrade. It serves as the foundation for buildings and structures, providing a flat

surface for construction. It supports walls and other loads directly.
• Satisfactory
• Common Cracks Observed. These are common and occur as the concrete dries and shrinks.
• Rodent and/or Rodent Droppings Observed. It is suggested to have a qualified specialist further evaluate and make corrections as needed.
• Location: Garage wall insulation by back door

Exterior Wall/Frame (The exterior wall/frame refers to the part of the structure that is supported by the foundation.)
• Wood Frame
• Satisfactory

PLUMBING

Water Supply Source

• Private/Well. Examination of wells is not included in this visual inspection. It is suggested that you have the well water checked for purity by a qualified specialist, and if possible, a check on the gallons per minute of the well and well recovery time.

Main Water Supply Pipe & Shut Off Valve

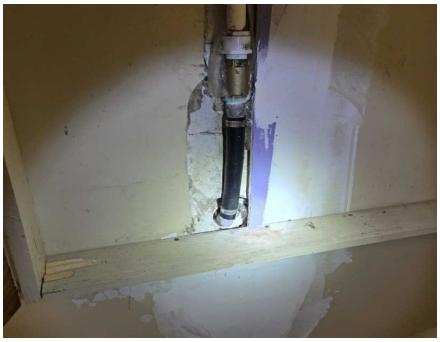
• Poly Vinyl Chloride (PVC). Since the 1950s, PVC pipe has been widely used in the US for water distribution. PVC (polyvinyl chloride) is made from salt and oil or natural gas as its raw materials.Chlorine is derived from salt, and ethylene (a key component) is derived from natural gas or oil. PVC is NSF approved for potable water and accepted in most jurisdictions for use in underground water mains both public and private.

** In the Southwest region of the US, with its hot climate, has seen issues with PVC pipe durability and failure rates, leading some utilities to discontinue its use. If you are purchasing a home in this region, it is suggested to have a qualified specialist further evaluate and make correction as needed.

• Polyethylene (PE). From the 195o's through today polyethylene piping has been installed at house service mains. In the past it was used extensively on private (well) water systems, it has since become a popular choice for public water systems. Polyethylene piping is distinguished by its dark color and does not hold a circular shape; therefore, it is held together by plastic fittings and/or stainless steel compression clamps. The common sizes for water entry are 3/4 inch and 1 inch. Polyethylene pipe can last in excess of 100 years under most water quality conditions and service environments.

• Satisfactory

Main Water Supply Pipe & Shut Off Valve Inspector's Remarks



• Seal around entry through foundation

Water Pressure

• Satisfactory

Private Well Water Pump Type

• Submersible Pump. Submersible pumps are located underground within the well casing and are not accessible for inspection. Therefore, submersible pumps are outside the scope of this inspection and will not be inspected. It is also important to note that the inspector while operating the plumbing may notice concerns that pertain to the submersible pump and need further evaluation by a qualified specialist.

• Functional

Private Well Water Pressure Tank

• Functional

Water Treatment Equipment


Water Supply Piping

• Copper. From the 1930's through today copper piping has been installed in houses for plumbing supply lines. Copper piping is distinguished by its dark brown color and soldered fittings. Older copper joints were made of lead and the lead can be released into the water supply. The health advise for most people living in house with lead joints is to simply run the water for several minutes before using it - this way any lead buildup in the water will clear.

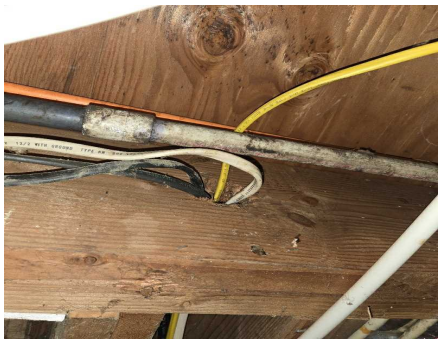
• Chlorinated Poly Vinyl Chloride (CPVC). CPVC is a strong and rigid thermoplastic material that is used for hot and cold potable water applications in residential construction.Because of its makeup, CPVC is immune to damage from highly chlorinated domestic water and has a higher temperature tolerance than PVC. Chlorine-based disinfection is used by water companies to kill disease-causing bacteria before water enters your home. Depending on your location and time of year, disinfection methods and levels in water systems can vary without notification.CPVC is corrosion-resistant.

