



EXPRESS REPORT

Report ID: 080628-02

Prepared For:

Jim Taylor
Sharon Ross

Property Address:

145 Main Street
Springfield, Ontario N0L2J0





1748906 Ontario Limited o/a HouseMaster

Inspector: Kory Mac Donald

169 Fath Avenue
Aylmer, Ontario, N5H 3E1
519-77...

Inspection Date: 6/28/2008

Please be advised that this report has been prepared for a homeowner/seller in connection with the HouseMaster Pre-Inspection Program. Since conditions are subject to change, any purchaser of the dwelling cannot rely on the findings in this report without contracting with the HouseMaster office, prior to closing, to update inspection findings for a fee.

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Report ID: 080628-02

INSPECTION INFORMATION

CLIENT:

Jim Taylor
Sharon Ross

PROPERTY ADDRESS:

145 Main Street
Springfield, Ontario N0L2J0

INSPECTION DATE/TIME:

6/28/2008 - 12:08 PM

INSPECTOR:

Kory Mac Donald

INSPECTION COMPANY:

1748906 Ontario Limited o/a HouseMaster
169 Fath Avenue
Aylmer, Ontario, N5H 3E1
519-773-9811

INSPECTION DETAILS

DESCRIPTION:

Single Family

ESTIMATED AGE OF BUILDING:

50 to 75 years

TYPE OF INSPECTION:

Standard Home Inspection

STATUS OF HOME:

Vacant

WEATHER:

Partly Sunny

TEMPERATURE:

25 C to 30 C

ANCILLARY SERVICES:

None

PEOPLE PRESENT:

Seller

INTRODUCTION

The purpose of this report is to render the inspector's professional opinion of the condition of the inspected elements of the referenced property (dwelling or house) on the date of inspection. Such opinions are rendered based on the findings of a standard limited time/scope home inspection performed according to the Terms and Conditions of the Inspection Order Agreement and in a manner consistent with applicable home inspection industry standards.

The inspection was limited to the specified, readily visible and accessible installed major structural, mechanical and electrical elements (systems and components) of the house. The inspection does not represent a technically exhaustive evaluation and does not include any engineering, geological, design, environmental, biological, health-related or code compliance evaluations of the house or property. Furthermore, no representations are made with respect to any concealed, latent or future conditions.

The **GENERAL INSPECTION LIMITATIONS** on the following page provides information regarding home inspections, including various limitations and exclusions, as well as some specific information related to this property. The report, including all Addenda, should be reviewed in its entirety.

The information contained in this report was prepared exclusively for the named Clients and is not transferable without the expressed consent of the Company.

PRE-INSPECTION PROGRAM. Please be advised that this report has been prepared for a homeowner/seller in connection with the HouseMaster Pre-Inspection Program. Since conditions are subject to change, any purchaser of the dwelling cannot rely on the findings in this report without contracting with the HouseMaster office, prior to closing, to update inspection findings for a fee.

REPORT TERMINOLOGY

The following terminology may be used to report conditions observed during the inspection. Additional terms may also be used in the report:

SATISFACTORY - Element was functional at the time of inspection. Element was in visible working or operating order and its condition was at least sufficient for its minimum required function.

FAIR - An element listed **FAIR** requires, or has a probability of requiring, monitoring, maintenance, repair, replacement, and/or other remedial work now or in the near future. Element condition was sufficient for its minimum required function at the time of inspection, but exhibited condition limitations and/or other notable concerns. Such condition limitations or concerns mean element exhibited wear, deterioration, damage or other material defects, was at an advanced age (near the end of or beyond its normal design or service life), has at least a moderate potential to become significantly deficient, has a limited future service life, and/or did not meet normal condition expectations.

POOR/DEFECTIVE - An element rated **POOR/DEFECTIVE** requires immediate repair, replacement, or other remedial work, or has a high probability of requiring such work in the immediate future, or requires further evaluation. Element was significantly deficient or exhibited conditions that could render it significantly deficient in the immediate future. Such conditions mean the element was not functional, was not in working or operating order, exhibited substantial wear, deterioration, damage or other defects, exhibited conditions conducive to imminent failure, was missing when it should have been present, and/or was not likely to perform its intended function.

NOT APPLICABLE - All or individual listed elements were not present, were not observed, were outside the scope of the inspection, and/or were not inspected due to other factors, stated or otherwise.

NOT INSPECTED (NOT RATED) - Element was disconnected or de-energized, was not readily visible or accessible, presented unusual or unsafe conditions for inspection, was outside the scope of the inspection, and/or was not inspected or rated due to other factors, stated or otherwise. **Independent inspection(s) may be required to evaluate element conditions.** If any conditions limited accessibility or otherwise impeded completion of aspects of the inspection, including those listed under SPECIAL LIMITATIONS, it is recommended that limiting factors be removed or eliminated and that an inspection of these elements be arranged and completed prior to closing.

SIGNIFICANTLY DEFICIENT - A condition representing a material defect that could affect the use or function of an element and/or cause consequential damage.

NOTE: All repair needs or recommendations for further evaluation should be addressed prior to closing. It is the client's responsibility to perform a final inspection to determine house and element conditions at the time of closing. If any decision about the property, or its purchase, would be affected by any condition or the cost of any required or discretionary remedial work, further evaluation and/or contractor cost quotes should be obtained prior to making any such decision.

NATURE OF THE FRANCHISE RELATIONSHIP

The Inspection Company ("Company") providing this inspection report is a franchisee of HMA Franchise Systems, Inc. ("Franchisor"). As a franchisee, the Company is an independently owned and operated business that has a license to use the HouseMaster names, marks, and certain methods. In retaining the Company to perform inspection services, the Client acknowledges that Franchisor does not control this Company's day-to-day activities, is not involved in performing inspections or other services provided by the Company, and is in no way responsible for the Company's actions. Questions on any issues or concerns should be directed to the listed Company.

GENERAL INSPECTION LIMITATIONS

CONSTRUCTION REGULATIONS - Building codes and construction standards vary regionally. A standard home inspection **does not include** evaluation of a property for compliance with building or health codes, zoning regulations or other local codes or ordinances. No assessments are made regarding acceptability or approval of any element or component by any agency, or compliance with any specific code or standard. Codes are revised on a periodic basis; consequently, existing structures generally do not meet current code standards, nor is such compliance usually required. Any questions regarding code compliance should be addressed to the appropriate local officials.

HOME MAINTENANCE - All homes require regular and preventive maintenance to maximize the economic life spans of elements and to minimize unanticipated repair or replacement needs. Annual maintenance costs may run 1 to 3% (or more) of the sales price of a house depending on age, design, and/or the degree of prior maintenance. Every homeowner should develop a preventive maintenance program and budget for normal maintenance and unexpected repair expenses. Remedial work should be performed by a specialist in the appropriate field following local requirements and best practices.

ENVIRONMENTAL AND MOLD ISSUES (AND EXCLUSIONS) - The potential health effects from exposure to many elements found in building materials or in the air, soil, water in and/or around any house are varied. A home inspection **does not include** the detection, identification or analysis of any such element or related concerns such as, but not limited to, mold, allergens, radon, formaldehyde, asbestos, lead, electromagnetic fields, carbon monoxide, insecticides, refrigerants, and fuel oils. Furthermore, no evaluations are performed to determine the effectiveness of any system designed to prevent or remove any elements (e.g., water filters or radon mitigation). An environmental health specialist should be contacted for evaluation of any potential health or environmental concerns. Review additional information on MOLD/MICROBIAL ELEMENTS below.

AESTHETIC CONSIDERATIONS - A standard building inspection does not include a determination of all potential concerns or conditions that may be present or occur in the future **including** aesthetic/ cosmetic considerations or issues (appearances, surface flaws, finishes, furnishings, odors, etc.)

DESIGN AND ADEQUACY ISSUES - A standard home inspection **does not include** any element design or adequacy evaluations including seismic or high-wind concerns, soil bearing, energy efficiencies, or energy conservation measures. It also does not address in any way the function or suitability of floor plans or other design features. Furthermore, no determinations are made regarding product defects notices, safety recalls, or other similar manufacturer or public/private agency warnings related to any material or element that may be present in any house or on any property.

ESTIMATED AGES - Any age estimations represent the inspector's opinion as to the approximate age, and are **provided for general guidance purposes only**. Estimations may be based on numerous factors including, but not limited to, appearance and owner comment. Obtain independent verification if knowledge of the specific age of any element is desired or required. Age estimates are given in "years" unless noted.

DESIGN LIFE RANGE - These figures represent the typical economic service life range (in years) for elements of similar design, quality and type, as measured from the time of original construction or installation. Any stated **design life is presented solely as a guide**. It does not take into consideration abnormal, unknown, or discretionary factors, and is not a prediction of future service life.

MOLD AND MICROBIAL ELEMENTS / EXCLUSIONS

The purpose and scope of a standard home inspection **does not include** the detection, identification or assessment of fungi and other biological contaminants, such as molds, mildew, wood-destroying fungi (decay), bacteria, viruses, pollens, animal dander, pet or vermin excretions, dust mites and other insects. These elements contain/carry microbial particles that can be allergenic, infectious or toxic to humans, especially individuals with asthma and other respiratory conditions or sensitivity to chemical or biological contaminants. Wood-destroying fungi, some molds, and other contaminants can also cause property damage. One particular biological contamination concern is mold. Molds are present everywhere. Any type of water leakage, moisture condition or moisture-related damage that exists over a period of time can lead to the growth of potentially harmful mold(s). The longer the condition(s) exists, the greater the probability of mold growth. There are many different types of molds; most molds do not create a health hazard, but others are toxic.

Indoor mold represents the greatest concern as it can affect air quality and the health of individuals exposed to it. Mold can be found in almost all homes. Factors such as the type of construction materials and methods, occupant lifestyles, and the amount of attention given to house maintenance also contribute to the potential for molds. Indoor mold contamination begins when spores produced by mold spread by air movement or other means to an area conducive to mold growth. Mold spores can be found in the air, carpeting, insulation, walls and ceilings of all buildings. But mold spores only develop into an active mold growth when exposed to moisture. The sources of moisture in a house are numerous and include water leakage or seepage from plumbing fixtures, appliances, roof openings, construction defects (e.g., EIFS wall coverings or missing flashing) and natural catastrophes like floods or hurricanes. Excessive humidity or condensation caused by faulty fuel-burning equipment, improper venting systems, and/or inadequate ventilation provisions are other sources of indoor moisture. By controlling leakage, humidity and indoor air quality, the potential for mold contamination can be reduced. To prevent the spread of mold, immediate remediation of any water leakage or moisture problems is critical. For information on mold testing or assessments, contact

ELEMENT DESCRIPTIONS - Any descriptions or representations of element material, type, design, size, dimensions, etc., are based primarily on visual observation of inspected or representative components. Owner comment, element labeling, listing data, and rudimentary measurements may also be considered in an effort to describe an element. However, there is no guarantee of the accuracy of any material or product descriptions listed in this report; other or additional materials may be present. Independent evaluations and/or testing should be arranged if verification of any element's makeup, design, or dimension is needed. Any questions arising from the use of any particular terminology or nomenclature in this report **should be addressed prior to closing**.

REMEDIAL WORK - Quotes should be obtained prior to closing from qualified (knowledgeable and licensed as required) specialists/contractors to determine actual repair/replacement costs for any element or condition requiring attention. Any cost estimates provided with a home inspection, whether oral or written, only represent an approximation of possible costs. Cost estimates do not reflect all possible remedial needs or costs for the property; latent concerns or consequential damage may exist. **If the need for remedial work develops or is uncovered after the inspection, prior to performing any repairs contact the Inspection Company** to arrange a re-inspection to assess conditions. Aside from basic maintenance suitable for the average homeowner, all repairs or other remedial work should be performed by a specialist in the appropriate field following local requirements and best practices.

SELLER DISCLOSURE - This report is **not a substitute for Seller Disclosure**. A Property History Questionnaire form may be provided with this report to help obtain background information on the property in the event a full Seller Disclosure form is not available. The buyer should review this form and/or the Seller Disclosure with the owner prior to closing for clarification or resolution of any questionable items. A final buyer inspection of the house (prior to or at the time of closing) is also recommended.

WOOD-DESTROYING INSECTS/ORGANISMS - In areas subject to wood-destroying insect activity, it is advisable to obtain a current wood-destroying insect and organism report on the property from a qualified specialist, whether or not it is required by a lender. A standard home inspection **does not include** evaluation of the nature or status of any insect infestation, treatment, or hidden damage, nor does it cover issues related to other house pests or nuisances or subsequent damage.

ELEMENTS NOT INSPECTED - Any element or component not evaluated as part of this inspection should be inspected prior to closing. Either make arrangements with the appropriate tradesman or contact the Inspection Company to arrange an inspection when all elements are ready for inspection.

HOUSE ORIENTATION - Location descriptions/references are provided for general guidance only and represent orientations based on a view facing the front of the house from the outside. Any references using compass bearings are only approximations. If there are any questions, obtain clarification prior to closing.

