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INSPECTION REPORT

SEE INSPECTION AGREEMENT FOR IMPORTANT, LIMITATIONS, DISCLAIMERS, AND INFORMATION
Strong Foundations recommends that all necessary repairs be completed by a licensed and certified professional in that specific field of expertise prior to the close of escrow.

INSPECTOR'S NAME Nick Ostrowski - (ASHI Member Number: 261678)
NAME OF BUYER(S)
ADDRESS OF PROPERTY
CITY STATE ZIP CODE 12345
REALTOR COMPANY AGENT PHONE#

WEATHER CONDITIONS sunny 57°
TIME 9:00am DATE 9/27/2022

- SINGLE HOME
SEMI-DETACHED
ROWHOME
SINGLE STORY
MULTI-STORY
OTHER
OCCUPIED VACANT



- A - Good - Component or system is operating properly, or is in adequate physical condition to perform its intended function at time of inspection and can be expected to last its intended lifetime
B - Satisfactory - Component or system is in satisfactory condition of time of inspection. No implication or guarantee is made regarding longevity.
C - Fair - Component or system is presently operating or performing its intended function but is showing progressive deterioration or damage indicating That its functional service life is limited.
D - Marginal - Component or system is barely operational or performing its intended function (continued functional service is questionable
F - Poor / Unsatisfactory - Component or system is defective or inoperable and in need of immediate major repair, and is not performing its intended function. Must be repaired or replaced.
U - Unobservable - Component or system is unobservable and therefore not included in this inspection. Reasons include but are not limited to weather conditions such as snow cover, extensive personal property around the component or system, and conditions determined to be detrimental to the safety and well being of the inspector.
NI - Not Included or Not Accessible - Component or system is not present or installed in the structure or is not covered in the scope of the inspection.

GRADING AND DRAINAGE

FLAT LOT SLOPED LOT Grading needs to be raised around the perimeter of the foundation with clay soil. Grading should be sloped a minimum of 1/2 inch per foot of run going away from the exterior walls for at least eight (8) feet.

F/1 **GRADING & DRAINAGE**

F/2 **SURFACE DRAINS**

A **TREES, VEGETATION, & LANDSCAPING NOTE:** Trees, vegetation, and landscaping are inspected for conditions that adversely affect the inspected structure only. Aesthetic conditions of trees, vegetation, and landscaping are excluded from this inspection.

GRADING AND DRAINAGE NOTES:

1 - front grades to the left of the front entry door are flat and not properly sloped to divert surface water away from the foundation - front grades to the right of the front entry door are sunken and settlement of ground appears to have exposed the water proofing membrane on the foundation wall (membrane is separated at the top and may allow water penetration behind the membrane - repairs needed) - rear exterior grade at the right-hand rear exterior is flat and not properly sloped to divert surface water away from the foundation - rear exterior grade at the left-hand rear corner of the house has washed out area of grading against the foundation wall (appears to be the result of the sump pump discharge line having exhausted too close to the foundation) - left-hand side grades are sunken (further settlement of grading in this area may result in settlement of the underground gas line and electric service entrance to the house - downspouts need to be extended to exhaust further away from the foundation - sump pump discharge line currently has a temporary extension installed (discharge line should be extended down to grade level and extended to exhaust away from the foundation (exterior surface grades need to be corrected to properly drain surface water away from the foundation)

2 - open end of black corrugated drain line noted at ground level exterior right-hand rear corner of the yard (reason for drain line is unknown) - interior of line is filled with damp mud - if drain line is intended to exhaust ground or roof water, mud will prevent water from exhausting out of the line



grades settled - foundation membrane exposed



drain clogged



washout of grade beneath sump pump pipe



downspouts exhausting too close to foundation

STRUCTURAL FOUNDATION

Foundations are not totally observable due to construction methods. This evaluation is visual in nature and based on knowledge, experience, and understanding of common building methods and materials. **NOTE:** Foundations built on clay soil require a year-round moisture maintenance program to prevent movement of the foundation and its components. Trees and shrubs growing too close to a house or structure can cause foundation damage. Water should not be allowed to collect, pond, or drain under or alongside any part of the foundation.

FOUNDATION TYPE - SLAB-ON-GRADE PIER AND BEAM BASEMENT

FOUNDATION WALL MATERIAL - POURED CONCRETE CONCRETE BLOCK STACKED STONE BRICK

 C/1 EXTERIOR FOUNDATION _____

 A/2 INTERIOR FOUNDATION - BASEMENT EQUIPPED WITH 1 SUMP PIT(S) BASEMENT EQUIPPED WITH TROUGH
 BASEMENT EQUIPPED WITH 1 SUMP PUMP(S)

 NI CRAWL SPACES & VENTILATION - INSULATION VAPOR BARRIER

 C/2/3 INTERIOR WALLS AND CEILINGS suspended HVAC ducts and insulation at ceiling level in basement (not totally observable)

 A/2 FLOORS _____

 A DOORS _____

 A INTERIOR STAIRWAYS & RAILINGS - HANDRAIL NEEDED ON _____ STEPS {handrails are required on runs of three or more steps}