• Satisfactory

• Unable to Fully View Supply Pipe(s). Some of the supply lines were inaccessible for inspection and therefore not inspected.

• Minor Supply Valve(s) Corrosion Observed. To remove corrosion from a supply valve, you can typically use a mixture of vinegar and water to clean the exterior, scrubbing with a brush or cloth. Applying vinegar to rust dissolves the oxide and leaves behind a water-soluble salt that you can remove easily. It is called neutralization, and this reaction happens between rust and acetic acid, which is why cleaning vinegar helps remove iron oxides.

Water Supply Piping Inspector's Remarks



• Staining on piping indicative of condensation due to lack of dehumidification in basement or lack of pipe insulation, suggest corrections

Hose Bib/Sillcock

• Exterior Faucet(s) Winterized - Not Tested. Hose bib(s) were winterized and unable to be operated and therefore not inspected.

DWV (Drain-Waste-Vent) Piping

• Poly Vinyl Chloride (PVC). From the 1950's through today PVC piping has been installed in houses for waste and vent pipe systems. PVCis distinguished by its white color. PVC piping has the distinct advantage of not corroding and have smooth interior surfaces.

• Acrylonitrile Butadiene Styrene (ABS). From the 1960's throught today ABS has been installed in houses for waste and

vent pipe systems. ABS is distinguished by its black color. ABS piping has the distinct advantage of not corroding and have smooth interior surfaces.

• Satisfactory

• Unable to Fully View Waste and/or Drain Pipes. Some of the waste and/or drain pipes were inaccessible for inspection and therefore not inspected.

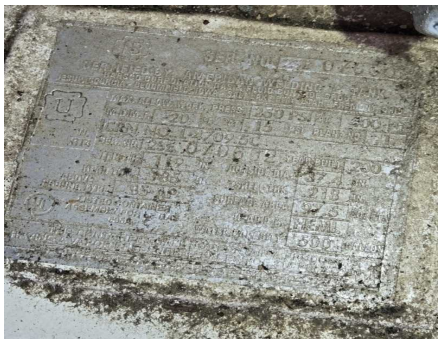
• Unable to Fully View Vent Pipes. Some of the vent pipes were inaccessible for inspection and therefore not inspected.

Energy Source

• LPG (Liquefied Petroleum Gas). Some or all the dwellings appliances and/or equipment is fueled by LPGand is stored in a or container(s) manufactured to American Society of Mechanical Engineers standards. An ASME container is a stationary container, filled in place, rather than being replaced with another full container. (see DOT container.) ASME container capacities are measured in water gallons. All 250, 330, 500, 1000 gallon domestic propane storage tanks are ASME containers. Department of Transportation (DOT) container(s) are intended to be returned as an empty container(s) to a central refilling facility. Capacities of DOT containers are measure in pounds of water. Examples of DOT containers are 20: grill cylinders, 30: lift truck cylinders, or 100: through 420: cylinders for domestic use. LPG system distribution pipe length and/or sizes, pressure drop, property line distances or capacity size for dwellings usage are outside the scope of this inspection. Federal, State and local ordinances and regulations should be observed at all times.

LPG (Liquefied Petroleum Gas)




• Satisfactory

• Unable to Fully View Gas Lines. Some of the gas lines were inaccessible for inspection and therefore not inspected.

Notes : Heavy vegetation on outside vent, suggest cleanup

DHW Location

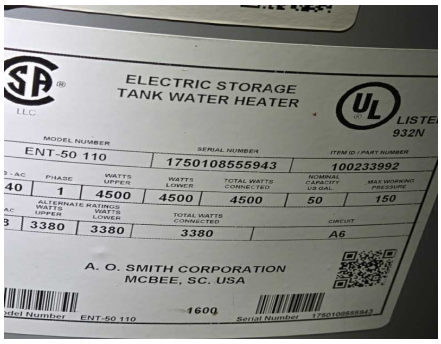
• Basement

DHW Type
• Conventional Storage Tank. This style of water heater features a tank that holds water to be heated. This means that the capacity of the tank determines how much hot water you have available at once. The tank is insulated so that when the water heats up, it remains warm until it is needed.

