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INSPECTION CONDITIONS

CLIENT & SITE INFORMATION:

FILE #:	ACL031905.
DATE/TIME OF INSPECTION:	3/19/05 9:00AM.
CLIENT NAME:	Jason Smith.
MAILING ADDRESS:	61 Rounds Road Redding Ct.
PHONE NUMBERS:	802-769-1234.
INSPECTION LOCATION:	1 Doccert St. Anytown USA.



INSPECTION COMPANY & INSPECTOR:	Frank Muscente, A Closer Look Home Inspections 845-590-0783.
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CLIMATIC CONDITIONS:

WEATHER:	Clear.
SOIL CONDITIONS:	Frozen, Snow covered.
APPROXIMATE OUTSIDE TEMPERATURE:	30.

BUILDING CHARACTERISTICS:

ESTIMATED AGE OF HOUSE:	1971.
BUILDING TYPE:	1 Family, Ranch.
STORIES:	1.
SPACE BELOW GRADE:	Basement.

UTILITY SERVICES:

WATER SOURCE:	Private.
SEWAGE DISPOSAL:	Private.
UTILITIES STATUS:	All utilities on.

Rouleau

OTHER INFORMATION:

PEOPLE

PRESENT:

Selling agent.

PAYMENT INFORMATION:

TOTAL FEE:

E-perm radon test, Wood Destroying Insect inspection, Water potability, Septic Dye Test, General Home Inspection.

PAID BY:

450.00 Check.

REPORT LIMITATIONS

This report is intended only as a general guide to help the client make his own evaluation of the overall condition of the home, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report.

Systems and conditions which are not within the scope of the building inspection include, but are not limited to: formaldehyde, lead paint, asbestos, toxic or flammable materials, and other environmental hazards; pest infestation, playground equipment, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, any systems which are shut down or otherwise secured; water wells (water quality and quantity) zoning ordinances; intercoms; security systems; heat sensors; cosmetics or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection.

The inspection report should not be construed as a compliance inspection of any governmental or non governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.

We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with tradespeople or benefits derived from any sales or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct.

Should any disagreement or dispute arise as a result of this inspection or report, it shall be decided by arbitration and shall be submitted for binding, non-appealable arbitration to the American Arbitration Association in accordance with its Construction Industry Arbitration Rules then obtaining, unless the parties mutually agree otherwise. In the event of a claim, the Client will allow the Inspection Company to inspect the claim prior to any repairs or waive the right to make the claim. Client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency.

LOTS AND GROUNDS

This inspection is not intended to address or include any geological conditions or site stability information. For information concerning these conditions, a geologist or soils engineer should be consulted. Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls. This inspection is visual in nature and does not attempt to determine drainage performance of the site or the condition of any underground piping, including municipal water and sewer service piping or septic systems. Decks and porches are often built close to the ground, where no viewing or access is possible. These areas as well as others too low to enter, or in some other manner not accessible, are excluded from the inspection and are not addressed in the report. Plantings & foilage are not handled during the course of an inspection & may obstruct observing defects in the siding, trim, foundation, etc. We routinely recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs.

GRADING:

Regrade as needed to direct water away from the foundation. Slope should fall away from the foundation at a minimum of 1/2 inch per foot and extend at least 10 feet away from the foundation.

EXTERIOR STAIRS/STOOPS:

Concrete, The stoop(s) is in acceptable condition. Stone Steps are present in the rear- Loose step(s) noted. Recommend repairing to avoid a trip hazard. Recommend installation of handrail for safety. Where 3 risers are present a side railing is required. Improper rise or run noted on the exterior steps. Recommend adjusting for safety.



PATIO:

No patio is present.

DRIVEWAY:

Asphalt driveway is present. Cracks in driveway appear to be minor. Seal to prevent water penetration and to aid in prolonging it's life.

RETAINING WALLS:

Repairs needed to the loose stone retaining wall(s). Reset and or replace any stones as needed. (Rear)

FENCES:

No fences were present.

EXTERIOR

The exterior inspection is limited to visible areas of siding, trim, windows, and doors. No attempt can be made to move plantings or lift vinyl/aluminum claddings (including gutters) that might be concealing damage to hidden woodwork. All wood is susceptible to insect and or moisture damage and conducive conditions will be discussed and visible damage will be noted. It is highly recommended that you monitor all areas for changes that may induce future or reveal concealed damage.

