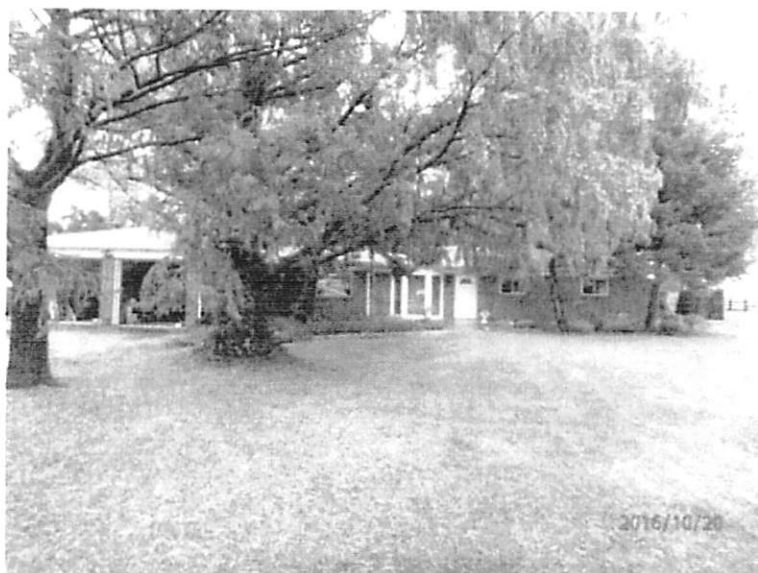




PROPERTY INSPECTION REPORT



10035 Towne Rd.
Carmel IN

Report prepared exclusively for:

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INSPECTION PERFORMED BY:

INTRODUCTION

Report limitations: This report is intended only as a general guide to help the client make his/her own evaluation of the overall condition of the property, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. This report expresses the inspectors professional opinion, based upon the visual impressions of the conditions that existed on the exact date and at the exact time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which, by the nature of their location, are concealed, camouflaged, including but not limited to furnishings, temporary floor coverings, or seasonal conditions such as snow cover are excluded from the report. Areas concealed at the time of this inspection should be inspected for acceptable condition at a time when they are no longer concealed and preferably prior to the close of the sales transaction. Any general comments about items outside the scope of the inspection per applicable reporting standards are informational only and entered as a courtesy. The inspection report should not be construed as a compliance inspection of any governmental, or non-governmental, codes or regulations. Any opinion expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasionally wide variations are to be expected between such estimates and actual experience. Inspector has no interest, present or contemplated, in this property or its improvement. To the best of inspectors knowledge and belief, all statements and information in this report are true and correct.

Inspection Site: 10035 Towne Rd.
Carmel, IN 46032

Client:

, IN
Email:
Phone: H- C-

Client's Agent:

Listing Agent:

How to read this report:

- Items specified in the "Scope of the inspection" throughout this report are operational (where applicable), serviceable, functioning as intended, and should continue to operate properly within the foreseeable future unless inoperative conditions, deficiencies, repairs, maintenance, monitoring, questionable dependability, or further evaluation by appropriate persons is indicated. Each and every item specified in the "Scope of the inspection" throughout the report are rarely found on every property. However, if the systems or components are present, accessible, and visible, a complete visual inspection was performed.
- A condition that may be functional, serviceable, or satisfactory for older properties may be an area of concern for a newer property. Instances of normal wear and tear related to the age of the property may not be specified in the report and "functional" or "serviceable" or "satisfactory" is not meant to be considered "perfect".
- "Maintenance Information" is intended to give the prospective purchaser an indication of certain maintenance that is known to keep the property in good condition and reduce the cost of ownership. In general, information entered in this category is not meant to indicate substantial defects or immediate maintenance needed.
- The main intent of the inspection report is to give the client a better understanding of the overall condition of the property. The inspection is not intended to produce a precise repair punch list. This report is a "generalist overview" and not intended to offer precise repair procedures unless self-evident or within the inspector's common knowledge or expertise. Ensuring proper repairs and/or corrections are performed is usually accomplished by having qualified persons perform the corrections or repairs. Many times, a competent homeowner can be a qualified individual for most basic and simple repairs and corrections.
- When multiple issues are found at any system, component, or area, this report may include a generalist statement that recommends further review by an appropriate professional. These specific evaluations by appropriate professionals should provide the client with information about the extent of needed repairs as well as safety concerns that should be corrected to bring the home into acceptable condition. Depending upon the nature of these evaluations, the estimated cost of the repair may be specified.

Property inspection performed on 10/20/2016 for property address: 10035 Towne Rd. Carmel, IN. Report prepared by

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General Information
Report File Number: 102016NJ3

Inspection Date: 10/20/2016 **Start Time:** 2:00 PM.

Inspection Duration: Approximately 3.00 hours of actual inspection time, report preparation time not included in this estimate.

Inspection(s) Reported: home.

Standards of Practice Observed: This inspection performed in accordance with the American Society of Home Inspectors (ASHI) standards of professional practice. This inspection performed in accordance with the Indiana standards of professional practice.

Contractual: Inspection agreement was sent electronically to client, signed and returned electronically. inspection included in this report.

Climatic & Soil Conditions
Temperature: Approximately Between 50 and 55 degrees Fahrenheit.

Weather Conditions: Rain, and moderate wind.

Soil Conditions: muddy near the foundation.

Report Delivery
Inspector's Verbal Summary: No one was present.

Report delivered by email to: Client, and client's agent.

Rating Terminology: Icons used throughout this report are intended to give a better understanding of the conditions and are defined as follows:

Deficiencies: Components, systems or areas have failed or may be at the end of their useful lifespan. Items may be costly to repair or correct. It is recommended that qualified and competent tradespersons or licensed contractors perform repairs.

Safety Concern: Any condition observed that can be potentially dangerous, harmful or unstable. Some items may be due to a change in building standards from the time the structure was built. Immediate repairs or upgrades are strongly advised.

Not Dependable: General observations, intermittent defects, age of the specified item, known product defects, or inspectors common knowledge, indicate that substantial repairs, replacement or anticipated problems are likely in the future.

Maintenance Advised: To keep functional condition intact, these items now need regular maintenance, repairs, or correction as necessary. Items in this rating are likely to worsen appreciably or cause further damage if not quickly addressed.

Attention Recommended: Conditions may have the potential to worsen as time progresses and/or general awareness of the situation is advised. Conditions that fall in this rating may vary due to seasonal changes. Corrective action may be needed in the future.

Building Information
Approximate Age of Structure: 55 years **Stories:** 1

Estimated Square Footage: 2122

Bedroom Count: 3 **Bathroom Count:** 2

Building Type: Suite Built.

Substructure: Slab floor, not applicable.

Bearing Reference: When inside the home looking OUT the front door you will be facing west. This position is an approximation only and is used to reference locations and positions throughout this report. Bearing notions in the report may refer to front, rear, left, or right. In this instance, from the exterior **looking at** the front door of the house is intended as the bearing orientation..

Property Status**Utility Status:** All utilities are on. **Occupancy Status:** Not occupied.**Person(s) Present:** Inspector only.

Environmental Concerns: Water damage in bathrooms, laundry areas or other moisture subjected areas of the structure can be an indication of more extensive concealed damage. When microbial growth is present within the structure, further testing must be performed by an environmental specialist or certified laboratory to determine if the particular growth is harmful to human health. Proper remediation by qualified individuals is advised regarding the removal of materials impacted with microbial substances. A certified environmental remediation specialist should perform removal if toxic substances are found. Proper removal of materials by qualified individuals is necessary to avoid spreading of microbial substances throughout the interior of the structure. More information regarding the health risk of toxic microbial substances is available from the Environmental Protection Agency (EPA).

Inspector Comments: Older houses need to be approached with an "old home mentality", examples of typical findings in homes with some age including but not limited to are: sloped floors, windows that may bind, doors that won't latch fully, foundation with signs of minor movement, and plumbing that may be slightly noisy. Old house characteristics such as these may not be entered in the report because they are considered anticipated conditions that are typical for the age. The main intention of this report is to give the client a better understanding of the **current condition** of the property with knowing that older houses may have some of the aforementioned items found throughout. In lieu of reporting minuscule repairs or corrections needed, during the inspection I may occasionally do a quick twist of a screwdriver or make a simple adjustment; such as, tighten a door knob, align a window latch, or adjust a toilet fill valve and this is done as a courtesy. However, I'm not obligated to make any extensive repairs or corrections to the property during the inspection. The client should treat the final walk-through inspection as a second inspection, performed by the client to verify the condition of the property is acceptable just prior to closing.