DHW Energy Source
• Electricity

DHW Brand
• A O Smith

DHW Model # and/or Serial #



DHW General Conditions
• Functional

DHW Supply Piping
• Satisfactory

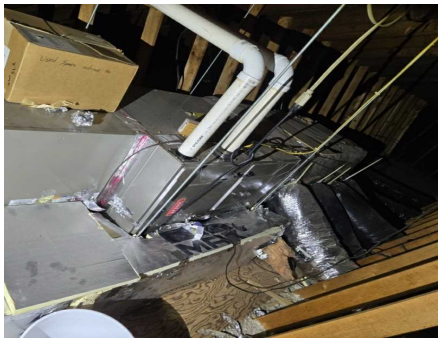
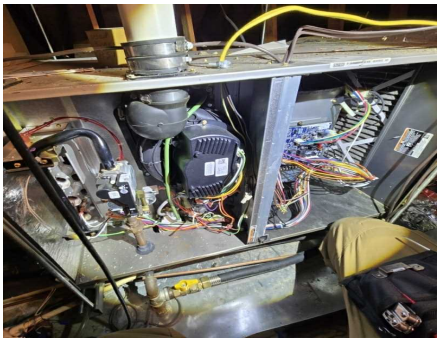
DHW Controls
• Functional

DHW Valves
• Functional

DHW TPR Discharge Pipe
• Satisfactory

HEATING

Heating Unit Location
• Attic

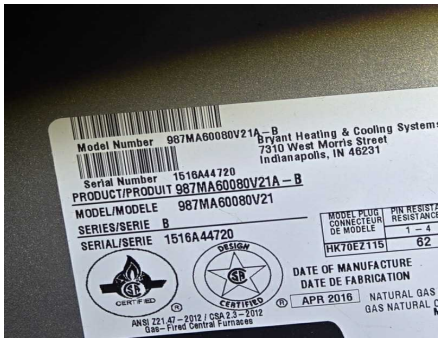



Heating Type
• Forced Air. A forced warm air furnace may use gas, oil, coal, propane, or electrical coils as fuel. A warm air furnace usually a has a thermostat to control temperature, a fan and limit control to regulate the blower cycle. When heat produced by the fuel warms the heat exchanger to remove any cold air in the furnace, the fan and limit control on a pre-set temperature allows the blower to start. When the house has reached the setting on the thermostat, the fan and limit control allow the fan to run long after the flame or electric coils have turned off to remove all the heat in the heat exchanger. A pre set temperature in the fan control turns the fan off before the air gets too cold. This cycle is repeated whenever the room temperature falls below the thermostat setting.

Heating Energy Source
• Liquefied Petroleum Gas (LPG)

Heating System Brand
• Carrier/Bryant

Heating Model # and/or Serial #



Forced Air General Conditions
• Functional

Forced Air Thermostat
• Functional

Forced Air Controls & Regulators
• Functional

Forced Air Burners
• Functional

Forced Air Venting

• Satisfactory

Forced Air Combustion Air
• Satisfactory

Forced Air Filter


• Dirty Air Filter Observed. Furnace filters should be changed every three months. Dirty filters can lead to costly system repairs, as well as allow dust buildup, animal dander, pollen and other unwanted allergens into a homes air system. It is suggested to have a qualified specialist make repairs as needed.

Forced Air Filter Size
• 20x25x1

Forced Air Condensate Pump
• Functional

Forced Air Distribution
• Satisfactory

Forced Air CO Testing
• Satisfactory

Forced Air Inspector's Remarks


• Attempts made to protect condensation lines from freezing, suggest corrections by qualified specialist that may include use of heat tape