CONDOMINIUMS - The Inspection of condominium/cooperative do not include exteriors/ typical common elements, unless otherwise noted. Contact the association/management for information on common element conditions, deeds, and maintenance responsibilities.

a qualified mold specialist.

Neither the evaluation of the presence or potential for mold growth, nor the identification of specific molds and their effects, fall within the scope of a standard home inspection. Accordingly, the Inspection Company assumes no responsibility or liability related to the discovery or presence of any molds, their removal, or the consequences whether property or health-related.

ADDITIONAL COMMENTS

Mechanical System Upgrade Needs - No evaluations are made as part of a standard home inspection regarding heating, ventilation, or air conditioning (HVAC) system design, system efficiency, adequacy, compliance with current energy standards or costs, and other factors that may be associated with the need to or desire to repair, replace, or upgrade any equipment. If new HVAC equipment is required or desired, now or in the future, in addition to costs associated with the purchase and installation of the equipment itself, there may be additional expenses related to structural alteration or air handler and distribution system replacement or alterations. For additional information on energy efficiency requirements contact (www.oeenrcan.gc.ca/residential/personal/index.cfm).

Pictures in Report - Any pictures (photographs, graphics, or images) included in or provided in conjunction with this Inspection Report generally portray overviews of certain elements, depict specific conditions or defects described in report comments, or are used for orientation purposes. Pictures provided do not necessarily reflect all conditions or issues that need attention or may otherwise be a concern. The inclusion of any picture is not in anyway designed to highlight or diminish the significance or severity of any defect or condition, except as may be described in the Inspection Report. The report must be read in its entirety for pertinent information.

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Report ID# 080628-02

1. ROOFING

The inspection of roofs and rooftop elements is limited to readily visible and accessible elements as listed herein; elements and areas concealed from view for any reason cannot be inspected. This inspection does not include chimney flues and flue liners, or ancillary components or systems such as lightning protection, solar panels, and similar elements, unless specifically stated. **Element descriptions are provided for general information purposes only; the verification of roofing materials, roof age, and/or compliance with manufacturer installation requirements is not within the scope of a standard home inspection.** Issues related to roof or roofing conditions may also be covered under other headings in this report, including the ATTIC section.

Styles & Materials

ROOF COVERING 1:

Type: Moderate Slope
 Material: Asphalt
 Est. Age: 10-15 Years
 Design Life: 15-20 Years
 Insp. Method: At Edge
 Special Limitations: Roof Height

CHIMNEYS/VENTS:

No Chimneys

S F P NA NI

		•				<p>1.0 ROOFING Tree limbs in contact with roof. Tree limbs that are in contact with roof or hanging near roof should be trimmed and will require periodic trimming to prevent the abrasive action of branches from rubbing against roofing material and causing premature wear.</p> <p>Shingles are curling in some areas. Curled shingles can be caught and blown off by high winds. Budget for roof replacement in the near future to correct and repair prior to leakage.</p>
•						1.1 CHIMNEY / VENTS
•						1.2 EXPOSED FLASHING
•						1.3 VENTILATION COVERS
•						1.4 PLUMBING STACKS
	•					<p>1.5 RAIN GUTTERS / EAVESTROUGHES Gutters are clogged with debris. All gutters should be checked for damage, blockage, or overflow on a regular basis (at least twice annually). Gutter guards may help in cases where leaves and other debris routinely accumulate in a short period of time.</p>
	•					<p>1.6 DOWNSPOUTS / ROOF DRAINS Make sure downspouts terminate at least 6 feet away from the foundation. Maintain a positive ground slope away from the house. This prevents moisture from ponding near the foundation and potential seepage into crawlspace or basement.</p>
•						1.7 FASCIA / SOFFITS

S F P NA NI

S=Satisfactory, F=Fair, P=Poor/Defective, NA=Not Applicable, NI=Not Inspected
 Review REPORT TERMINOLOGY on Introduction Page. Consult with your Inspector for clarification on ratings or findings if there are any questions.



1.0 ROOFING Picture 1



1.0 ROOFING Picture 2



1.0 ROOFING Picture 3



1.0 ROOFING Picture 4



1.5 RAIN GUTTERS / EAVESTROUGHS Picture 1



1.6 DOWNSPOUTS / ROOF DRAINS Picture 1

NOTE: All roofs have a finite life and will require replacement at some point. In the interim, the seals at all roof penetrations and flashings, and the watertightness of rooftop elements, should be checked periodically and repaired or maintained as required. Any roof defect can result in leakage, mold, and subsequent damage. Conditions such as hail damage or manufacturing defects or whether the proper nailing methods or underlayment were used are not readily detectable during a home inspection. Gutters (eavestroughs) and downspouts (leaders) will require regular cleaning and maintenance. All chimneys and vents should be checked periodically. In general, fascia and soffit areas are not readily accessible for inspection; these components are prone to decay, insect, and pest damage, particularly with roof or gutter leakage. If any roof deficiencies are reported, a qualified roofer or the appropriate specialist should be contacted to determine what remedial action is required. If the roof inspection was restricted or limited due to roof height, weather conditions, or other factors, arrangements should be made to have the roof inspected by a qualified roofer, particularly if the roofing is older or its age is unknown.

SUPPLEMENTAL INFORMATION - Review the additional details below.

Inspection Limitations - The evaluation of a roof is primarily a visual assessment based on general roofing appearances. The verification of actual roofing materials, installation methods or roof age is generally not possible. Conditions such as hail damage or the lack of underlayment may not be readily detectable and may result in latent concerns. If the inspection was restricted to viewing from the ground and/or was affected by weather conditions or other limitations, a roofer's assessment would be advisable, particularly if the roofing is old or age is unknown.

Ice Dams - Ice/snow accumulation at the roof edge can cause leaks and consequential damage. The occurrence of ice dams is usually unpredictable and may only occur with certain roof designs or weather conditions.

Roof Flashings/Seal - Initial or recurring roof leakage is often due to inadequate or damaged flashing. All flashings should be checked periodically or if leakage occurs. Repair or seal as needed.

Roof Systems - The watertightness of a roofing system is dependent on the proper installation of the roofing material and underlayment, its physical condition, and the proper function of all flashings (metal or other membrane installed at protrusions through the roof, such as vent pipes, skylights and valleys). While general roofing conditions were reported, this report is not a guarantee the roof is or will be watertight or leak free.

Asphalt/Fiberglass Shingles - Most newer asphalt roofing products are reinforced with glass fibers to improve the strength of the base felt. Some of these products, however, are susceptible to manufacturing defects that may or may not affect roof function. The manufacturer or qualified roofer should be consulted if there are any reported or suspected concerns.

Eave Protection - The generally accepted approach to minimizing ice dam concerns and/or backup at eaves is to provide adequate attic ventilation and insulation and eave protection, either a special membrane or flashing. Eave protection should always be used in cold climates prone to ice dam problems. Eave barriers should be placed under the roofing at the eave areas and extend a suitable distance up the roof and inside the exterior wall line. The presence and effectiveness of eave protection cannot be observed in most completed installations.

Roof Drainage - Normal roof design criteria allows for only limited water ponding on a roof for short periods after rainfall. If ponding is substantial, or the roof/roofing is damaged, remedial measures should be implemented.

ROOF ELEMENTS - Review the following comments:

Gutters/Downspouts - The need for gutters and downspouts (leaders) will vary with house/roof design, locale and surface drainage conditions. If present, regular checks and cleaning are advised. If not present, consider the benefits to be gained from proper control of roof run-off and diversion away from foundation.

Plumbing Vents/Stacks - The flashing/boot seal at plumbing vents are prone to leakage. All vent pipe flashings should be checked periodically and should be repaired and/or sealed as needed. Vent stacks must have adequate clearance from windows and other roof or wall openings or vents. Extending the vent may prevent detrimental conditions.

Splash Blocks/Extensions - To minimize water ponding at the foundation and the potential for interior water penetration, downspout extensions or splash blocks should be utilized at the termination points of all downspouts/roof drains. Maintain a positive slope away from the house and discharge downspouts a reasonable distance away from the foundation.

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2. EXTERIOR ELEMENTS

Inspection of exterior elements is limited to readily visible and accessible surfaces of the house envelope and connected appurtenances as listed herein; **elements concealed from view by any means cannot be inspected.** All exterior elements are subject to the effects of long-term exposure and sudden damage from ongoing and ever-changing weather conditions. Style and material descriptions are based on predominant/representative components and are provided for general information purposes only; specific types and/or material make-up material is not verified. Neither the efficiency nor integrity of insulated window units can be determined. Furthermore, the presence/condition of accessories such as storms, screens, shutters, locks and other attachments or decorative items is not included, unless specifically noted. Additional information on exterior elements, particularly windows/doors and the foundation may be provided under other headings in this report, including the INTERIOR and FOUNDATION/SUBSTRUCTURE sections.

Styles & Materials

- | | |
|----------------|----------------------------------|
| SIDING: | PORCHES/DECKS: |
| Vinyl | Covered Porch w/ Concrete Floor |
| | Front of House |
| | Wood Frame Deck w/ Wood Flooring |
| | Rear of House |

S F P NA NI

•					2.0 SIDING
	•				2.1 WINDOWS Old wood frame windows noted. Although windows and frames currently require paint to protect them from the elements, no decayed wood was found with sample probing. Maintenance and painting is required immediately to prevent deterioration of the wood. Some windows have been replaced and updated. Anticipate replacement needs for the remaining original windows.
		•			2.2 ENTRY DOORS Exposed wood sills noted. Paint/treat wood to protect wood from elements. Garage entry door is loose at the hinges. Aluminum frame requires tightening and adjustment to prevent from further damage from continued use.
		•			2.3 STAIRS / STOOPS Settlement and cracking at the rear entrance. Trip hazards and broken concrete should be removed for safety and repaired to direct water away and to prevent water ponding at the foundation also. Step at the front garage door pitches back towards the foundation directing water and runoff in the wrong direction. Level the step and seal at the foundation to prevent water damage or penetration into crawlspace. Front steps at main entrance are covered in carpet and could not be fully inspected. Some concrete spalling and deterioration has occurred. Patch and repair to prevent further moisture damage.
		•			2.4 DECK(S) Deck is damaged and decayed and should not be used. Requires replacement of structure and decking to proper design standards by a qualified contractor.
•					2.5 RAILINGS
	•				2.6 FOUNDATION SURFACE Parge coating noted with some cracking. Parge coating is cosmetic and can be repaired as desired. Use of a parging material restricts the visibility of the foundation and any comments related to the foundation are limited to the visible sections only.

S F P NA NI

S=Satisfactory, F=Fair, P=Poor/Defective, NA=Not Applicable, NI=Not Inspected
Review REPORT TERMINOLOGY on Introduction Page. Consult with your Inspector for clarification on ratings or findings if there are any questions.



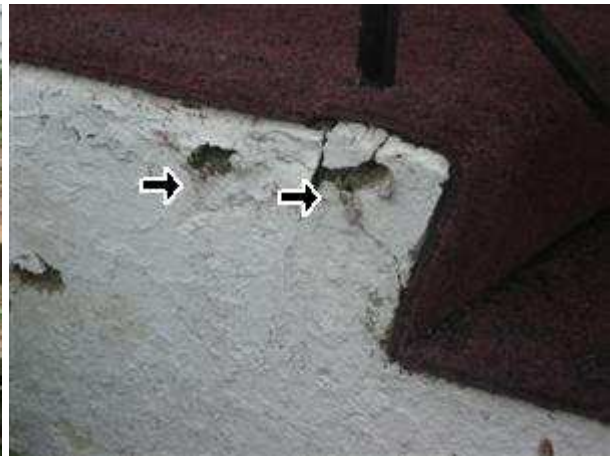
2.1 WINDOWS Picture 1



2.2 ENTRY DOORS Picture 1



2.3 STAIRS / STOOPS Picture 1



2.3 STAIRS / STOOPS Picture 2



2.4 DECK(S) Picture 1



2.6 FOUNDATION SURFACE Picture 1

NOTE: All surfaces of the envelope of the house should be inspected at least semi-annually, and maintained as needed. Any exterior element defect can result in leakage and/or subsequent damage. Exterior wood elements and wood composites are particularly susceptible to water-related damage, including decay, insect infestation, and mold. The use of proper treated lumber or alternative products may help minimize these concerns, but will not eliminate them altogether. While some areas of decay or damage may be reported, additional areas of concern may exist, subsequently develop, or be discovered during repair or maintenance work. Should you wish advice on any new or uncovered area of deterioration, please contact the Inspection Company. Periodic caulking/resealing of all gaps and joints will be required. Insulated window/door units are subject to seal failure, which could ultimately affect the transparency and/or function of the window. Lead-based paints were commonly used on older homes; independent inspection is required if confirmation or a risk assessment is desired.

SUPPLEMENTAL INFORMATION - Review the additional details below.