STRUCTURAL FOUNDATION NOTES:

- 1 - front grades to the right of the front entry door are sunken and settlement of ground appears to have exposed the water proofing membrane on the foundation wall (membrane is a separated at the top and may allow water penetration behind the membrane - repairs needed)
- 2 - interior foundation walls, floor, and ceiling in the basement not totally observable due to finished areas (95% finished), stored property on floors and against walls, and insulation installed against the foundation walls - no visible evidence of water penetration noted in the basement // sump pit with pump noted inside a left-hand closet in the basement - standing water in the pit (pump in pit tested and noted as operable) - due to finished areas in the basement, recommend having a backup sump pump system installed
- 3 - ceiling structure in the basement was only partially observable through cutouts in drywall at ceiling level // exposed paper facing on wall insulation in the front utility area of the basement poses a fire hazard and should not be left exposed



foundation membrane separated



basement not totally observable

EXTERIOR WALLS

C/1 EXTERIOR WALLS - ALUMINUM VINYL STONE BRICK STUCCO WOOD HARDI-PLANK
 CONCRETE BLOCK STONE / MASONRY WALLS REQUIRE REPOINTING BLOCK

NI RETAINING WALLS

NI EXTERIOR FENCES - PICKET SPLIT RAIL STOCKADE VINYL WOOD ALUMINUM

A SIDING TRIM - PAINT IS CHIPPING AND WOOD /ALUMINUM IS EXPOSED {REPAINT}

EXTERIOR WALLS NOTES:

1 - voids in pointing noted between stones on the front stone ledge beneath 1st floor front windows to the left of the front entry door (repairs needed) // recommend having junction between concrete foundation wall and vinyl siding on the rear exterior wall sealed to help prevent moisture and insect entry



damaged pointing



damaged pointing



damaged pointing



voids in pointing

EXTERIOR ELECTRICAL

AERIAL SERVICE ENTRANCE BURIED SERVICE ENTRANCE **NOTE:** Lights and equipment activated by photo cell switches were not checked. Landscape and exterior grounds lighting is not included in this inspection. Antiquafed wiring should be updated as it creates a possible fire hazard.

A/1 **SERVICE ENTRANCE** - SERVICE ENTRANCE CABLE LOOSE AND NEEDS TO BE RESECURED
 SERVICE ENTRANCE CABLE SHEATHING IS DETERIORATED (CABLE NEEDS TO BE REPLACED)

A/1 **METER BOX** - METER BOX IS LOOSE ON EXTERIOR WALL AND NEEDS TO BE RESECURED

A **GFCI OUTLETS**- EXTERIOR OUTLETS SHOULD BE UPGRADED TO GFCI

A **WIRING**

A **LIGHTING**

EXTERIOR ELECTRICAL NOTES:

- 1 - see comment #1 in GRADING & DRAINAGE NOTES on page #2
- 2 - exterior bonding conductor on the gas meter pipe is loose and not properly secured (repair)



bonding conductor not secured

EXTERIOR PLUMBING

NOTE: Pipes, plumbing equipment, and reservoirs concealed from view under ground or in enclosures were not checked for leaks or other defects. The condition and/or serviceability of the septic or sewer sewer system is not included in this inspection. Sprinkler systems, swimming pools, and swimming pool plumbing systems are not included in this inspection.

- A **OUTSIDE FAUCETS** - EXTERIOR FAUCETS NOTED AS PRESENT BUT NOT TESTED DUE TO LOW AMBIENT TEMPERATURE
- A/1 **GAS LINE** _____ GAS METER NOTED AS PRESENT BUT NOT CHECKED FOR GAS LEAKS RUST ON GAS METER PIPES (remove rust & repaint)
- U/2 **WATER METER** - REMOTE WATER METER READ NOTED ON EXTERIOR / INTERIOR WALL
- NI **OIL TANK FILL PIPES** - IMPROPER USE OF COPPER PIPES FOR FILL AND VENT LINES - NOT ALLOWED IN THE STATE OF PENNSYLVANIA

RADON MITIGATION SYSTEM passive radon vent pipe appears to be located next to the sump pit on the left-hand side of the basement

EXTERIOR PLUMBING NOTES:

- 1 - see comment #1 in GRADING & DRAINAGE NOTES on page #2
- 2 - water meter appears to be in the front yard below grade level (unobservable)

EXTERIOR DOORS AND WINDOWS

- A DOORS no screen door noted on the rear entry door to the basement
- A WINDOWS _____
- A SCREENS _____
- A SHUTTERS _____
- C/1 WINDOW & DOOR TRIM - TRIM PAINT AROUND WINDOWS / DOORS..PEELING AND WOOD EXPOSED (REPAINT)
- A CAULK & WEATHER STRIPPING _____

EXTERIOR DOORS AND WINDOWS NOTES:

1 - multiple unsealed holes in vinyl trim around the 1st floor rear exterior slider (have holes sealed)



holes in trim capping



holes in trim capping

ROOF

NOTE: Weather conditions such as rain, wind, hail, and extreme temperatures affect all roofing components from day to day. Continual observation of the roof and it's components is required to maintain functionality.