EXTERIOR

Scope of the inspection: Observe and inspect walkways leading up to the dwelling, patios, porches, stoops, covers, awnings, areaways, site grading and drainage, vegetation, soil retaining walls and exterior platforms consisting of: balconies, decks, stairs, steps, and safety railings. Probing structural components where deterioration is suspected. *Items within the scope of the inspection, when present and observable, are in satisfactory and/or functioning condition unless stated otherwise.*

Outside Scope: Any reference to grade and drainage is limited to areas adjacent to the structure only. Reporting on site grading and drainage issues at remote portions of the lot that are not causing adverse effects to the structure(s) is outside the scope of this inspection. This inspection is not intended to address or include any geological conditions or site stability information. For information concerning these conditions, a geologist or soil engineer should be consulted. Items not applicable to the particular property inspected are not referenced or reported.

GROUND**Inspected:** Grading drainage vegetation,**Limitations/Exclusions:** Any reference to grade and drainage is limited to only immediate areas in close proximity to the house.

Comments: The inspected items are in satisfactory condition and functioning as intended. Monitoring site drainage during prolong rainfall is suggested to ensure that effective drainage is occurring on the site and perform improvements if necessary.

Maintenance Information: Maintaining drainage next to foundation by diverting water away from the foundation is essential to prevent foundation problems in the future. All exterior grades should allow for surface and roof water to flow away from the foundation.

Fences



Observed at the left side yard: Fences are damaged. Top rail is bent and chain link is not secured to it. Fixing this will bring it back into a satisfactory condition. A competent repair person with the proper skills can accomplish the needed remedies, corrections, or repairs.



Fence top rail is bent

Vegetation



Observed at all yard areas: Vines climbing on the walls should be removed from the wall surfaces to prevent damage to the surface materials. Monitoring the situation is advised. Appropriate professionals should further evaluate if there are deficiencies suspected or confirmed in the future.



Vines growing on structure



Vines growing on structure



Vines growing on structure

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HARDSCAPE**Inspected:** Patio surfaces walkway surfaces porch stoops driveway,**Limitations/Exclusions:** Inspection of walkways or pathways is limited to those leading up to or in close proximity to the dwelling.**Comments:** The inspected items are in satisfactory condition and functioning as intended.**Maintenance Information:** Sealing the asphalt with a suitable sealer will extend the life significantly by protecting it from deterioration and should be performed on a periodic basis.**Driveway**

The driveway surface is cracked. Sealing the cracks with appropriate silicone or other suitable sealer is advised to prevent water intrusion under the driveway that can result with damage and deterioration. Monitoring the situation is advised. Appropriate professionals should further evaluate if there are deficiencies suspected or confirmed in the future.



Seal cracks

EXTERIOR PLATFORMS**Inspected:** Surface materials framing components guardrail,**Limitations/Exclusions:****Comments:** The inspected platform items are in satisfactory condition and functioning as intended.**Maintenance Information:** Periodic maintenance of painting or sealing will be needed as weathering progresses on the wood components.**Deck**

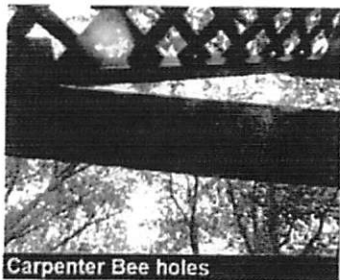
Observed at rear decks: Surface boards are weak in some areas. Framing, and supports are concealed as it is low to the ground. Minor repairs are anticipated to restore proper function of the deck. Monitoring the situation is advised. Appropriate professionals should further evaluate if there are deficiencies suspected or confirmed in the future.



Weak in this area - recent repair noted

EXTERIOR FEATURES**Inspected:** Pergola, and fish pond.**Comments:** Most inspected item(s) are in satisfactory condition and functioning as intended.**Maintenance Information:** Weathering noted is not affecting the overall function, consider preventive maintenance in the near future.**Pergola**

Observed at the underside of boards, evidence of Carpenter bees. This is also noted by Black Diamond Pest Control and with no signs of recent activity. Monitoring the situation is advised. Appropriate professionals should further evaluate if there are deficiencies suspected or confirmed in the future.

**Carpenter Bee holes****Carpenter Bee holes**

STRUCTURE & FOUNDATION

Scope of the inspection: Describing structure components consisting of foundation, floor structure, exterior cladding, wall structure and exterior supports and/or columns. Observe and inspect the foundation, ventilation in unfinished spaces, under floor crawl spaces, wall structure, support columns and/or posts (if any), exterior trim, eaves, soffits, fascia, wall cladding, and flashings. Probing structural and/or trim components where deterioration is suspected. Reporting the method used to inspect the under floor crawl space areas (if any). Verifying the existence or absence of insulation and vapor barriers in unfinished and accessible areas only. Reporting signs of water penetration into the building or signs of abnormal or harmful condensation on building components. *Items within the scope of the inspection, when present and observable, are in satisfactory and/or functioning condition unless stated otherwise.*

Outside scope: Structural components hidden from view by finished walls, insulation, vegetation, or stored items cannot be evaluated and are not a part of this inspection.

WALLS & SUPPORTS

Exterior Wall Surface Material(s): Brick veneer.

Exterior Wall Structure: standard framing.

Interior Wall Structure: frame construction.

Limitations/Exclusions: Wall structures are observed at the surfaces only, structure components are fully concealed by the surface materials. Unable to verify wall insulation, viewing the interior of the wall cavities is outside the scope of this inspection. Some areas of the exterior structure components are concealed by vegetation.

Comments: The exterior, The structure walls are in satisfactory condition and functioning as intended. wall surfaces are in satisfactory condition.

Maintenance Information: The best assurance to preserve the exterior surfaces is proper and timely preventive maintenance. Protecting the surface materials from water and other elements with a fresh coat of paint and/or sealer will defer the expenses of having to replace the materials that could result from neglect.

EXTERIOR TRIM & WALL FLASHINGS

Inspected: wall trim window trim fascia eaves soffits flashings.

Comments: Trim is weathered and aging as expected, conditions are consistent for the estimated age of the trim components.

Maintenance Information: The best assurance to preserve the exterior trim is proper and timely preventive maintenance when weathering occurs.

Eaves & Soffits

Observed various areas: Eaves are weathered. Soffits are weathered. Eave and soffit components are loose and/or damaged, properly maintaining the components is advised to preserve the trim components. This appears to be from gutters are full of debris and water not draining and overflowing due to no drip edge.



Gutters are full of debris





Sofits/leaves are weathered

FOUNDATION

Foundation Type: concrete.

Limitations/Exclusions: Foundation footings are installed well below grade and concealed by soil, determining their condition is therefore not possible.

Comments: The visible areas of the foundation is in satisfactory condition and functioning as intended. Cracks noted in the foundation walls are typical, all foundations will crack to some degree.

FLOOR STRUCTURE

Main Floor Structure: Standard concrete slab.

Limitations/Exclusions: Floor coverings fully conceal the floor structure surfaces, removing the floor coverings is outside the scope of the inspection.

Comments: The floor areas throughout the house are in satisfactory condition. The floor areas accessible for walking have no readily discernible problems with the floor structure that can be detected on the surface of the floor coverings.

ROOF SYSTEMS

Scope of the inspection: Describing the type of the roof covering material, roof structure, attic insulation, and the methods used to inspect the roofing and attic (if any). Observe and inspect the roofing materials, roof structure (where visible), roof drainage systems, flashings, roof penetrations, and signs of leaks or abnormal condensation on the structure components. Determining the presence or absence of a vapor barrier and ventilation in the attic or accessible ceiling cavities. *Items within the scope of the inspection, when present and observable, are in satisfactory and/or functioning condition unless stated otherwise.*

Outside scope: The inspector cannot and does not offer an opinion or warranty as to whether the roof has concealed leaks or when future leakage will occur. The only way to determine whether a roof is reasonably watertight is to observe it during a prolonged rainfall; this situation is rarely present during the actual inspection. All roofs leak depending on the severity of weather; such as during horizontal driving rain caused by high winds, rapid snow melt, and higher than normal water conditions from super storms.

ROOF SURFACE

Roof Coverings: Basic composition shingles.

Estimated Age: Between 5 and 10 years.

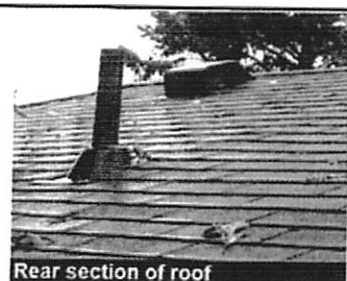
Surface Material Layers: 1

Roof Inspection Method: Visual inspection of majority from top of ladder in several locations around the structure, due to safety as it was raining.

Limitations/Exclusions: Inclement conditions must be present during the inspection to attempt to confirm roof leaks, even then, conditions that could cause a leak may not be exactly duplicated and the roof may not leak when the inspector is performing the inspection. When inclement conditions are not present, any roof leak is considered to be concealed unless water stains, damage or other evidence can be reported. All roofs have the potential to leak, checking all ceiling areas for leaks is suggested after a prolonged rain has occurred. of the roof coverings are observable.



Front left side of roof



Comments: The roof coverings flashings protrusions, The roof system has typical wear for the estimated age and should provide many more years of service with normal weather conditions. are in satisfactory condition.