#1 SIDING TYPE:

Brick veneer siding is present.

CONDITION:

Loose section noted at door.

#2 SIDING TYPE:

Wood siding is present., Aluminum siding is also present.

CONDITION:

General condition is acceptable. Repairs seem to be cosmetic. Trim vegetation away from the house to allow air circulation and inhibit insect entry under siding.

TRIM-FACIA-SOFFITS

Facia board,behind gutter, is deteriorated. Recommend repairs. No vent was noted in soffits. Recommend installation of a ventilation source. Houses built prior to 1978 may contain lead based paint. Lead paint is a health concern, especially among young children & pregnant women. For more information, call the National Lead Paint Information Center at 1-800-424-5323.

PORCH

No porch was present at the time of the inspection.

ELECTRICAL

GFCI outlets are inplace on exterior of house. These outlets were tested at the time of the inspection and were operating properly. Recommend monthly testing of all GFCI outlets for safety.

DECK/BALCONY

Recommend installation of child proof railings for safety. Deck is flush with the door threshold. A 6" step up into the house is recommended. Water and snow are likely to get into the house around the bottom of the door. In some cases, the door is also water damaged over time. This situation should be monitored from damage over time. Footings are below grade. Wood to ground contact can lead to insect and or moisture damage and should be avoided. Areas of wood to ground contact are preset on the deck. These areas are suceptable to moisture and or insect damage. Stairs are resting on ground. Recommend installation of a concrete pad at base of stairs.

ADDITIONAL COMMENTS:

Recommend installation of window well(s) to protect below grade windows from contact with the soil.

DOORS & WINDOWS

DOORS:

FRONT DOOR

The front door is functioning properly. Lower sill is deteriorated and in need of repairs.

REAR DOOR

Failed seal noted. Condensation between glass panes, recommend replacing as needed.

WINDOW TYPE:

Double hung , Casement , Fixed Pane.

CONDITIONS:

Older type single pane windows are in place. Recommend upgrading the windows to a more energy efficient window type as needed. Recommend installation of Weep holes at the base of the window frames. This will allow the window to drain moisture and aid in controlling decay.

ROOF COVERING & FLASHING

The foregoing is an opinion of the general quality and condition of the roofing material. The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. This report is issued in consideration of the foregoing disclaimer. The only way to determine whether a roof is absolutely water tight is to observe it during a prolonged rainfall. Many times, this situation is not present during the inspection. Any attempt to walk on a roof is done so to obtain a closer look at the overall condition of the covering, flashings,(if visible) and help evaluate the chimney, if present. The condition of any sheathing is generally determined during the attic inspection. Any areas that cannot be visually accessed during the inspection should be evaluated by a roofer. Chimneys should always be cleaned and evaluated prior to closing. Home inspectors, in most cases, can only view 10% of a chimney flue liner if present. It is highly recommended that a full inspection of the flue liner be performed by a specialist before closing.

ROOF TYPE #1:

A Composition shingle roof is present. (18-20 shingle design life)



METHOD OF INSPECTION:

The roof was walked on. This was only to view the general condition of the roof covering. The condition of the roof sheathing is noted in the attic inspection.

Rouleau

AGE OF ROOF:

The roof surface appears to be 10-12 years old. Verify the age with the current owner.

CONDITION:

Unable to verify the presence of an ice shield under the roof covering. Ice shields or "eave protection" is not required but installation helps protect the lower roof sections from the winter conditions of the northeast. Mold and/or mildew noted to the roof surface.

CHIMNEY TYPE #1:

A brick chimney is present.

CONDITION:

Recommend cleaning and evaluation by a chimney expert prior to closing. Chimneys and flue liner, if present, are not fully accessible due to finished surfaces and in most cases require special cameras for inspections. Deterioration noted to crown area. Recommend repairing the crown area to aid in preventing water and ice from accumulating around the liner and eventually find its way into the chimney. Recommend installing a spark arrestor cap.



CHIMNEY TYPE #2 :

Metal with no chase(exposed metal). Recommend installation of approved firestop material around chimney where it goes through soffit.



PLUMBING VENTS:

Damage and/or cracking noted to the plumbing vent boot. Repairs recommended at this time.



FLASHING/VALLEYS:

Flashings were covered with siding material and not visible.