ASPHALT TIN METAL RUBBER COATED BUILT-UP (these roofs need to be recoated every two years) SLATE / TILES

ROOF HAS 1 LAYER(S) OF ASPHALT SHINGLES

ROOF HAS CAULK / TAR FLASHINGS (THESE FLASHINGS ARE TEMPORARY AND WILL EVENTUALLY LEAK - MONITOR AND HAVE RESEALED AS NEEDED)

C/1 **ROOF** _____

A **ROOF FLASHINGS** _____

A **ROOF VENTS** _____

NI **SKYLIGHTS** _____

FASCIA BOARDS HAVE FEELING PAINT AND WOOD / ALUMINUM EXPOSED (REPAINT)

A **SOFFITS / FASCIA** _____

ROOF GUTTERS ARE CLOGGED AND NEED TO BE CLEANED TO PROPERLY DRAIN WATER OFF THE ROOF

GUTTER & DOWNSPOUT MATERIAL - ALUMINUM PVC GALVANIZED COPPER

C/2 **GUTTERS & DOWNSPOUTS** **downspouts should be extended to exhaust roof water further away from the foundation**

ROOF VENTILATION SYSTEM - MESH RIDGE VENT BAFFLED RIDGE VENT SOFFIT(S) GABLE(S) HIGH-HATS

A **ROOF VENTILATION** _____

ROOF NOTES:

1 - roof above the front entry door is covered with one layer of dimensional asphalt shingles - partially ripped tab on shingle above the front roof gutter and loose nails noted on the roof surface // left-hand side gabled roof above the single car garage is covered with one layer of dimensional asphalt shingles - loose nails noted on the roof surface and exposed unsealed nail heads on face-nailed shingles on the ridgeline shingles // main gabled roof is covered with one layer of dimensional asphalt shingles - loose nails noted on the roof surfaces and exposed unsealed nail heads on face-nailed shingles on the ridgeline shingles (all exposed nail heads on roof should be sealed with tar or caulk sealant to prevent leaks and all loose nails and construction debris on the roof should be removed) // end of one ridge vent on the front of the main roof is not properly secured down and is lifting off the roof surface (repair)

2 - downspout exhausting onto the front driveway surface may pose slip hazard under freezing conditions



ridge vent end and shingles not properly secured



loose nails and debris on roof

EXTERIOR CHIMNEY

- EXTERIOR CHIMNEY MORTAR DETERIORATING AND REQUIRES REPOINTING CHIMNEY(S) NEED RAIN HOOD / CAGE INSTALLED
A/1 **EXTERIOR CHIMNEY(S)** _____
 CHIMNEY TOP(S) CAPPED (INTERIOR UNOBSERVABLE) FLUE LINER DETERIORATING FLUE LINER NOT PRESENT
NI **FLUE LINER** _____

EXTERIOR CHIMNEY NOTES:

1 - gas-fired high efficient furnace and gas fired high efficient water heater in the basement vent to the exterior via PVC pipes through the right-hand side wall
- high efficient gas-fired furnace in the 2nd floor utility closet vents to the exterior via PVC pipes through the roof // direct vent hood noted on the rear exterior wall for the gas fireplace in the 1st floor rear family room



furnace and water heater vent pipes



fireplace vent hood

EXTERIOR PORCHES, DECKS, & WALKWAYS

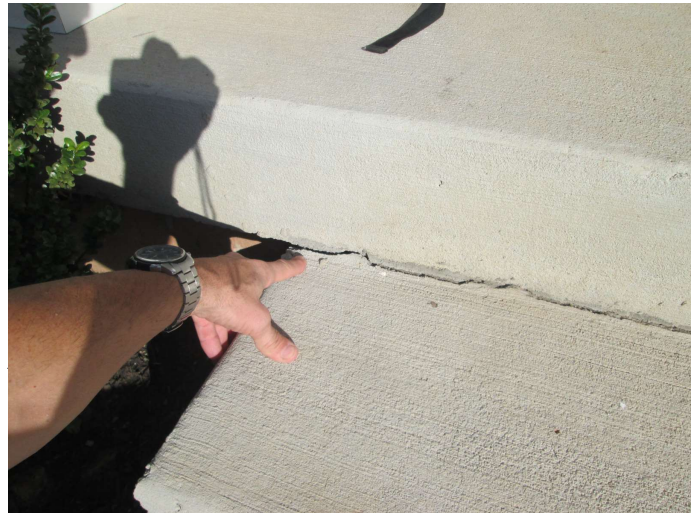
A	PORCHES	
C/1	DECKS	property on rear deck surface (not totally observable)
C	WALKWAYS	crack noted in one concrete slab on the front sidewalk next to the driveway entrance (have crack sealed)
A	RAILINGS & HANDRAILS	
C	STEPS	crack at the top of the front entry step may allow water penetration and should be sealed
NI	BALCONIES	
A	DRIVEWAY	asphalt driveway noted

EXTERIOR PORCHES, DECKS, & WALKWAYS NOTES:

1 - PVC sleeves installed on the deck support posts appear to have settled at the top of the posts (caulk seals are separated - replace failed caulk seals)



crack on sidewalk slab



crack at front entry step



separated caulk seal at top of vinyl sleeve on deck post

GARAGE / CARPORT

A/1 GARAGE _____

EXTERIOR GARAGE WALL MATERIAL - ALUMINUM VINYL STONE BRICK STUCCO WOOD HARDI-PLANK

C/3 EXTERIOR GARAGE WALLS _____

A GARAGE DOOR - METAL WOOD _____

A AUTOMATIC OPENER _____

A AUTO REVERSE FEATURE * due to potential for damage, mechanical reverse feature on garage doors was not tested for operability

A GARAGE ELECTRICITY & WIRING _____

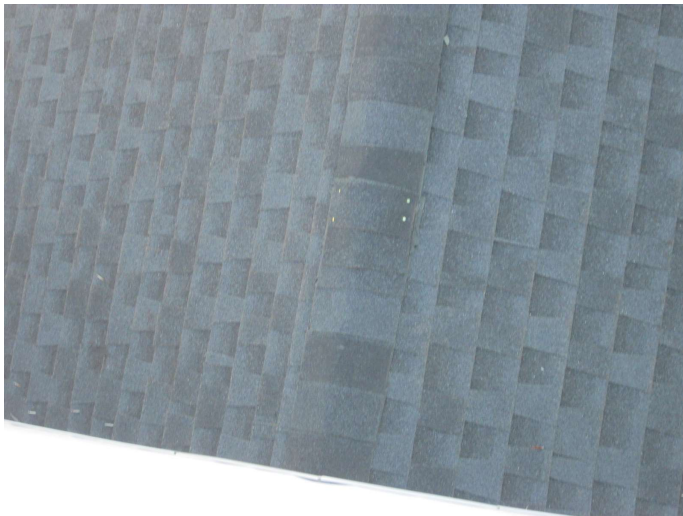
NI GARAGE PLUMBING _____

NI GARAGE HEATING _____

C/2 GARAGE ROOF - ASPHALT WOOD SHINGLE BUILT-UP SLATE/TILE _____

GARAGE/CARPORT NOTES:

- 1 - two car garage and separate single car attached garages noted - garage interiors not totally observable due to stored property and car parked in the two car garage
- 2 - left-hand side gabled roof above the single car garage is covered with one layer of dimensional asphalt shingles - loose nails noted on the roof surface and exposed unsealed nail heads on face-nailed shingles on the ridgeline shingles
- 3 - damaged mortar noted on the stone ledge beneath one of the front garage windows - cracked pointing at left-hand front corner of exterior garage wall next to garage door (repairs needed)



loose nails and exposed nail heads on garage roof



property inside garage

HEATING

NOTE: Only the emergency heat mode is checked on heat pumps when the ambient temperature is at or above 60 degrees. Recommendation is for the heating system to be completely serviced before each heating season. Filters should be changed as needed (at least every 2 months). Checking the operation of humidifiers and electric air filter and proper air flow balance is not included in this inspection.

CENTRAL ZONE GAS OIL ELECTRIC no date RADIATORS RADIANT HEAT PUMP SUMMER / WINTER HOOK-UP
 LAST POSTED DATE OF SERVICE TO HEATING SYSTEM no date (system should be serviced annually) RECOMMEND HAVING SYSTEM SERVICED

C/1 HEAT SOURCE _____
 A BURNER / ELEMENT _____
 C/2 DUCT WORK PIPES & CIRCULATOR no heat source or AC noted in the finished area of the basement or the basement bedroom
 C/3 AIR FILTER _____
 A HEATING THERMOSTAT zone #1 thermostat located in 1st floor hallway - zone #2 thermostat located in 2nd floor master bedroom

HEATING NOTES:

- 1 - zone #1 heat source in the basement is a 1 year old gas-fired high efficient forced air furnace in the front utility area of the basement (system tested and noted as operable) - unit is set in an overflow pan but pan has no water sensing shut off module and drain port on the pan is plugged (no drain line installed on the pan - condensate water may overflow the pan in the event of a malfunction of the furnace or AC condensate drain system - recommend having a water sensing shut-off module installed in the pan // zone #2 heat source located in a 2nd floor utility closet off the laundry room is a 1 year old gas-fired high efficient forced air furnace (system tested and noted as operable) - unit is set in an overflow pan but pan has no water sensing shut off module and drain port on the pan is plugged (no drain line installed on the pan - condensate water may overflow the pan in the event of a malfunction of the furnace or AC condensate drain system and result in water damage to finished areas around the closet or below on the 1st floor ceiling) - furnace should have a water sensing shut-off module installed in the pan (all insulation debris in the overflow pan of the zone #2 furnace should be removed)
- 2 - section of insulation on HVAC supply duct in the attic area above 2nd floor rooms has come loose exposing the metal duct (insulation needs to be properly resecured to the duct)
- 3 - zone #1 air filter is a 16x25x1 filter located in the filter bay next to the furnace in the basement // zone #2 air filter is a 16x25x1 filter located in the filter bay next to the furnace in the 2nd floor utility closet (both air filters are dirty and should be replaced)
- 4 - condensate drain line for the zone #2 furnace is routed through side wall in the closet (exhaust point of drain line is unknown)



overflow pans beneath furnaces have no drain lines & no water sensing shut offs



overflow pans beneath furnaces have no drain lines & no water sensing shut offs

COOLING

NOTE: Air conditioning units are not checked when outside temperature is below 60 degrees. Recommendation is for the A/C system to be completely serviced before each cooling season and the condensate drain flushed with a chlorine bleach every 2 months during the cooling season to prevent logging.