Wood Deterioration - Exterior wood elements are particularly susceptible to decay and insect damage. The use of treated lumber may help to minimize these concerns but will not eliminate them altogether. While we have attempted to identify readily apparent areas of decay, additional areas of concern may be identified as they occur, spread, or are discovered during repair or maintenance work. Should you wish advice on any new or uncovered area of deterioration, please contact our office. All exterior wood elements should be inspected at least annually; repair and/or refinish as needed.

Stairs/Decks/Porches - Exterior stairs, rails, porches, etc., require regular maintenance to prevent damage or hazardous conditions. If rails are not present on any stairs or elevated structure, it is recommended they be added for improved safety. Do not overload a deck with too many people.

Windows and Doors - Storms, screens, safety glazing, locks and other attachments are generally not inspected unless otherwise noted. Comments on storms generally are limited to surface conditions; function and operation are not evaluated. An inventory of storms/screens should be taken to confirm desired coverage exists and/or storage locations.

Drip Caps/Flashings - The trim/siding joint above windows and doors and at horizontal trim must be kept well sealed to minimize leakage or decay. If drip caps or suitable flashings do not exist, they should be added or regular caulking/sealing will be required. Hidden damage may exist if prior leakage occurred.

Window/Door Seals - Replacement of insulated glass windows or doors is usually required to correct failed or defective vacuum seals. Fortunately, the insulation value is usually not significantly reduced. Replacement time frame may be discretionary; however, conditions will gradually worsen with time.

Storms/Screens - An inventory of storms/screens should be taken to confirm desired coverage exists and/or storage locations. Any loose, damaged or missing storms or screens should be repaired as desired, or if health concerns or other hazards exist.

Deck At House - Decks must be securely fastened or bolted to the house structure to prevent movement or separation. The house/deck joint generally needs a flashing to prevent water seepage and framing damage that could affect structural integrity.

Exterior Faucets - Exterior faucets that do not operate may be turned off, not connected, or, in cold weather, may be frozen. Consider all factors when concerns are indicated. The use of backflow preventers is advised, and in many areas now required, to prevent possible contamination of the water supply condition.

Shutters/Ornamental Trim - The condition of ornamental features such as shutters are not included in a standard home inspection; however, due to exposure to the elements, there is a potential for decay or damage. Regular maintenance will be required. All components and adjacent areas should be checked for damage.

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3. SITE ELEMENTS

Inspection of site elements is primarily intended to address the condition of listed, readily visible and accessible elements immediately adjacent to or surrounding the house for conditions and issues that may have an impact on the house. Elements and areas concealed from view for any reason cannot be inspected. **Neither the inspection nor report includes any geological surveys, soil compaction surveys, ground testing, or evaluation of the effects of, or potential for, earth movement such as earthquakes, landslides, or sinking, rising or shifting for any reason.** Information on local soil conditions and issues should be obtained from local officials and/or a qualified specialist prior to closing. In addition to the stated limitations on the inspection of site elements, a standard home inspection does not include evaluation of elements such as underground drainage systems, site lighting, irrigation systems, barbecues, sheds, detached structures, fencing, privacy walls, docks, seawalls, pools, spas and other recreational items. Additional information related to site element conditions may be found under other headings in this report, including the FOUNDATION/SUBSTRUCTURE and WATER PENETRATION sections.

Styles & Materials

WALKWAYS/DRIVEWAYS:

Walks: Concrete
Driveway: Asphalt

SPECIAL LIMITATIONS:

Vegetation Overgrowth

S F P NA NI

•					3.0 WALKWAYS
•					3.1 DRIVEWAY
•					3.2 GROUND SLOPE AT FOUNDATION
	•				<p>3.3 SITE GRADING The area is generally flat with little provision for grading. This increases the importance of having a good roof drainage system to carry roof water away from the foundation to reduce the risk of seepage. Water seepage may still be a concern during times of heavy rainfall.</p> <p>Old original well (under the white planter box in rear yard) could present a potential safety hazard. Consult with qualified contractor for proper abandonment, in filling or steps to be taken for removal of this well.</p>

S F P NA NI

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Review REPORT TERMINOLOGY on Introduction Page. Consult with your Inspector for clarification on ratings or findings if there are any questions.



3.3 SITE GRADING Picture 1

NOTE: Site conditions are subject to sudden change with exposure to rain, wind, temperature changes, and other climatic factors. Roof drainage systems and site/foundation grading and drainage must be maintained to provide adequate water control. Improper/inadequate grading or drainage and other soil/site factors can cause or contribute to foundation movement or failure, water infiltration into the house interior, and/or mold concerns. Independent evaluation by an engineer or soils specialist is required to evaluate geological or soil-related concerns. Houses built on expansive clays or uncompacted fill, on hillsides, along bodies of water, or in low-lying areas are especially prone to structural concerns. All improved surfaces such as patios, walks, and driveways must also be maintained to drain water away from the foundation. Any reported or subsequently occurring deficiencies must be investigated and corrected to prevent recurring or escalating problems. Independent evaluation of ancillary and site elements by qualified servicepersons is recommended prior to closing.

SUPPLEMENTAL INFORMATION - Review the additional details below.

Site Elements - While informational comments may be made related to the condition of certain site elements, the primary intent of inspection of any site element is limited to evaluation relative to its effect on the building.

Grading and Drainage - To reduce the amount of water run-off or possibility of water penetration and/or structural concerns, provide proper contouring (grading) along the foundation and where needed on the site. Houses on hills or in low-lying areas will be prone to drainage concerns. Improper/inadequate grading and/or drainage can cause/contribute to foundation movement and/or failure. Deficiencies must be corrected to prevent problems.

Site/Underground Drains - Site drains, including any underground piping and downspout drains, often must be regularly maintained/cleared in order to provide adequate water run-off and discharge. Adequacy of any such system cannot be readily determined.

Drainage From Surfaces - All improved surfaces such as patios, walks and driveways should be constructed and maintained so that they slope away from the foundation. Mudjacking and/or sealing may be adequate to correct minor drainage concerns; however, replacement may be required for proper correction in some cases.

Finished Surfaces - Spalling or cracking of concrete surfaces may not affect function provided no lateral displacement has occurred. Maintain as required or correct to eliminate any trip hazard that may exist or develop.

Grading Provisions - To reduce the amount of water run-off or ponding and potential for water penetration and/or structural concerns, a positive slope away from the foundation should be provided around the perimeter of the house. Maintenance of a suitable ground cover is also advised. Depressions or negatively graded areas should be corrected/improved to help direct any roof or surface run-off away from the foundation. The periodic addition of new fill soil and regrading may be required, especially with new homes. A negative grade slope can cause structural and/or water infiltration problems. Excessive soil/water pressures can actually cause lateral movement of the foundation, a potentially serious concern. Deficiencies must be corrected and suitable drainage conditions must be maintained in order to prevent problems.

Splash Blocks/Extensions - To minimize water ponding at the foundation and the potential for interior water penetration, downspout extensions or splash blocks should be utilized at the termination points of all downspouts/roof drains. Maintain a positive slope away from the house and discharge downspouts a reasonable distance away from the foundation.

Vegetation/Landscaping - The site vegetation and landscaping should be maintained to prevent damage to the structure. Carefully remove any overgrowth to check for damage.

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4. GARAGE

Inspection of the garage is limited to readily visible and accessible elements as listed herein. Elements and areas concealed from view cannot be inspected. More so than most other areas of a house, **garages tend to be filled with storage and other items that restrict visibility and hide potential concerns, such as water damage or insect infestation.** A standard home inspection does not include an evaluation of the adequacy of the fire separation assemblies between the house and garage, or whether such assemblies comply with any specific requirements. Inspection of garage doors with connected automatic door operator is limited to a check of operation utilizing hard-wired controls only. Additional information related to garage elements and conditions may be found under other headings in this report, including ROOFS and EXTERIOR ELEMENTS.

Styles & Materials

GARAGE DESCRIPTION:

Type: Attached
 Construction: Wood Frame
 Finish at House: Drywall on Wall
 Door at House: Solid door

HOUSE/GARAGE WALL:

Finish at House: Drywall on Wall
 Door at House: Solid door
 Insulation: Indeterminate - Wall Covered
 Vapor Retarder: Indeterminate

SPECIAL LIMITATIONS:

Completely finished surfaces

S F P NA NI

		•			4.0 ROOFING Roofing is nearing the end of it's design life. Protective granules are wearing away and exposing the asphalt material below. Shingles will continue to deteriorate as protective granules wear. Shingles are curling in areas. Curled shingles can be caught and blown off by high winds. Anticipate replacement in near future.
			•		4.1 EXPOSED FRAMING Could not see framing due to finish materials covering framing materials.
		•			4.2 FLOOR SLAB Floor is thoroughly cracked and unevenly settled with possible foundation movement. Appears to be original settlement. Monitor over time and any further movement will require repairs to stabilize the structure.
		•			4.3 FOUNDATION Cracking and settlement noted at the outer wall of garage. Does not appear to be moving. Patch/repair to prevent further cracking and moisture penetration.
			•		4.4 ATTIC VENTILATION No attic access noted, so no evaluation made; Recommend add attic access door to evaluate insulation levels, sheathing and framing condition as desired.
•					4.5 WALLS / CEILINGS A standard home inspection does not include an evaluation of the adequacy of the fire separation assemblies between the house and garage, or whether such assemblies comply with any specific requirements.
•					4.6 SIDING
	•				4.7 VEHICLE DOOR(S) Vehicle door frame is wood with poor paint condition. Wood deterioration from exposure to the elements will be accelerated. Paint or cap with siding materials to prevent further deterioration as soon as possible.
	•				4.8 ELECTRIC / GFCI No GFCI receptacle outlets in garage./ Recommend adding with GFCI protection.
•					4.9 HOUSE / SERVICE DOOR(S)

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4.2 FLOOR SLAB Picture 1



4.2 FLOOR SLAB Picture 2



4.3 FOUNDATION Picture 1



4.3 FOUNDATION Picture 2



4.7 VEHICLE DOOR(S) Picture 1

NOTE: Any areas obstructed at the time of inspection should be cleared and checked prior to closing. The integrity of the fire-separation wall/ceiling assemblies generally required between the house and garage, including any house-to-garage doors and attic hatches, must be maintained for proper protection. Review manufacturer use and safety instructions for garage doors and automatic door operators. All doors and door operators should be tested and serviced on a regular basis to prevent personal injury or equipment damage. Any malfunctioning doors or door operators should be repaired prior to using. Door operators without auto-reverse capabilities should be repaired or upgraded for safety. The storage of combustibles in a garage creates a potential hazard, including the possible ignition of vapors, and should be restricted.

SUPPLEMENTAL INFORMATION - Review the additional details below.

Limitations/Obstructions - More than many other areas of a house, garages tend to contain storage and other items that restrict the ability to observe the structure and other components. Any noted limitation may be in addition to normal restrictions. Recommend all obstructed areas be inspected when clear.

Garage/House Separation - Fire-rated wall/ceiling assemblies are generally required between the house and garage. A home inspection generally does not address any specific requirement; rather fire-separation considerations are limited to a determination as to whether the frame walls are covered. Wall insulations and vapor retarders are generally not observable and may only be commented on if an observed defect exists. The integrity of any fire-separation assembly must be maintained for proper protection. Any gaps or openings should be covered/sealed with suitable materials. All joints must be taped.

Overhead Door Operator - If present, inspection is limited to a check of operation utilizing hard-wired controls. Remote devices and

control sensitivity are not checked. Regularly test and service door pursuant to manufacturer's guidelines. Controls should be mounted a safe distance above the floor and remote control should be secured from use by children.

Garage to House Door - The door between the garage and house generally requires a fire-rated construction rating (or such a door would be advisable). An approved solid door or fire door is normally specified; a door with steel cover may be acceptable in some areas. Automatic closing devices are also commonly required for this door.

Electric/Wiring - All wiring should be secured, enclosed and generally protected from physical damage, particularly at the lower areas. Extension cord use should be limited to servicing portable tools/items. Ground-Fault Circuit Interrupters (GFCIs) are generally advised (if not required) for general garage circuits.

Drainage - A driveway that slopes toward the garage may contribute to water seepage and/or accumulation. Keep any existing drains clear. Add a drain or berm if necessary. Other remedial measures may be required in some cases.

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5. ATTIC

The inspection of attic areas and the roof structure is limited to readily visible and accessible elements as listed herein. Due to typical design and accessibility constraints such as insulation, storage, finished attic surfaces, roofing products, etc., **many elements and areas, including major structural components, are often at least partially concealed from view and cannot be inspected.** A standard home inspection does not include an evaluation of the adequacy of the roof structure to support any load, the thermal value or energy efficiency of insulation, the integrity of vapor retarders, or the operation of thermostatically controlled fans. Older homes generally do not meet insulation and energy conservation standards required for new homes. Additional information related to attic elements and conditions may be found under other headings in this report, including ROOFS and INTERIOR ELEMENTS.