Maintenance Information: There is no such thing as a "maintenance free" roof. All roofs will require periodic inspection and general maintenance to ensure effective water shedding capabilities.

Composition Shingles



Noted in one area at front of house: Shingles are loose and damaged. The shingles need to be maintained to ensure effective water shedding capabilities. A competent repair person with the proper skills can accomplish the needed remedies, corrections, or repairs.



Loose shingles need minor repair



Damaged shingle at front corner

ROOF STRUCTURE & ATTIC

Roof Structure: Rafter.

Ceiling Structure: Joists.

Ventilation: Soffit vents, vents at roof deck.

Insulation:, and cellulose Average thickness is between 6 and 8 inches

Vapor Barrier: Not installed.

Attic Inspection Method: Entered the attic at 1 access scuttle (hatchway). Estimated 75%

Limitations/Exclusions: Walking or crawling on the framing members inside the attic was limited because of the roof structure design. The view was limited because of the configuration of roof structural components low clearance installed insulation. Thickness and/or R value of attic insulation is entered as an approximation. inside the attic. of the attic space is observable. inches.

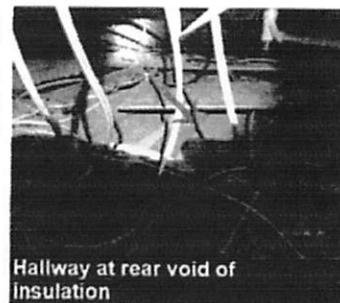
Comments: The condition of the ceiling structure, Insulation R-value (resistance to heat loss) varies with the type and distribution methods of the materials. As a general rule of thumb, cellulose based insulation has roughly R-3.2 per inch, thus 10 inches is approximately R-32 while fiberglass is slightly lower at 3.0 per inch, thus 10 inches is approximately R-30. Other types of insulation materials have a wide range of R-value ratings. Obtaining information from the manufacturer is necessary to determine R-value ratings of insulation materials such as Styrofoam. is satisfactory and functioning as intended.

Maintenance Information: Keeping vent screens in tack and free of obstructions prevents birds and flying insects from entering and nesting inside the attic area and allows for adequate cooling inside the attic.

Insulation



Observed at the rear and right attic area: Ceiling insulation is missing. Installing additional attic insulation where it is missing or lacking may be desired for added comfort and lowest possible energy cost. Proper and complete installation of the attic insulation is essential for best comfort and lowest possible energy cost. A competent repair person with the proper skills can accomplish the needed remedies, corrections, or repairs.



Hallway at rear void of insulation



Master bedroom void of insulation

ROOF DRAINAGE SYSTEM

Inspected: Downspouts, gutters, and downspout extensions (where exposed above ground level).

Limitations/Exclusions: Testing for adequate slope and drainage of the roof drainage system is outside the scope of this inspection.

Comments: The inspected drainage system items are in satisfactory condition and functioning as intended and appears to be providing proper dispersal of runoff water at appropriate locations.

Maintenance Information: Cleaning the gutters downspouts on a periodic basis ensures that water is effectively dispersed away from the foundation and exterior wall areas. Overflowing gutters have the potential to cause problems at the foundation and exterior wall surface materials.

Gutters

Debris is found in the gutters; the anticipated homeowner maintenance chore of cleaning out the gutters is needed. Patching leaks at gutter seams and/or end caps is essential to avoid water damage at the roof and/or trim components. A competent repair person with the proper skills can accomplish the needed remedies, corrections, or repairs.

**Gutters full of debris****Gutters full of debris****Extensions & Splash Blocks**

Observed at most downspouts: Splash blocks are not installed at the downspout terminations. Terminating downspouts next to the foundation can result with water related foundation issues, installing a means to effectively divert water away from the foundation is recommended. A competent repair person with the proper skills can accomplish the needed remedies, corrections, or repairs.

**Missing splash block or extension**



Missing splash block or
extensions



Missing splash blocks or
extensions

WINDOWS / DOORS

Scope of the inspection: Operate a representative amount of interior doors, entry doors, and windows. Reporting any visible signs of water penetration into the interior through window or door openings or signs of abnormal or harmful condensation inside multi-pane glass (if applicable). *Items within the scope of the inspection, when present and observable, are in satisfactory and/or functioning condition unless stated otherwise.*

Outside scope: Condition and presence of window screens and screen doors if entered in this report is performed as a courtesy because they are considered seasonal accessories that are not normally reported in home inspection reports.

WINDOWS

Glass Type: Multi-pane and single pane.

Comments: A representative amount of windows throughout were tested for proper opening, closing, and locking. The windows that were inspected and tested are in satisfactory condition and operate as intended.

Maintenance Information: Keeping window trim and caulking in good repair will prevent water intrusion into the wall cavity that could go unnoticed for an extended period of time and may result with damage inside the wall. Keeping window weather stripping in good condition will maintain interior comfort and should help to reduce energy cost.

DOORS

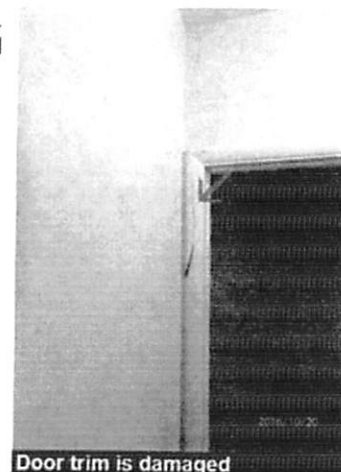
Inspected: exterior entry doors interior room doors closet doors.

Comments: A representative amount of interior and exterior entry doors throughout were tested for proper opening, closing, locking and latching. The doors that were inspected and tested are in satisfactory condition and operate as intended. Some doors rub and stick slightly on the jambs, minor repairs and/or adjustments will restore proper operation.

Maintenance Information: Keeping exterior door weather stripping in good condition will maintain interior comfort and should help to reduce energy cost. Door stops should be installed and maintained at interior doors where the door knobs have the potential to hit the wall.

Casings/Frame

Observed at the rear bedroom left side of house entry door: Trim is damaged. A competent repair person with the proper skills can accomplish the needed remedies, corrections, or repairs.



Door trim is damaged

ELECTRICAL SYSTEMS

Scope of the inspection: Describe service amperage and wiring methods. Report the location of panels and main shut off location. Inspect and observe service equipment, grounding, main panel, distribution panels, and proper wire compatibility in conjunction with the over current protection devices. Confirming grounding and polarity of a representative amount of interior and exterior receptacles and operating a representative amount of installed exterior and interior switches and fixtures. Operating ground fault circuit interrupters (GFCI) and Arc Fault Circuit Interrupters (AFCI) when installed. *Items within the scope of the inspection, when present and observable, are in satisfactory and/or functioning condition unless stated otherwise.*

Outside scope: Phone lines, cable TV, internet, audio, security systems, landscape lighting, low voltage lighting systems and wiring for all aforementioned systems or components are excluded from this inspection. Burned out light bulbs, cosmetic issues at light fixtures or missing globes are not reported. Testing of AFCI protected circuits cannot always be achieved in occupied houses because severing the power would negatively impact electronic equipment including but not limited to computers that are often connected to these circuits.

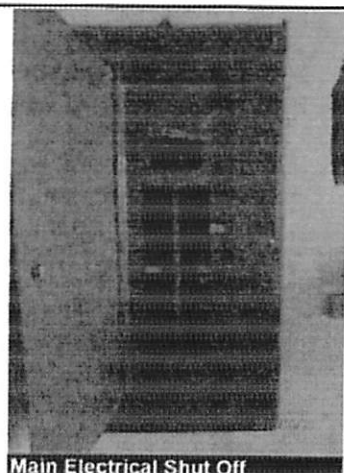
ELECTRIC SERVICE

Main Disconnect Location: Inside the main panel.

Service Rating: 200 Service rating is based on the ampacity of the main breaker.

Service Conductors: Copper. **Service Ground:** Fully concealed.

Limitations/Exclusions: Service conductor materials are fully concealed and cannot be determined for certain. Concealing the conductors inside the point of service cabinet is typical for the design.



Main Electrical Shut Off

Comments: Service entrance grounding, The service entrance is generally comprised of underground cables with conduit (service lateral), electric meters, service ground, cabinets and the main shut off device(s). Sometimes the main disconnect may be located inside the main panel. (where visible) is in satisfactory condition.

Maintenance Information: Meters and some service equipment maintenance are typically the responsibility of the local power company, check with your local power company to confirm the maintenance obligations for your service.

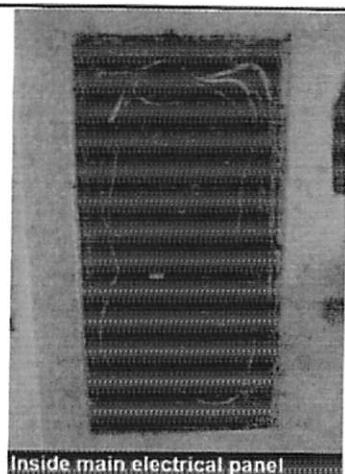
ELECTRIC PANELS

Main Panel Location: Laundry room exterior wall.