CENTRAL ZONED SASH/WALL

A/C SYSTEM COULD NOT BE TESTED BECAUSE OUTDOOR TEMPERATURE (57°) WAS BELOW 60 DEGREES (operating an AC system while the outdoor Temperature is below 60 degrees can damage the A/C system - inspection of system was visual in nature only)

A COOLING EQUIPMENT _____

A/1 CONDENSER _____

NI AIR HANDLER _____

C AIR FILTER see comment #3 in HEATING NOTES on page #12

U AIR DIFFERENTIAL - DIFFERENTIAL BETWEEN TREATED AND UNTREATED AIR SATISFACTORY (_____) degrees

DIFFERENTIAL BETWEEN TREATED AND UNTREATED AIR TOO LOW (_____) SYSTEM NEEDS SERVICE

DIFFERENTIAL BETWEEN TREATED AND UNTREATED AIR TOO HIGH (_____) SYSTEM NEEDS SERVICE

A COOLING THERMOSTAT zone #1 thermostat located in 1st floor hallway - zone #2 thermostat located in 2nd floor master bedroom

A CEILING FANS _____

NI ATTIC FAN - CEILING ROOF _____

A BATH VENT FANS - VENTED TO EXTERIOR VENTED TO INTERIOR (*bath vent fans need to exhaust to the exterior - repair*)

COOLING NOTES:

1 - zone #1 and zone #2 AC condensers along the right-hand side exterior are both 1 year old 3 ton units



location of zone #1 air filter



location of zone #2 air filter

INTERIOR ELECTRIC

NOTE: Only a representative number of accessible outlets are checked. Security systems and entertainment systems are not included in this inspection.

DOUBLE-TAPPED CIRCUITS NOTED IN THE MAIN / SUB- PANEL (have repaired)

A SERVICE ENTRANCE WIRE - ALUMINUM COPPER

A SERVICE PANEL LOCATION inside the single car garage AMPS - 200 CIRCUIT BREAKERS FUSES

A SERVICE PANEL GROUND(S) - GROUNDED TO WATER LINE GROUNDED TO exterior GROUND DRIVEN ROD

F/1 SERVICE PANEL BRANCH CIRCUIT WIRING - COPPER STRANDED ALUMINUM SOLID CORE ALUMINUM

C/2 FIXTURES, SWITCHES, & OUTLETS light in the 2nd floor laundry room flickers (reason unknown)

RECOMMEND UPGRADING ALL KITCHEN COUNTERTOP / BATHROOM / BASEMENT UTILITY AREA OUTLETS TO GFCI OUTLETS

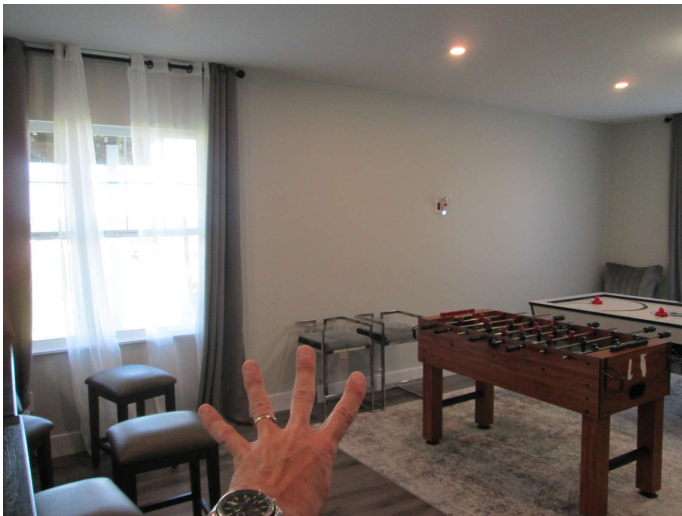
A/3 GFCI & AFCI OUTLETS _____

EXPOSED WIRE SPLICES NOTED IN BASEMENT / ATTIC / UTILITY AREAS (*all splices need to be enclosed in junction boxes*)