HEATING

Heating Unit Location
• Sunroom and outside

Heating Type
• Heat Pump. Heat pumps use the same refrigerant cycle as an air conditioner, but during the heating season they can reverse the cycle to deliver heat to the house. They are much more energy-efficient than other types of electric heat, and in many cases will have operating costs comparable to (or even lower than) gas furnaces. When selecting a new heat pump, look for a high seasonal efficiency or HSPF. The current minimum HSPF for air source heat pumps is 7.6, with high-efficiency models rated at 9 HSPF or higher. The higher the HSPF, the lower your annual heating energy costs. Ground source or geothermal heat pumps are even more efficient, because they absorb heat from either below the ground or from water pumped from below ground. The efficiency of a geothermal heat pump is expressed as a Coefficient of Performance or COP. New geothermal systems have COP ratings of 2.5 to 4.0, with a COP of 3.0 roughly equivalent to an HSPF of 10. However, they can be much more expensive than air source heat pumps. Some utilities and municipalities provide incentives to help offset the additional cost of geothermal systems. A new type of heat pump, called a ductless or "mini-split", is an ideal retrofit option for homes with no existing duct system. Multiple wall-mounted indoor units can be installed in individual rooms, all connected to a single outdoor unit. Like any heat pump, this type can provide both heating and air conditioning, but without the expense of installing a duct system.

Heating Heat Pump Type
• Mini-Split. A ductless heat pump, also known as a ductless mini-split system is basically an air conditioning system that runs in two directions. To understand how it works, it's important to remember that an air conditioning system pulls hot air out of your home rather than sending cold air in. When a heat pump is in cooling mode, it does the same thing — it sucks out the hot air and sends it outside. When a heat pump is in heating mode, it switches directions and pumps heat from the outside air into your home. Yes, there is heat in the outside air even on the coldest of days, but because there is less heat, a heat pump loses efficiency as the temperature drops. The advantage to a heat pump is that you don't need to install and maintain separate heating and cooling systems.

Heating Energy Source
• Electricity

Heating System Brand
• Fujitsu

Heating Model # and/or Serial #

Heat Pump Mini-Split General Conditions
• Functional

Heat Pump Mini-Split Condenser Unit
• Functional

Heat Pump Mini-Split Thermostat
• Functional

Heat Pump Mini-Split Distribution
• Satisfactory

Heat Pump Mini-Split Inspector's Remarks
• Suggest yearly service

COOLING

Cooling Unit Location
• Outside and attic

Cooling Type
• Central/Air. Ducted air conditioning, also known as central air conditioning, can be the most efficient in many situations. A ducted system involves a large compressor on the outside of the building, an internal evaporative unit and ducts that bring conditioned air to various rooms through vents.

Cooling Energy Source
• Electricity

Cooling Brand
• Carrier/Bryant

Cooling Model # and/or Serial #

Central/Air General Conditions
• Air Temp Below 65 Degrees F. (Unable to Test). Many manufacturers specify that air conditioning systems should not be operated when temperatures are below 65 degrees. Doing so can cause damage to the compressor and void any manufacturers warranty.

Central/Air Condensing Unit Inspector's Remarks

• Clear vegetation from condensing unit outside

Central/Air Inspector's Remarks

• Suggest yearly service

COOLING

Cooling Unit Location
• Outside and sunroom

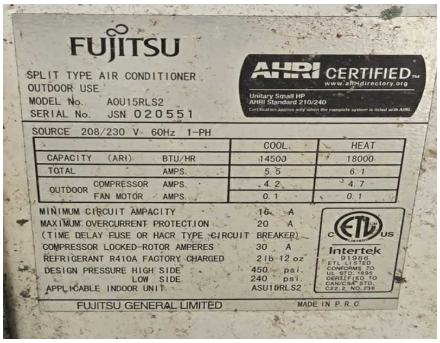
Cooling Type
• Integral To Heat Pump/Air Cooled. Heat pumps use the same refrigerant cycle as an air conditioner, but during the heating season they can reverse the cycle to deliver heat to the house. They are much more energy-efficient than other types of electric heat, and in many cases will have operating costs comparable to (or even lower than) gas furnaces. When selecting a new heat pump, look for a high seasonal efficiency or HSPF. The current minimum HSPF for air source heat pumps is 7.6, with high-efficiency models rated at 9 HSPF or higher. The higher the HSPF, the lower your annual heating energy costs. Ground source or geothermal heat pumps are even more efficient, because they absorb heat from either below the ground or from water pumped from below ground. The efficiency of a geothermal heat pump is expressed as a Coefficient of Performance or COP. New geothermal systems have COP ratings of 2.5 to 4.0, with a COP of 3.0 roughly equivalent to an HSPF of 10. However, they can be much more expensive than air source heat pumps. Some utilities and municipalities provide incentives to help offset the additional cost of geothermal systems. A new type of heat pump, called a ductless or "mini-split", is an ideal retrofit option for homes with no existing duct system. Multiple wall-mounted indoor units can be installed in individual rooms, all connected to a single outdoor unit. Like any heat pump, this type can provide both heating and air conditioning, but without the expense of installing a duct system.

