

Summary



This summary report will provide you with a preview of the components or conditions that need service, repair or a second opinion, but it is not definitive. Therefore, it is essential that you read the full report. Regardless, in recommending service we have fulfilled our contractual obligation as generalists, and therefore disclaim any further responsibility. However, service is essential and should be completed during your inspection contingency period, because a specialist could identify further defects or recommend some upgrades that could affect your evaluation of the property.

This report is the exclusive property of Fogarty Home Inspection Services and the client whose name appears herewith, and its use by any unauthorized persons is prohibited.

Customer

Mr. Sample Inspection

Address

123 Home buyer rd
Pigeon Forge TN 37863

1. Roofing / Chimneys / Roof Structure and Attic

Monitor

1.0 ROOF COVERINGS

Monitor

(1) The roofing shows signs of waviness in area, and possible soft spots. The roof pitch was too steep for the inspector to safely walk upon, and Recommend you consider having this looked at further to determine if any areas are soft.

The waviness could be the result from lack of clips or retainers on the sheets of roofing material.

(2) I could not visibly see any underlayment or tar paper on the main roof covering. You should consider adding this with the roof replacement. If damage to the shingles occur leaks will develop faster without underlayment. Recommend continuous monitor of roofing until replacement is needed.

Deficient

1.4 ROOF DRAINAGE SYSTEMS (gutters and downspouts)

Deficient

Gutters and drain lines are needed or erosion or water intrusion can occur.

1.5 ROOF STRUCTURE AND ATTIC (Report leak signs or condensation)

Deficient

Upon further investigation it was discovered that the reason that the roof had questionable areas, was the cause of improper installation of the roof insulation and possibly the plumbing vent. Insulation was removed in one section, and possible mold or mildew growth was discovered on the roof sheathing. The roof sheathing also shows signs that it was beginning to deteriorate. This area will need to be further evaluated so you will know the extent of the problem. If the

entire roof area does have mold you should consider getting it remediated professionally. The entire roof structure and plywood may also need to be removed in areas depending on the extent of damage.

1.6 INSULATION IN ATTIC

Deficient

The insulation that could be inspected that was not installed properly. No airspace was left between insulation and roof sheathing for ventilation purposes

2. Exterior

Safety Concern

2.3 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS

Safety Concern

(1) You should consider adding more joists below the area where the hot tub sits. The overall construction looks sufficient, but a load calculation would need to be done to determine if the tub is overloading the deck.

Repair

2.0 WALL CLADDING FLASHING AND TRIM

Deficient

(2) There were numerous areas where gaps and checking in and around the wood surface were found that needs sealed. This can be periodic maintenance with log style homes, but some areas are large enough to see daylight through.

2.1 DOORS (Exterior)

Repair

The upstairs door will not latch properly and needs adjustment.

2.2 WINDOWS

Repair

(1) Some of the windows are not flashed or covered on the top. If these are not sealed and maintained they could leak.

(2) Some of the windows screens seem to be missing. Recommend repair or replacement as needed.

(3) Most of the larger picture windows are fogging up. This is an indication that the seal has failed. These could be repaired , but a replacement may be needed. This will continue to worsen with time.

Deficient

2.0 WALL CLADDING FLASHING AND TRIM

Deficient

(1) The front corner of the home where the hot tub is located at, shows signs of moisture intrusion all the way down to the bottom of the floor. This was evident in several areas inside the home behind the stairs. I could not determine if this is from the tub or the rain penetrating this area. This area will need to be sealed and maintained to prevent further water intrusion.

2.4 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)

Deficient

There is a negative slope towards the rear and the back sides of home. Also the right side of the home under the decking. This area does not appear to drain water away from home and needs landscaping and drainage corrected.

3. Kitchen Components and Appliances

Monitor

3.2 FLOORS**Monitor**

The kitchen floor shows signs of settlement.

+ Safety Concern**3.9 RANGES/OVENS/COOKTOPS****Safety Concern**

There is no anti tip bracket installed for the stove. These are not required, but are recommended if you have small children. This is a safety hazard and should be corrected.

🔧 Repair**3.3 PANTRY/CLOSET DOORS****Repair**

The Pantry door rubs at top when closing and does not shut properly at the kitchen. . A qualified person should repair or replace as needed.

3.10 MICROWAVE COOKING EQUIPMENT**Repair**

The vent fan comes on when the microwave is in operation. This could be a feature of this unit, but It could also be a malfunction. I have personally never found one that has done this. You should read the owners manual to find out more info.

The door is also damaged at the bottom corner.

4(C). Bedrooms**🔧 Repair****4.4.C WINDOWS (REPRESENTATIVE NUMBER)****Repair**

One window has a broken latch and is screwed shut.

5(A). Hall Bath**+ Safety Concern****5.7.A PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES****Safety Concern**

The ground fault receptacle for the whirlpool tub was found lying on the floor. This needs to be secured properly in the event water overflows.

There also need to be an actual vent installed to provide the tub with proper air circulation.

⊘ Deficient**5.9.A EXHAUST FAN****Deficient**

The Exhaust fan did not work at the hall bath. . A qualified person should repair or replace as needed.

5(B). Master Bath

Monitor

5.2.B FLOORS

Monitor

The flooring shows signs of settlement.

6. Structural Components

Repair

6.2 COLUMNS OR PIERS

Repair

The center supports are not secured with cement, only dry stacked block was used. This will need to be corrected.

6.7 VENTILATION OF FOUNDATION AREA (crawlspce or basement)

Repair

Two foundation vents are loose or missing at the front and sides of home. Rodents, reptiles or insects could enter into crawlspce. .