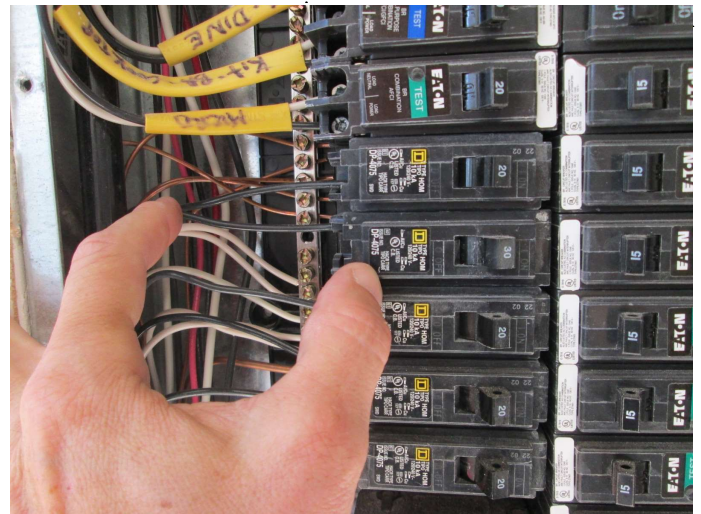
A WIRING _____

INTERIOR ELECTRIC NOTES:

- 1 - one 30 amp circuit breaker inside the service panel is improperly wired with an undersized 12 gauge wire (fire hazard - repairs needed) // some circuit breaker positions inside the service panel are not fully labeled
- 2 - four outlets along the rear wall in the finished area of the basement have reverse polarity wiring configuration (shock hazards - repairs needed) // multiple outlets and light switches noted missing coverplates in the utility areas of the basement (have coverplates installed)
- 3 - outlet above countertop in the basement next to the wet bar sink is not a GFI protected outlet (should be upgraded to a GFI outlet for safety due to close proximity to water source)



four outlets in basement with reverse polarity



30 amp breaker with undersized 12 gauge wire

INTERIOR PLUMBING

NOTE: Pipes and plumbing in walls, in or under concrete slabs, or concealed by personal effects are not included in this inspection. Quality, condition, or purification of water is not included in this inspection.

A MAIN WATER SUPPLY LINE PIPING - COPPER PVC PEX TUBING GALVANIZED LEAD

A BRANCH WATER SUPPLY PIPING - COPPER PVC/C PVC PEX TUBING GALVANIZED POLYBUTYLENE

C/1 MAIN SANITARY WASTE PIPING - CAST IRON PVC COPPER LEAD

C/1 BRANCH SANITARY WASTE PIPING - CAST IRON PVC COPPER LEAD

CSST GAS PIPING NO BONDING NOTED ON CSST GAS PIPING (HAVE PROPER BONDING INSTALLED BY A PROFESSIONAL ELECTRICIAN)

A GAS SUPPLY PIPING _____

C/2 WATER HEATER GAS OIL ELECTRIC CAPACITY 50 gallons AGE 1 year

TPR VALVE NOTED AS INSTALLED BUT NOT TESTED TPR VALVE NEEDS EXHAUST PIPING INSTALLED

A TEMPERATURE & PRESSURE REDUCING VALVE _____

WATER METER MAIN SHUT-OFF VALVE NOTED AS PRESENT BUT NOT TESTED

A WATER METER MAIN SHUT OFF VALVE - LOCATION front of basement

A KITCHEN FAUCET, DRAIN, & SINK _____

A VEGETABLE SPRAY HOSE _____

A UTILITY FAUCET, DRAIN, & SINK _____

A LAVATORIES _____

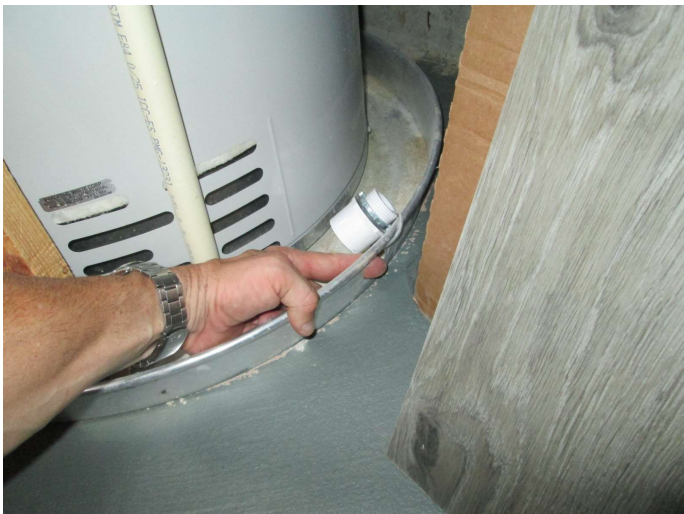
A TUBS _____

C SHOWERS cracked grout above tub in the 2nd floor right-hand shared bathroom (repair)

A TOILETS _____

INTERIOR PLUMBING NOTES:

- 1 - improper use of flexible vinyl straps to support the main and branch sanitary drain lines in the basement (flexible straps do no resist upward movement of the pipes and may result in damage to pipes) - three flexible straps used to support the main drain line at the front of the basement are loosely looped around the drain line and are no providing any support (have flexible straps replaced with rigid hangers)
- 2 - high efficient gas water hater tank in the basement is set in an overflow pan but pan has no drain line attached and drain port on the pan is open (may result in water damage to stored property and finished areas in the even of a leak on the tank - recommend having drain port on the pan plugged and water sensing shut-off valve installed on the cold water supply line to the tank)
- 3 - plumbing ejector pump tank noted behind wall cavity in the basement for the basement level bathroom (pump noted as operable and activating when the plumbing fixtures in the bathroom were tested)



no drain line on water heater overflow pan



improper / inadequate strapping support on drain lines

FIREPLACE

NOTE: Inspection of the fireplace is visual in nature and does not include inspection of draft or performance of a chimney smoke test.