Styles & Materials

ATTIC:

Style: Multiple Areas
Entrance: Doors
Insp. Method: Limited Entry

ROOF CONSTRUCTION:

Framing: Wood Rafter
Deck: Boards

INSULATION:

Form: Blankett/Batt
Type: Fiberglass
Est. Average: 2 to 4 Inches
Vapor Retarder: Not Observed

VENTILATION PROVISIONS:

Location: Rooftop

SPECIAL LIMITATIONS:

Excess Storage
Floorboards Over Insulation

S F P NA NI

•					5.0 ROOF FRAMING Comments are for visible areas only. Unable to evaluate part of the framing due to design factors. Some staining from previous leaks. No leakage at the time of inspection.
•					5.1 ROOF DECK / SHEATHING
		•			5.2 VENTILATION PROVISIONS Minimal ventilation noted at the attic; recommend adding at next reroofing.
		•			5.3 INSULATION About 2 to 4 inches of original paper backed insulation with ceiling exposed in areas; Recommend adding modern materials to about 10 to 12 inches for optimum efficiency. Unable to evaluate some areas due to storage of materials and design factors.
•					5.4 ATTIC/ACCESS
•					5.5 ELECTRIC

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5.0 ROOF FRAMING Picture 1



5.3 INSULATION Picture 1

NOTE: Attic heat, moisture levels, and ventilation conditions are subject to change. All attics should be monitored for any leakage, moisture buildup or other concerns. Detrimental conditions should be corrected and ventilation provisions should be improved where needed. Any comments on insulation levels and/or materials are for general information purposes only and were not verified. Some insulation products may contain or release potentially hazardous or irritating materials--avoid disturbing. A complete check of the attic should be made prior to closing after non-permanent limitations/obstructions are removed. Any stains/leaks may be due to numerous factors; verification of the cause or status of all condition is not possible. Leakage can lead to mold concerns and structural damage. If concerns exist, recommend evaluation by a qualified roofer or the appropriate specialist.

SUPPLEMENTAL INFORMATION - Review the additional details below.

Limitations/Obstructions - Due to typical design/accessibility constraints (insulation, storage, etc.) evaluation of attic areas, including structural components, is generally limited. Any specifically noted limitations/obstructions are intended to highlight limitations beyond the norm. A complete check of the attic should be made when non-permanent limitations are removed.

Insulation - An energy assessment or audit is outside the scope of the standard home inspection. Any comments on amounts and/or materials are for general informational purposes only and were not verified. Some insulations may contain or release potentially hazardous materials; avoid disturbing. Wall insulation is not readily visible. Pre-1970s homes are more likely to have been constructed with insulation levels significantly below present day standards.

Ventilation/Vapor Retarders - Attic heat and moisture levels and ventilation adequacies are subject to change. Monitor for any significant buildup or changes and correct cause and/or improve ventilation as warranted. The presence and coverage adequacy of vapor retarders (barriers) cannot be confirmed in many cases.

Spaced Boards - Spaced board construction is not suitable for all asphalt roofing and some other roof membranes. Eventually (usually with roof replacement needs), the replacement of the boards with solid decking may be necessary.

Ventilation Provisions - Adequate vent provisions must be provided for all attic areas to prevent excessive heat/ moisture buildup and consequential concerns such as roof or sheathing failure.

Vapor Retarders - In colder climates, the use of a retarder is critical and should be provided between the house and unconditioned areas such as the attic. If a retarder is installed, and it is located on the cold side (up), it should be reset, or slit and monitored for any moisture concerns. Vapor retarders are not always required in some warmer climates.

Insulation Levels - The observed insulation appears to be substantially below levels normally found in this age home, or recommended for this area. Suggest upgrading.

Leakage/Stains - Any specific notation of leakage or stains does not preclude additional areas of leakage and/or hidden damage. Monitor attic for any changes; ongoing or questionable situations should be assessed and corrected. Leakage can lead to mold concerns.

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6. BATHROOMS

The inspection of bathrooms is limited to readily accessible and visible elements as listed herein. Bathrooms are high-use areas containing many elements subject to ongoing wear and periodic malfunction, particularly fixtures and other components associated with the plumbing system. Normal usage cannot be simulated during a standard home inspection. **Water flow and drainage evaluations are limited to a visual assessment of functional flow.** The function and watertightness of fixture overflows or other internal fixture components generally cannot be inspected. A standard home inspection does not include evaluation of ancillary items such as saunas or steam baths. Additional issues related to bathroom components may be found under other headings, including the PLUMBING SYSTEM.

Styles & Materials

DESCRIPTION:	LOCATION:	VENTILATOR(S):
Full Bath	Main Floor	No Ventilation

S F P NA NI

•					6.0 SINK(S)
•					6.1 TOILET
	•				6.2 BATHTUB Bathtub drains very slowly. Appears to be related to broken drain mechanism. However, a sluggish or blocked drain may indicate a localized concern or may be related to the condition or flow of branch or main waste lines. Have checked by a qualified plumber to determine whether cleaning or other corrective measures are required. Operation of the bathtub/shower diverter does not function. Water can not be directed to the shower head. Water leaks from the tap handles. These conditions should be repaired by a qualified plumbing contractor.
	•				6.3 SURROUND / ENCLOSURE The tile and/or grouting at the tub/shower is cracking and needs repair to prevent additional damage to the underlying wall material or other elements. All areas and the backing materials should be checked and repaired as needed.
	•				6.4 FLOOR(ING) Worn original floor coverings; correct as required to maintain a water resistant covering.
	•				6.5 WALLS / CEILING Walls and ceiling are worn but functional. Typical for age of home. Some cracking at plaster wall and ceiling joints and at verticle wall intersections.
	•				6.6 ELECTRIC / GFCI No electrical supply to the washroom.
	•				6.7 VENTILATION Window ventilation only noted. When having a shower or bath make sure window is cracked open to aid in discharging excess moisture. If adding ventilation fan make sure fan vents directly outside.

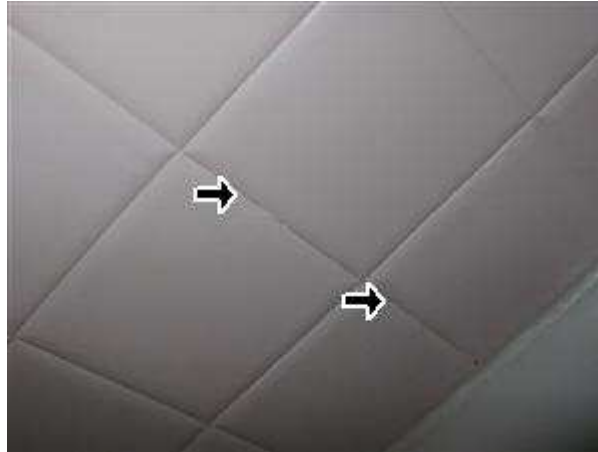
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6.2 BATHTUB Picture 1

6.2 BATHTUB Picture 2



6.3 SURROUND / ENCLOSURE Picture 1

NOTE: Anticipate the possibility of leakage or other concerns developing with normal usage/aging or as concealed conditions are discovered with maintenance work or upon removal of carpeting, tile, shower enclosures, etc. The watertightness of all surfaces exposed to water must be maintained on a regular basis by caulking, grouting, or other means. Hot water represents a potential scalding hazard; hot water supply temperatures should be maintained at a suitable level. The water temperature at fixtures, especially for showering or bathing, generally will require additional tempering for personal comfort and safety. Due to the potential hazards associated with electric components located in bathroom areas, any identified concern should be addressed immediately. Ground-Fault Circuit-Interrupters (GFCIs) are recommended for all bathroom receptacle outlets.

SUPPLEMENTAL INFORMATION - Review the additional details below.

General Conditions - Bathrooms are high use areas with many components subject to periodic malfunction, particularly those related to the plumbing system. Normal usage could not be simulated during the inspection; therefore, anticipate the possibility of leakage or other concerns developing with normal usage/aging or as latent conditions are discovered with removal of carpeting, tile, shower pans, etc. The function and watertightness of fixture overflows or other internal fixture components generally cannot be assessed. The watertightness of all tile, enclosures, and other surfaces must be maintained on a regular basis.

Water Temperatures - The hot-water supply to all fixtures should be maintained at a safe temperature at all times. Water temperatures in excess of 120°F (49°C) generally represent a scalding hazard for most peoples; however, children and some adults are at risk of injury at even lower temperatures.

Electric Wiring - Due to the hazard potential associated with electric components located in the bathroom area, any identified concern should be addressed immediately. Ground-fault Circuit-interrupters (GFCIs) are recommended for bathroom receptacle outlets.

Ancillary Systems - A standard home inspection does not include evaluation of ancillary items such as saunas or steam baths.

Low-Flow Toilets - Low-flow units are now required in many areas to conserve water. In some cases, multiple flushes may be required to dispose of solid waste.

Moisture/Mold Conditions - Chronic water leakage/seepage promotes the growth of mold and mildew. Some mold/mildew spores can be harmful; any potential mold or mildew conditions should be addressed immediately. A certified technician or laboratory can sample and analyze air quality and suspect mold conditions to determine the nature of the contamination and corrective measures that may be needed.

Molded Bathtubs/showers - Acrylic, fiberglass and other resin-based pre-fabricated bathtub units are subject to damage with normal use or improper maintenance. Surfaces may become scratched, discolored and/or difficult to clean. Cracks can also develop. These may not be readily visible; and may open up depending on shower usage. Check periodically for damage and resultant leakage.

Toilet Seal/Tank - A loose toilet or defective seal can result in leakage and significant consequential damage and should be attended to as soon as possible. Seepage at the base of the toilet requires immediate attention. Floor, flooring, and/or other damage may be uncovered when the toilet is lifted for repair. Have checked and corrected as required.

Water Flow - Reduced water flow at one or more fixtures may be due to any number of factors, including the use of water saver devices. Determination of adequacy may be subjective. Attempt to determine any local causes before pursuing major repair work.

Drainage - A sluggish or blocked drain may indicate a localized concern or may be related to the condition or flow of branch or main waste lines. Shower drains are prone to recurring blockage from hair and soap buildup. Have checked by a qualified plumber to determine whether cleaning or other corrective measures are required.

Caulking/Grouting - Caulking/grouting work is required to maintain watertightness of tilework and tub/shower enclosures. Check for substrate damage when surface damage or leakage is present.

Ventilator Discharge - The bathroom exhaust fan should discharge directly to the exterior to prevent excess moisture concerns in the house or attic area. Recommend adding an extension to a suitable discharge point or correcting the current arrangement as conditions warrant.

Moisture/Mildew - Excessive moisture/mildew buildup in the bathroom area may be indicative of inadequate ventilation provisions, insulation/vapor retarder concerns or other conditions. Correct to prevent consequential damage. While a window is provided for the room, mechanical ventilation may also be needed to prevent moisture buildup.

GFCI Test - While a defective GFCI receptacle may still allow electricity to flow to the receptacle (and appliance), if the field test indicated any actual or suspected malfunction of a GFCI it should be corrected.

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7. KITCHEN

Inspection of the kitchen is limited to visible and readily accessible elements as listed herein. Elements concealed from view or not functional at the time of inspection cannot be inspected. The inspection of cabinetry is limited to functional unit conditions based on a representative sampling; finishes and hardware issues are not included. **The inspection of appliances, if performed, is limited to a check of the operation of a basic representative cycle or mode** and excludes evaluation of thermostatic controls, timing devices, energy efficiency considerations, cooking or cleaning adequacies, self-cleaning functions, the adequacy of any utility connections, compliance with manufacturer installation instructions, appliance accessories, and full appliance features (i.e., all cycles, modes, and controls). Portable appliances or accessories such as washer, dryers, refrigerators, microwaves, and ice makers are generally excluded. Additional information related to kitchen elements and appliances may be found under other headings in this report.

Styles & Materials

LOCATION:
Main Kitchen

VENTILATOR:
None - Window only

S F P NA NI

		•			7.0 PLUMBING / SINK Caulking has been used to seal the sink drain. Water supply piping at the fittings are heavily corroded. Recommend repairs and replacement by a qualified plumbing contractor.
	•				7.1 FLOOR(ING) Worn floor covering noted at the kitchen; correct as desired.
	•				7.2 WALLS / CEILING Walls and ceiling are worn but functional.
	•				7.3 ELECTRIC / GFCI No GFCI; Not unusual for age. Replace with GFCI for safety. NOTE: Add GFCI at panel if outlets are split circuit
	•				7.4 CABINETRY Older cabinets noted, typical conditions for age. Fully functional at the time of inspection. Fair rating due to age.
	•				7.5 COUNTERTOP Older countertop noted, typical condition for age.
		•			7.6 VENTILATOR No ventilation noted in kitchen. Ventilation fan should be added and ensure venting direct to exterior not into attic space.