Deficient

6.0 FOUNDATIONS, BASEMENTS AND CRAWLSPACES (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)

Deficient

(1) Visible signs of water intrusion in the crawlspce are present from standing water and from dampness. Water intrusion if not corrected can lead to other problems including mold and cause excessive moisture to floor system that can lead to deterioration and increased repair cost.. I recommend further investigation or correction by a qualified licensed contractor or water infiltration specialist.

(2) The overall condition of the crawlspce showed a significant amount of repairs needed. The entire crawlspce could not be fully inspected due to several inches of standing water in the back area. Most of the insulation was deteriorating or showing signs of mold growth from sitting on the ground. All aspects of the crawlspce need attention.

The dryer vent terminated under the home and has blown lint over a large portion of this area. The damp air also has contributed to the overall condition.

The water softener system was sitting in the mud under the home and needs to be evaluated before you use it. We do not test these systems.

Water intrusion will need to be remedied or the moisture issues will continue.

Recommend you get proper mold air samples or testing done. If testing shows signs of problems, then a qualified mold remediation specialist can give estimates on cleanup.

(3) Due to the amount of obstructions and standing water, the entire crawlspce could not be inspected properly. The items noted will need to be cleaned up or repaired and a second look may be needed. We can not guarantee all defects or issue were found. Others may be discovered while contractors make needed repairs.

6.3 FLOORS (Structural)

Deficient

(1) At least Two floor joist(s) are cut or damaged by Tradesman under the Master Bedroom and Kitchen. Repairs are needed. .

(2) The center support beam is starting to sag and has allowed the floors in the home to settle. This will need extra support and repairs to stop the settling.

6.5 INSULATION UNDER FLOOR SYSTEM**Deficient**

The insulation is loose/fallen, is deteriorated in areas and covered with possible mold or mildew growth. in the crawlspace. A large majority if not all of the insulation will need to be removed due to the damage and possible mold growth.. A qualified person should repair or replace as needed.

6.6 VAPOR RETARDERS (ON GROUND IN CRAWLSPACE OR BASEMENT)**Deficient**

The vapor barrier (plastic) on the crawlspace ground is missing. A vapor barrier provides added protection to the floor system from moisture or dampness that can enter from ground. A qualified person should repair or replace as needed.

7. Plumbing System**🚧 Safety Concern****7.3 HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS****Repair**

(2) The wiring for the water heater is exposed and should be in a protective conduit. This is a safety issue that needs to be corrected if you choose to do so. I recommend a licensed electrical contractor correct as necessary.

🔧 Repair**7.0 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES****Client Info, Repair**

(1) The plumbing supply is resting on the ground. This should be protected or secured in some way to prevent damage or leaks.

7.3 HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS**Repair**

(1) The water heater was not installed in a drain pan. If the water heater installed inside of the home, or located in an area that could cause interior damage, you should consider making this repair. The T and P valve should also be piped to the outside for the same reasons.

🚫 Deficient**7.1 PLUMBING DRAIN, WASTE AND VENT SYSTEMS****Deficient**

(1) Leaks were noted under the home on one of the drains. It was undeterminable the extent of the leakage, and will need further investigation by a qualified plumber. The amount of water and debris in the crawlspace area did not allow the inspector to properly evaluate the whole system. More issues could be found once the repairs are made.

(2) The only vent found for the fixtures terminated into the small attic space. There was no mechanical vent installed to prevent sewer gas from leaking out. This pipe should have been vented out of the roof.

8. Electrical System**🚧 Safety Concern****8.1 MAIN PANEL, OVERCURRENT DEVICES AND DISTRIBUTION PANELS****Safety Concern**

At least two circuit breakers in main panel are of a different brand than panel manufacturer. The manufacturer requires that in order for the panel to be safe, only their brand is allowed to be used inside the panel. Even though these circuit breakers are all "UL approved," they are not approved to be used in panels of different manufacturers unless so indicated on the panel label.

8.3 BRANCH CIRCUIT CONDUCTORS AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE

Safety Concern

Many wires in the crawlspace were found loose or unsecured. Any wiring under the home needs to be secured properly for safety issues.

8.4 CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

Safety Concern

At least three junction boxes were found missing protective cover plates in the crawlspace. This is a safety issue that needs correcting.

9. Heating / Central Air Conditioning

+ **Safety Concern**

9.3 SAFETY CONTROLS

Safety Concern

The protective covers for all safety disconnects are missing. This can cause an electrical injury and should be repaired.

⊘ Deficient

9.1 HEATING EQUIPMENT

Deficient

The upstairs unit did not function properly in the emergency heat setting. Using a digital thermometer, The supply air was less than 90 degrees, indicating that the emergency heat may not be working properly. This will need to be further inspected by a qualified hvac person and repaired if needed.

Both furnaces are in need of servicing and cleaning. Annual maintenance will ensure the system is safe and is functioning properly. Servicing can also uncover problems not discovered or that are beyond the scope of home inspection standards. The furnace did operate properly at the time of the inspection.

10. Laundry Room

+ **Safety Concern**

10.2 FLOORS

Safety Concern

The flooring under the linoleum shows signs of water damage and also possible mold growth. This could have been from a previous leak.

The flooring is loose on the floor.