Cooling Heat Pump Type
• Mini-Split. A ductless heat pump, also known as a ductless mini-split system is basically an air conditioning system that runs in two directions. To understand how it works, it's important to remember that an air conditioning system pulls hot air out of your home rather than sending cold air in. When a heat pump is in cooling mode, it does the same thing — it sucks out the hot air and sends it outside. When a heat pump is in heating mode, it switches directions and pumps heat from the outside air into your home. Yes, there is heat in the outside air even on the coldest of days, but because there is less heat, a heat pump loses efficiency as the temperature drops. The advantage to a heat pump is that you don't need to install and maintain separate heating and cooling systems.

Cooling Energy Source
• Electricity

Cooling Brand
• Fujitsu

Cooling Model # and/or Serial #



Heat Pump Mini-Split General Conditions

• Air Temp Below 65 Degrees F. (Unable to Test). Many manufacturers specify that air conditioning systems should not be operated when temperatures are below 65 degrees. Doing so can cause damage to the compressor and void any manufacturers warranty.

Heat Pump Mini-Split Inspector's Remarks

• Suggest yearly service

ELECTRICAL

Electrical Service Entrance
• Overhead. There are two types of overhead service drops, mast, and clevis. The term mast refers to the conduit and weather head that extend upward from the roof. The service drop is attached to the mast at the mast knob. A clevis service drop has fasteners that secure the power lines (or triplex cable) to the side of the residence. The term clevis refers to the connectors that fasten the conductors to the building. Note that the weather head and conduit are secured to the side of the residence below the roof line. This distinguishes the clevis service drop from the mast service drop.

Electrical Service Drop or Service Lateral
• Satisfactory

Electrical Service Entrance Conductors (SEC)
• Satisfactory

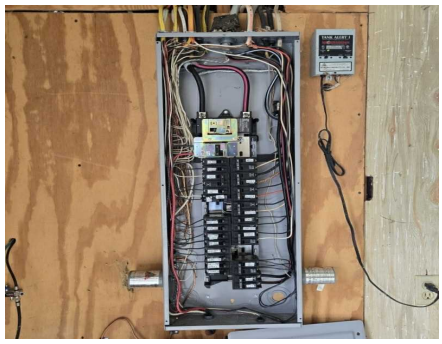
Electrical Service Meter

• Satisfactory

Electrical Service Main Disconnect
• Part Of Main Service Panel
• Satisfactory

Electrical Service Amperage & Voltage
• 200 Amps
• 120/240 Volt Single-Phase

Main Panel Location
• Garage



Main Panel Brand
• Murray

Main Panel Circuit Type
• Breakers

Main Panel Amperage
• 200

Main Panel Conductor Wire Type
• Aluminum

Main Panel Branch Circuit Wire Type
• Copper

Main Panel Grounding
• Satisfactory

Main Panel Condition
• Satisfactory
• Main Panel Dead Front Cover Missing Twist Outs. Dead front covers have rectangular shaped slots that breakers fit into. If the cover has slots that are open but no breaker in it then pests may enter the panel, or children or others may inadvertently stick a metallic item in the open space. If there are a number of slots open next to one another and a person accidentally sticks a finger or hand into the open space, then shock may occur. It is suggested to have a qualified specialist make corrections as needed.