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7.0 PLUMBING / SINK Picture 1



7.4 CABINETRY Picture 1

NOTE: Many appliances typically have a high maintenance requirement and limited service life (5-12 years). Operation of all appliances should be confirmed during a pre-closing inspection. Obtain all operating instructions from the owner or manufacturer; have the homeowner demonstrate operation, if possible. Follow manufacturers' use and maintenance guidelines; periodically check all units for leakage or other malfunctions. All cabinetry/countertops should also be checked prior to closing when clear of obstructions. Utility provisions and connections, including water, waste, gas, and/or electric may require upgrading with new appliances, especially when a larger or upper-end appliance is installed. Ground-Fault Circuit-Interrupters (GFCIs) are recommended safety devices for all homes. Any water leakage or operational defects should be addressed promptly; water leakage can lead to mold and hidden/structural damage.

SUPPLEMENTAL INFORMATION - Review the additional details below.

Appliances - Appliance evaluations are outside the scope of a standard home inspection in many areas and are only inspected if so indicated. When performed, evaluations are limited to a basic operations check of only listed units and generally exclude thermostatic or timer controls, energy efficiency considerations, cooking or cleaning adequacies, appliance accessories, washer/dryers, refrigerators, ice makers and any portable appliances. Appliances typically have a 5-10 year service life. Operation of all appliances should be confirmed during a pre-closing inspection; have owner demonstrate operation if possible. Obtain all operating instructions from the owner or manufacturer.

Appliance Utilities - Appliance inspections do not include evaluation of the adequacy or capacity of any utility or utility connections or compliance with code or manufacturer requirements. Upgrades to water, waste, gas or electric lines may be required to meet specifications of any particular appliance; especially when a new or larger capacity appliance is added.

Cooking Appliances - Cooking adequacies, anti-tip features, self-cleaning cycles and other accessories are not evaluated as part of a home inspection. While the proper tip over protection cannot be verified during a home inspection, all units should be checked to confirm manufacturer recommended tip-protection has been installed as a precautionary measure.

Electric/GFCI - GFCIs are required in the kitchen and bathrooms of most newer houses; they are a recommended safety improvement for older houses.

Cabinetry/Countertop - Assessment of cabinetry is limited to a check of visible counter areas and a representative number of cabinet components. All cabinetry should be checked when clear of storage or obstruction prior to closing on house.

Ventilation Provisions - Due to the presence of cooking and washing equipment that can generate excess moisture, and in the case of gas cooking appliances which can discharge possible contaminants into the air, adequate kitchen area venting is required (window and/or mechanical vent). If not already present, exhaust air ventilators that discharge directly to the exterior should be considered.

Sink Drainage - A sluggish or blocked drain may indicate a localized concern or may be related to the condition or flow of branch or main waste lines. Have checked by a qualified plumber to determine whether cleaning or other corrective measures are required.

Sinks/Faucets - The feasibility of faucet repair will decrease with use/age. Sediment/debris trapped in the aerator can restrict flow; clean aerators periodically. Faucet and/or sink replacement due to surface wear/cosmetic factors would be a discretionary matter.

Water Flow - Reduced water flow may be due to any number of factors, including the use of aerators or other water-saver devices. Determination of adequacy of flow may be subjective. The water supply pressure/flow to the sink appears to be low. A qualified plumber should evaluate the water supply and piping conditions. All valves on the supply lines to the sink should be checked to make sure they are in the open position before any major repair work is considered. All valves and aerators should be checked periodically.

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8. INTERIOR ELEMENTS

Inspection of the house interior is limited to readily accessible and visible elements as listed herein. **Elements and areas that are inaccessible or concealed from view by any means cannot be inspected.** Aesthetic and cosmetic factors (e.g., paint and wallpaper) and the condition of finish materials and coverings are not addressed. Window and door evaluations are based on a random sampling of representative units. It is not possible to confirm safety glazing or the efficiency and integrity of insulated window/door units. Auxiliary items such as security/safety systems (or the need for same), home entertainment or communication systems, structured wiring systems, doorbells, telephone lines, central vacuums, and similar components are not included in a standard home inspection. Due to typical design restrictions, inspection of any fireplace, stove, or insert is limited to external conditions. Furthermore, such inspection addresses physical condition only; no code/fire safety compliance assessment or operational check of vent conditions is performed. Additional information on interior elements may be provided under other headings in this report, including the FOUNDATION/SUBSTRUCTURE section and the major house systems.

Styles & Materials

PREDOMINANT WALLS & CEILINGS:
Wood Frame w/ Plaster

PREDOMINANT FLOORS:
Wood Frame

PREDOMINANT WINDOWS:
Mixed Windows Styles

SPECIAL LIMITATIONS:
Belongings/Clutter

S F P NA NI

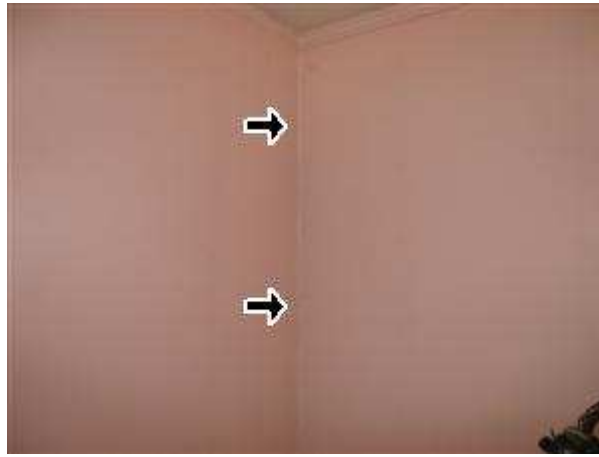
	•				8.0 CEILINGS Old plaster with typical cracking noted. Repair as required.
	•				8.1 WALLS Old plaster with typical cracking noted. Repair as required.
	•				8.2 FLOORS (FRAMED) Floor coverings are original and have cracked in some places. Worn but functional. Anticipate replacement in the near future.
•					8.3 STAIRS
•					8.4 RAILINGS
	•				8.5 WINDOWS Older style single glaze windows with storms noted. Although functional, these windows are less energy efficient than many available today and upgrading will improve heating/cooling costs. Some windows have been replaced and updated.
	•				8.6 ROOM DOORS Some doors are sticking and binding. Correct as required.

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8.0 CEILINGS Picture 1



8.1 WALLS Picture 1



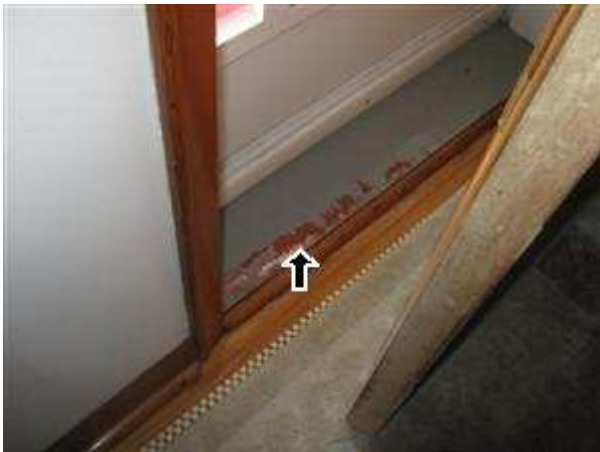
8.2 FLOORS (FRAMED) Picture 1



8.5 WINDOWS Picture 1



8.5 WINDOWS Picture 2



8.6 ROOM DOORS Picture 1

8.6 ROOM DOORS Picture 2

NOTE: All homes are subject to indoor air quality concerns due to factors such as venting system defects, outgassing from construction materials, smoking, and the use of house and personal care products. Air quality can also be adversely affected by the growth of molds, fungi and other micro-organisms as a result of leakage or high humidity conditions. If water leakage or moisture-related problems exist, potentially harmful contaminants may be present. A home inspection does not include assessment of potential health or environmental contaminants or allergens. For air quality evaluations, a qualified testing firm should be contacted. All homes experience some form of settlement due to construction practices, materials used, and other factors. A pre-closing check of all windows, doors, and rooms when house is clear of furnishings, drapes, etc. is recommended. If the type of flooring or other finish materials that may be covered by finished surfaces or other items is a concern, conditions should be confirmed before closing. Lead-based paint may have been used in the painting of older homes. Chimney and fireplace flue inspections should be performed by a qualified specialist. Regular cleaning is recommended. An assessment should be made of the need for and placement of detectors. All smoke and carbon monoxide detectors should be tested on a regular basis.

SUPPLEMENTAL INFORMATION - Review the additional details below.

Structural Components - Evaluation of wall, ceiling or floor components is generally limited to readily visible structural conditions. Aesthetic or cosmetic factors, (e.g., paint, wallpaper) or the condition of finish materials or coverings are not considered unless specifically noted. Furthermore, it is not possible to determine the wall insulation, type or condition of surfaces or hidden structural concerns that may exist under floor cover, carpeting, paneling, drop ceilings, etc. If the type flooring is a concern, it should be confirmed before closing.

Indoor Air Quality/Mold - All houses are potentially subject to indoor air quality concerns due to numerous factors such as improper venting systems, outgassing from construction materials, etc. Air quality can also be adversely affected by the growth of molds, fungi and other micro-organisms—most are results of excess moisture conditions. A home inspection does not include assessment of potential health of environmental contaminants or allergens. If leakage occurs of detrimental moisture conditions exist or develop the possibility of potentially harmful contaminants exist and therefore should be immediately addressed. For air quality evaluations, a qualified testing firm should be contacted.

Windows and Doors - Windows and door evaluations are based on a random sampling of a representative number of units. All units should be checked by the buyer for possible operational concerns or other deficiencies. Unless noted, presence of safety glazing at windows/doors is not evaluated.

Insulated Glass - Insulated (double or triple glaze) windows and doors are subject to hard-to-detect failure of the airtight seal between panes. This failure can result in moisture and/or staining of the unit that can vary seasonally and increase with time. While actual/suspect seal failure may be noted, it is not within the scope of a standard inspection to assess the seal integrity of these type units. A pre-closing check of all units when house is clear of drapes, window coverings, etc. and the view of the windows is unobstructed is advised.

Infiltration/Leakage - The particular cause of a leak, or the status of any prior leakage conditions, cannot be readily verified in most cases. If any possible causes for leakage anywhere in the house are noted, it should be understood that additional unanticipated factors may also be contributing to or causing the condition. Hidden damage may exist. All areas of potential concern should be attended to and/or monitored for leakage. Any renovation or finish work should only start after verification and correction of the cause of leakage.

House Settlement - Ceilings (and associated floors) may exhibit settlement/downward movement due to construction practices, loads applied, materials used, and/or structural defects. Moderate settlement may not have an adverse affect other than off level floors provided there are no underlying structural defects. However, significant settlement conditions, or conditions that are indeterminable due to covered framing, or other factors require further evaluation. Recommend inspection by an engineer or qualified contractor to determine the nature of the condition and whether remedial work is required to provide level surfaces or to correct deficiencies.

Auxiliary Systems - A standard home inspection does not include evaluation of any auxiliary house component or system (or need for same) such as an intercom, security/safety systems, central vacuum, TV, home entertainment system, doorbell, telephone or other equipment not part of primary systems. The appropriate service company should be contacted for information and assessment of element conditions.

Security/Safety Systems - A standard home inspection does not include evaluation of the adequacy of any existing security or safety system or the need for one. Each owner should perform his/her own assessment of the systems that may be desired or required, or arrange to have a qualified specialist perform such an evaluation.

Smoke/CO Detectors - Smoke/fire detection systems and fire extinguishers are generally recommended for all houses, and may be required in some areas. Carbon monoxide and gas detectors are also recommended for houses with fuel-burning appliances, fireplaces or attached garages. Any installed systems should be checked/serviced at least monthly. The potential for elevated carbon monoxide levels exists in most houses, particularly if an attached garage or fuel burning units are present.

Ceiling Materials - Acoustical tile and other finish surfaces, particularly textured ceiling surfaces on pre-1980 homes, may possibly contain asbestos. If the surface is undamaged and painted or coated, potential concerns related to airborne asbestos are reduced; however, if it becomes damaged, bulk and/or air sampling may be required to determine if there is a concern. Independent testing can be arranged if needed.

Ceiling Fans - No determination is made regarding ceiling fan mounting adequacy, wiring methods, or product recall status as part of a standard inspection. As with other electric fixtures, fan evaluation is limited to assessment of basic electric supply. All fans should be checked for the potential concerns noted above.

Pet/Pests - No determination was made regarding any damage and/or lingering odors/waste that may exist from pest infestation or household pet activity, unless specifically noted. Such conditions may not surface or become apparent for some time or until carpeting or other obstructions are removed. If pets have been kept in the house, there are likely some resultant conditions or residue.

Plaster Surfaces - Plaster becomes more susceptible to sagging and damage as it ages, or if exposed to excess heat, water leakage or structural movement. Separation of the plaster from its base is not always readily apparent but should be suspected with any plaster movement, irregularities or obvious defects. Failing ceiling plaster requires prompt attention.