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Fogarty Home Inspection Services



INVOICE

3411 Long Hollow Rd
Knoxville TN 37938

Inspection Date: 8/24/2010
Report ID:

865-256-5397

Inspected By: Sean Fogarty

Customer Info:	Inspection Property:
Mr. Sample Inspection	123 Home buyer rd Pigeon Forge TN 37863
Customer's Real Estate Professional:	

Inspection Fee:

Service	Price	Amount	Sub-Total
Heated Sq Ft 0 - 2,000	260.00	1	260.00
			Tax \$0.00
			Total Price \$260.00

Payment Method: Credit Card

Payment Status: Paid At Time Of Inspection

Note:

Inspection Report

Mr. Sample Inspection

Property Address:
123 Home buyer rd
Pigeon Forge TN 37863



Sean Fogarty

**TN License #835
3411 Long Hollow Rd
Knoxville TN 37938
865-256-5397**



Date: 8/24/2010	Time:	Report ID:
Property: 123 Home buyer rd Pigeon Forge TN 37863	Customer: Mr. Sample Inspection	Real Estate Professional:

Dear Client,

Thank you for choosing Fogarty Home Inspection Services to perform your home inspection. The goal of this inspection and report is to put you in a better position to make an informed real estate decision. This report is a general guide and provides you with some objective information to help you make your own evaluation of the overall condition of the home. It is not intended to reflect the value of the property, or to make any representation as to the advisability of purchase. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. This inspection is not a guarantee or warranty of any kind.

Fogarty Home Inspection Services endeavors to perform all inspections in substantial compliance with the Standards of Practice of the National Association of Certified Home Inspectors, and the State of TN Standards. As such, we inspect the readily accessible, visually observable, installed systems and components of a home as designated in the InterNACHI Standards—except as may be noted in the "Limitations of Inspection" sections within this report. This Property Inspection Report contains observations of those systems and components that, in the professional judgment of the inspector, are not functioning properly, significantly deficient, unsafe, or are near the end of their service lives. If the cause for the deficiency is not readily apparent, the suspected cause or reason why the system or component is at or near end of expected service life is reported, and recommendations for correction or monitoring are made as appropriate. When systems or components designated in the InterNACHI Standards are present but are not inspected, the reason(s) the item was not inspected is reported as well.

A copy of the InterNACHI Standards of Practice is available at: www.nachi.org/sop.htm

These standards define the scope of a home inspection. Clients sometimes assume that a home inspection will include many things that are beyond the scope. We encourage you to read the InterNACHI Standards of Practice so that you clearly understand what things are included in the home inspection and report.

The report is effectively a snapshot of the house recording the conditions on a given date and time. Home inspectors cannot predict future behavior, and as such, we cannot be responsible for things that occur after the inspection. If conditions change, we are available to revisit the property and update our report.

Any repairs or work suggested in this report **should only be performed by qualified licensed individuals.** We will not be responsible for any and all repairs made by sellers or unqualified individuals. While the inspector makes every effort to thoroughly inspect all aspects, so areas can be overlooked due to human error, or the event that areas are inaccessible. Some areas that are accessible can prohibit full view because objects or items that block or hinder full view of the space. Certain repairs may need to be done and a additional inspection may be needed to fully inspect an area.

The inspector does not enter any space or area that can pose a health risk, a dangerous situation for the inspector's well being, or would only be accessed by causing possible damage to sellers personal property or structures of the home itself.

The report has been prepared for your exclusive use, as our client. No use by third parties is intended. We will not be responsible to any parties for the contents of the report, other than the party named herein. The report itself is copyrighted, and may not be used in whole or in part without the inspectors express written permission.

Again, thanks very much for the opportunity of conducting this inspection for you. We are available to you throughout the entire real estate transaction process. Should you have any questions, please call or email us.

Sincerely,

Sean Fogarty

Fogarty Home Inspection Services

865-256-5397

Due to the amount of defects found in the home, we can not guarantee that all defects or problems were discovered. Further issues may be found upon further investigation and repair by qualified licensed persons. Others may be discovered that were not prior, due to inaccessibility or obstructions that limited a full and open view. We strive to provide you with the most thorough evaluation possible, but some items may have been missed due to the large amount of repairs needed. You should consider having this home inspected a second time after all repairs have been made to ensure all areas are free of further defects or issues.

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace, and also major deficiencies, suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Acceptable (A) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI) = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended. Reason could be from not having utilities on or not being able to gain access to a specific location. Other reasons may result from safety issues or fear of injury.

CLIENT INFO OR DIFFERED MAINTENANCE (CI) = Items noted in this column are minor repairs, expected periodic maintenance with any home or general information. Some items noted could be cosmetic, and others you should consider doing to prevent further damage or issues. Many of these items should hold no merit of enforcement with the previous homeowner.

Monitor (M) The item or area noted needs to be watched by the person living at the home. The inspector could not predict if any active issues are present, but suspects that there is a possibility of issues surfacing in the future.

Safety Concern (SC) = This column is for anything noted that could result in personal injury. Some safety concerns are associated with needed repairs, while other will address the need for items like smoke detectors or lack of GFCI outlets.

Repair or Replace (R) = The item, component or unit may or may not require immediate attention. Certain things listed in this category will be mandatory future home maintenance or repair. Some items listed in this category are minor repairs, that if not corrected will become major problems in the near future. Other items listed here could be functioning, but need further evaluation or proper cleaning and maintenance to ensure they are satisfactory. There may also be recommendations to have proper licensed people to make any necessary repairs.

Deficient (D) = Items in this category are not functioning at all or improperly. Any areas or items that could cause death or personal harm, or are presently creating major damage to the structure or property. Anything listed in this category will require immediate repair or inspection and evaluation by a specialized licensed individual.