Main Panel Circuit Breaker & Wiring Condition
• Satisfactory

Electrical Wiring General Condition
• Exposed Wiring Splices Observed. Electrical splices can never be left on their own in a wall or ceiling cavity. Instead, all splices must be contained within an approved junction box or fixture electrical box. it is suggested to have a qualified specialist make corrections as needed.
• Location: Attic, numerous

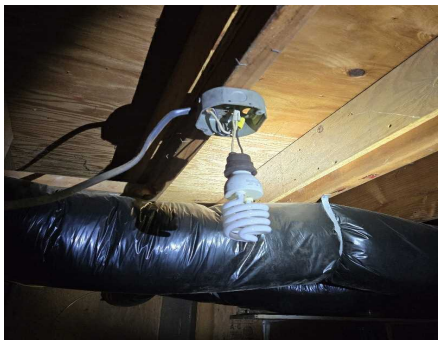


• Live Electrical Wire Exposed. It is suggested to have a qualified specialist make corrections as needed.
• Location: Attic, numerous, basement closet

• Junction Box Cover(s) Missing. It is suggested to have a qualified specialist make corrections as needed.
• Location: Attic, several

Electrical Lighting, Fan(s) & Fixtures
• Functional

Electrical Lighting, Fan(s) & Fixtures Inspector's Remarks



• Temp light wired in at unfinished basement, suggest replacement.

Electrical Switches & Receptacles
• Functional
• Open Ground Observed. An open ground is when a three-pronged outlet is not connected to the dwelling's grounding system. This is unsafe because if a fault were to happen, the surge could damage equipment or people rather than routing to the ground. It is suggested to have a qualified specialist make corrections as needed.
• Location: All in right rear bedroom, all but 1 in right front bedroom,

Electrical GFCI
• Functional

GFCI's Are Suggested To Be Installed In The Following Locations:
• Outdoor Receptacles
• Garage and Accessory Building Receptacles

Smoke Detectors Inspector' Remarks
• Suggest upgrading units over ten years old. Suggest one in every room except kitchens and bathrooms

Carbon Monoxide (CO) Detectors Inspector's Remarks

• Suggest one on each level

Radon Mitigation System Installed (Outside the scope of this inspection)

• Radon Mitigation System Improperly Installed. It is suggested to have a qualified specialist further evaluate and make corrections as needed.

• Location: Rear

Notes : Terminates improperly, potential for gases to be drawn back in window

INTERIOR

Interior Door(s)
• Functional

Interior Wall Material
• Drywall
• Satisfactory

Ceiling Material
• Drywall
• Satisfactory

Interior Floors
• Satisfactory

Interior Windows
• Dual-Pane. Dual-pane windows consist of two pieces of glass with air or gas between the two panes to create a sealed insulating glass unit. The R-value of a dual-pane window is about 2.5 to 3.
• Functional
• IGU (Insulated Glass Unit) Failure Observed. Although double-paned & triple-paned windows appear to be stable, they actually experience a daily cycle of expansion and contraction caused by thermal pumping. Sunlight heats the airspace between the panes and causes the gas there to heat up and expand, pressurizing the space between the panes. At night, the window cools and the space between the panes contracts. This motion acts like the bellows of a forge and is called thermal pumping. Over time, the constant pressure fluctuations caused by thermal pumping will stress the seal. Eventually, the seal will develop small fractures that will slowly grow in size, allowing increasing amounts of infiltration and exfiltration of air from the space between the panes. It is suggested to have a qualified specialist make corrections as needed.
• Location: Sunroom

Fireplace Location
• Basement

Types Of Fireplace Designs
• Direct Vent (DV's). Direct Vent Gas Fireplaces have become a trendy choice for homeowners because they are efficient, promote healthy air quality, are easy to operate, and visually pleasing. Unlike traditional gas fireplaces, direct vents are highly effective because they expel exhaust gases, either vertically or horizontally, outside a home while using outside air instead of inside for combustion.

Facing Type & Condition
• Brick
• Satisfactory

Mantel Condition
• Satisfactory

Firebox Fuel Type

• Liquefied Petroleum Gas (LPG) Fireplace Logs

Firebox Type & Condition

• Prefabricated Metal. A "prefabricated firebox" is a complete, factory-built fireplace system made primarily of metal, including the firebox, flue, and other components, essentially meaning a prefabricated firebox is a type of metal firebox that comes as a whole unit ready for installation.

Hearth Condition

• Satisfactory

Fireplace Inspector's Remarks

• Fireplace faced and freestanding LP gas unit installed. No power to unit, not inspected

VEHICLE STORAGE

Vehicle Storage Type
• Garage. Garages are enclosed with solid walls, a roof, and at least one door.