Over Current Devices: Breakers,

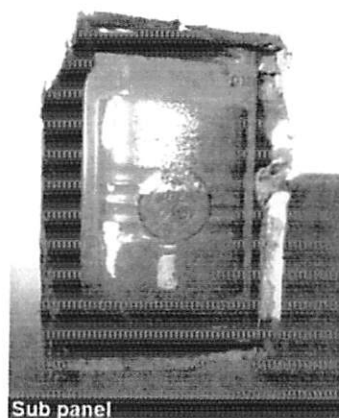
Panel Expandable?: No, panel has all positions filled.

Limitations/Exclusions: The inside of the main panel is full and congested, unable to observe the full run of every wire and each and every connection inside the panel.



Inside main electrical panel

Location Sub Panel: Laundry room exterior wall.
Panel Expandable?: No, panel has all positions filled.
Over Current Devices: Fuses.
Limitations/Exclusions: Same as #1 sub panel.



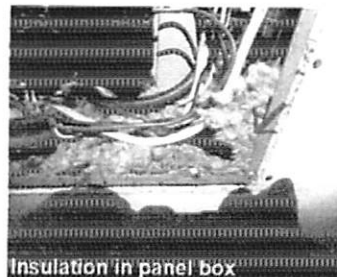
Comments: The condition of the breakers main panel distribution panel is satisfactory and functioning as intended.

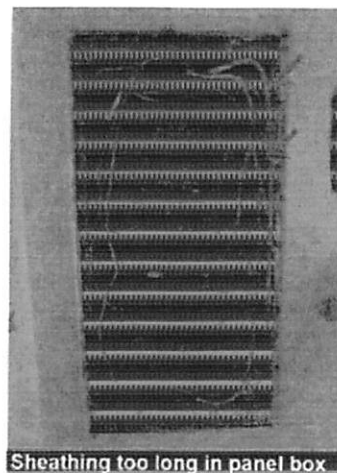
Maintenance Information: Complete and clear labeling at the over current devices inside the panel(s) is not in place. Consider labeling the breakers more clearly to indicate what each circuit services.

Panel Cabinet

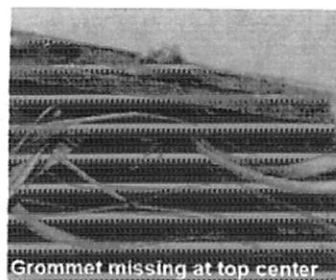


Inside of cabinet has insulation at bottom that could be a fire hazard, and needs to be removed. The sheathing on the wiring is too long inside the panel and should only be an 1" or less. There is a grommet missing for the wires entering top center of panel box, these should be secured. Due to the sensitive nature of electrical components and associated safety hazards working with electricity, and considering the long term integrity of the repairs, a licensed electrician is best suited to perform repairs no matter how trivial the repairs may seem.





Sheathing too long in panel box



Grommet missing at top center

Over Current Devices



Breaker is double tapped into a single lug where only one wire should be connected. Multiple wires that are connected to a single connection lug have the potential to overheat at the connection and can cause an electrical fire inside the panel. It also appears some wires could be under sized or oversized, unable to fully determine all wires. Due to the sensitive nature of electrical components and associated safety hazards working with electricity, and considering the long term integrity of the repairs, a licensed electrician is best suited to perform repairs no matter how trivial the repairs may seem.



Double Tap

BRANCH CIRCUIT WIRING

Wiring Methods: non-metallic (Romex) sheathed cables, non-metallic (rag wire) sheathed cables.

Branch Conductors: copper.

Grounding: Wiring system is a grounded 3 wire system throughout, except a couple outlets in garage are 2 prong.

Limitations/Exclusions: The wiring system is mostly concealed inside the structure components, reporting on concealed wiring is outside the scope of this inspection. installed at the exterior. installed at the interior.

Comments: The visible, Proper compatibility is found between the over-current protection devices and the wiring. wiring is in satisfactory condition.

Maintenance Information: Any electrical repairs attempted by anyone other than a licensed electrician should be approached with caution. The power to the entire house should be turned off prior to beginning any repair efforts, no matter how trivial the repair may seem.

ELECTRIC FIXTURES / RECEPTACLES / SWITCHES

Inspected: Switches receptacles light fixtures.

Limitations/Exclusions: Determining the function of each and every switch could not be verified, this is a typical inspection limitation. The occupants will need to take the time to familiarize themselves with the function of all switches at move in. throughout the interior and exterior.

Comments: A representative amount of receptacles and switches were tested throughout the house. The inspected electrical items are in satisfactory condition and functioning as intended.

Maintenance Information: Loose connections at electrical components can cause excessive heat and can damage electrical components beyond repair. Electrical components should be kept in good repair to avoid any potential fire hazard by replacing damaged switches, fixtures, and receptacles whenever overheating evidence is found at these components.

Interior Receptacles

Observed at the kitchen receptacle: GFCI has an open ground. The GFCI will not operate correctly. Open ground in master bedroom receptacle for a TV up high on wall.

Due to the sensitive nature of electrical components and associated safety hazards working with electricity, and considering the long term integrity of the repairs, a licensed electrician is best suited to perform repairs no matter how trivial the repairs may seem.



Exterior Receptacles

Observed at the front stoop receptacle: GFCI has an open ground. Also no cover plate on exterior receptacle. The GFCI will not operate correctly. Due to the sensitive nature of electrical components and associated safety hazards working with electricity, and considering the long term integrity of the repairs, a licensed electrician is best suited to perform repairs no matter how trivial the repairs may seem.

**CIRCUIT INTERRUPTERS**

Inspected: All accessible GFCI devices.

Comments: The inspected, Occupants should familiarize themselves with Ground Fault Circuit Interrupters (GFCI) protected outlets and the reset locations. If power is unavailable at a designated protected receptacle, the reset location may be at a receptacle identified by buttons integral with the receptacle itself or possibly at a different location in the building and/or at an electrical panel. If problems or questions persist regarding the operation and circuitry of safety circuit interrupters contacting a licensed electrician is advised. circuit interrupter devices throughout the house are in satisfactory condition by being tested for proper function and respond as intended.

Maintenance Information: Testing the GFCI receptacles and/or breakers to ensure the circuit safety protection is functioning as intended should be performed periodically. Simply pressing the test buttons found on the breaker and/or receptacle, confirming power is interrupted, and resetting can easily be performed by the homeowner and/or occupants. If power is not interrupted or power cannot be restored indicates a defective device. Because these devices can be easily installed in an inappropriate manner by an inexperienced person, a qualified electrician is best suited to perform any repairs and/or replacement of these devices.

Ground Fault Protection (gfc)

See above on GFCI's.

PLUMBING SYSTEMS

Scope of the inspection: Describe installed piping and/or line materials and water heating equipment. Observe and inspect the fuel supply (if applicable), water supply, waste pipe and vent pipe systems (where visible), including but not limited to fixtures, faucets, attached hose faucets, adequate supports for piping systems, pipe insulation, existence of cross connections, and observation of supply or drainage leaks. Confirm functional flow and drainage at accessible sinks, tubs, showers, toilets, and flow at attached hose faucets. Observe and inspect the water heater operation, vent flues (if any), and the presence of automatic safety controls consisting of: temperature pressure relief valves (TPR), thermocouples, and emergency shut off devices. Safety controls can be confirmed but are not tested. *Items within the scope of the inspection, when present and observable, are in satisfactory and/or functioning condition unless stated otherwise.*

Outside scope: Areas where the plumbing or septic systems are concealed by structural components, soil or otherwise inaccessible to view and determining the internal condition of fuel tanks is excluded from this inspection. Main valves, shut off valves under sinks, behind toilets or clothes washers and refrigerators are not turned in the normal course of a home inspection because they are prone to leaks when operated. Freestanding hose hydrants or faucets not attached to the structure are not included in this inspection unless specified otherwise.

WATER SUPPLY SYSTEM

Main Water Shut Off Location: Near water softener and water heater in laundry room,

Water Distribution Piping: copper,

Limitations/Exclusions: Supply pipes are mostly concealed within the structural components. Pipe material verified at visible stub outs where fixtures and valves are attached. Operating main water shut off valves and fixture shut off valves under sinks and behind toilets is outside the scope of this inspection. Operating these types of valves may CAUSE leaks because they are not operated on a daily basis and the sealing medium becomes distorted when the valve is left in a static state for extended period of time. This inspection includes exterior hose faucets that are accessible and attached to the exterior walls only..



Main Water Shut Off

Comments: The water supply system is in satisfactory condition and functioning as intended.

Maintenance Information: Well equipment needs periodic maintenance. Consult a reputable well service contractor to determine an appropriate maintenance schedule for the well is suggested. The water softener will need periodic maintenance by adding salt. Consulting with the current owner, plumber, or water softener retailer for more information about maintenance frequency of the water softener is advised.