Standards of Practice:

State of TN Standards of Practice, NACHI
National Association of Certified Home
Inspectors

In Attendance:

Vacant (inspector only)

Type of building:

Single Family (2 story)

Approximate age of building:

Under 10 Years

Temperature:

Over 65

Weather:

Clear

Ground/Soil surface condition:

Damp

Rain in last 3 days:

Yes

Radon Test:

No

Water Test:

No

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1. Roofing / Chimneys / Roof Structure and Attic

The home inspector shall observe readily visible: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The inspector is not required to: walk on any pitched roof surface, predict the service life expectancy, inspect underground downspout diverter drainage pipes, remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces, move insulation, inspect antennae, lightning arresters, de-icing equipment, or similar attachments, walk on any roof areas that appear, in the opinion of the inspector, to be unsafe, walk on any roof areas if it might, in the opinion of the inspector, cause damage, perform a water test, warrant or certify the roof.

Styles & Materials

Viewed roof covering from:

Ground
Ladder
Walked roof

Roof-Type:

Gable

Roof Covering:

Architectural
Asphalt/Fiberglass

Chimney (exterior):

N/A

Sky Light(s):

None

Roof Ventilation:

Ridge vents
Soffit Vents

Method used to observe attic:

Inaccessible

Roof Structure:

Stick-built

Ceiling Structure:

Not visible

Attic info:

Attic hatch

Attic Insulation:

Batt
Fiberglass

Items

1.0 ROOF COVERINGS

Comments: Monitor

🔍 (1) The roofing shows signs of waviness in area, and possible soft spots. The roof pitch was too steep for the inspector to safely walk upon, and Recommend you consider having this looked at further to determine if any areas are soft.

The waviness could be the result from lack of clips or retainers on the sheets of roofing material.

🔍 (2) I could not visibly see any underlayment or tar paper on the main roof covering. You should consider adding this with the roof replacement. If damage to the shingles occur leaks will develop faster without underlayment. Recommend continuous monitor of roofing until replacement is needed.

1.1 FLASHINGS

Comments: Acceptable

1.2 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS

Comments: Not Inspected

No pipe collars could be found terminating from the roof.

1.3 ROOF VENTILATION

Comments: Acceptable

1.4 ROOF DRAINAGE SYSTEMS (gutters and downspouts)

Comments: Deficient

🚫 Gutters and drain lines are needed or erosion or water intrusion can occur.

1.5 ROOF STRUCTURE AND ATTIC (Report leak signs or condensation)

Comments: Deficient

🚫 Upon further investigation it was discovered that the reason that the roof had questionable areas, was the cause of improper installation of the roof insulation and possibly the plumbing vent . Insulation was removed in one section, and possible mold or mildew growth was discovered on the roof sheathing. The roof sheathing also shows signs that it was

beginning to deteriorate. This area will need to be further evaluated so you will know the extent of the problem. If the entire roof area does have mold you should consider getting it remediated professionally. The entire roof structure and plywood may also need to be removed in areas depending on the extent of damage.



1.5 Picture 1

1.6 INSULATION IN ATTIC

Comments: Deficient

- ⊘ The insulation that could be inspected that was not installed properly. No airspace was left between insulation and roof sheathing for ventilation purposes

1.7 VISIBLE ELECTRIC WIRING IN ATTIC

Comments: Acceptable

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Many leaks are only discovered when they are actively dripping. It is recommended that qualified roofers be used not only to make repairs on the items noted, but to inspect further in the event any other defects are discovered. Any further repairs or inspections should be performed prior to closing.

2. Exterior

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

Styles & Materials

Siding Style: Log	Siding Material: Wood	Exterior Entry Doors: Wood
Appurtenance: Covered porch	Driveway: Asphalt	

Items

2.0 WALL CLADDING FLASHING AND TRIM

Comments: Deficient

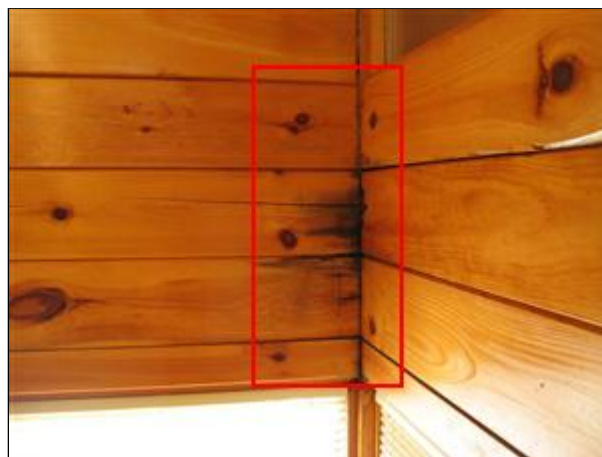
- ⊘ (1) The front corner of the home where the hot tub is located at, shows signs of moisture intrusion all the way down to the bottom of the floor. This was evident in several areas inside the home behind the stairs. I could not determine if this is from the tub or the rain penetrating this area. This area will need to be sealed and maintained to prevent further water intrusion.



2.0 Picture 1



2.0 Picture 2



2.0 Picture 3

- ⚒ (2) There were numerous areas where gaps and checking in and around the wood surface were found that needs sealed. This can be periodic maintenance with log style homes, but some areas are large enough to see daylight through.



2.0 Picture 4

2.1 DOORS (Exterior)

Comments: Repair

- 🔧 The upstairs door will not latch properly and needs adjustment.

2.2 WINDOWS

Comments: Repair

- 🔧 (1) Some of the windows are not flashed or covered on the top. If these are not sealed and maintained they could leak.



2.2 Picture 1

- 🔧 (2) Some of the windows screens seem to be missing. Recommend repair or replacement as needed.
- 🔧 (3) Most of the larger picture windows are fogging up. This is an indication that the seal has failed. These could be repaired, but a replacement may be needed. This will continue to worsen with time.

