



A1 Certified Home Inspections

Report

Inspection Date:

01/01/2014

Prepared For:

John and Jane Doe

Prepared By:

A1 Certified Home Inspections

Lake City, FL 32024

(386) 758-4540 - **Office**

(386) 984-8580 - **Cellular**

(386) 754-5919 - **Fax**

1 (800) 863-8831 - **Toll Free**

Eric@a1certifiedhomeinspections.com - **Email**

www.a1certifiedhomeinspections.com - **Web Site**

Report Number:

1234

Florida License Number – HI1098

Inspector:

Eric W. Augustin

Owner / Certified Inspector





Report Overview

THE HOUSE IN PERSPECTIVE

This is an average quality home that has been lacking maintenance somewhat. Also, some of the systems of the home are aging and will require updating over time. Apart from the short term need to deal with the lacking maintenance and aging systems, *the improvements that are recommended in this report are not considered unusual for a home of this age and location*. Please remember that there is no such thing as a perfect home.

- For the purpose of this report, it is assumed that the house faces west.

WEATHER CONDITIONS

Dry weather conditions prevailed at the time of the inspection.
The estimated outside temperature was 85 degrees F.

RECENT WEATHER CONDITIONS

Occasional rain has been experienced in the days leading up to the inspection.

CONVENTIONS USED IN THIS REPORT

For your convenience, the following color coded definitions have been used in this report.

Major Concern: *a system or component which is considered significantly deficient or is unsafe. Significant deficiencies need to be corrected and, except for some safety items, are likely to involve significant expense.*

Safety Issue: *denotes a condition that is unsafe and in need of prompt attention.*

Repair: *denotes a system or component which is missing or which needs corrective action to assure proper and reliable function.*

Improve: *denotes improvements which are recommended but not required.*

Monitor: *denotes a system or component needing further investigation and/or monitoring in order to determine if repairs are necessary.*

Deferred Cost Item: *denotes items that have reached or are reaching their normal life expectancy or show indications that they may require repair or replacement anytime during the next five (5) years.*

Please note that those observations listed under “Discretionary Improvements” are not essential repairs, but represent logical long term improvements.

THE SCOPE OF THE INSPECTION

This inspection is visual only. A representative sample of building components are viewed in areas that are accessible at the time of the inspection. No destructive testing or dismantling of building components is performed.

All components designated for inspection in the Standards of Practice are inspected, except as may be noted in the “Limitations of Inspection” sections within this report.

It is the goal of the inspection to put a home buyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind.

Please refer to the pre-inspection contract for a full explanation of the scope of the inspection.

Structure

DESCRIPTION OF STRUCTURE

Foundation:	•Poured Concrete Slab on Grade • Not Visible
Columns:	•Brick
Floor Structure:	•Concrete • Not Visible
Wall Structure:	•Masonry
Ceiling Structure:	•Truss • Joist
Roof Structure:	•Trusses • Roof Joists • Waferboard Sheathing

STRUCTURE OBSERVATIONS

Positive Attributes

The inspection did not discover evidence of substantial structural movement. Exterior wall construction is solid masonry.

General Comments

The construction of the house is of average quality with typical liberties taken with good building practice and with the quality of materials employed. The inspection did not disclose significant deficiencies in the structure, however, some typical minor flaws were detected in the structural components of the building. No major defects were observed in the accessible structural components of the house.

RECOMMENDATIONS / OBSERVATIONS

Wood Boring Insects

- **Monitor:** This home is in an area known for wood destroying insect activity. Wood destroying insect can do a substantial amount of damage to the wood structural components of a home. Any form of wood/soil contact should be avoided. Controlling dampness in the soil around the perimeter of a home, including below porches and in crawl spaces, is recommended. Preventative chemical treatment, performed by a licensed pest control specialist, is also advisable.
- **Monitor, Improve:** Conditions that are attractive to wood boring insects should be avoided since they can damage the property. These conditions include the storage of wood in damp environments, wood/soil contact around the perimeter of the home (decking, siding, etc.), damp soils, leaky roofs, and unventilated spaces (roofs, garages, crawl spaces, etc.).



Continued >>>

LIMITATIONS OF STRUCTURE INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Structural components concealed behind finished surfaces could not be inspected.
- Only representative samplings of the visible structural components were inspected.
- Engineering or architectural services such as calculation of structural capacities, adequacy, or integrity are not part of a home inspection.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Roofing

DESCRIPTION OF ROOFING

Roof Covering:	•Asphalt Shingle
Roof Flashings:	•Metal
Chimney:	•Metal below siding
Roof Drainage System:	•None
Skylights:	•None
Method of Inspection:	•Walked on roof

ROOFING OBSERVATIONS

Positive Attributes

The steep pitch of the roof has resulted in a longer than normal life expectancy for roof the coverings. Roof flashing details appear to be in good order. The chimney does not show signs of significant deterioration.

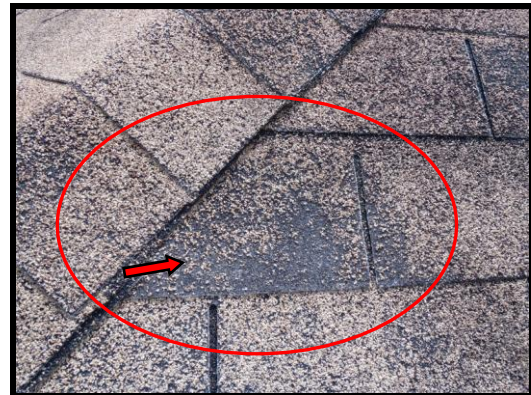
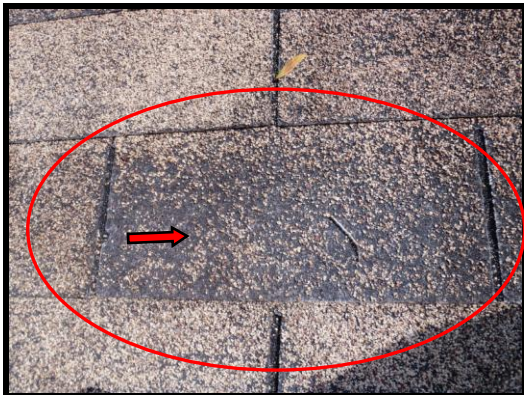
General Comments

The roof coverings are old and are at or near the end of its useful life.