GUTTERS/DOWNSPOUTS

TYPE:

House has a full gutter system.

CONDITION:

Debris noted in gutters at the time of inspection. Recommend cleaning gutters to allow proper discharge of water. Non performance of gutters can result in considerable damage. **IF YOU DO NOT CLEAN THE GUTTERS YOU WILL GET LEAKAGE INTO YOUR HOUSE.** Recommend installation of extensions to downspouts to direct water away from the foundation. Downspouts should discharge at least six feet from the building, and the ground at the discharge point should slope slightly(one inch per foot, for example) away from the building.

GARAGE

TYPE:

LOCATION/TYPE:

Two car/two doors.

GARAGE DOOR(S):

Door and or trim is weathered and requires painting. Recommend installation of safety cable inside of springs for safety. The safety cable will prevent the springs from flying off the door if they brake. Garage door openers were unplugged at the time of the inspection. The device was not tested. Home inspectors are not permitted to plug in openers. Device may have benn unplugged for safety reasons. Recommend retesting when applicable. Spring is broken on left door recommend replacement.

FLOORS/WALLS/CEILING:

Floor is not fully visible due to stored items. Recommend inspection during the final walkthrough inspection after all items have been removed. Cracks noted in floor/walls are typical for the age and design of the floor. Recommend sealing the cracks. Firestop between garage and living areas appears to be in acceptable condition.

DOORS/WINDOWS

Recommend installation of a self closing fire door to separate garage from living area. This will aid in controlling spilled liquids and or fumes from entering the living space from the garage.

GENERAL CONDITIONS:

Visibility of garage area was hampered by stored items. Recommend inspecting the garage during the final walkthrough inspection. Recommend installation of GFCI outlets for safety.

COMMENTS:

Heating and or hot water system located in the garage must be elevated at least 18" above the floor and be protected by a crash barrier. Termite damage noted to garage window frame and header. Recommend further evaluation by a licensed termite comapny.

STRUCTURE

Due to the fact that the majority of a homes structure is concealed within finished surfaces a visual evaluation is very limited. It should be noted that because moisture can cause a great deal of damage to wooden structural members an evaluation of all exterior drainage systems and interior vapor barriers should be conducted by qualified contractors in those fields. Because these inspections may be intrusive they are well beyond the scope of this inspection. A yearly evaluation by a licensed pest control company is also recommended to inspect for wood destroying insects. It is also recommended that a final walk-through inspection be conducted when all furniture and stored items have been removed so that any inaccessible areas may be viewed before closing.

FOUNDATION MATERIAL & CONDITION

Concrete block foundation is present. 20 % Visible due to finished surfaces and stored items. Recommend a full inspection of these areas after all of the items have been removed. Please report any defects immediately to A Closer Look Home Inspections at 845-590-073. The foundation shows minor settlement cracks. These cracks are typical for the age and design of the structure, recommend sealing to prevent water penetration. Horizontal cracks noted in garage wall behind oil tank. Recommend further evaluation and repairs by a mason.

FLOOR/SLAB

Typical cracks noted to the floor. Recommend sealing.

BEAMS:

The beams are wooden. The beams are acceptable where visible. Majority-Portion of the beams are not visible due to finished surfaces/limited access.

SILL PLATE:

The sill plate is damaged and will require repairs. Recommend further evaluation and repairs by a contractor.



JOISTS:

Joists are not visible due to finished surfaces.

POSTS:

Steel posts are present at the time of the inspection. The support posts are in acceptable condition where visible.

SUBFLOOR:

Deterioration noted to the subfloor. Repairs required.

BASEMENT

BASEMENT:

Water marks were found in the basement area. This indicates water has entered this area in the past. Be sure that all exterior grades pitch away from the foundation and carry all roof drainage away from the structure. It must be noted that any area below grade is susceptible to water seepage during certain weather conditions. It is unusual for a basement that has remained dry for many years to develop a leak. Maintaining proper grades around the foundation and carrying water away from the structure are the best preventative measures that can be employed. It should be noted that any area below grade is susceptible to moisture penetration. Basements that have never shown moisture can suddenly begin leaking for a number of reasons. Proper maintenance of sump pumps (if present), roof drainage systems and grading can all help prevent the situation from occurring. Mold and mildew noted in the basement area. This is caused by water penetration, lack of ventilation, high humidity and/or any other type of problem that results in causing moisture. Failure to remedy the source of moisture will result in continued mold infestation. Prolonged exposures to certain mold types can result in health problems. Even though no industry standards exist for this condition at the present time, we suggest that further evaluation and testing be taken into consideration.