2.3 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS

Comments: Safety Concern

- 🇨🇷 (1) You should consider adding more joists below the area where the hot tub sits. The overall construction looks sufficient, but a load calculation would need to be done to determine if the tub is overloading the deck.



2.3 Picture 1

(2) The bottom railing is too high. If you have small children you should cover both decks in this area to prevent injury or death.



2.3 Picture 2

(3) The deck was flashed with aluminum. Aluminum sometimes will corrode for the chemicals of pressure treated wood and start to fail. You should watch this area and make repairs when needed.

(4) The front handrail is broken and needs repair.



2.3 Picture 3

2.4 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)

Comments: Deficient

- ⊘ There is a negative slope towards the rear and the back sides of home. Also the right side of the home under the decking. This area does not appear to drain water away from home and needs landscaping and drainage corrected.



2.4 Picture 1



2.4 Picture 2

2.5 EAVES, SOFFITS AND FASCIAS

Comments: Acceptable

2.6 PLUMBING WATER FAUCETS (hose bibs)

Comments: Acceptable

2.7 HOSE BIB ANTI SIPHON VALVE

Comments: Client Info

There are no anti siphon valves on the hose bibs. Anti siphon valves prevent contaminated hose water from entering back into the water supply. This is a safety issue, but it is up to you to decide if you would like to have them.

2.8 OUTLETS (exterior)

Comments: Acceptable

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. **It is recommended that qualified contractors be used not only to make repairs on the items noted, but to inspect further in the event any other defects are discovered. Any further repairs or inspections should be performed prior to closing.**

3. Kitchen Components and Appliances

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

Styles & Materials

Dishwasher Brand: WHIRLPOOL	Disposer Brand: NONE	Exhaust/Range hood: RE-CIRCULATE
Range/Oven: WHIRLPOOL	Built in Microwave: ROPER	Cabinetry: Wood
Countertop: Laminate		

Items

3.0 CEILINGS

Comments: Acceptable

3.1 WALLS

Comments: Acceptable


3.2 FLOORS

Comments: Monitor

 The kitchen floor shows signs of settlement.

3.3 PANTRY/CLOSET DOORS

Comments: Repair

 The Pantry door rubs at top when closing and does not shut properly at the kitchen. . A qualified person should repair or replace as needed.

3.4 COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS

Comments: Acceptable

3.5 PLUMBING DRAIN AND VENT SYSTEMS

Comments: Acceptable

3.6 PLUMBING WATER SUPPLY FAUCETS AND FIXTURES

Comments: Acceptable

3.7 OUTLETS WALL SWITCHES and FIXTURES

Comments: Acceptable


3.8 DISHWASHER

Comments: Client Info

The dishwasher drain line is not hooked up to what is called an air gap. It also does not have what is called a high loop in it. The purpose for either one of these applications to help prevent clogged sink water from entering the dishwasher and contaminating it. This is a minor safety issue and should be addressed if you choose to. Some newer dishwashers have the air gap safety feature built in and you would have to consult your manufacturer.


3.9 RANGES/OVENS/COOKTOPS

Comments: Safety Concern

 There is no anti tip bracket installed for the stove. These are not required, but are recommended if you have small children. This is a safety hazard and should be corrected.

3.10 MICROWAVE COOKING EQUIPMENT

Comments: Repair

 The vent fan comes on when the microwave is in operation. This could be a feature of this unit, but It could also be a malfunction. I have personally never found one that has done this. You should read the owners manual to find out more info.

The door is also damaged at the bottom corner.

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. **It is recommended that qualified contractors be used not only to make repairs on the items noted, but to inspect further in the event any other defects are discovered. Any further repairs or inspections should be performed prior to closing.**

4(A). Dining Room

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

Styles & Materials

Ceiling Materials:

Wood

Wall Materials:

Wood

Window Types:

Thermal/Insulated
Double-Pane

Floor Covering(s):

Carpet

Interior Doors:

Wood

Items

4.0.A CEILINGS

Comments: Acceptable

4.1.A WALLS

Comments: Acceptable

4.2.A FLOORS

Comments: Acceptable

4.3.A WINDOWS (REPRESENTATIVE NUMBER)

Comments: Client Info

Refer to Exterior Windows

4.4.A OUTLETS SWITCHES AND FIXTURES

Comments: Acceptable

4.5.A STEPS, STAIRWAYS, BALCONIES AND RAILINGS

Comments: Acceptable

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. **Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used not only to make repairs on the items noted, but to inspect further in the event any other defects are discovered. Any further repairs or inspections should be performed prior to closing.**

4(B). Living Room

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

Styles & Materials

Ceiling Materials:

Wood

Wall Materials:

Wood

Window Types:

Thermal/Insulated
Double-Pane

Floor Covering(s):

Carpet

Interior Doors:

Wood

Items

4.0.B CEILINGS

Comments: Acceptable

4.1.B WALLS

Comments: Acceptable

4.2.B FLOORS

Comments: Acceptable

4.3.B DOORS (REPRESENTATIVE NUMBER)

Comments: Acceptable

4.4.B WINDOWS (REPRESENTATIVE NUMBER)

Comments: Client Info

Refer to Exterior Windows

4.5.B OUTLETS SWITCHES AND FIXTURES

Comments: Acceptable

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. **Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used not only to make repairs on the items noted, but to inspect further in the event any other defects are discovered. Any further repairs or inspections should be performed prior to closing.**

4(C). Bedrooms

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

Styles & Materials

Ceiling Materials:

Wood

Wall Materials:

Wood

Window Types:

Thermal/Insulated

Double-Pane

Double-hung

Floor Covering(s):

Carpet

Interior Doors:

Wood

Items

4.0.C CEILINGS

Comments: Acceptable

4.1.C WALLS

Comments: Acceptable

4.2.C FLOORS

Comments: Acceptable

4.3.C DOORS (REPRESENTATIVE NUMBER)

Comments: Acceptable

4.4.C WINDOWS (REPRESENTATIVE NUMBER)

Comments: Repair

 One window has a broken latch and is screwed shut.