RECOMMENDATIONS / OBSERVATIONS

Sloped Roofing

- **Possible Major Concern, Monitor, Repair, Deferred Cost Item:** The roofing is near the end of its life. Minor repairs might be possible to extend the roof life and to defer leaks. Damaged or missing roofing material should be repaired. All roof penetrations (plumbing vents stacks, vents, etc.) should be examined and sealed as necessary. Older roofs are, by their nature, a high maintenance roof. Annual inspection and repair should be anticipated. Expect to replace the roof in the next 5 years.



Gutters & Downspouts

- **Improve:** It is recommended that gutters and downspouts be installed to avoid spilling roof runoff around the building – a potential source of water entry or water damage.



LIMITATIONS OF ROOFING INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Not all of the underside area of the roof sheathing is inspected for evidence of leaks.
- Evidence of prior leaks may be disguised by interior finishes.
- Estimates of remaining roof life are approximations only and do not preclude the possibility of leakage. Leakage can develop at any time and may depend on rain intensity, wind direction, ice build-up, and other factors.
- Antennae, chimney/flue interiors which are not readily accessible are not inspected and could require repair.
- Roof inspection may be limited by access, condition, weather, or other safety concerns.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Exterior

DESCRIPTION OF EXTERIOR

Wall Covering:	•Brick
Eaves, Soffits, And Fascias:	•Aluminum
Exterior Doors:	•Solid Wood
Window/Door Frame Openings:	•Brick
Entry Driveways:	•Concrete
Entry Walkways And Patios:	•Concrete
Porches, Decks, Steps, Railings:	•Treated Wood
Overhead Garage Door(s):	•Steel • Automatic Opener Installed
Surface Drainage:	•Level Grade
Retaining Walls:	•None
Fencing:	•None

EXTERIOR OBSERVATIONS

Positive Attributes

The house has all brick constructed exterior walls. Window frames are clad, for the most part, with a low maintenance material. The aluminum soffits and fascia are a low-maintenance feature of the exterior of the home. There is no significant wood/soil contact around the perimeter of the house, thereby reducing the risk of insect infestation or rot. The lot drainage was good, conducting surface water away from the building. The rear decking appears to be constructed from pressure treated wood. The driveway and walkways are in good condition.

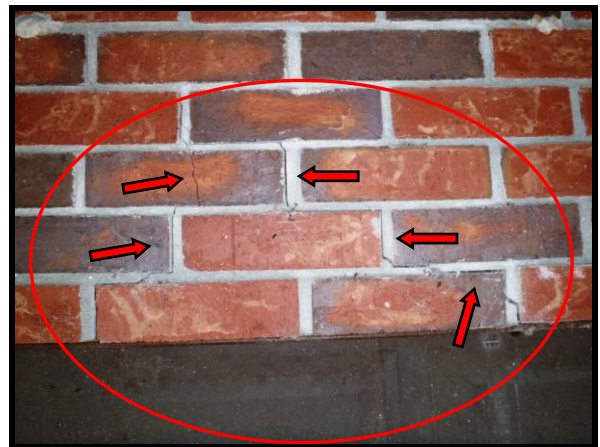
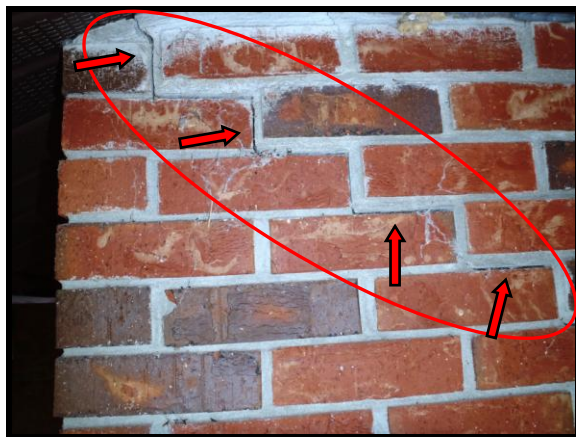
General Comments

The exterior of the home is generally in good condition and shows normal wear and tear for a home of this age.

RECOMMENDATIONS / OBSERVATIONS

Exterior Walls

- **Monitor, Improve:** Common minor cracks were observed on the exterior walls of the house. This implies that some minor structural movement has occurred. The location, size, shape of these cracks is very common. The inspection did not find evidence of significant movement requiring immediate major repairs. These photos are only examples, as other areas may exist.



Continued >>>

- **Repair:** Minor damage to the brickwork should be repaired to preserve the wall.



Exterior Eaves

- **Monitor, Improve:** The rear porch soffit and fascia should be painted.



Garage

- **Repair:** The garage door opener was inoperative because it was not completely installed. As a result, it could not be tested.



Continued >>>

Rear Porch / Deck Cover

- **Monitor, Improve:** The rear deck/porch cover ceiling has a water stain. This is due to the fact that there are no gutters installed on the main home. As a result, the rain comes down the valley of the roof and hits the rear porch deck cover in a concentrated area in large volumes. Some water is forced through. Gutters are needed in this location.



Landscaping

- **Monitor, Improve:** Tree branches should be trimmed away from the house and roof to avoid damage to the building.



- **Monitor, Improve:** The proximity of the closest trees could disrupt drainage pipes, cause mechanical damage to the exterior of the house, or influence the foundation over time. You should consider removal of the closest trees.



- **Monitor, Improve:** Vines growing on exterior walls should be kept trimmed away from siding, window trims, and the eaves to reduce risk of insect and water damage.



Discretionary Improvements

It would be wise to install a smoke detector in the garage.