Walls/Ceiling Conditions - Cracks and nail pops occur in wall/ceiling surfaces due to construction methods, material, framing movement, and other factors. Minor surface conditions can generally be repaired, but the need for periodic repair should be anticipated. If cracks are large, recurring, or appear to increase in magnitude, there is likely an underlying structural concern that may need to be addressed.

Floor Structure - Any significant floor movement, deflection or vibrations should be assessed by an engineer or qualified contractor to determine if any remedial work is required. In some cases, the situation may not represent an imminent structural concern; in such cases remedial work may be discretionary. If the condition is ongoing and/or significant problems are confirmed, immediate correction is recommended.

Window/Door Seals - Replacement of insulated glass windows or doors is usually required to correct failed or defective vacuum seals. Fortunately, the insulation value is usually not significantly reduced. Replacement time frame may be discretionary; however, conditions will gradually worsen with time.

Glass Surfaces - Sliders and other glass doors prone to impact/contact damaged and should be tempered or safety glazed to minimize concerns related to potential shattering. If verification of safety glazing is not possible, questionable units should be corrected or replaced.

Leakage/Stains - The cause or source for any reported/suspected leakage should be confirmed and repaired as needed. Leakage may

cause consequential concerns such as structural damage and mold.

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9. FOUNDATION / SUBSTRUCTURE

The inspection of the substructure and foundation is limited to readily visible and access elements as listed herein. Elements or areas concealed from view for any reason cannot be inspected. In most homes, only a representative portion of the structure can be inspected. Any element description provided is for general information purposes only; the specific material type and/or make-up cannot be verified. **Neither the inspection nor report includes geological surveys, soil compaction studies, ground testing, evaluation of the effects of or potential for earth movement such as earthquakes, landslides, or sinking, rising or shifting for any reason, or verification of prior water penetration or predictions of future conditions. Furthermore, a standard home inspection is not a wood-destroying insect inspection, an engineering evaluation, a design analysis, or a structural adequacy study, including that related to high-wind or seismic restraint requirements.** Additional information related to the house structure may be found under many other headings in this report.

Even slab homes are subject to water penetration concerns. It is not possible to accurately determine the extent of any past or current conditions or to predict future conditions or concerns. It is recommended that the homeowner be contacted for details about the nature of past and current water penetration and moisture-related conditions. The homeowner and local authorities should also be questioned on the nature of any local flooding or water run-off conditions. Additional information related to the house structure or water penetration may be found under many other section headings in this report.

Styles & Materials

CONSTRUCTION TYPE:
Crawlspace

FOUNDATION WALLS/PIERS:
Concrete Walls

FLOOR STRUCTURE:
Floor Framing: Wood I-Joists
Beams: Solid Wood
Beam Support: Concrete Wall

INSULATION/VAPOR RETARDERS:
No Insulation Observed

SPECIAL LIMITATIONS:
Inaccessible Crawlspace

S F P NA NI

				●	9.0 FOUNDATION WALLS Foundation and substructure could not be inspected due to no access into crawlspace.
				●	9.1 PIERS / COLUMNS Foundation and substructure could not be inspected due to no access into crawlspace.
				●	9.2 FLOOR FRAMING Foundation and substructure could not be inspected due to no access into crawlspace.
				●	9.3 MAIN BEAM(S) Foundation and substructure could not be inspected due to no access into crawlspace.
		●			9.4 CRAWLSPACE VENTILATION Keep the vents open in all but the coldest months of the year when freezing the pipes is a concern. Leaving vents open in all other months will help reduce the amount of moisture build up in the crawl space and help prevent the wood framing from decay.

S F P NA NI

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9.4 CRAWLSPACE VENTILATION Picture 1

NOTE: All foundations are subject to settlement and movement. Improper/inadequate grading or drainage can cause or contribute to foundation damage and/or failure and water penetration. Deficiencies must be corrected and proper grading/drainage conditions must be maintained to minimize foundation and water penetration concerns. If significant foundation movement or cracking is indicated, evaluation by an engineer or qualified foundation specialist is recommended. All wood components are subject to decay and insect damage; a wood-destroying insect inspection is recommended. Should decay and/or insect infestation or damage be reported, a full inspection should be made by a qualified specialist to determine the extent and remedial measures required. Insulation and other materials obstructing structural components are not normally moved or disturbed during a home inspection. Obstructed elements or inaccessible areas should be inspected when limiting conditions are removed. In high-wind or high-risk seismic areas, it would be advisable to arrange for an inspection of the house by a qualified specialist to determine whether applicable construction requirements are met or damage exists. Should you seek advice or wish to arrange a new inspection for elements not visible during the inspection, please contact the Inspection Company.

SUPPLEMENTAL INFORMATION - Review the additional details below.

Inspection Limitations - The inspection of major structural elements is limited to an assessment of a representative portion of the readily accessible visual components. Design and adequacy factors are not considered. Insulation is not normally moved/disturbed; hidden or latent concerns cannot be identified. Any obstructed area or areas where evaluation was otherwise prevented should be inspected when limiting conditions are removed.

Crawlspace - These areas are particularly prone to detrimental conditions including wood deterioration or damage. Proper ventilation and moisture barriers should be maintained. Check periodically for potential concerns.

Foundation Conditions - Providing/maintaining adequate foundation grading is always critical to minimize detrimental conditions. Improper/inadequate grading and/or drainage can cause/contribute to foundation movement and/or failure. Deficiencies must be corrected to prevent problems. Significant foundation movement is usually indicative of a structural concern. Whether an older or ongoing condition, evaluation by a qualified specialist is generally advised, if only as a precautionary measure. If the movement is lateral (horizontal cracking) or in some way has affected other structural components, remedial measures will usually be required.

Screw Jacks/Adjustable Columns - The use of permanent support columns is preferred, although in some areas use of adjustable columns is common. Should column defects exist or develop, replacement with a permanent column or pier may be necessary.

Framing Conditions - Excess notching, improper construction methods, substandard materials, or ongoing conditions, such as decay or wood-destroying insects, in the sub-structure can adversely affect framing members/conditions throughout the house. Any assessment to determine structural conditions and/or remedial needs should include areas subject to consequential or hidden damage.

Moisture/Condensation - Excessive moisture levels may have caused mold or structural damage; contributory factors should be eliminated.

Insulation/Vapor Retarders - Assessment of the presence of a vapor retarder (barrier) is often restricted by insulation or finish materials. In colder climates, a retarder is critical and should be provided between the house and unconditioned areas such as the attic. If not installed or installed improperly, it should be corrected or conditions monitored for moisture concerns.

Leakage/Stains - The cause or source for any reported/suspected leakage should be confirmed and repaired as needed. Leakage may result in mold concerns.

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10. FOUNDATION AREA WATER PENETRATION

Comments related to water penetration issues addressed in this section of the report are generally limited to visible conditions at readily accessible at-grade/subgrade areas of the house, as specifically listed herein. Elements and areas that are inaccessible or concealed from view for any reason cannot be inspected. Reported findings are based on conditions observable at the time of inspection. **It is not possible to accurately determine the extent of any past or current conditions or to predict future conditions or concerns.** This inspection is neither a flood hazard assessment nor an in-depth evaluation of water penetration conditions. Most homes have the potential for surface or subsurface water penetration. It is recommended that the homeowner be contacted for details about the nature of past and current water penetration and moisture-related conditions. The homeowner and local authorities should also be questioned on the nature of any local flooding or water run-off conditions. Additional information related to water penetrations issues and concerns may be found under other headings in this report, including the SITE ELEMENTS and FOUNDATION/SUBSTRUCTURE sections.

Styles & Materials

AREAS AT GRADE/SUBGRADE:

Crawlspace

SPECIAL LIMITATIONS:

Inaccessible Areas

S F P NA NI

	●					10.0	<p>EXTERIOR FEATURES / WATER INTRUSION FACTORS Some low/level spots noted close to the foundation. This can allow water to pond and eventually seep through the foundation. Recommend filling in low areas to maintain a good grade away from the structure. Be careful to cover the foundation wall only and not to add soil within 6 inches of the outside finish.</p>
						●	<p>10.1 INTERIOR CONDITIONS / SIGNS OF WATER INTRUSION Areas could not be inspected to report on water penetration conditions due to no access into crawlspace.</p>

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NOTE: Many at-grade and subgrade water penetration concerns are related to site conditions including inadequate or malfunctioning roof drains, improper foundation or site grading, and blocked drain lines. These and other deficiencies can also cause or contribute to foundation movement or failure, deterioration of wood framing and other house components, and/or wood destroying insects and mold. In many situations, relatively straightforward remedial measures such as extending or diverting downspouts, regrading along the foundation, cleaning drains, or adding a sump pump will help reduce or minimize water penetration concerns. In other cases, the remedy may be much more complex. Any specific recommendations in the report should be promptly addressed; however, be aware that such measures may not represent a complete solution to conditions. Obtain additional recommendations on correcting water penetration concerns from a qualified specialist. If there are indications of prior remedial work, documentation should be obtained from the owner and contractor on the reasons for the work and related issues.

SUPPLEMENTAL INFORMATION - Review the additional details below.

General Considerations - Most houses have the potential for surface or subsurface water penetration. Regardless of any specific report comments, it would be prudent in all cases to discuss local conditions and concerns with the present owner and local authorities. Any comments made in this report are based on evidence/indication present at the time of inspection only. It is not possible to accurately determine the extent of past conditions or to predict future concerns. If there are indications of prior remedial work intended to reduce water penetration concerns, documentation should be obtained from the owner and/or installer. Experience indicates that the majority of water penetration concerns are due to a combination of factors commonly related to inadequate foundation grading and drainage provisions. In many situations, relatively straightforward measures may have a direct effect on the condition; in other cases, the remedy may be more complex or impossible to achieve. Any specific recommendations in the report should be considered; however, be aware that they do not necessarily represent a complete or permanent solution to the condition.

Drainage Systems - Any perimeter drainage system that may have been installed with the original construction or added at a later date should help minimize water seepage concerns. These systems, however, can collapse, become clogged, or be overburdened; consequently, monitoring of conditions and a periodic check of flow is advised.

Floor Drains - The termination point or function of any floor drains is not determinable within the scope of a home inspection. Any drains connected to the sanitary sewer system should have a permanent seal/cap. Floor drains are subject to backup and overflow.

Grading/Roof Drains - Providing an adequate roof drainage system, diverting all downspouts away from the foundation and providing adequate soil grading and ground cover at the foundation and throughout the site are primary remedial factors to consider for any water penetration concerns. Improper/inadequate grading and/or drainage can cause/contribute to foundation movement and/or failure. Deficiencies must be corrected to prevent problems.

Moisture Barriers - Generally, a moisture barrier should be provided over dirt crawl space floors to minimize rising dampness. Care should be taken to install it in such a way to prevent any accumulation on top of the barrier.

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11. ELECTRIC SYSTEM

The inspection of the electric systems is limited to readily visible and access elements as listed herein. Wiring and other components concealed from view for any reason cannot be inspected. **The identification of inherent material defects or latent conditions is not possible. The description of wiring and other components and the operational testing of electric devices and fixtures are based on a limited/random check of representative components.** Accordingly, it is not possible to identify every possible wiring material/type or all conditions and concerns that may be present. Inspection of Ground-Fault Circuit-Interrupters (GFCIs) is limited to the built-in test functions. No assessment can be made of electric loads, system requirements or adequacy, circuit distribution, or accuracy of circuit labeling. Auxiliary items and electric elements (or the need for same) such as surge protectors, lighting protection systems, generators, security/safety systems, home entertainment and communication systems, structured wiring systems, low-voltage wiring, and site lighting are not included in a standard home inspection. Additional information related to electric elements may be found under other many other headings in this report.

Styles & Materials

HOUSE SERVICE:

Service Line: Overhead
 Est. Service Capacity: 120/240 Volts; 60 Amps
 Type Service Feeder: Copper
 Est. Feeder Capacity: 60 Amps

DISTRIBUTION PANEL:

Type: Circuit Breaker Panel
 Est. Capacity: 60 Amps
 Main Disconnect: 60 Amps

PANEL CIRCUITS:

120 Volt Circuits: Copper Wire
 240 Volt Circuits: Copper Wire

CIRCUIT-INTERRUPTERS:

GFCI: None Observed

S F P NA NI

•					11.0 SERVICE / ENTRANCE LINE 60 A service entering into the house; Anticipate upgrading to 100A minimum depending on needs.
•					11.1 SERVICE GROUNDING PROVISIONS No grounding provisions for the system were observed. Recommend system be checked by a licensed electrician to confirm proper provisions exist.
•					11.2 MAIN DISCONNECT(S) 60 amp service appears adequate and safe for current needs. Any additions or changes to the electrical system would require an upgrade. Contacting your insurance broker for their concerns is also recommended.
•					11.3 DISTRIBUTION PANEL
		•			11.4 DEVICES Representative and readily accessible wall outlets were tested and found to have power and are wired correctly at time of inspection. 2 prong outlets noted throughout. See Non-Grounding Receptacles in Supplemental Info. Exterior light fixture at garage soffit is removed and exposed wiring left hanging. This presents an electrical hazard. Have this repaired or properly abandoned and terminated by a qualified electrician
•					11.5 WIRING / CONDUCTORS Mixture of grounded and ungrounded wiring throughout the house. Ungrounded wiring was installed in all homes prior to 1960. Recommend eventual upgrade to all grounded wiring. See supplemental info. Junction box beside furnace duct entering the crawlspace is not covered. Live electrical wiring is exposed. Properly connect and install box cover to proper electrical standards to eliminate safety hazard.