4.5.C OUTLETS SWITCHES AND FIXTURES

Comments: Acceptable

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. **Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used not only to make repairs on the items noted, but to inspect further in the event any other defects are discovered. Any further repairs or inspections should be performed prior to closing.**

4(D). Hallway and Other Rooms

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

Styles & Materials

Ceiling Materials:

Wood

Wall Materials:

Wood

Window Types:

Thermal/Insulated

Double-Pane

Double-hung

Floor Covering(s):

Wood

Interior Doors:

Wood

Items

4.0.D CEILINGS

Comments: Acceptable

4.1.D WALLS

Comments: Acceptable

4.2.D FLOORS

Comments: Acceptable

4.3.D DOORS (REPRESENTATIVE NUMBER)

Comments: Acceptable

4.4.D WINDOWS (REPRESENTATIVE NUMBER)

Comments: Client Info

Refer to Exterior Windows

4.5.D OUTLETS SWITCHES AND FIXTURES

Comments: Acceptable

4.6.D STEPS, STAIRWAYS, BALCONIES AND RAILINGS

Comments: Acceptable

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. **Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used not only to make repairs on the items noted, but to inspect further in the event any other defects are discovered. Any further repairs or inspections should be performed prior to closing.**

5(A). Hall Bath

Styles & Materials

Exhaust Fans:

Fan with light

Items

5.0.A CEILINGS

Comments: Acceptable

5.1.A WALLS AND TUB SURROUND

Comments: Acceptable

5.2.A FLOORS

Comments: Acceptable

5.3.A COUNTERS AND CABINETS

Comments: Acceptable

5.4.A DOORS (REPRESENTATIVE NUMBER)

Comments: Acceptable

5.5.A WINDOWS

Comments: Acceptable

5.6.A PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Comments: Acceptable

5.7.A PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

Comments: Safety Concern

+ The ground fault receptacle for the whirlpool tub was found lying on the floor. This needs to be secured properly in the event water overflows.

There also need to be an actual vent installed to provide the tub with proper air circulation.



5.7.A Picture 1



5.7.A Picture 2

5.8.A OUTLETS SWITCHES AND FIXTURES

Comments: Acceptable


5.9.A EXHAUST FAN

Comments: Deficient

⊘ The Exhaust fan did not work at the hall bath. . A qualified person should repair or replace as needed.

5(B). Master Bath**Styles & Materials****Exhaust Fans:**

Fan only

Items**5.0.B CEILINGS****Comments:** Acceptable**5.1.B WALLS AND TUB SURROUND****Comments:** Acceptable**5.2.B FLOORS****Comments:** Monitor The flooring shows signs of settlement.**5.3.B COUNTERS AND CABINETS****Comments:** Acceptable**5.4.B DOORS (REPRESENTATIVE NUMBER)****Comments:** Acceptable**5.5.B PLUMBING DRAIN, WASTE AND VENT SYSTEMS****Comments:** Acceptable**5.6.B PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES****Comments:** Acceptable**5.7.B OUTLETS SWITCHES AND FIXTURES****Comments:** Acceptable**5.8.B EXHAUST FAN****Comments:** Acceptable

6. Structural Components

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

Styles & Materials

Foundation: Masonry block	Method used to observe Crawlspace: Crawled	Floor Structure: 2 X 8 Wood joists
Wall Structure: Wood	Columns or Piers: Masonry block	Floor System Insulation: Faced Batts

Items

6.0 FOUNDATIONS, BASEMENTS AND CRAWLSPACES (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)

Comments: Deficient

- ⊘ (1) Visible signs of water intrusion in the crawlspace are present from standing water and from dampness. Water intrusion if not corrected can lead to other problems including mold and cause excessive moisture to floor system that can lead to deterioration and increased repair cost.. I recommend further investigation or correction by a qualified licensed contractor or water infiltration specialist.



6.0 Picture 1

- ⊘ (2) The overall condition of the crawlspace showed a significant amount of repairs needed. The entire crawlspace could not be fully inspected due to several inches of standing water in the back area. Most of the insulation was deteriorating or showing signs of mold growth from sitting on the ground. All aspects of the crawlspace need attention.

The dryer vent terminated under the home and has blown lint over a large portion of this area. The damp air also has contributed to the overall condition.

The water softener system was sitting in the mud under the home and needs to be evaluated before you use it. We do not test these systems.

Water intrusion will need to be remedied or the moisture issues will continue.

Recommend you get proper mold air samples or testing done. If testing shows signs of problems, then a qualified mold remediation specialist can give estimates on cleanup.



6.0 Picture 2



6.0 Picture 3

- ⊘ (3) Due to the amount of obstructions and standing water, the entire crawlspace could not be inspected properly. The items noted will need to be cleaned up or repaired and a second look may be needed. We can not guarantee all defects or issue were found. Others may be discovered while contractors make needed repairs.

6.1 WALLS (Foundation or structural)

Comments: Acceptable

6.2 COLUMNS OR PIERS

Comments: Repair

- 🔨 The center supports are not secured with cement, only dry stacked block was used. This will need to be corrected.

6.3 FLOORS (Structural)

Comments: Deficient

- ⊘ (1) At least Two floor joist(s) are cut or damaged by Tradesman under the Master Bedroom and Kitchen. Repairs are needed. .