LIMITATIONS OF EXTERIOR INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- A representative sample of exterior components was inspected rather than every occurrence of components.
- The inspection does not include an assessment of geological, geotechnical, or hydrological conditions, or environmental hazards.
- Screening, shutters, awnings, or similar seasonal accessories, fences, recreational facilities, outbuildings, seawalls, break-walls, docks, erosion control and earth stabilization measures are not inspected unless specifically agreed-upon and documented in this report.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Electrical

DESCRIPTION OF ELECTRICAL

Size of Electrical Service:	•120/240 Volt Service - Service Size: 200 Amps
Service Drop:	•Overhead
Service Entrance Conductors:	•Copper
Service Equipment & Main Disconnects:	•Main Service Rating 200 Amps • Breakers • Located: Inside the garage
Service Grounding:	•Copper • Ground Connection Not Visible
Service Panel & Overcurrent Protection:	•Panel Rating: 200 Amp • Breakers • Located: Inside the garage
Sub-Panel(s):	•Panel Rating: 60 Amp • Breakers • Located: Exterior A/C unit
Distribution Wiring:	•Copper
Wiring Method:	• Non-Metallic Cable "Romex"
Switches & Receptacles:	•Grounded

ELECTRICAL OBSERVATIONS

Positive Attributes

The size of the electrical service is sufficient for typical single family needs. The electrical panel is well arranged and all fuses/breakers are properly sized. Generally speaking, the electrical system is in good order. Most of the outlets and light fixtures that were tested operated satisfactorily. The distribution of electricity within the home is good. All 3-prong outlets that were tested were appropriately grounded. Split receptacles are present in the kitchen. These outlets offer an added level of convenience, as there are separate circuits provided for each half of the outlet. Ground fault circuit interrupter (GFCI) devices have been provided in some areas of the home. These devices are extremely valuable, as they offer an extra level of shock protection. Dedicated 220 volt circuits have been provided for all 220 volt appliances within the home. All visible wiring within the home is copper. This is a good quality electrical conductor.

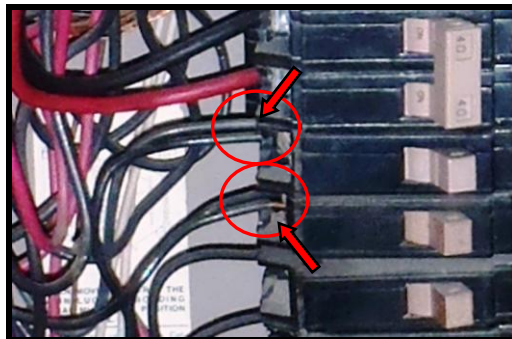
General Comments

Inspection of the electrical system revealed the need for typical, minor repairs. Although these are not costly to repair, they should be high priority for safety reasons. *Unsafe electrical conditions represent a shock hazard.* A licensed electrician should be consulted to undertake the repairs recommended below.

RECOMMENDATIONS / OBSERVATIONS

Main Panel

- **Repair, Safety Issue:** Two circuits within the main distribution panel that are doubled up (referred to as “double taps”) should be separated. Each circuit should be served by a separate fuse or breaker.



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Distribution Wiring

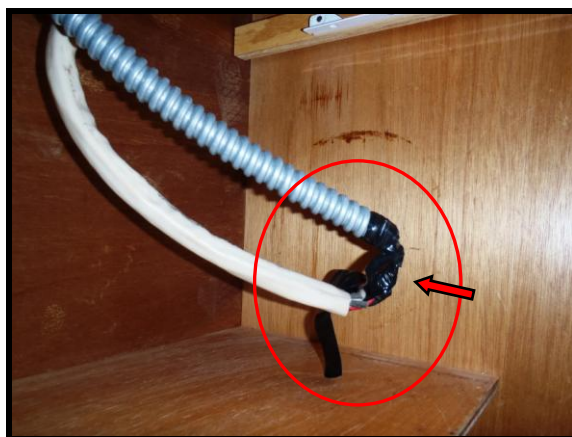
- **Repair, Safety Issue:** Abandoned wiring should be removed or appropriately terminated with a box and cover.



- **Repair, Safety Issue:** Wiring exposed on exterior finishes should be relocated or protected by a rigid conduit.



- **Repair, Safety Issue:** The improper electrical connection for the stove cook-top should be repaired. All electrical connections should be made inside junction boxes fitted with cover plates.



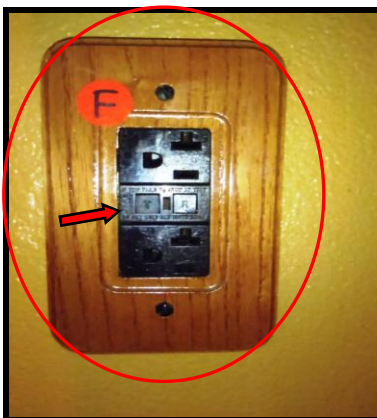
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Outlets

- **Repair, Safety Issue:** An outlet is loose. It should be repaired.



- **Repair, Safety Issue:** One of the ground fault circuit interrupter (GFCI) outlets in the kitchen did not respond correctly to testing during the inspection. This receptacle should be replaced.



- **Improve, Safety Issue:** The installation of ground fault circuit interrupter (GFCI) outlets is recommended for the garage and the exterior of the home. A GFCI offers increased protection from shock or electrocution.

Lights

- **Monitor, Improve:** Several of the lights are inoperative. If the bulbs are not blown, the circuit should be repaired.



Smoke Detectors

- **Repair, Safety Issue:** All four of the smoke detectors did not respond to testing. It is suspected that the batteries in the smoke detectors are dead. This should be investigated.



Discretionary Improvements

The installation of ground fault circuit interrupter (GFCI) devices is advisable on exterior, garage, bathroom and some kitchen outlets. Any whirlpool or swimming pool equipment should also be fitted with GFCI's as they offer protection from shock or electrocution.

LIMITATIONS OF ELECTRICAL INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Electrical components concealed behind finished surfaces are not inspected.
- Only a representative sampling of outlets and light fixtures were tested.
- The inspection does not include remote control devices, alarm systems and components, low voltage wiring, systems, and components, ancillary wiring, systems, and other components which are not part of the primary electrical power distribution system.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Heating

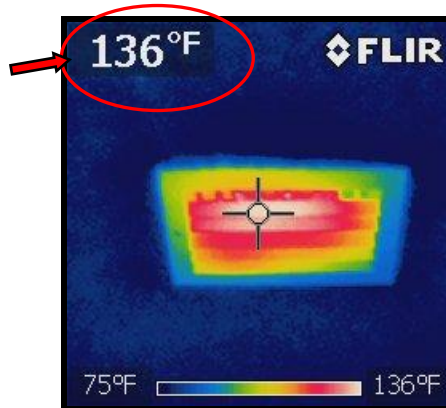
DESCRIPTION OF HEATING

Energy Source:	•Electricity • 240 Volt Power Supply
Heating System Type:	•Central Heating
	•Interior Unit Manufacturer: Carrier • Interior Unit Serial Number: 4891H01317
	•Exterior Unit Manufacturer: Carrier • Exterior Unit Serial Number: 1591E13462
Vents, Flues, Chimneys:	•Metal-Multi Wall
Heat Distribution Methods:	•Ductwork

HEATING OBSERVATIONS

Positive Attributes

The heating system is in generally good condition. Heating a home with this type of heating system should be relatively economical. Adequate heating capacity is provided by the system. Heat distribution within the home is adequate.