WASTE WATER SYSTEM

Drainage Pipes/Lines: Plastic ABS, Drainage lines completely concealed, unable to determine installed piping materials.

Sewer Clean Out Location: Not located.

Limitations/Exclusions: Drainage lines are mostly concealed within the wall structures and floor components; line materials confirmed at visible waste vents and lines exposed under sinks. Observing main sewer lines and confirming installation of back water valves and/or function thereof is outside the scope of this inspection since most components are concealed underground and/or not readily accessible. Comments regarding sewage disposal and back water valves are limited to self-evident situations found on the surface, or improper drainage at the interior drains.

Comments: The water waste and drainage system is in satisfactory condition and functioning as intended.

FUEL SYSTEM

Main Fuel Valve Shut Off Location: Near the fuel meter.
Fuel Type: Fuel Piping: The predominant type of supply piping is flexible coated lines.



Comments: The fuel supply system is in satisfactory condition and functioning as intended.

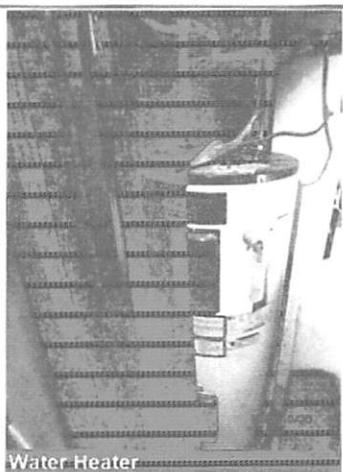
Maintenance Information: The local gas company is usually responsible for the maintenance of the fuel meter.

WATER HEATER

Location: Laundry room. **Brand Name:** American. **Estimated Age:** Between 12 and 14 years.

Type: Electric. **Storage Capacity:** 40 **Performance:** Good. Adequately heats water as intended.

Limitations/Exclusions: Unable to fully inspect the full run of the vent piping, the piping is concealed inside the structural components. gallons...

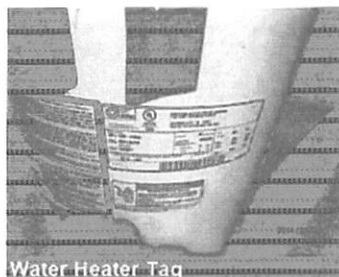


Comments: The condition and operation of the water heater is satisfactory.

Maintenance Information: Leaks at the water heater that go unnoticed for an extended period of time can cause substantial damage to the tank itself and/or surrounding surfaces and structural components. Keeping water heaters in good repair and free of leaks is sensible preventative maintenance. Draining water heaters once a year is advised by most water heater manufacturers. Sediment that accumulates in the bottom of the tank can be caustic and will shorten the useful life by corroding through the tank and causing a leak. Draining the water with a hose from the lower purge valve usually removes a majority of the sediment. This maintenance should be completed after realizing the specific manufacture's guidelines for drainage.

Operation


The water heater is old and may have a limited service life because of its advanced age and could fail at any time. Budgeting for replacement of the water heater in the very near future is advised.



Water Heater Tag

Automatic Safety Controls


TPR piping is not installed. When the valve releases it disperses scalding water which should be directed close to the ground, terminating the TPR piping at a safe location on the exterior is strongly advised. A competent repair person with the proper skills can accomplish the needed remedies, corrections, or repairs.



No TPR piping installed

COMFORT CONTROL SYSTEMS

Scope of the inspection: Describing the energy sources of the comfort control systems and their distribution method(s). Observe and inspect the heating and/or cooling equipment which includes but not limited to, operation, normal operating controls, automatic safety controls, chimneys, flues and vents. Inspecting the comfort control distribution systems including but not limited to, system operation, fans, pumps, radiators, convectors, fan-coil units, dampers, insulation, air filters, registers, and ducts and piping with supports. Confirming the presence of a heating and/or cooling source in each room or the absence of the same. Opening readily openable access panels on heating and cooling appliances provided for routine homeowner maintenance. *Items within the scope of the inspection, when present and observable, are in satisfactory and/or functioning condition unless stated otherwise.*

Outside scope: Humidity control devices or systems can be problematic and fail without warning regardless of age, therefore, these units are not included in this inspection. Routine test procedures cannot always reveal problems that may occur with system operation over extended periods of time.

HEATING EQUIPMENT

Location: Laundry room **Brand Name:** American Standard. **Estimated Age:** 10 years.

Equipment Type: Forced air furnace. **Energy Source:** Gas.

Distribution Method: Ductwork, **Area Served:** All areas,

Performance: Good.

Limitations/Exclusions: Unable to fully inspect the full run of the vent piping, the piping is concealed inside the structural components. Heat exchanger portion of a furnace is difficult to access and view without disassembly of the appliance.

The heat exchanger cannot be fully checked during a limited visual inspection. Service technicians will check the heat exchanger more thoroughly during a routine service procedure. degrees. of the house.,000 Btu's...

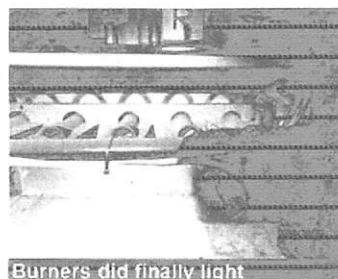
Comments: The condition and operation of the heating system is questionable, as it took 4 times in order to completely light and stay running to bring temperature in house up 2 degrees in about 30 minutes.

Maintenance Information: Routine periodic preventive maintenance will help extend the service life of the equipment. Maintenance of the furnace should include cleaning and/or inspecting the heat exchanger, burners, valves, and automatic safety controls. Safety checking the furnace for presence of carbon monoxide in the distribution air should also be undertaken by a qualified technician.

Operation



To maintain peak and effective working condition of the heating system especially with older units, annual preventive maintenance should be performed. Unit responded to normal operating controls but took 4 times to ignite the burners as intended. A qualified technician is recommended to service as necessary.



COOLING EQUIPMENT

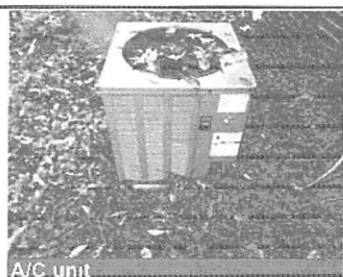
Location: Left side exterior. **Brand Name:** Weather King. **Estimated Age:** Between 9 and 11 years.

Equipment Type: Split type air conditioning system. **Energy Source:** 240 volt electric.

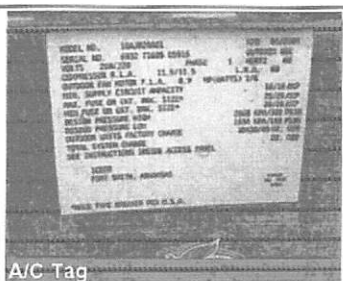
Distribution Method: ductwork, **Area Served:** All areas,

Performance: Unknown, no test performed. Due to outside temperature too cold and cold damage compressor.

Limitations/Exclusions: Evaporator coil is not accessible to view without disassembly of the air handler cabinet. Service technicians will check the evaporator coil more thoroughly during a routine service procedure. degrees. of the house. Ton.. exterior.



A/C unit



A/C Tag

Comments: The physical condition of cooling system is satisfactory, operation not observed. Too cold to test.

Maintenance Information: To maintain peak and effective working condition of the cooling system routine periodic preventive maintenance will help extend the service life of the equipment. A/C maintenance should include cleaning and/or inspecting the evaporator and condenser coils, condenser fan operation, amperage draw of the compressor, and proper refrigerant charge.

FIREPLACE / SOLID FUEL HEATING

Scope of the inspection: Describe fireplaces, solid fuel (wood or coal) stoves, and fossil fuel burning appliances (gas log) that are installed within living spaces. Observe and inspect the firebox, visible portions of vents, flues, dampers, and chimneys. Gas logs are inspected for operation if pilot lights or igniters are operational and the appliance operates from a typical switch, fuel valve, or remote control. *Items within the scope of the inspection, when present and observable, are in satisfactory and/or functioning condition unless stated otherwise.*

Outside scope: Starting a fire in wood burning fireplaces or wood stoves to check for proper chimney draw or the function of thermostatically controlled "Heatlator" fans is excluded from this inspection.

FIREPLACE

Location: Living room.

Fireplace Type: Wood burning fireplace.

Limitations/Exclusions: These are typical limitations experienced with fireplace and chimney inspections.



Comments: The fireplace is in satisfactory condition and should function as intended.

Maintenance Information: Sweeping the chimney on a periodic basis by a professional chimney sweep to help prevent a chimney fire as excessive creosote build up can be hazardous and may result in a chimney fire. Older masonry chimneys should have periodic inspections for structural integrity and cracks or other defects inside the flue, recommend that only a qualified chimney technician perform these inspections. In most cases special equipment is necessary for a thorough inspection of the flue and liner components. A checkup of the fireplace equipment by a qualified service technician should be performed bi-annually to maintain peak working condition.