6.3 Picture 1



6.3 Picture 2

- ⊘ (2) The center support beam is starting to sag and has allowed the floors in the home to settle. This will need extra support and repairs to stop the settling.



6.3 Picture 3

6.4 CEILINGS (structural)

Comments: Acceptable

6.5 INSULATION UNDER FLOOR SYSTEM

Comments: Deficient

- ⊘ The insulation is loose/fallen, is deteriorated in areas and covered with possible mold or mildew growth. in the crawlspace. A large majority if not all of the insulation will need to be removed due to the damage and possible mold growth.. A qualified person should repair or replace as needed.



6.5 Picture 1

6.6 VAPOR RETARDERS (ON GROUND IN CRAWLSPACE OR BASEMENT)

Comments: Deficient

- ⊘ The vapor barrier (plastic) on the crawlspace ground is missing. A vapor barrier provides added protection to the floor system from moisture or dampness that can enter from ground. A qualified person should repair or replace as needed.

6.7 VENTILATION OF FOUNDATION AREA (crawlspace or basement)

Comments: Repair

🔧 Two foundation vents are loose or missing at the front and sides of home. Rodents, reptiles or insects could enter into crawlspace. .



6.7 Picture 1

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. It is recommended that qualified contractors be used not only to make repairs on the items noted, but to inspect further in the event any other defects are discovered. Any further repairs or inspections should be performed prior to closing.

7. Plumbing System

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

Styles & Materials

Water Source: Well	Plumbing Water Supply (into home): PVC	Plumbing Water Distribution (inside home): CPVC
Plumbing Waste Line: PVC	Water Heater Power Source: Electric	Water Heater Manufacturer: BRADFORD-WHITE
Water Heater Capacity: 50 Gallon (2-3 people)	Water Heater Location: Main Floor	Water Heater Age: Between 5 and 10 years

Items

7.0 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

Comments: Client Info, Repair

- (1) The plumbing supply is resting on the ground. This should be protected or secured in some way to prevent damage or leaks.



7.0 Picture 1

(2) Due to the lack of knowledge, we did not inspect this system. We recommend you have someone who is qualified to inspect and service this unit to evaluate it.

7.1 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Comments: Deficient

- (1) Leaks were noted under the home on one of the drains. It was undeterminable the extent of the leakage, and will need further investigation by a qualified plumber. The amount of water and debris in the crawlspace area did not allow the inspector to properly evaluate the whole system. More issues could be found once the repairs are made.

- ⊘ (2) The only vent found for the fixtures terminated into the small attic space. There was no mechanical vent installed to prevent sewer gas from leaking out. This pipe should have been vented out of the roof.



7.1 Picture 1

7.2 WATER PRESSURE TEST (List pressure)

Comments: Acceptable

Normal water pressure ranges should be from 60 to 80 psi. Anything higher than this can cause damage to water lines and fixtures.

Water Pressure is 43 psi



7.2 Picture 1

7.3 HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS

Comments: Repair

- 🔧 (1) The water heater was not installed in a drain pan. If the water heater installed inside of the home, or located in an area that could cause interior damage, you should consider making this repair. The T and P valve should also be piped to the outside for the same reasons.
- ⚠️ (2) The wiring for the water heater is exposed and should be in a protective conduit. This is a safety issue that needs to be corrected if you choose to do so. I recommend a licensed electrical contractor correct as necessary.

7.4 MAIN WATER SHUT-OFF DEVICE (Describe location)

Comments: Not Inspected

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping

system. It is recommended that qualified plumbers be used not only to make repairs on the items noted, but to inspect further in the event any other defects are discovered. Any further repairs or inspections should be performed prior to closing.

8. Electrical System

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

Styles & Materials

Electrical Service Conductors:

Below ground

Panel capacity:

200 AMP

Panel Type:

Circuit breakers

Electric Panel Manufacturer:

GENERAL ELECTRIC

Branch wire 15 and 20 AMP:

Copper

Wiring Methods:

Romex

Items

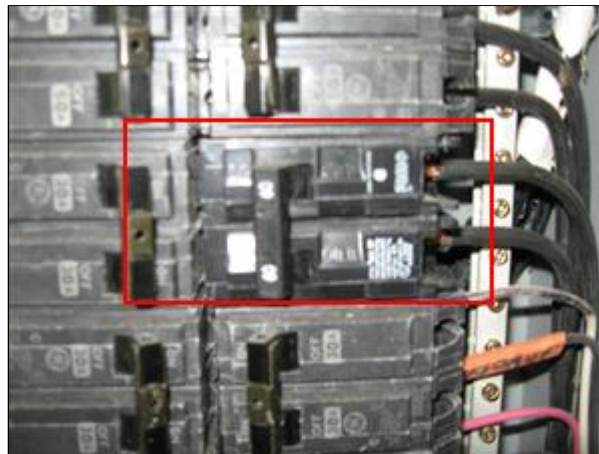
8.0 SERVICE ENTRANCE CONDUCTORS, METER AND GROUNDING EQUIPMENT

Comments: Acceptable

8.1 MAIN PANEL, OVERCURRENT DEVICES AND DISTRIBUTION PANELS

Comments: Safety Concern

+ At least two circuit breakers in main panel are of a different brand than panel manufacturer. The manufacturer requires that in order for the panel to be safe, only their brand is allowed to be used inside the panel. Even though these circuit breakers are all "UL approved," they are not approved to be used in panels of different manufacturers unless so indicated on the panel label.