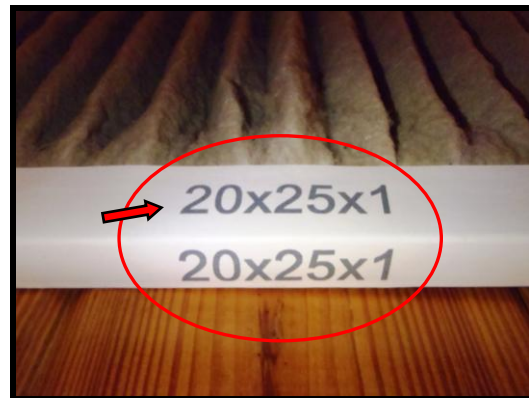
General Comments

The heating system shows no visible evidence of major defects. Minor improvements to the heating system are necessary.

RECOMMENDATIONS / OBSERVATIONS

Heating

- **Monitor, Improve:** The present air filter is very dirty. White pleated filters should be used, and replaced every 30 days.



Continued >>>

LIMITATIONS OF HEATING INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- The adequacy of heat supply or distribution balance is not inspected.
- The interior of flues or chimneys which are not readily accessible are not inspected.
- The furnace heat exchanger, humidifier, or dehumidifier, and electronic air filters are not inspected.
- Solar space heating equipment/systems are not inspected.
- Although the heating system was operated, there are significant testing limitations at this time of year.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Cooling / Heat Pumps

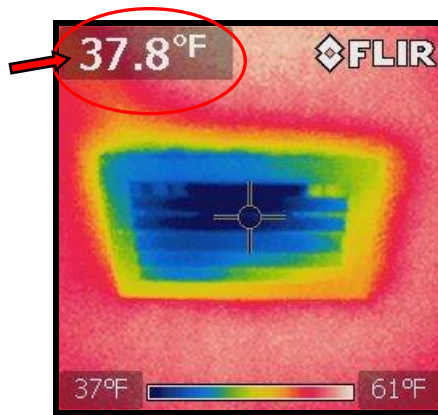
DESCRIPTION OF COOLING / HEAT PUMPS

Energy Source:	•Electricity • 240 Volt Power Supply
Central System Type:	•Air Cooled Central Air Conditioning
	•Interior Unit Manufacturer: Carrier • Interior Unit Serial Number: 4891H01317
	•Exterior Unit Manufacturer: Carrier • Exterior Unit Serial Number: 1591E13462
Through-Wall Equipment:	•Not Present

COOLING / HEAT PUMPS OBSERVATIONS

Positive Attributes

The capacity and configuration of the system should be sufficient for the home. Upon testing in the air conditioning mode, a normal temperature drop of 21 degrees across the evaporator coil was observed. This suggests that the system is operating properly. The location of the return air vents is well suited to air conditioning. The system responded properly to operating controls.



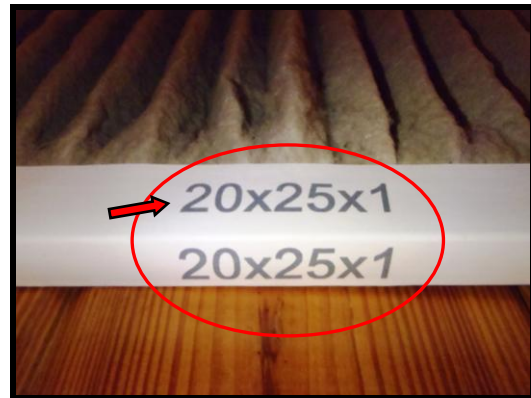
General Comments

The system shows no visible evidence of major defects. Typical minor improvements are recommended.

RECOMMENDATIONS / OBSERVATIONS

Central Air Conditioning

- **Monitor, Improve:** The present air filter is very dirty. White pleated filters should be used, and replaced every 30 days.



Continued >>>

- **Monitor, Deferred Cost Item:** Most HVAC systems have a typical life expectancy of 10 to 15 years. The existing unit (1991) has passed this age range. One cannot predict with certainty when replacement will become necessary, but a higher level of maintenance should be expected.
- **Improve:** The drain line for the interior air conditioning unit should have a "float switch" installed to shut down the unit in the event that the line becomes blocked which will prevent the drain water from spilling out onto the floor.



- **Monitor, Improve:** Damaged and or missing insulation on refrigerant lines should be repaired. These outside lines should be insulated all the way to the compressor unit to prevent loss of temperature in the lines.



LIMITATIONS OF COOLING / HEAT PUMPS INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Window mounted air conditioning units are not inspected.
- The cooling supply adequacy or distribution balances are not inspected.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Insulation / Ventilation

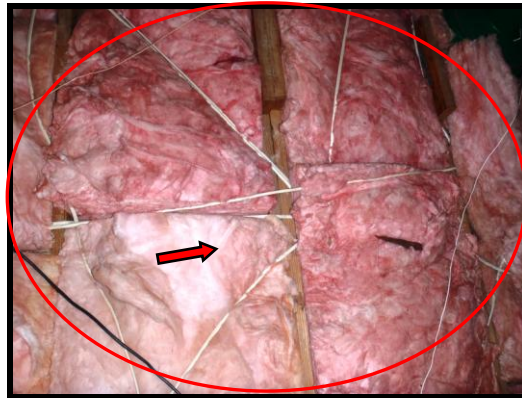
DESCRIPTION OF INSULATION / VENTILATION

Attic Insulation:	•R30 Batt fiberglass insulation in the attic
Exterior Wall Insulation:	•Not Visible
Vapor Retarders:	•None Visible
Roof Ventilation:	•Roof Vents • Soffit Vents
Exhaust Fan/vent Locations:	•Bathrooms • Cook-top Down Draft • Dryer

INSULATION / VENTILATION OBSERVATIONS

Positive Attributes

Insulation levels are typical for a home of this age and construction.