INTERIOR

Scope of the inspection: Operate installed ovens, ranges, surface cooking appliances, microwave ovens, dishwashing machines, and food waste grinders using normal operating controls to activate the primary function. Observe and inspect visible areas of the interior ceilings, walls, and floor coverings, interior steps, stairways, balconies, and safety railings (if applicable). Reporting any visible signs of water penetration into the building or signs of abnormal or harmful condensation on building components. Confirming the presence or absence of smoke and carbon monoxide alarms. *Items within the scope of the inspection, when present and observable, are in satisfactory and/or functioning condition unless stated otherwise.*

Outside scope: Functions such as self-cleaning capabilities of ovens, every available cycle of dishwashers, calibration of thermostat settings, and other secondary control capabilities that are not the primary function of the appliance are not tested. Determining the source of odors or like conditions is not included in this inspection. Identifying specific types of microbial growth requires extensive testing and capturing lab samples is beyond the scope of this inspection.

APPLIANCES

Inspected: Dishwasher, range, refrigerator, vent hood exhaust fan,

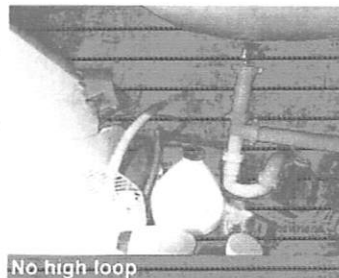
Limitations/Exclusions: Sometimes defects cannot be detected during a general testing procedure, appliances may need to operate for a longer period of time and through all cycles to reveal all defects. Intermittent defects and situations that cannot be revealed during a simple testing procedure cannot be reported and excluded from this inspection. Disposal capabilities cannot be determined because no waste is available at this time. Determining the effectiveness of cleaning capabilities of dishwashers, Many but not all 1 year home warranties cover freestanding appliances. Purchasing a warranty that will cover these items is suggested for added assurance. is beyond the scope of this inspection.

Comments: The inspected appliances are in satisfactory condition and confirmed to have the applicable utilities by being tested in their primary function.

Dishwasher



High loop on the drain line is not installed. High looping the drain line helps to protect the dishwasher from being contaminated with dirty water from the sink since they share the same drain line. Recommend installation of a clip to hold the disposal drain line in a "high loop position" where the sink cannot drain back into the dishwasher through gravity. A competent repair person with the proper skills can accomplish the needed remedies, corrections, or repairs.



No high loop

Range



Anti-tip brackets are not installed, this can result with the range tipping forward when the oven racks are extended with weight. Properly installing these brackets is essential for safety. A competent repair person with the proper skills can accomplish the needed remedies, corrections, or repairs.



No anti-tip device installed

Microwave



Over stove light bulb is possibly burned out. No light came on when activated. Monitoring the situation is advised. Appropriate professionals should further evaluate if there are deficiencies suspected or confirmed in the future.



Light not functioning

INTERIOR WALLS & CEILINGS

Inspected: Wall surfaces ceiling surfaces closet interiors baseboards.

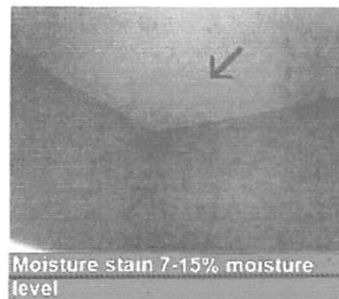
Comments: The inspected, Minor cracks are noted throughout various areas of the interior walls ceilings, this is a typical occurrence caused by normal movement in the structure. Interior surfaces are in satisfactory condition.

Maintenance Information: Nails popping out of the drywall is a normal occurrence experienced by many structures and in most cases a cosmetic concern. This condition is easily corrected by resetting the nails, patching with spackle compound and painting.

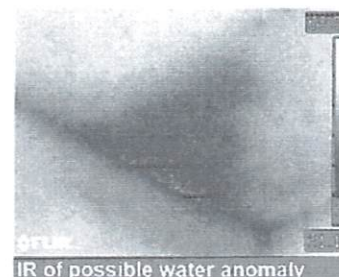
Ceiling Surfaces



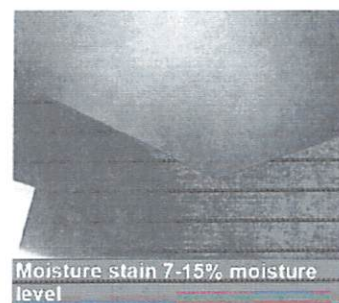
Water leak at the ceiling is evident, water stains are found in master bedroom in two corners. The water stains in corners show a moisture level between 7-15%. Older water stain in hallway bathroom had 0% moisture at this time. Cracks found in ceiling of master bedroom. A competent repair person with the proper skills can accomplish the needed remedies, corrections, or repairs.



Moisture stain 7-15% moisture level



IR of possible water anomaly



Moisture stain 7-15% moisture level



Typical cosmetic maintenance is needed, which usually consists of basic repair of the ceiling surfaces and painting. A competent repair person with the proper skills can accomplish the needed remedies, corrections, or repairs.



Paint peeling away

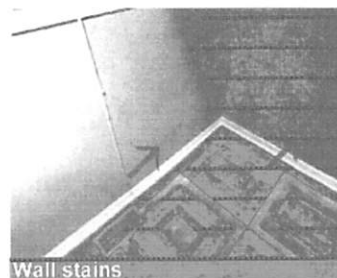
Wall Surfaces



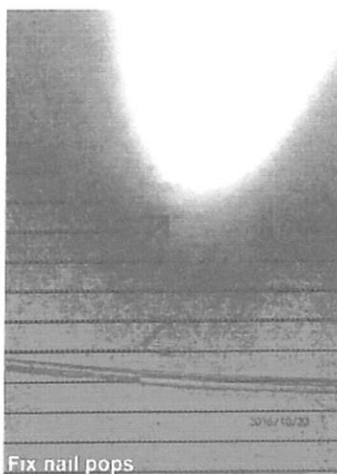
Observed at the front bedroom and rear bedroom wall surfaces: Typical cosmetic maintenance is needed, which usually consists of basic repair of the wall surfaces and painting. A competent repair person with the proper skills can accomplish the needed remedies, corrections, or repairs.



Stains on wall surfaces



Wall stains



Fix nail pops

FLOOR COVERINGS

Inspected: Floor coverings throughout. Carpets, vinyl floorings, and wood floorings.

Limitations/Exclusions: Rugs and other temporary floor coverings prevent viewing of primary floor materials.

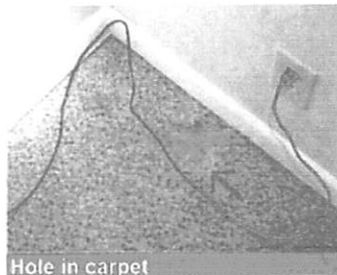
Comments: The interior floor coverings have extensive wear and deterioration. The wood coverings had minor wear throughout.

Maintenance Information: Frequently cleaning the carpets helps to extend the life of the carpets, soil build up in the carpets can damage the carpet backing.

Carpet



Carpet has a hole in it in living room. A competent repair person with the proper skills can accomplish the needed remedies, corrections, or repairs.



Hole in carpet

Vinyl Floor Covering



Observed at the laundry room, hall bathroom, and hallway floor areas: Tile flooring is delaminated in areas. A competent repair person with the proper skills can accomplish the needed remedies, corrections, or repairs.



Laundry room



Hall bathroom



Hallway

SMOKE & CARBON MONOXIDE ALARMS

Inspected: smoke alarms not installed throughout the house.

Comments: To bring up to code all hallways and bedrooms should have a smoke alarm in them.

Maintenance Information: Renewing the batteries in battery operated or battery back-up alarms at least once a year is recommended. Renewing batteries at time of move in is best to ensure detectors are maintained.

Smoke Alarms

Smoke alarms are not found anywhere throughout the dwelling. Installing smoke alarms at appropriate locations immediately upon move in for added safety is advised. A competent repair person with the proper skills can accomplish the needed remedies, corrections, or repairs.

Carbon Monoxide Alarms

Carbon monoxide alarms are not found anywhere throughout the dwelling. Installing carbon monoxide alarms at appropriate locations in homes with gas appliances for added safety is advised. A competent repair person with the proper skills can accomplish the needed remedies, corrections, or repairs.

BATHROOMS / KITCHEN / LAUNDRY

Scope of the inspection: Observe and inspect interior plumbing fixtures and associated drains for presence of leaks and functional flow and drainage. Observe and inspect cabinets, and/or vanities and ventilation sources to the exterior. *Items within the scope of the inspection, when present and observable, are in satisfactory and/or functioning condition unless stated otherwise.*

Outside scope: Determining the presents of water leaks in concealed areas that cannot be revealed during the normal course of testing fixtures and valves is outside the scope of this inspection. Any indication of water damage reported on the wall surfaces, floor coverings, shower or tub surrounds may have to be removed to confirm the extent of water damage, these types of extensive evaluations requires permission from the property owner and should be performed by appropriate persons.