Garage Location

• Attached

Garage Dwelling Fire-Separation
• Improper Wall Covering. Typically ½ drywall is all that is necessary to meet the separation requirement between the garage and dwelling. It is suggested to have a qualified specialist make corrections as needed.

Garage Entry Door To Dwelling
• Functional

Garage Side Entry Door
• Functional

Garage Door(s) Type & General Condition
• Sectional. Sectional garage doors are made up of panel sections that are connected with hinges. As the door opens and closes, wheels at the edge of each panel roll inside a vertical track on each side of the door opening. The hinges between each panel section bend over a curved portion of the track. This feature allows the door to sit parallel to the ceiling when completely open or in line with the walls when completely closed. A pair of high-tension springs above the opening are attached to cables that operate the door and hold it from drifting down when only partially open. These doors are typically made from steel, are low maintenance, and can be customized to include window inserts, hardware, textures, and colors. They come in both insulated and non-insulated models.
• Functional

Garage Door(s) Opener
• Functional

Garage Door(s) Opener Automatic Reverse Mechanism
• Automatic Reverse Mechanism Installed. In 1982, ANSI created a voluntary industry standard (ANSI-UL 325-1982) which requires automatic reversing mechanisms on garage door openers sold in the US.
• Functional

Garage Floor
• Satisfactory
• Common Cracks. Most concrete slabs and houses are not structural. They are walking platforms to separate the living space of the house from the earth beneath. This is why thin cracks through nonstructural slabs tend be insignificant, often due to initial drying and shrinkage of the concrete itself.

LAUNDRY

Location
• First Floor back hallway

Supply Pipe(s)
• Satisfactory
• Unable to Fully View Supply Pipe(s). A portion of the supply pipe(s) were inaccessible for inspection.

Waste Pipe(s)
• Laundry Waste Pipe Drainage Not Tested & Inspected. The waste pipe(s) could not be properly tested and inspected because there was not a washing machine present at the time of the inspection or do to the currant occupants belongings being inside the washing machine. It is important to note that your inspector does not test the laundry appliances for proper functionality as part of your inspection. Your inspector is only inspecting the waste piping for proper drainage and signs of leakage.
• Unable to Fully View Waste Pipe(s). A portion of the waste pipes were inaccessible for inspection.

120 Volt Outlet
• Functional

240 Volt Outlet
• Functional

Dryer Exhaust Duct Inspector's Remarks
• See roof attic

KITCHEN

Location

Counter(s)
• Corian
• Satisfactory

Cabinets
• Satisfactory

Sink General Condition
• Satisfactory

Sink Faucet
• Functional

Sink Supply Pipes
• Satisfactory

Sink Waste Pipes
• Waste Pipe Leakage Observed. It is suggested to have a qualified specialist make corrections as needed.

Range Energy Source
• Electricity

Range General Condition
• Functional

Dishwasher Inspector's Remarks
• Breaker off, not inspected.

Dishwasher Inspector's Remarks

• Improper wasteine hook up after the trap under the sink, suggest corrections to connect prior to the trap.

BATHROOM

Location
• First Floor right hallway

Toilet
• Functional

Sink
• Functional
• Slow Drainage Observed. It is suggested to have a qualified specialist make corrections as needed.

Counter and Cabinets
• Satisfactory

Shower
• Functional

Enclosure
• Functional

Bathroom Electrical
• Functional

Ventilation
• Functional

HVAC Distribution
• Functional

BATHROOM

Location
• Left hallway

Toilet
• Functional

Sink
• Functional
• Drain Stopper Missing. It is suggested to have a qualified specialist make corrections as needed.

Counter and Cabinets
• Satisfactory

Shower
• Functional

Bathtub
• Satisfactory

Bathtub Inspector's Remarks

• Small patch in tub, monitor

Bathroom Electrical
• Functional
• Bath/Shower Fan and/or Fan With Light Is Not GFCI Protected. Most manufacturers of bathroom fans and/or fans with light(s) installed over a bath and/or shower require them to be GFCI protected. It is suggested to have a qualified specialist make corrections as needed.

Ventilation
• Functional

HVAC Distribution
• Functional