General Comments

Caulking and weather-stripping around doors, windows and other exterior wall openings will help to maintain weather tightness and reduce energy costs.

RECOMMENDATIONS / ENERGY SAVING SUGGESTIONS

Exhaust Venting

- **Improve:** Both of the bathroom exhaust fans are excessively noisy.



Continued >>>

- **Repair, Safety Issue:** The exhaust vent pipe for the dryer is disconnected inside the attic. This is a safety issue and should be repaired before the dryer is used.



LIMITATIONS OF INSULATION / VENTILATION INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Insulation/ventilation type and levels in concealed areas are not inspected. Insulation and vapor barriers are not disturbed and no destructive tests (such as cutting openings in walls to look for insulation) are performed.
- Potentially hazardous materials such as Asbestos and Urea Formaldehyde Foam Insulation (UFFI) cannot be positively identified without a detailed inspection and laboratory analysis. This is beyond the scope of the inspection.
- An analysis of indoor air quality is not part of our inspection unless explicitly contracted-for and discussed in this or a separate report.
- Any estimates of insulation R values or depths are rough average values.
- No access was gained to the wall cavities of the home.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Plumbing

DESCRIPTION OF PLUMBING

Water Supply Source:	•Private Water Supply
Service Pipe to House:	•PVC
Main Water Valve Location:	•At the well pump station
Interior Supply Piping:	•CPVC
Waste System:	•Private Sewage System
Drain, Waste, & Vent Piping:	•PVC
Water Heater:	•Electric • Manufacturer: US CraftMaster • Approximate capacity in gallons: 40 •Serial Number: 9029100036
Fuel Storage & Distribution:	•Liquid Petroleum "LP" gas meter is found on the exterior rear corner of the home
Fuel Shut-Off Valves:	•LP Gas main valve is located on the side of the exterior rear corner of the home

PLUMBING OBSERVATIONS

Positive Attributes

The plumbing system is in generally good condition. The piping system within the home, for both supply and waste, is a good quality system. The water pressure supplied to the fixtures is reasonably good. A typical drop in flow was experienced when two fixtures were operated simultaneously.

General Comments

The plumbing system requires some typical minor improvements.

RECOMMENDATIONS / OBSERVATIONS

Exterior Supply Plumbing

- **Monitor, Improve:** Exterior supply piping may be susceptible to freezing during extremely cold weather. Heating or insulating this pipe would be wise.



Water Heater

- **Monitor, Deferred Cost Item:** Water heaters have a typical life expectancy of 10 to 15 years. The existing unit (1990) has passed this age range. One cannot predict with certainty when replacement will become necessary.

Continued >>>

Septic Tank

- **Repair:** One of the exterior plumbing clean out ports for the septic tank is broken, and must be repaired to prevent foreign matter from entering the system.



Fixtures

- **Improve:** Three of the four bathroom sink drain stoppers are missing.



- **Repair:** The hallway bathroom toilet is leaking where the tank section connects to the bowl.

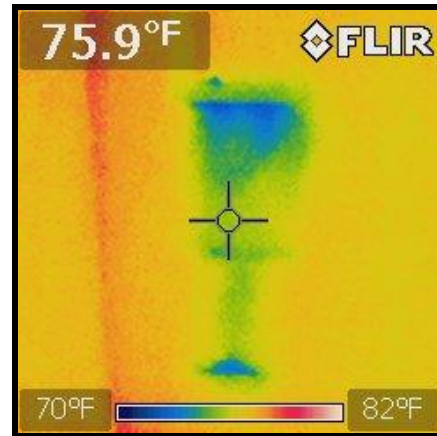


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- **Improve:** Both of the shower head pipes and the bathtub spout are not properly fastened inside the wall. They are not leaking inside the wall, but there is a lot of movement when used.



- **Repair:** The laundry bib valves do not shut off completely. As a result, the drywall wall below the bibs is wet.



LIMITATIONS OF PLUMBING INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Portions of the plumbing system concealed by finishes and/or storage (below sinks, etc.), below the structure, or beneath the ground surface are not inspected.
- Water quantity and water quality are not tested unless explicitly contracted-for and discussed in this or a separate report.
- Clothes washing machine connections are not inspected.
- Interiors of flues or chimneys which are not readily accessible are not inspected.
- Water conditioning systems, solar water heaters, fire and lawn sprinkler systems, and private waste disposal systems are not inspected unless explicitly contracted-for and discussed in this or a separate report.
- An inspection of the sewage system is outside the scope of this inspection.
- An inspection of the well is outside the scope of this inspection. A sample of the well water can be sent to a lab at an additional expense.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Interior

DESCRIPTION OF INTERIOR

Wall And Ceiling Materials:	•Drywall • Wood
Floor Surfaces:	•Tile • Carpet
Window Type(s) & Glazing:	•Single Hung • Double Glazed
Doors:	•Wood-Solid Core

INTERIOR OBSERVATIONS

General Condition of Interior Finishes

On the whole, the interior finishes of the home are in average condition. Typical flaws were observed in some areas.

General Condition of Windows and Doors

Average Quality Doors And Windows

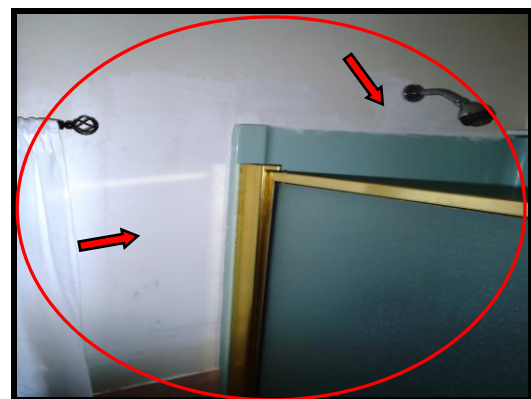
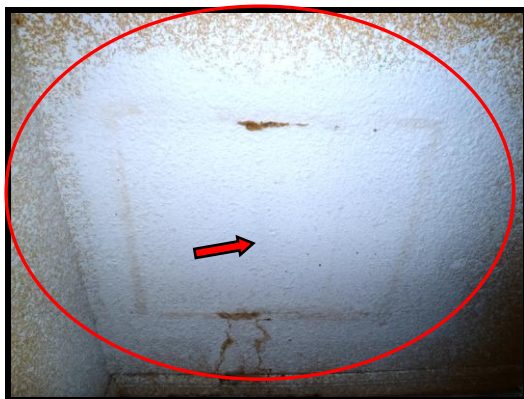
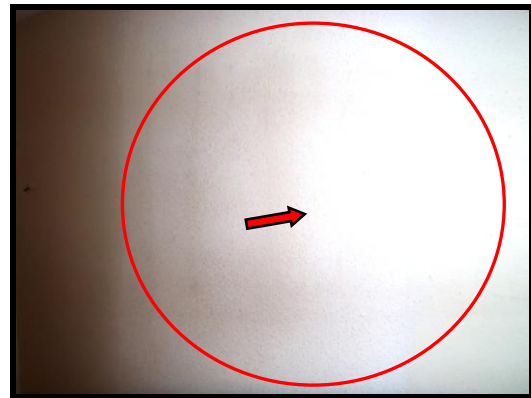
General Condition of Floors