The basement area has been finished into living space. The presence of moisture and the inspection of the structure was not fully evaluated. Verify with the current owner the condition. Damaged finished surfaces noted in the basement area. Appears to be caused by water/moisture damage. Recommend repairs by a contractor.

BASEMENT WINDOWS:

Broken glass noted. Recommend replacement.

CRAWLSPACE:

Water marks were found in the crawlspace area. This indicates water has entered this area in the past. Be sure that all exterior grades pitch away from the foundation and carry all roof drainage away from the structure. It must be noted that any area below grade is susceptible to water seepage during certain weather conditions. It is unusual for a basement that has remained dry for many years to develop a leak. Maintaining proper grades around the foundation and carrying water away from the structure are the best preventative measures that can be employed.

HEATING/AIR CONDITIONING

The inspector is not equipped to inspect furnace heat exchangers for evidence of cracks or holes, as this can only be done by dismantling the unit. This is beyond the scope of this inspection. Some furnaces are designed in such a way that the inspection is almost impossible. The inspector can not light pilot lights. Safety devices are not tested by the inspector.

Note: Asbestos materials have been commonly used in heating systems. Determining the presence of asbestos can ONLY be performed by laboratory testing and is beyond the scope of this inspection. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of conditioned air throughout a building cannot be addressed by a visual inspection. Electronic air cleaners , humidifiers, and de-humidifiers are beyond the scope of this inspection. Have these systems evaluated by a qualified individual. The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. Subjective judgement of system capacity is not a part of the inspection. Normal service and maintenance is recommended on a yearly basis. Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard which is sometimes costly to remedy.

SYSTEM TYPE/LOCATION:

Oil fired, Hydronic Boiler The heating system is located in the garage.



AGE OF UNIT:

15-20 years.

HEATER LIFE EXPECTANCY:

20-25 years.

DISTRIBUTION:

Baseboard.

CONCERNS:

Rust noted on the circulating pump. The pump was not leaking at the time of the inspection and was functional.(water was circulating). This situation should be monitored over time or have the unit replaced to prevent damage.

EXHAUST SYSTEM:

Poor slope noted on the heating system vent connector. The vent connector should slope upward going away from the unit at a minimum of 1/4 inch per foot. Improper slope can allow exhaust spillage into the house and/or condensation may collect in the vent connector system. This can damage the vent connector. Recommend evaluation and repairs by a licensed heating contractor. Barometric damper was not functioning properly during operation. Spillage can occur at the barometric damper. Recommend evaluation and repairs.

Rouleau

CONDITIONS:

Comprehensive evaluation of the combustion compartment and heat exchanger is specifically excluded from this inspection due to visibility and design limitations of the furnace. Comprehensive evaluation can only be obtained by dismantling or specialized testing, which is beyond the scope of this home inspection report. Recommend general servicing and evaluation by a heating contractor. No stickers noted on the heating unit cabinet to reflect recent servicing. Missing or reduced extension tube on relief valve noted. The relief valve tube has to extend down to a safe location, typically 6 to 12 inches above the floor. This minimizes the chance of spraying anyone with scalding hot water. This is a minor repair.

Signs of flame rollout noted on the heating unit cabinet. Flame rollout occurs when the flame backs out of the combustion chamber on start-up of the burner. This can be caused by over firing, blocked ventign system or lack of a secondary air. This can start a fire, and the wiring and burner controls can be damaged. Recommend repairs by a heating technician.

CONTROLS:

Thermostat(s) were tested and were functioning properly at the time of the inspection. Individual zone valves connected to thermostats were functioning properly. Center zone valve is corroded and may need replacement in the near future. Emergency shutoff switch located in the hallway was not functionally evaluated but is installed in a proper location.

ADDITIONAL COMMENTS:

Spliced wires at burner should be inside a junction box. Recommend repairs as needed.

OIL TANK LOCATION:

The oil tank is located in the garage.