BATHROOMS

Location #1: Master bathroom. **Size:** 3/4 bath shower only.

Sink Count: 1. **Heating:** Heat from central source. **Ventilation:** Electric vent fan.

Location #2: Hallway bathroom. **Size:** 3/4 bath shower only.

Sink Count: 1. **Heating:** Electric heat lamps. **Ventilation:** Electric vent fan.

Comments: Bathroom areas have typical wear throughout for the age.

Maintenance Information: Caulking and sealing all interior and exterior shower and tub areas as a precaution on a periodic basis is suggested to prevent undue water intrusion and damage behind the water proof wall coverings. Vent sources in bathrooms should be kept in good repair because of the wet or moist conditions encountered. Bathroom areas should be allowed to dry out between uses. A fan aids in removal of excess moisture.

Sinks



Observed in the # 1 and # 2 bathroom(s): Mechanical drain stoppers are not operational, replacing with a rubber plug is suggested. A competent repair person with the proper skills can accomplish the needed remedies, corrections, or repairs.



KITCHEN

Counter Tops: Hard surface acrylic **Disposal:** None installed. **Dishwasher:** Installed.
Microwave: Micro-hood
Range Type: Electric stove.

Comments: The kitchen cabinets countertops, Kitchen sink faucet is in good condition. have typical wear and deterioration for the age, should provide several more years of service.

Maintenance Information: Minor plumbing leaks that go unnoticed for extended periods of time can cause extensive damage to cabinets and wall areas under the sink. Inspecting for leaks periodically and keeping the plumbing in good repair is essential to avoid water damage under sinks and kitchen wall areas.

LAUNDRY

Configuration: Washer and dryer are installed side by side.
Dryer Hookup: Electric 240 volt 3 prong receptacle.
Storage: Open shelving.
Room Heating: Heat from central source. **Room Ventilation:** No vent source installed.

Comments: The condition of the dryer vent plumbing room vent, The most common problem for water damage inside a dwelling that may go unnoticed for an extended period of time is behind the laundry machines. Any water damage that occurs on wall or floor surfaces at laundry areas can be an indication of extensive concealed damage especially if it's not noticed at the beginning stages. Periodic inspections by simply viewing behind the machines is suggested. is satisfactory.

Maintenance Information: Excessive lint build up in the dryer vent can be a fire hazard and should be periodically inspected for build up and cleaned out when necessary. Frequency of cleaning will vary with use of the dryer. The use of hoses with braided steel jacket is recommended for the washing machines hookups installed within the living space.

GARAGE / CARPORT

Scope of the inspection: Observe and inspect interior and exterior garage and/or carport walls, floors, garage doors, door operators, door operator safety devices, and required fire separation wall and ceiling systems between attached garages and living spaces and/or attic. *Items within the scope of the inspection, when present and observable, are in satisfactory and/or functioning condition unless stated otherwise.*

Outside Scope: Garages are considered un-conditioned and un-habitable space, reporting on the presence or absence of attic or wall insulation in garage structures is outside the scope of this inspection. Any reporting of the absence or presence of garage insulation is entered as a courtesy.

GARAGE

Garage Type, : Attached garage. **Size:** 2 car garage.

Garage Door Count: 2 **Automatic Operator Count:** 2

Floor Structure: Concrete slab.

Limitations/Exclusions: Confirming the presence and operation of remote control devices for garage door operators is outside the scope of this inspection. Asking for remote control devices to be present at the final walkthrough is suggested. Determining the heat resistance rating of a firewall is beyond the scope of this inspection.

Comments: The interior areas garage door operator, Door operator reverses, Firewall separation wall appears to be constructed of the proper materials the fire door into the interior is operational, floor areas wall surfaces ceiling surfaces have typical cracking in the materials. No structural concerns found even though some materials show signs of movement, these situations are the result of normal and anticipated movement, which is providing fire protection separation between the living space and the garage, with reasonable resistance within acceptable testing guidelines, are in satisfactory condition and functioning as intended.

Maintenance Information: The acceptable reasonable resistance testing procedure for automatic garage door operators is using a 2" block of wood on the floor which will not allow the door to close completely, the door should reverse when the door hits the wood. Periodically testing the door in this manner to ensure the safety device is properly adjusted is advised. To maintain smooth garage door operation and maximize the service life of the components; lubricating the door moving parts periodically is suggested as a routine maintenance procedure. Garage door automatic operator also needs periodic lubrication to maximize the service life of the unit.

Garage Door Operator

Safety device eyes are not installed. For safety it is recommended that the eyes be installed. A garage door technician is recommended to service as necessary.



No electric reverse eyes

Garage Door

Garage door panels are weathered and signs of H₂O damage. Minor adjustments are anticipated to restore proper operation. A competent repair person with the proper skills can accomplish the needed remedies, corrections, or repairs.

H₂O stainsH₂O stains**Floor**

Sealing cracks with appropriate silicone or other suitable sealer is advised to prevent moisture intrusion and prevent an access point for subterranean insects to enter the garage. A competent repair person with the proper skills can accomplish the needed remedies, corrections, or repairs.



Seal cracks

CLOSING STATEMENTS

Overall Condition: This home is in average condition and with consideration of comparable properties in the area, the findings in this report are typical for properties this age. The information contained in this inspection report is an earnest effort on my part to inform the buyer of the *current condition* of this property.

Post Inspection Fees: In an effort to keep our initial inspection fees as reasonable as possible an additional fee for re-inspections is imposed. A re-inspection is limited to confirmation of requested repairs have been performed and completed, a re-inspection IS NOT a full home inspection and report. Each inspection requires a separate inspection service agreement; please contact our office to schedule the re-inspection and execute the agreement prior to the re-inspection. Re-inspection fee for this property will be **\$99.00**.

Final Comments: Each inspection report is relevant to the specific property inspected, at the time and on the day of the inspection only. Conditions may change in the interim between the inspection and occupancy of the property. I advise my client to thoroughly check this report for accuracy to the best of his or her knowledge prior to the close of the transaction. Although my standard of care is to produce a precise and accurate report, the human element of an oversight, omission, or unintentional data entry is always possible. Walkthrough inspections are typically performed shortly before closing and are to be accomplished by the prospective buyer to confirm acceptable and/or unaltered condition of the property. These inspections are very subjective. What may be an acceptable condition in the inspectors opinion may not meet approval of the prospective buyer. The inspector can perform a follow up inspection confirming requested repairs are complete, however the inspector cannot sign a walkthrough release that may be required by any agent or broker, only the buyer of the property is authorized to sign such documentation in most instances. Thank you for choosing Inspect-It 1st to perform your inspection. Your business is sincerely appreciated.

REPORT SUMMARY

Customer(s): Tim Paul Report File Number: 102016NJ3

Property Address: 10035 Towne Rd.

Important Notice: It is essential that you read the entire inspection report for complete inspection details.**This summary only highlights a few items that may be of concern.**

The rating of *Attention Recommended* is meant that the reported conditions may have the potential to worsen as time progresses and/or general awareness of the situation is advised. Conditions that fall in this rating may vary due to seasonal changes. Corrective action may be needed in the future.

EXTERIOR**GROUND****Vegetation**

Observed at all yard areas: Vines climbing on the walls should be removed from the wall surfaces to prevent damage to the surface materials. Monitoring the situation is advised. Appropriate professionals should further evaluate if there are deficiencies suspected or confirmed in the future.

HARDSCAPE**Driveway**

The driveway surface is cracked. Sealing the cracks with appropriate silicone or other suitable sealer is advised to prevent water intrusion under the driveway that can result with damage and deterioration. Monitoring the situation is advised. Appropriate professionals should further evaluate if there are deficiencies suspected or confirmed in the future.

EXTERIOR FEATURES**Pergola**

Observed at the underside of boards, evidence of Carpenter bees. This is also noted by Black Diamond Pest Control and with no signs of recent activity. Monitoring the situation is advised. Appropriate professionals should further evaluate if there are deficiencies suspected or confirmed in the future.

ROOF SYSTEMS**ROOF STRUCTURE & ATTIC****Insulation**

Observed at the rear and right attic area: Ceiling insulation is missing. Installing additional attic insulation where it is missing or lacking may be desired for added comfort and lowest possible energy cost. Proper and complete installation of the attic insulation is essential for best comfort and lowest possible energy cost. A competent repair person with the proper skills can accomplish the needed remedies, corrections, or repairs.

INTERIOR**APPLIANCES****Dishwasher**

High loop on the drain line is not installed. High looping the drain line helps to protect the dishwasher from being contaminated with dirty water from the sink since they share the same drain line. Recommend installation of a clip to hold the disposal drain line in a "high loop position" where the sink cannot drain back into the dishwasher through gravity. A competent repair person with the proper skills can accomplish the needed remedies, corrections, or repairs.