FIREPLACE AND CHIMNEY NEED TO BE LEVEL 2 INSPECTED BY A QUALIFIED FIREPLACE/CHIMNEY PROFESSIONAL BEFORE BUILDING A FIRE

A/1 FIRE BOX - METAL BRICK _____

A IGNITER wall mounted switch in family room next to the fireplace (tested and noted as operable)

A LINTEL - DAMPER - FLUE _____

A MANTEL, HEARTH, & OUTER MASONRY _____

CHIMNEY NEEDS RAINHOOD / SPARK ARRESTOR CAGE INSTALLED

A CHIMNEY _____

FIREPLACE NOTES:

1 - factory built gas fireplace noted in the 1st floor rear family room (tested and noted as operable)



view of fireplace

MECHANICAL APPLIANCES

NOTE: The following are not included in this inspection: clocks, timers, and automatic cooking or cleaning modes, and intercom communication modes, automatic ice makers, trash compactors. Microwave ovens are not checked for radiation leakage. Smoke detectors are not tested. Washing machines are not tested. Clothes dryers are only tested for heat generation.

- A** COOK TOP / RANGE - GAS ELECTRIC _____
- SELF CLEANING / CONTINUOUS CLEANING OVENS SHOULD NEVER BE CLEANED WITH OVEN CLEANERS
- A** OVEN - SELF CLEAN CONTINUOUS CLEAN MANUAL CLEAN _____
- A** MICROWAVE _____
- A** KITCHEN EXHAUST - VENTED NON-VENTED _____
- A** GARBAGE DISPOSAL - CONTINUOUS FEED BATCH FEED _____
- A** DISHWASHER _____
- NI** CENTRAL VACUUM _____
- A/1** SMOKE DETECTORS - SMOKE DETECTORS NOTED AS PRESENT BUT NOT TESTED SMOKE DETECTORS NOT PRESENT
- Recommend replacing all smoke detectors in house after settlement Recommend installing carbon monoxide detectors in house after settlement
- A** CLOTHES DRYER EXHAUST _____
- Recommend replacing plastic flex duct for clothes dryer exhaust with smooth walled aluminum

MECHANICAL APPLIANCES NOTES:

1 - no smoke detector noted in the rear basement level bedroom (have installed for safety) // dust covers on smoke detectors in the basement should be removed

2 - washing machine in the 2nd floor laundry room is set in an overflow pan (unable to confirm the presence of a drain line on the pan) - front of the overflow pan is cracked and should be replaced



no smoke detector in basement bedroom



washing machine overflow pan cracked

INTERIOR

NOTE: Only a representative number of accessible windows were checked for operation at this inspection. As thermal pane windows lose their vacuum, moisture may appear and then disappear, depending on inside and outside temperature, barometric pressure, and the level of humidity. Therefore, windows are listed as observed at time of inspection only. No warranty is issued, inferred, or implied. The condition of walls covered with wallpaper is unobservable and not covered in this inspection. The condition of floors underneath carpeting, linoleum, or tile is unobservable and not covered in this inspection. Stored property on floors and against walls in living areas of house (not totally observable)

C/1/2 CEILINGS & WALLS multiple exposed screw heads noted on the ceiling above the 2nd floor master bathroom shower stall

A FLOORS - WOOD CERAMIC TILE VINYL CARPET LAMINATE OTHER _____

A DOORS _____

C/3 WINDOWS broken interior pane on one window at the front of the 1st floor office room (replace broken window)

C/1 WATER PENETRATION _____

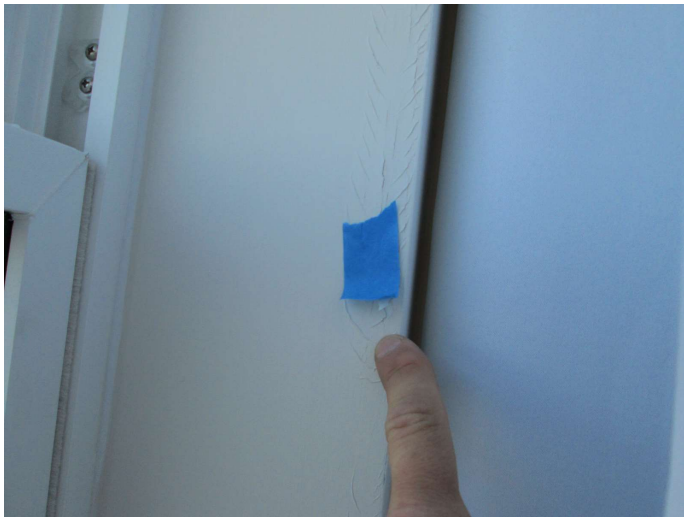
A STAIRWAYS, HANDRAILS, & BALCONIES _____