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11.4 DEVICES Picture 1



11.4 DEVICES Picture 2



11.5 WIRING / CONDUCTORS Picture 1

NOTE: Older electric service may be minimally sufficient or inadequate for present/future needs. Service line clearance from trees and other objects must be maintained to minimize the chance of storm damage and service disruption. The identification of inherent electric panel defects or latent conditions is not possible. It is generally recommended that aluminum-wiring systems be checked by an electrician to confirm acceptability of all connections and to determine if any remedial measures are required. GFCIs are recommended for all high hazard areas (e.g., kitchens, bathrooms, garages and exteriors). AFCIs are relatively new devices now required on certain circuits in new homes. Consideration should be given to adding these devices in existing homes. The regular testing of GFCIs and AFCIs using the built-in test function is recommended. Recommend tracing and labeling of all circuits, or confirm current labeling is correct. Any electric defects or capacity or distribution concerns should be evaluated and/or corrected by a licensed electrician. It is recommended that all electrical work is performed by a qualified electrician and permits are recommended for all electrical work where applicable.

SUPPLEMENTAL INFORMATION - Review the additional details below.

Electrical System - Evaluations and material descriptions are based on a limited/random check of components. Accordingly, it is not possible to identify every possible condition or concern in a standard inspection. All electric defects/potential concerns should be evaluated/corrected by a licensed electrician.

Panel/Circuit Wiring - Aluminum wiring is common on service feeders and major appliance circuits. All aluminum connections should be checked periodically. If household circuits are listed as aluminum wiring, review any inspector comments and general aluminum (120v) wiring comments. The operation or adaptability of any 240 volt dedicated appliance circuit for use with a particular appliance was not determined.

Ground-Fault Circuit Interrupters - GFCIs (Ground-Fault Circuit-Interrupters) are designed to improve personal safety and are recommended for all houses. Regular testing of GFCIs is required to ensure proper operation and protection. In most areas GFCIs have only been required on certain circuits since the mid-1970s. It is recommended that GFCIs be installed in all high hazard areas (e.g., kitchens, bathrooms, garages and exteriors).

Service Disconnects - The absence of a single or sub-main disconnect generally does not effect system function but may be required and/or pose a potential safety hazard.

Panel Circuit Labeling - No determination was made of individual circuit distribution or accuracy of any circuit labeling. Recommend tracing and labeling, or confirm correct labeling, of all circuits.

House Service Line - The service line must have adequate clearance above the ground and from other objects (trees, poles, etc.) and must be maintained in a weathertight condition.

Service Limitations - Electric service provided to the house appears inadequate or limited for present-day standards or normal demands.

Panel Capacity - The panel appears near or at capacity or is possibly undersized for house demands. An upgrade of the panel and associated wiring may be required.

GFCI Test - While a defective GFCI receptacle may still allow electricity to flow to the receptacle (and appliance), if the field test indicated any actual or suspected malfunction of a GFCI, it should be corrected.

Circuit Taps - Generally, only one conductor (wire) should be connected at any fuse, breaker or panel lug. If the panel is near/at capacity, an upgrade may be necessary to correct this condition.

Breakers/Fuses/Wire Size - Oversized fuses or breakers (or undersized wires) are a hazard and must be corrected.

System Ground - All systems require a ground rod or other suitable grounding provision including a jumper over any water meter.

Questionable grounding provisions should be checked/confirmed.

Light Fixtures/Switches - Light fixtures, ceiling fans, etc., are generally randomly checked to assess basic wiring conditions. Any inoperative unit may be due to a defective fixture or bulb, connection to undetected switch or other factors.

Non-Grounding Receptacles - While older two-prong receptacles may be functional, an upgrade is recommended if they are non-polarized, located in a high use/hazardous area, or if usage needs dictate. In many cases, wiring work will also be required. Non-grounded three prong receptacles are an imminent safety concern and should be corrected.

Concealed Electric - Due to house design, aside from electric devices and fixtures visible within the house, all electric system components are concealed and therefore could not be inspected. While it may be difficult to fully assess electric system conditions without opening walls or other destructive measures, an inspection and evaluation by a licensed electrician is recommended as a precautionary measure.

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12. COOLING SYSTEM

The inspection of cooling systems (air conditioning and heat pumps) is limited to readily visible and accessible elements as listed herein. Elements concealed from view or not functional for any reason cannot be inspected. **A standard home inspection does not include a heat gain analysis, cooling design or adequacy evaluation, energy efficiency assessment, installation compliance check, or refrigerant issues.** Furthermore, portable units or add-on components such as electronic air cleaners are not inspected, unless specifically indicated. The functional check of cooling systems is limited to the operation of a basic cycle or mode and excludes the evaluation of thermostatic controls, timing devices, analysis of distribution system flow or temperatures, or operation of full system features (i.e., all cycles, modes, and controls). Air conditioning systems are not checked in cold weather. Additional information related to the cooling system may be found under other headings in this report, including the HEATING SYSTEM section.

Styles & Materials

TYPE SYSTEM: Electric Central Air Conditioning	BRAND: Carrier	SYSTEM LOCATION: Outside
ESTIMATED AGE: 5 to 10 Years	DESIGN LIFE: 10 to 20 years	GENERAL DISTRIBUTION: Ducted System w/Room Supply Outlets

S F P NA NI

●					12.0 COOLING SYSTEM
●					12.1 OUTDOOR UNIT
●					12.2 INDOOR BLOWER/FAN
●					12.3 CONDENSATE PROVISIONS
				●	12.4 DUCTWORK Inaccessible crawlspace. Ductwork is functioning at room registers.
●					12.5 THERMOSTAT

S F P NA NI

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NOTE: Regular cooling system maintenance is important. The older the unit the greater the probability of system deficiencies or failure. Inadequate cooling or other system problems may not be due simply to an inadequate refrigerant charge, as more significant concerns may exist. Condensate lines and pumps, if present, should be checked regularly for proper flow; backup or leakage can lead to mold growth and structural damage. All condensate drains must be properly discharged to the exterior or a suitable drain using an air gap. Cooling comfort will vary throughout most houses due to house or system design or other factors. Filters need to be replaced/cleaned on a regular basis; periodic duct cleaning may also be required. Cooling systems cannot be safely or properly evaluated at low exterior temperatures. Arrange for an inspection when temperatures are at moderate levels for several days. Servicing or repair of cooling systems should be made by a qualified specialist.

SUPPLEMENTAL INFORMATION - Review the additional details below.

Central Cooling - Evaluations are usually restricted to the basic operation of electric central air conditioning and heat pump systems. No heat gain, sizing, or design evaluations were performed. Thermostat calibration, accuracy and adequacy of conditioned air distribution were not determined. The evaporator coil (indoor coil) is not visible for inspection. Cool/cold weather operation/evaluation is not part of a standard inspection. No assessment was made related to the use of or potential hazards of any system refrigerant.

Maintenance/Service - Regular cooling system maintenance is important. Due to the numerous causes of any system malfunction, assessment by a qualified cooling serviceman is advisable. Periodic refrigerant recharging may be needed; such conditions may not be predictable. Condensate back up or leakage can lead to mold growth.

Service Disconnect - A service disconnect located within sight of the exterior unit is generally required; recommend adding if no disconnect is in sight of unit. Have a qualified electrician or HVAC serviceperson assess the need.

Outdoor Unit - The outdoor unit base should be maintained in a reasonably level position. The coils will require periodic cleaning; clearance from vegetation/obstructions should also be provided.

Refrigerant Tubing - The tubing should be kept insulated and protected from physical damage. If any damage/leakage is noted, a thorough inspection should be performed by a service company.

Condensate Removal - All condensate must be properly discharged to the exterior or a suitable drain with an air gap. Condensate lines and pumps, if present, should be checked for proper flow regularly.

Blower/Filters - Missing or clogged filters can affect system operation and possibly reduce the service life of the unit. Replace/clean filters when needed. Ductwork/blower cleaning may also be required periodically, particularly if the unit was operated without a filter.

Distribution System - Due to system design, balancing methods or other factors, airflow and/or supply provisions to areas appear limited/uneven. Improve as required or desired. Anticipate heat stratification.

Ductwork Insulation - Any uninsulated ductwork through unconditioned areas (i.e., attics, crawlspaces, etc.), or on the exterior, should be insulated to reduce conditioned air heat gain and condensation concerns.

Programmable Thermostats - The specialized function of this unit may have prevented cooling system operation during the inspection. Consult with the owner on operation, and confirm proper operation of system.

Ventilation Provisions - Adequate attic ventilation is critical to minimize interior heat gain or heat stratification. Consider improving where required.

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Report ID# 080628-02

13. HEATING SYSTEM

The inspection of heating systems is limited to readily visible and accessible elements as listed herein. Elements concealed from view or not functional at the time of inspection for any reason cannot be inspected. **A standard home inspection does not include a heat-loss analysis, heating design or adequacy evaluation, energy efficiency assessment, installation compliance check, chimney flue inspection or draft test, solar system inspection, or buried fuel tank inspection.** Furthermore, portable units and system accessories or add-on components such as electronic air cleaners, humidifiers, and water treatment systems are not inspected, unless specifically indicated. The functional check of heating systems is limited to the operation of a basic cycle or mode and excludes the evaluation of thermostatic controls, timing devices, analysis of distribution system flow or temperatures, or operation of full system features (i.e., all cycles, modes, and controls). Additional information related to the heating system may be found under other headings in this report, including the COOLING SYSTEM section.

Styles & Materials

TYPE SYSTEM:

Natural Gas

BRAND:

Lennox

SYSTEM LOCATION:

Garage

ESTIMATED AGE:

5 to 7 Years

DESIGN LIFE:

15 to 20 years

GENERAL DISTRIBUTION:

Ducted w/Registers

S F P NA NI

●					13.0	HEATING UNIT
●					13.1	BURNERS
●					13.2	FUEL LINE AT UNIT
●					13.3	COMBUSTION AIR PROVISIONS
●					13.4	VENT CONNECTOR
●					13.5	BLOWER
				●	13.6	DISTRIBUTION SYSTEM Inaccessible crawlspace. Ductwork under house was not inspected.
●					13.7	THERMOSTAT

S F P NA NI

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NOTE: Regular heating system maintenance is important. The older the unit the greater the probability of system deficiencies or failure. Combustion air provisions, clearances to combustibles, and venting system integrity must be maintained for safe operation. Any actual or potential concerns require immediate attention, as health and safety hazards may exist, including the potential for carbon monoxide poisoning. A thorough inspection of heat exchangers by a qualified heating specialist is recommended to determine heat exchanger conditions, particularly if the unit is beyond 5+ years old or any wear is indicated. Heating comfort will vary throughout most houses due to house or system design or other factors. Filters need to be replaced/cleaned on a regular basis; periodic duct cleaning may be required. Insulation on older heating systems may contain asbestos. Independent evaluation is required to address any possible asbestos or buried fuel tank concerns. Servicing or repair of heating systems should be made by a qualified specialist.

SUPPLEMENTAL INFORMATION - Review the additional details below.

Central Heating Systems - Evaluation is limited to an operational check of conventional residential systems. No design or heating adequacy evaluation, thermostat calibration assessment, heat loss analyses or active/passive solar systems evaluations are performed as part of a standard inspection. Furthermore, no specific evaluations were performed related to the presence of any fuel storage tanks or asbestos-containing materials. Independent evaluation is required to address any possible asbestos or tank concerns.

Auxiliary Equipment - Add-on components or systems (electronic air cleaners, humidifiers, water treatment systems, etc.) are not evaluated unless specifically indicated.

Hot Water/Steam Systems - Steam and hot water systems should have pressure relief valves. Steam boilers should also have a low water cut-off. These safety controls were not operated during the inspection; however, they should be checked regularly.

Hot Air Furnace - The heart of a furnace is a metal chamber referred to as a heat exchanger. All or most areas of this exchanger are not readily accessible or visible to a home inspector. Therefore, assessment of a furnace is limited to external and operational conditions. The older the unit, the greater the probability of failure. A thorough inspection by a qualified HVAC contractor is advised for full evaluation of heat exchanger conditions, particularly if the unit is beyond 5+ years old or any wear is exhibited. Check filters monthly; replace/clean as needed.

Maintenance/Service - Servicing or repair of the heating system normally must be done by a qualified service company; most utility companies only service/handle gas supply concerns.