Range

Anti-tip brackets are not installed, this can result with the range tipping forward when the oven racks are extended with weight. Properly installing these brackets is essential for safety. A competent repair person with the proper skills can accomplish the needed remedies, corrections, or repairs.

Microwave

Over stove light bulb is possibly burned out. No light came on when activated. Monitoring the situation is advised. Appropriate professionals should further evaluate if there are deficiencies suspected or confirmed in the future.

INTERIOR WALLS & CEILINGS**Wall Surfaces**

Observed at the front bedroom and rear bedroom wall surfaces: Typical cosmetic maintenance is needed, which usually consists of basic repair of the wall surfaces and painting. A competent repair person with the proper skills can accomplish the needed remedies, corrections, or repairs.

FLOOR COVERINGS**Carpet**

Carpet has a hole in it in living room. A competent repair person with the proper skills can accomplish the needed remedies, corrections, or repairs.



The rating of *Maintenance Advised* is meant to keep functional condition intact, these items now need regular maintenance, repairs, or correction as necessary. Items in this rating are likely to worsen appreciably or cause further damage if not quickly addressed.

EXTERIOR**GROUND****Fences**

Observed at the left side yard: Fences are damaged. Top rail is bent and chain link is not secured to it. Fixing this will bring it back into a satisfactory condition. A competent repair person with the proper skills can accomplish the needed remedies, corrections, or repairs.

EXTERIOR PLATFORMS**Deck**

Observed at rear decks: Surface boards are weak in some areas. Framing, and supports are concealed as it is low to the ground. Minor repairs are anticipated to restore proper function of the deck. Monitoring the situation is advised. Appropriate professionals should further evaluate if there are deficiencies suspected or confirmed in the future.

STRUCTURE & FOUNDATION**EXTERIOR TRIM & WALL FLASHINGS****Eaves & Soffits**

Observed various areas: Eaves are weathered. Soffits are weathered. Eave and soffit components are loose and/or damaged, properly maintaining the components is advised to preserve the trim components. This appears to be from gutters are full of debris and water not draining and overflowing due to no drip edge.

ROOF SYSTEMS**ROOF SURFACE*****Composition Shingles***

Noted in one area at front of house: Shingles are loose and damaged. The shingles need to be maintained to ensure effective water shedding capabilities. A competent repair person with the proper skills can accomplish the needed remedies, corrections, or repairs.

ROOF DRAINAGE SYSTEM***Gutters***

Debris is found in the gutters; the anticipated homeowner maintenance chore of cleaning out the gutters is needed. Patching leaks at gutter seams and/or end caps is essential to avoid water damage at the roof and/or trim components. A competent repair person with the proper skills can accomplish the needed remedies, corrections, or repairs.

Extensions & Splash Blocks

Observed at most downspouts: Splash blocks are not installed at the downspout terminations. Terminating downspouts next to the foundation can result with water related foundation issues, installing a means to effectively divert water away from the foundation is recommended. A competent repair person with the proper skills can accomplish the needed remedies, corrections, or repairs.

ELECTRICAL SYSTEMS**ELECTRIC PANELS*****Panel Cabinet***

Inside of cabinet has insulation at bottom that could be a fire hazard, and needs to be removed. The sheathing on the wiring is too long inside the panel and should only be an 1" or less. There is a grommet missing for the wires entering top center of panel box, these should be secured. Due to the sensitive nature of electrical components and associated safety hazards working with electricity, and considering the long term integrity of the repairs, a licensed electrician is best suited to perform repairs no matter how trivial the repairs may seem.

PLUMBING SYSTEMS**WATER HEATER*****Automatic Safety Controls***

TPR piping is not installed. When the valve releases it disperses scalding water which should be directed close to the ground, terminating the TPR piping at a safe location on the exterior is strongly advised. A competent repair person with the proper skills can accomplish the needed remedies, corrections, or repairs.

COMFORT CONTROL SYSTEMS**HEATING EQUIPMENT*****Operation***

To maintain peak and effective working condition of the heating system especially with older units, annual preventive maintenance should be performed. Unit responded to normal operating controls but took 4 times to ignite the burners as intended. A qualified technician is recommended to service as necessary.

INTERIOR**INTERIOR WALLS & CEILINGS**

Ceiling Surfaces

Typical cosmetic maintenance is needed, which usually consists of basic repair of the ceiling surfaces and painting. A competent repair person with the proper skills can accomplish the needed remedies, corrections, or repairs.

BATHROOMS / KITCHEN / LAUNDRY**BATHROOMS***Sinks*

Observed in the # 1 and # 2 bathroom(s): Mechanical drain stoppers are not operational, replacing with a rubber plug is suggested. A competent repair person with the proper skills can accomplish the needed remedies, corrections, or repairs.

GARAGE / CARPORT**GARAGE***Garage Door*

Garage door panels are weathered and signs of H2O damage. Minor adjustments are anticipated to restore proper operation. A competent repair person with the proper skills can accomplish the needed remedies, corrections, or repairs.

Floor

Sealing cracks with appropriate silicone or other suitable sealer is advised to prevent moisture intrusion and prevent an access point for subterranean insects to enter the garage. A competent repair person with the proper skills can accomplish the needed remedies, corrections, or repairs.



The rating of *Not Dependable* is meant that inspectors general observations, intermittent defects, age of the specified item, known product defects, or inspectors common knowledge indicate that substantial repairs, replacement or anticipated problems are likely in the future.

PLUMBING SYSTEMS**WATER HEATER***Operation*

The water heater is old and may have a limited service life because of its advanced age and could fail at any time. Budgeting for replacement of the water heater in the very near future is advised.



The rating of *Safety Concern* is meant that conditions observed that can be potentially dangerous, harmful or unstable. Some items may be due to a change in building standards from time the structure was built. Immediate repairs or upgrades are strongly advised.

INTERIOR

SMOKE & CARBON MONOXIDE ALARMS

Smoke Alarms

Smoke alarms are not found anywhere throughout the dwelling. Installing smoke alarms at appropriate locations immediately upon move in for added safety is advised. A competent repair person with the proper skills can accomplish the needed remedies, corrections, or repairs.

Carbon Monoxide Alarms

Carbon monoxide alarms are not found anywhere throughout the dwelling. Installing carbon monoxide alarms at appropriate locations in homes with gas appliances for added safety is advised. A competent repair person with the proper skills can accomplish the needed remedies, corrections, or repairs.

GARAGE / CARPORT

GARAGE

Garage Door Operator

Safety device eyes are not installed. For safety it is recommended that the eyes be installed. A garage door technician is recommended to service as necessary.



The rating of *Deficiencies* is meant that reported components, systems or areas have failed or may be at the end of their useful lifespan. Items may be costly to repair or correct. It is recommended that qualified and competent tradespersons or licensed contractors perform repairs or corrections.

ELECTRICAL SYSTEMS

ELECTRIC PANELS

Over Current Devices

Breaker is double tapped into a single lug where only one wire should be connected. Multiple wires that are connected to a single connection lug have the potential to overheat at the connection and can cause an electrical fire inside the panel. It also appears some wires could be under sized or oversized, unable to fully determine all wires. Due to the sensitive nature of electrical components and associated safety hazards working with electricity, and considering the long term integrity of the repairs, a licensed electrician is best suited to perform repairs no matter how trivial the repairs may seem.

ELECTRIC FIXTURES / RECEPTACLES / SWITCHES

Interior Receptacles

Observed at the kitchen receptacle: GFCI has an open ground. The GFCI will not operate correctly. Open ground in master bedroom receptacle for a TV up high on wall.

Due to the sensitive nature of electrical components and associated safety hazards working with electricity, and considering the long term integrity of the repairs, a licensed electrician is best suited to perform repairs no matter how trivial the repairs may seem.

Exterior Receptacles

Observed at the front stoop receptacle: GFCI has an open ground. Also no cover plate on exterior receptacle. The GFCI will not operate correctly. Due to the sensitive nature of electrical components and associated safety hazards working with electricity, and considering the long term integrity of the repairs, a licensed electrician is best suited to perform repairs no matter how trivial the repairs may seem.

CIRCUIT INTERRUPTERS

Ground Fault Protection (gfc)

See above on GFCI's.

INTERIOR

INTERIOR WALLS & CEILINGS

Ceiling Surfaces

Water leak at the ceiling is evident, water stains are found in master bedroom in two corners. The water stains in corners show a moisture level between 7-15%. Older water stain in hallway bathroom had 0% moisture at this time. Cracks found in ceiling of master bedroom. A competent repair person with the proper skills can accomplish the needed remedies, corrections, or repairs.

FLOOR COVERINGS

Vinyl Floor Covering

Observed at the laundry room, hall bathroom, and hallway floor areas: Tile flooring is delaminated in areas. A competent repair person with the proper skills can accomplish the needed remedies, corrections, or repairs.