C KITCHEN CABINETS false drawer front in kitchen beneath the sink is not properly secured (repair)

A KITCHEN COUNTERTOPS _____

INTERIOR NOTES:

- 1 - evidence of water penetration noted on rear wall in the 1st floor family room to the left of the fireplace (blistered paint skin on the wall - leak source needs to be corrected)
- 2 - ceiling in the 2nd floor utility closet that houses the zone #2 furnace is not properly sealed and is open to the attic area above 2nd floor rooms (needs to be properly sealed, draft stopped, and all penetration sealed for safety, to prevent heat loss, and to prevent attic insulation from falling down into the closet - repairs are needed)
- 3 - window in the 2nd floor right-hand shared bathroom is difficult to open and close (repair)



water penetration next to family room window



exposed screw heads on ceiling above shower stall

ATTIC

NOTE: Attics are not totally observable. Inspection of the attic structure and components located in the attic space is limited to those areas and items that are accessible and visual without dismantling, uncovering, or removing of storage items. Areas that do not allow proper head clearance are expressly excluded from this inspection. The condition of electrical, plumbing, and HVAC systems underneath insulation and property is not observable and not included in this inspection.

C/2 TRUSS ROOF SYSTEM YES NO _____

NI RAFTERS - PURLINS - COLLAR TIES _____

A DECKING _____

NI CEILING JOIST - RAFTER TIES YES NO _____

A INSULATION BLOWN BATT APPROXIMATE THICKNESS 15+ inches of blown insulation noted on the attic floor

RECOMMEND UPGRADING ATTIC / ROOF VENTILATION SYSTEM TO BAFFLED RIDGE VENTS / SOFFIT VENTS IN ORDER TO PROPERLY VENTILATE THE ATTIC AREA

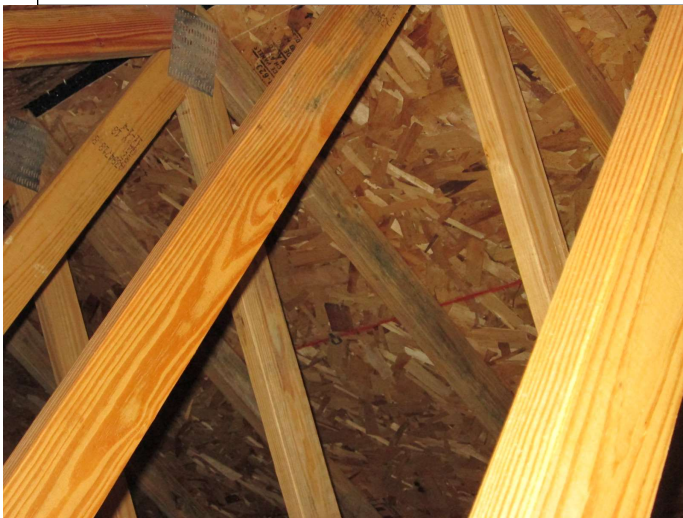
A VENTILATION _____

NI GABLE LOUVERS & SCREENS _____

NI TURBINES - POWER VENTS _____

ATTIC NOTES:

- 1 - attic area above the 2nd floor rooms was accessed via panel on the ceiling of the 2nd floor laundry room - due to HVAC ducts and insulation levels in the attic, attic interior was not totally accessible or observable
- 2 - multiple roof trusses in the right-hand side area of the attic have mold / fungal growth on the truss members (all growth needs to be removed)



mold and trusses in attic



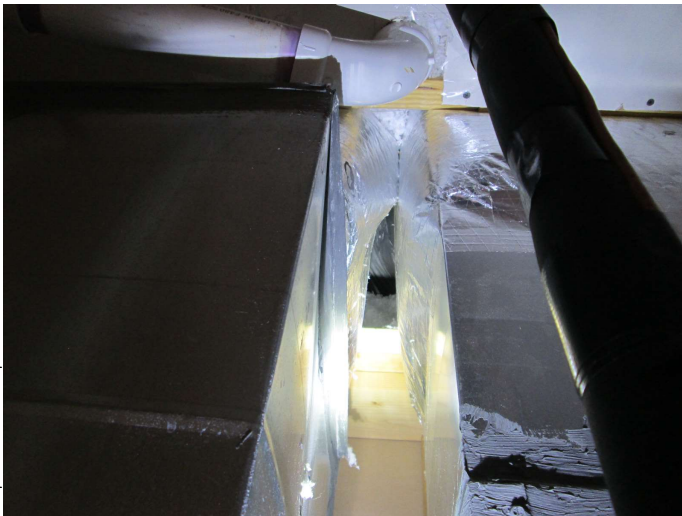
mold on trusses in attic



unsecured insulation on duct in attic



air leaks on zone #2 furnace cabinet



ceiling above zone #2 furnace open to attic space



insulation from attic around zone #2 furnace (ceiling open to attic)



bathroom window difficult to open and close



loose drawer front in kitchen



outlet above wet bar not GFI



no heat or AC in finished rooms of basement



multiple coverplates missing



exposed unsealed nail heads on roof surfaces



exposed unsealed nail heads on roof surfaces



broken pane on front office window