The floors of the home are relatively level and walls are relatively plumb.

RECOMMENDATIONS / OBSERVATIONS

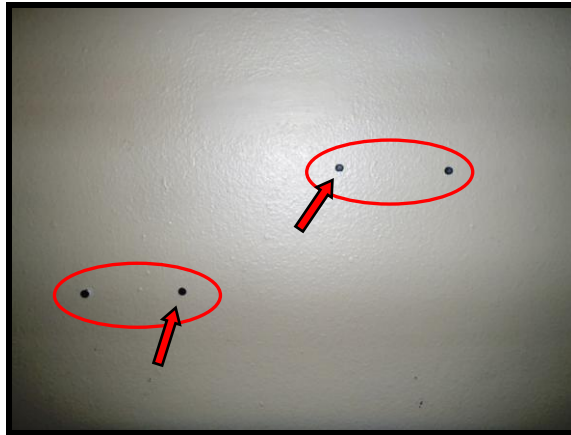
Wall / Ceiling Finishes

- **Improve:** Evidence of patching was detected on several of the walls.



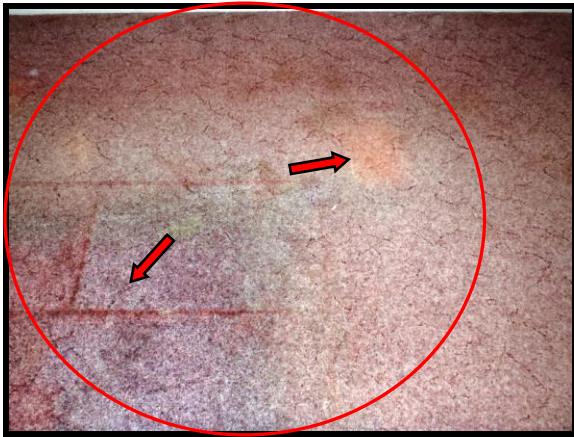
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- **Improve:** Typical drywall flaws (nail holes, marks, scratches, etc.) were observed throughout the home.



Floors

- **Improve:** The carpet in the Master bedroom is in poor condition.



- **Improve:** The installation of the base trim is missing in many areas of the home.



Continued >>>

Windows

- **Improve:** The window lock is damaged on one of the Master bathroom windows.



Doors

- **Monitor, Improve:** Doors (including closets) should be trimmed or adjusted as necessary to work properly.



Bathroom Medicine Cabinets

- **Repair:** One of the medicine cabinet doors is missing in the Master bathroom.



Continued >>>

Environmental Issues

- **Monitor:** Radon gas is a naturally occurring gas that is invisible, odorless and tasteless. A danger exists when the gas percolates through the ground and enters a tightly enclosed structure (such as a home). Long term exposure to high levels of radon gas can cause cancer. *The Environmental Protection Agency (E.P.A.) states that a radon reading of more than 4.0 picocuries per liter of air represents a health hazard.* A radon evaluation is beyond the scope of this inspection (unless specifically requested). For more information, consult the Environmental Protection Agency (E.P.A.) for further guidance and a list of testing labs in your area. **A1 Certified Home Inspections** is a state licensed Radon service.
- **Monitor:** It would be wise to install of carbon monoxide detectors within the home. Carbon monoxide is a colorless, odorless gas that can result from a faulty fuel burning furnace, range, water heater, space heater or wood stove. Proper maintenance of these appliances is the best way to reduce the risk of carbon monoxide poisoning. For more information, consult the Consumer Product Safety Commission at 1-800-638-2772 (C.P.S.C.) or <http://www.cpsc.gov/cpscpub/pubs/5010.html> for further guidance.

Discretionary Improvements

Install new exterior lock sets upon taking possession of the home.

LIMITATIONS OF INTERIOR INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions

- Furniture, storage, appliances and/or wall hangings are not moved to permit inspection and may block defects.
- Carpeting, window treatments, central vacuum systems, household appliances, recreational facilities, paint, wallpaper, and other finish treatments are not inspected.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Fireplace and Chimney

DESCRIPTION OF THE FIREPLACE AND CHIMNEY

- | | |
|----------------------|----------------------------------|
| Fireplace: | •Masonry Firebox Insert |
| Vent, Flue, Chimney: | •Metal Flue-Insulated Multi-Wall |

FIREPLACE AND CHIMNEY OBSERVATIONS

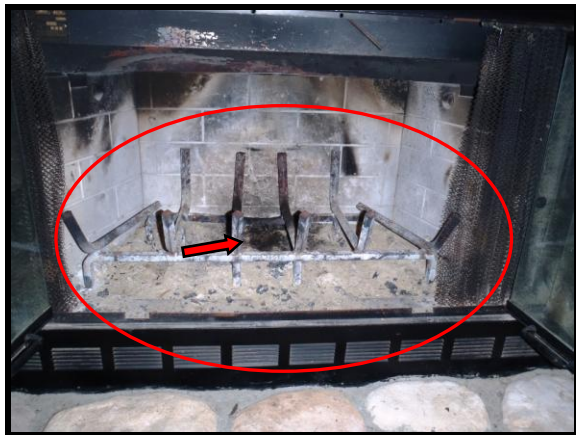
General Comments

On the whole, the fireplace and its components are in average condition. Typical minor flaws were observed in some areas.