CONDITION:

Oil tank appears to be acceptable where visible. Recommend yearly burner service and tank evaluations by a qualified contractor. Unprotected oil fuel lines noted. Recommend protecting lines. Common methods include a hard plastic sleeve, or more commonly, burying the line in a mortar bed. Oil tank is located in the garage with no protective barrier. Oil tanks in garages and outside should be protected from cars. Steel posts filled with concrete sre often used.

AIR CONDITIONING SYSTEM:

No cooling system is present.

PLUMBING

Water quality or hazardous materials (lead) testing is available from local testing labs. All underground piping related to water supply, waste, or sprinkler use are excluded from this inspection. Leakage or corrosion in underground piping or those concealed within finished surfaces cannot be detected by a visual inspection. The type and condition of piping is limited to only those which are clearly visible. The temperature pressure relief valve, at the upper portion of the water heater, is a required safety valve which should be connected to a drain line of proper size terminating just above floor elevation. If no drain is located in the floor a catch pan should be installed with a drain extending to a safe location. The steam caused by a blow-off can cause scalding. Improper installations should be corrected. If a septic dye test was conducted it should be understood that this is a very inconclusive test as to the condition of the system. It is recommended that a full evaluation be done by a qualified specialist.

Rouleau

SERVICE TYPE and MATERIALS

Private system is in place. Copper service is present.

WELL LOCATION:

Well is located in the front of the house.

CONDITION:

Submerged pump is not visible but the system was functioning properly at the time of the inspection. Pressure tank was functioning at the time of the inspection.

INTERIOR WATER PIPING:

The interior water piping is copper where visible.

CONDITION:

Due to the age of the piping system it would be advisable to test for lead in the water. The material used to connect the copper piping together probably contained lead and under certain conditions the lead may leach into the water supply. Plumbing supply pipes are not insulated. Pipes running through unheated spots, garages, crawlspace, etc need to be insulated. Recommend insulating these pipes. A lack of insulation can cause freezing supply conditions.

WASTE PIPES/TYPES

Private system not evaluated. This is beyond the scope of a general home inspection. It is recommended that a full evaluation be conducted by a qualified septic specialist. A Septic dye test, although very inconclusive as to the condition of the septic system, was conducted at no charge and showed acceptable results. recommend a full evaluation by a septic specialist. Copper waste pipes noted.

WASTE PIPE CONDITIONS:

The waste pipes appear acceptable with no leaks present. Note: The waste pipes were not fully inspected because of limited visibility and finished surfaces. Waste pipe cleanouts appear to be in acceptable locations.

HOT WATER:

Hot water is being supplied by an electric hot water heater.

LOCATION AND SIZE:

The hot water heater is located in the garage. A 40 gallon tank was present at the time of the inspection.



MANUFACTURE DATE:

2003 The hot water heater is within its design life and functioning.

Rouleau

CONDITIONS:

Missing or reduced extension tube on relief valve noted. The relief valve tube has to extend down to a safe location, typically 6 to 12 inches above the floor. This minimizes the chance of spraying anyone with scalding hot water. This is a minor repair.

ADDITIONAL COMMENTS:

Water conditioner was noted but not functionally evaluated.

ELECTRIC

Because of the concealed nature and extreme consequences of faulty wiring, it is strongly recommended that any electrical system be inspected regularly by a licensed contractor. Safety features are constantly being designed to protect the home and its occupants making routine "checkups" by an electrician an important part of home maintenance. Smoke detectors and carbon monoxide detectors are not tested by A Closer Look Inspectors.

SERVICE TYPE AND SIZE:

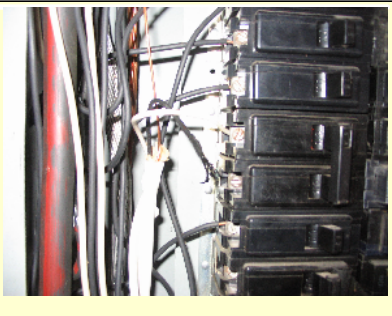
Overhead service entrance is present. Stranded aluminum wire used as main feed. 200 Amps 110/220 Volts.

CONDITION:

The service entrance is acceptable. Recommend trimming tree branches away from service cable.