8.1 Picture 1

8.2 LOCATION OF MAIN AND DISTRIBUTION PANELS

Comments: Acceptable

8.3 BRANCH CIRCUIT CONDUCTORS AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE

Comments: Safety Concern

+ Many wires in the crawlspace were found loose or unsecured. Any wiring under the home needs to be secured properly for safety issues.

8.4 CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior

walls)

Comments: Safety Concern

- ✚ At least three junction boxes were found missing protective cover plates in the crawlspace. This is a safety issue that needs correcting.



8.4 Picture 1

8.5 POLARITY AND GROUNDING OF ELECTRICAL SYSTEM WITHIN 6 FEET OF THE GROUND OR INTERIOR PLUMBING FIXTURES

Comments: Acceptable

8.6 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

Comments: Acceptable

8.7 SMOKE DETECTORS

Comments: Acceptable

8.8 CARBON MONOXIDE DETECTORS

Comments: Not Inspected

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified electricians be used not only to make repairs on the items noted, but to inspect further in the event any other defects are discovered. Any further repairs or inspections should be performed prior to closing.

9. Heating / Central Air Conditioning

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

Styles & Materials

Heat System Brand: GOODMAN JANITROL	Heat Type: Heat Pump Forced Air (also provides cool air)	Energy Source: Electric
Number of Heat Systems (excluding wood): Two	Ductwork: Insulated	Filter Type: Disposable
Types of Fireplaces: Stand-alone	Operable Fireplaces: None	Cooling Equipment Type: Heat Pump Forced Air (also provides warm air)
Cooling Equipment Energy Source: Electricity	Central Air Manufacturer: GOODMAN JANITROL	Number of AC Only Units: Two

Items

9.0 AGE OF UNIT(S)


Comments: Acceptable

Your unit(s) have a estimated date of. 2002

Most useful life spans average 15 years. Some can last longer if they have been serviced regularly and are in good working order. Inspection standards do not require us to verify if appliances need replacing, just that they are functioning. The attached document at the end of the report is a good reference for life spans with all home appliances.

9.1 HEATING EQUIPMENT

Comments: Deficient

 The upstairs unit did not function properly in the emergency heat setting. Using a digital thermometer, The supply air was less than 90 degrees, indicating that the emergency heat may not be working properly. THIS will need to be further inspected by a qualified hvac person and repaired if needed.

Both furnaces are in need of servicing and cleaning. Annual maintenance will ensure the system is safe and is functioning properly. Servicing can also uncover problems not discovered or that are beyond the scope of home inspection standards. The furnace did operate properly at the time of the inspection.

9.2 NORMAL OPERATING CONTROLS

Comments: Acceptable

9.3 SAFETY CONTROLS

Comments: Safety Concern

+ The protective covers for all safety disconnects are missing. This can cause an electrical injury and should be repaired.



9.3 Picture 1

9.4 DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

Comments: Acceptable

9.5 PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM

Comments: Acceptable

9.6 FIREPLACES OR WOODSTOVES

Comments: Acceptable

9.7 COOLING AND AIR HANDLER EQUIPMENT

Comments: Acceptable

9.8 NORMAL OPERATING CONTROLS

Comments: Acceptable

9.9 PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM

Comments: Acceptable

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed Hvac person would discover. Heat Exchangers in gas furnaces are not inspected. The only way to inspect them is to dismantle the unit, which far exceeds the standards of practice that are followed. Covers that are easily removed are done as a courtesy for you. It is recommended that qualified contractors be used not only to make repairs on the items noted, but to inspect further in the event any other defects are discovered. Any further repairs or inspections should be performed prior to closing.

10. Laundry Room

Styles & Materials

Ceiling Materials:

Wood

Wall Materials:

Wood

Floor Covering(s):

Linoleum

Interior Doors:

Wood

Clothes Dryer Vent Material:

Flexible Metal

Dryer Power Source:

220 Electric

Washer Drain Size:

2" Diameter

Items

10.0 CEILINGS

Comments: Acceptable

10.1 WALLS

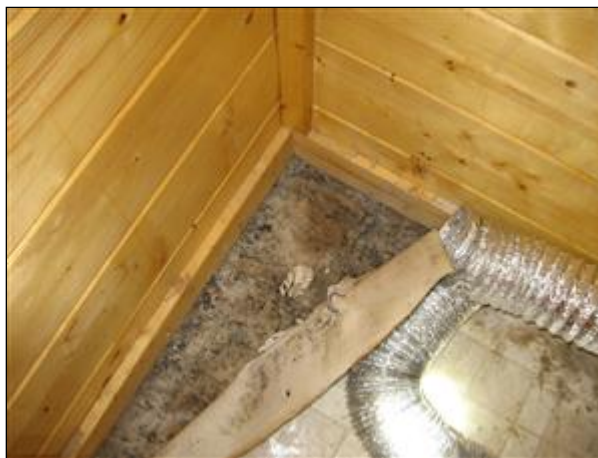
Comments: Acceptable

10.2 FLOORS

Comments: Safety Concern

- +** The flooring under the linoleum shows signs of water damage and also possible mold growth. This could have been from a previous leak.

The flooring is loose on the floor.



10.2 Picture 1

10.3 DOORS

Comments: Acceptable

10.4 OUTLETS SWITCHES AND FIXTURES

Comments: Acceptable

10.5 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

Comments: Acceptable

10.6 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Comments: Acceptable

10.7 CLOTHES VENT DRYER PIPING

Comments: Acceptable

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Inspection Agreement

This inspection was performed in accordance with and under the terms of a Pre-Inspection Agreement. The agreement was signed and agreed upon before the preparation of this report and a signed copy of the agreement is available upon request. An unsigned copy of the agreement may be attached to this report for your information or it may also be available on the company web site.