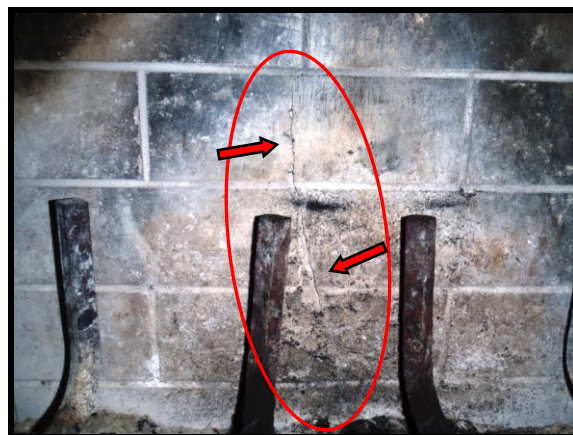
RECOMMENDATIONS / OBSERVATIONS

Fireplace

- **Improve, Safety Issue:** The fireplace and chimney should be inspected and cleaned prior to operation.

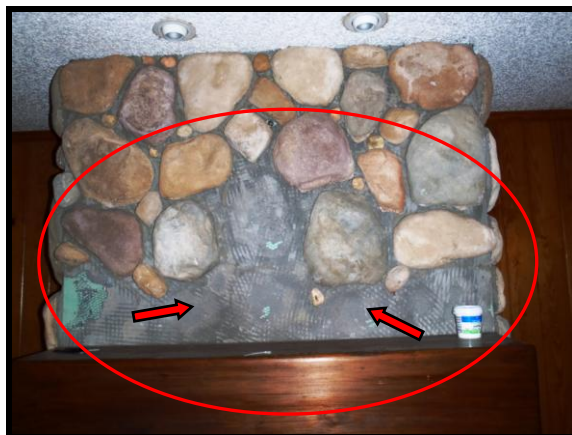


- **Repair, Safety Issue:** The rear wall of the fireplace firebox is damaged and should be repaired for improved safety.



Continued >>>

- **Improve:** Many of the stones on the outside the fireplace are missing.



LIMITATIONS OF THE FIREPLACE AND CHIMNEY INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions;

Other Fireplace Components Not Inspected:

- Interiors of flues or chimneys
- Fire-screens and doors
- Mantles and fireplace surrounds
- Heat distribution assists (gravity or fan)
- The adequacy of the fireplace draw is not determined during a visual inspection; for safety reasons, if no fire is burning we do not ignite fires nor light paper or other materials.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Appliances

DESCRIPTION OF APPLIANCES

Appliances Tested:	<ul style="list-style-type: none"> • Built-in Electric Oven • Electric Cook-top • Microwave Oven • Dishwasher • Waste Disposer • Trash Compactor • Refrigerator
Laundry Facility:	<ul style="list-style-type: none"> • 240 Volt Circuit for Dryer • Dryer Vented to Building Exterior • 120 Volt Circuit for Washer • Hot and Cold Water Supply for Washer • Waste Standpipe for Washer
Other Components Tested:	<ul style="list-style-type: none"> • Cook-top Exhaust Vent/Fan • Door Bell

APPLIANCES OBSERVATIONS

Positive Attributes

The appliances are to be in generally good condition. All appliances that were tested responded satisfactorily. The kitchen and laundry facilities are well organized.

General Comments

Only minor improvements to the appliances are needed.

RECOMMENDATIONS / OBSERVATIONS

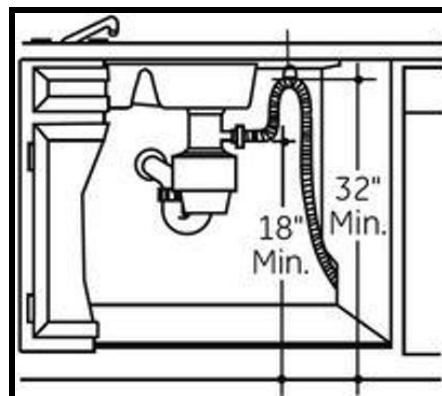
Electric Cook-top and Oven

- **Monitor, Improve:** When all 5 of the burners on the electric cook-top are on "High", and the oven is also in use, the 30 Amp circuit breaker trips out. If this becomes an issue, the circuit break can be replaced with a 50 Amp circuit breaker.



Dishwasher

- **Improve:** The dishwasher drain line does not have a "High Loop" to prevent waste water from flowing back into the machine.



Clothes Dryer

- **Repair:** The exterior clothes dryer exhaust vent cover is damaged and should be replaced.



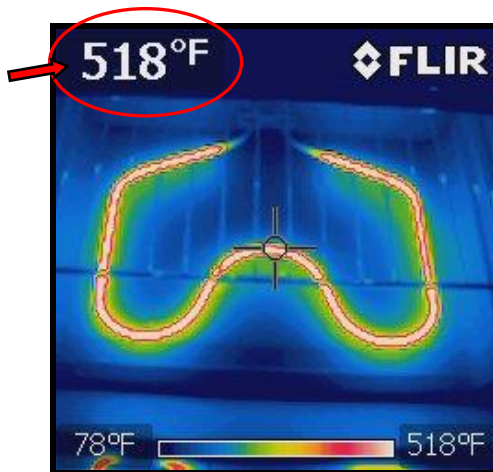
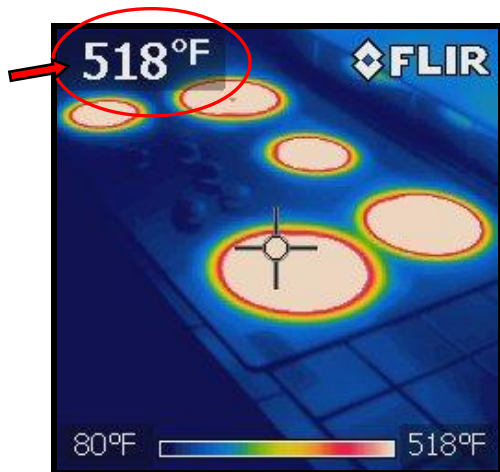
LIMITATIONS OF APPLIANCES INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions

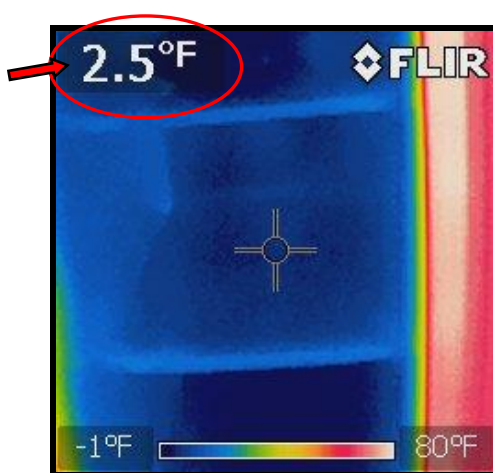
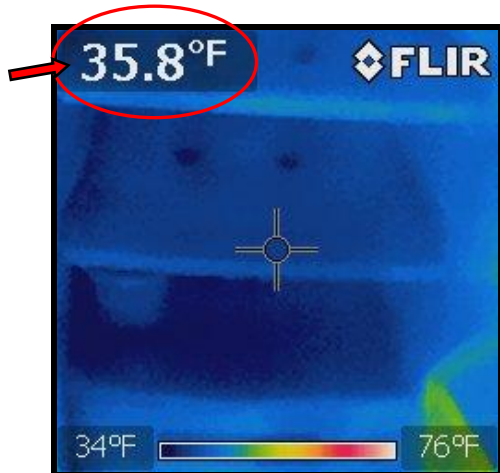
- Thermostats, timers and other specialized features and controls are not tested.
- The temperature calibration, functionality of timers, effectiveness, efficiency and overall performance of appliances is outside the scope of this inspection.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Additional Photographs – No Defects



Infra red thermal image photos showing the operating temperatures of the stove cook-top and oven



Infra red thermal image photos showing the operating temperatures of the refrigerator and freezer

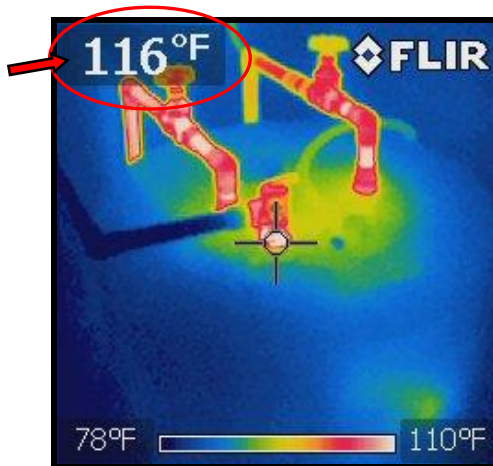
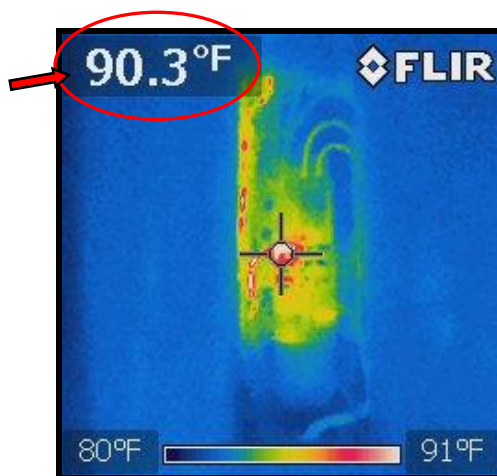
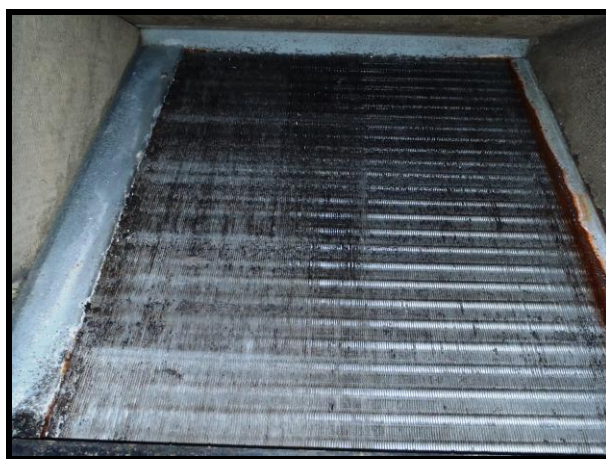
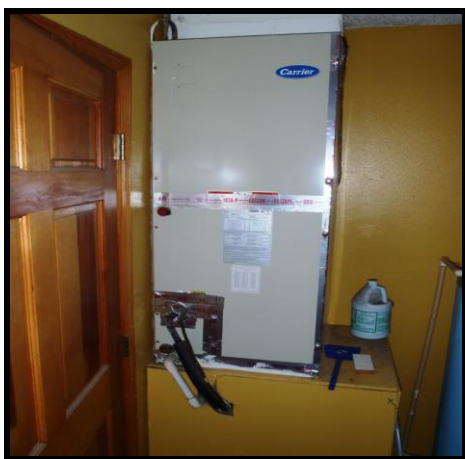


Photo of the hot water heater and an IR photo showing the internal temperature of the water

Continued >>>



Photos of the exterior and interior of the main circuit breaker panel and an IR photo showing the internal temperature



Photos of the interior A/C air handler and their interior coils



Photo of the exterior A/C compressor



Photo of the well pump station

Continued >>>



Random photos taken from inside the attic space



Random photos taken from inside the attic space



Random photos taken from inside the attic space

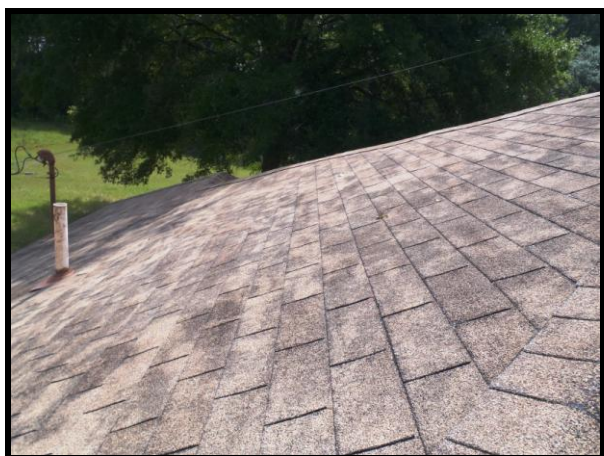
Continued >>>



Random photos taken from inside the attic space



Random photos taken from atop the roof



Random photos taken from atop the roof

<<< **END OF REPORT** >>>