Blower/Filters - Missing or clogged filters can affect system operation and possibly reduce the service life of the unit. Replace/clean filters as needed. Ductwork/blower cleaning may also be required periodically, particularly if the unit was operated without a filter.

Flue/Venting - All venting systems must be maintained to ensure an adequate draft. Any indication of a potential concern requires immediate attention as health/safety hazards may exist, including the introduction of carbon monoxide into the house air.

Combustion Air - All fuel-burning units require adequate air supply for proper combustion and to prevent backdrafting concerns at this or other units. Combustion air may be supplied by room air, room vents or direct ducting from the exterior.

Sub-Floor Ducts - There is a potential for water infiltration into sub-floor duct systems, which could affect air distribution or cause other problems. These ducts are not readily accessible for inspection. This condition, along with any debris accumulation, may obstruct airflow and could facilitate growth of mildew or other organisms.

Heat Distribution - Distribution irregularities can be due to system design or installation deficiencies (e.g., balancing, limited supply registers, etc.). A thorough evaluation by a qualified HVAC specialist will be required to determine corrective action required. Generally, house heating will be affected by heat stratification and house or system design factors.

High-Efficiency Units - High efficiency heating units operate at lower exhaust temperatures; therefore, proper venting and condensate drainage provisions are critical to service life and function. Each unit's requirements vary and cannot be readily assessed during a standard inspection. Units installed into old chimneys may cause moisture damage / have venting problems. Many of these units are prone to premature failure. Confirm unit's condition/status with a qualified service company. Anticipate repair/replacement needs if any venting or combustion problems exist.

Gas Lines/Valves - Any possible gas line leaks or defects should be corrected immediately. Each gas appliance should have a gas shut-off located in the same room/area as the unit. Advise checking for presence and labeling all valves.

Heating Unit in Garage - While possibly not a requirement at the time of construction, the combustion chamber or ignition sources of mechanical equipment in garage areas should be positioned at least 18 inches above the floor for fire safety reasons. Adequate clearance to combustibles must also be maintained around the unit and vent.

Programmable Thermostats - The specialized function of a programmable thermostat may have prevented heating system operation during the inspection. Consult with the owner on operation, and confirm proper operation of system. Inspection of any thermostat condition is limited to its physical condition, mounting methods, and basic response to setpoint adjustment for cooling system operation. No evaluation is made of calibration accuracy, response time, effectiveness, or the function of each and every feature or components.

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14. PLUMBING SYSTEM

The inspection of the plumbing system is limited to readily visible and accessible elements as listed herein. Piping and other components concealed from view for any reason cannot be inspected. Material descriptions are based on a limited/random check of representative components. Accordingly, **it is not possible to identify every piping or plumbing system material, or all conditions or concerns that may be present.** A standard home inspection does not include verification of the type water supply or waste disposal, analysis of water supply quantity or quality, inspection of private onsite water supply or sewage (waster disposal) systems, assessment/analysis of lead piping/solder or lead-in-water concerns, or a leakage test of gas/fuel piping or storage systems. Furthermore, the function and effectiveness of any shut-off/control valves, water filtration or treatment equipment, irrigation/fire sprinkler systems, outdoor/underground piping, backflow preventers (anti-siphon devices), laundry standpipes, vent pipes, floor drains, fixture overflows, and similar features generally are not evaluated. Additional information related to plumbing elements may be found under other headings in this report, including BATHROOMS and KITCHEN.

Styles & Materials

WATER SUPPLY PIPING:

Not Determined

DRAIN/WASTE LINES:

Mixed Piping

LOCATION OF SHUT-OFFS:

Water: Not Determined

Gas: At Meter

SPECIAL LIMITATIONS:

Nearly 100% Concealed Piping

S F P NA NI

	•				14.0 WATER PIPING Deposits and corrosion is visible on some fittings and shutoff valves. Repair or replacement with modern valves to prevent leaks from developing. Plumbing system was inspected at the bathroom and kitchen fixtures only. No access into crawlspace.
•					14.1 WATER FLOW AT FIXTURES
	•				14.2 DRAIN / WASTE PIPING Plumbing system was inspected at the bathroom and kitchen fixtures only. No access into crawlspace.
		•			14.3 FIXTURE DRAINAGE Water did not properly drain from the bathtub at master bathroom. Suspected cause is the inoperable drain mechanism. A blockage or other problems may exist at this fixture or originate in connected branch lines or even the main waste line. The condition should be inspected and evaluated by a qualified plumber. Work should start at this fixture and be traced back to the branch and main waste line to determine the point of blockage and corrective action required.
•					14.4 EXTERIOR FAUCET(S)
•					14.5 GAS PIPING

S F P NA NI

S=Satisfactory, F=Fair, P=Poor/Defective, NA=Not Applicable, NI=Not Inspected

Review REPORT TERMINOLOGY on Introduction Page. Consult with your Inspector for clarification on ratings or findings if there are any questions.

NOTE: Recommend obtaining documentation/verification on the type water supply and waste disposal systems. If private onsite water and/or sewage systems are reported/determined to exist, independent evaluation (including water analyses) is recommended. Plumbing systems are subject to unpredictable change, particularly as they age (e.g., leaks may develop, water flow may drop, or drains may become blocked). Plumbing system leakage can cause or contribute to mold and/or structural concerns. Some piping may be subject to premature failure due to inherent material deficiencies or water quality problems, (e.g., polybutylene pipe may leak at joints, copper water pipe may corrode due to acidic water, or old galvanized pipe may clog due to water mineral content). Periodic cleaning of drain lines, including underground pipes will be necessary. Periodic water analyses are recommended to determine if water filtration and treatment systems are needed. Confirm and label gas and water shut-off valve locations. A qualified plumber should perform all plumbing system repairs.

SUPPLEMENTAL INFORMATION - Review the additional details below.

Water Supply/Waste Disposal - Neither the source, type nor quality of water supply, nor the method of waste disposal is determined as part of a standard home inspection. Advise obtaining documentation/verification of type systems. If a private water and/or waste system exists, independent evaluation by a specialist is recommended.

Plumbing Components - Evaluation of the plumbing system was limited to permanently connected fixtures and readily visible pipe conditions. The function and effectiveness of laundry standpipes, vent pipes, floor drains, fixture overflows, anti-siphon devices and similar items generally cannot be evaluated. Conditions are subject to unpredictable change, e.g., leaks may develop, water flow may drop, drains may become blocked, etc. The detection of sewer gases and the condition/function of sub-slab or in-ground piping is excluded from a standard inspection. In-ground piping is subject to blockage/collapse.

Shut Off/Location - Confirm and label gas and water shut-off valve locations. Provide full access at all times.

Auxiliary Systems - A standard home inspection does not include assessment of any water filter or treatment system, irrigation system, outdoor plumbing, backflow preventers (anti-siphon devices), fire sprinklers or similar systems.

Water Treatment Systems - Periodic water analyses are recommended to determine if water filtration and treatment systems are needed, or, if a unit is present, to determine if it is operating properly. Obtain information on conditions, usage and maintenance from the owner, installer or service company.

Plumbing Leakage - Any identified or suspected leakage should be assessed for cause, hidden damage and remedial needs. Actual cases of any leakage cannot be verified if hidden or inconclusive. Leakage can lead to mold concerns.

Gas Piping/Leakage - Any corrosion or suspected leakage of gas piping should be checked by the local utility immediately. Local restrictions may apply to the type gas piping that is acceptable.

Water Supply/Flow - While the adequacy of water flow (volume/pressure) may be subjective, observed flows are less than would normally be expected. There are a number of potential causes, including water supply, piping and/or plumbing fixtures concerns. Further assessment by a qualified plumber will be required to determine if and what type remedial action is warranted.

Old/Mixed Water Piping - Old and/or mixed type water piping is subject to ongoing corrosion and leakage as it ages, particularly at points where galvanized and copper pipe are connected together. The loss of water volume/pressure is also a common occurrence with old piping, as build-up on the interior of the piping and fittings restricts water flow. Recommend a full system check by a qualified plumber to determine current conditions and to provide guidance on repair or maintenance needs. Anticipate repair/upgrade needs.

Pipe Insulation - Maintain/add insulation to minimize pipe freeze-up concerns in unheated or unprotected areas. In severe conditions, insulation may not be enough to prevent freeze-up of the line. If needed, only listed heating cables should be installed in a manner recommended by the manufacturer.

Vent Piping - All fixtures should be vented through a vent pipe extending through/above the roof. Old fixtures may require venting work when upgraded.

Clean Outs - All clean-out covers must be secured in place at all times. Missing covers may allow water or gas backup or seepage.

Floor Drains - The termination point or function of any floor drains is not determinable within the scope of a home inspection. Any drains connected to the sanitary system should have a permanent seal/cap. Floor drains are subject to backup and overflow.

Leakage/Stains - The cause or source for any reported/suspected leakage should be confirmed and repaired as needed. Leakage may cause consequential concerns such as structural damage and mold

Concealed Plumbing - Due to building/unit design, aside from plumbing fixtures visible within the dwelling, all plumbing system components are concealed and therefore could not be inspected.

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15. HOT WATER SUPPLY

The inspection of hot water supply systems is limited to readily visible and accessible elements as listed herein. Elements concealed from view for any reason cannot be inspected. All standard water heaters require temperature-pressure relief valves (TPRV); these units are not operated during a standard home inspection but should be checked regularly for proper operation. **A standard home inspection does not include evaluation of the adequacy/capacity of hot water supply systems, or inspection of saunas, steam baths, or solar systems.** An increase in the hot water supply system capacity may be needed for large jetted baths or other fixtures requiring a large volume of hot water, or when bathroom or plumbing facilities are added or upgraded. Additional information related to the hot water supply system may be found under other headings in this report, including the BATHROOMS and PLUMBING SYSTEM sections.

Styles & Materials

HOT WATER SUPPLY:

Direct-heated Tank

ENERGY SOURCE/FUEL:

Electric

ESTIMATED AGE:

Over 15 Years

SIZE:

40 Gallon

DESIGN LIFE:

15 to 20 years

LOCATION:

Utility Room

S F P NA NI

		●			15.0 WATER HEATER The water heater was functional at the time of inspection, but is beyond normal design life; Leaking at shutoff valves and fittings with advanced corrosion. Anticipate immediate replacement needs. Very old unit; recommend replacement due to age and condition.
			●		15.1 VENT CONNECTOR Electric unit.
			●		15.2 GAS / FUEL LINES AT UNIT Electric unit.
		●			15.3 SAFETY VALVE PROVISIONS No drain tube noted on the TPRV Valve; add as required.

S F P NA NI

S=Satisfactory, F=Fair, P=Poor/Defective, NA=Not Applicable, NI=Not Inspected

Review REPORT TERMINOLOGY on Introduction Page. Consult with your Inspector for clarification on ratings or findings if there are any questions.



15.0 WATER HEATER Picture 1



15.0 WATER HEATER Picture 2

NOTE: Maintaining hot-water supply temperatures at no more that about 120°F (49°C) for will reduce the risk of injury; hot water represents a potential scalding hazard. Anti-scald devices are available as an added safety measure. The combustion chamber or ignition sources of water heaters and other mechanical equipment in garage areas should be positioned/maintained at least 18 inches above the floor for safety reasons. Adequate clearance to combustibles must also be maintained around the unit and any vents. Restraining straps are generally required on heaters in active seismic zones. Safety valve (TPRV) discharge should be through a drain line to a readily visible area that can be monitored. Newer tanks should be drained periodically, but many old tanks are best left alone. Tankless or boiler coils systems have little or no storage capacity; a supplemental storage tank can often be added if needed. A qualified plumber or specialist should perform all water heating system repairs.

SUPPLEMENTAL INFORMATION - Review the additional details below.

Domestic Hot Water - The adequacy of the domestic hot water supply or temperatures was not determined. Evaluations are limited to assessment of visual conditions and confirmation of heated water flow to the fixtures. Newer tanks should be drained periodically, but many old tanks are best left alone.

Dip Tubes - The dip tube is located in the water heater to direct incoming cold water to the bottom of the tank. Due to a manufacture defect, plastic dip tubes used in many tanks manufactured in 1993-1996 are subject to premature failure. To confirm possible coverage

for replacement costs or consequential damage, contact a local plumber or the water heater manufacturer.

Relief Valves - All standard water heaters require temperature-pressure relief valves (TPRV). These units are not operated during a standard home inspection but should be checked regularly for proper operation.

Water Temperatures - Hot water temperature generally should not exceed approximately 120°F (49°C) at any fixture. Elevated temperatures should be corrected. Monitor and adjust as required. Anti-scald devices are available as a safety measure.

TPRV Discharge - Valve discharge should be through a drain line to a readily visible area so that it can be monitored. The lines should not be reduced below valve opening size (3/4 inch), or restricted in any way. Metal piping is recommended for the drain line; if plastic is allowed, only high temperature plastic is acceptable.

Overflow Pan - Water heaters located within the house or in attic should have an overflow pan under them. An overflow line should also be provided for relief valve discharge to the pan.

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