PANEL BOXES:

Circuit breakers are present. Overheated wire noted on 30 amp breaker. This wire is undersized, recommend immediate repairs by an electrician. This is a fire hazard. Open knockouts noted in the panel box. Recommend covering to avoid contact with wires. Improperly wired subpanel noted. The neutral and ground wires are bonded. This is not allowed. Recommend further evaluation and repairs by an electrician. Recommend further evaluation by a licensed electrician.



BRANCH CIRCUITS:

A representative number of outlets and switches were tested at the time of the inspection and were functioning properly.

ADDITIONAL COMMENTS:

Property does not contain a Carbon Monoxide detector. Effective March 6th, 2003 all new and existing home sales are required to contain one carbon monoxide detector per dwelling unit. refer to www.dos.state.ny.us/pdfs/codes/malarm.pdf for more information. Smoke detectors appear to be present but were not functionally evaluated. Recommend installation of additional smoke detectors be installed in appropriate locations for safety.

ATTIC

ACCESS:

Viewed from access hatch only. Unable to enter due to low clearances, unsafe conditions or stored items. Attic covered the full area of the house. 30 % visible.

STRUCTURE:

Structure is adequate although it is undersized by today's standards. No major deflections were noted but additional support would be recommended. Moisture stains appear to be inactive at the present time but should be monitored for future leaks.

SHEATHING:

The sheathing is acceptable where visible.

INSULATION TYPE:

Insulation noted in the attic is fiberglass batts where visible.

INSULATION CONDITION:

Insulation is acceptable where visible. Attic hatch is not insulated. Hatches allow considerable heat loss and air leakage into attics. Access hatches should be insulated and weather-stripped to minimize the air leakage into the attic. Signs of inadequate ventilation were noted including rust on the roofing nails, mildew on the roof sheathing or delaminated sheathing. The installation of additional ventilation is recommended to aid in prolonging the life of the roof surface, as well as for personal comfort during the hot weather months.

VAPOR BARRIER:

Vapor barrier appears to be correctly installed.

GENERAL COMMENTS:

Electrical wires are layed on top of the ceiling joists. Care should be taken if a floor is to be installed to protect the wires.

BEDROOMS

The condition of walls behind wall coverings, paneling and furnishings cannot be judged. Only the general condition of visible portions of floors is included in this inspection. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. Determining the source of odors or like conditions is not a part of this inspection. Floor covering damage or stains may be hidden by furniture. No effort was made to move furniture, floor coverings, wall coverings or other stored items. The condition of floors underlying floor coverings is not inspected. The condition of the walls behind posters and artwork cannot be determined. Determining the condition of insulated glass windows is not always possible due to temperature, weather, and lighting conditions. Check with owners for further information. Recommend inspecting the bedrooms after all stored items and furniture have been removed, especially closets.

Rouleau

BEDROOM #1 LOCATION:

Master.

CONDITION:

Wood floors are present and are in acceptable condition. Show signs of normal wear. Wood floors will require periodic maintenance. The heating source was tested and was acceptable at the time of the inspection. The electrical system was acceptable at the time of the inspection. All tested outlets were operating properly at the time of the inspection. Only a random sampling of outlets are tested during a residential home inspection. Not all outlets are tested. Windows are hard to operate or painted closed.

BEDROOM #2 LOCATION:

Center.

CONDITION:

Windows are hard to operate or painted closed. The heating source was tested and was acceptable at the time of the inspection. The electrical system was acceptable at the time of the inspection. All tested outlets were operating properly at the time of the inspection. Only a random sampling of outlets are tested during a residential home inspection. Not all outlets are tested. Wood floors are present and are in acceptable condition. Show signs of normal wear. Wood floors will require periodic maintenance.

BEDROOM #3 LOCATION:

Left.

CONDITION:

Windows are hard to operate or painted closed. The heating source was tested and was acceptable at the time of the inspection. The electrical system was acceptable at the time of the inspection. All tested outlets were operating properly at the time of the inspection. Only a random sampling of outlets are tested during a residential home inspection. Not all outlets are tested.

BATHROOM

BATHROOM #1 LOCATION:

Master Bedroom.

WALLS:

Wall tile and surroundings in the shower/tub areas must be recaulked periodically to prevent leakage problems from occurring. From time to time, you will have to replace items such as, but not limited to, toilet flappers, faucets washers or cartridges, and p traps, as these wear out over time. The walls are in acceptable condition.

FLOOR:

Deflection/sponginess noted to the floor when walked on. Unable to determine the cause due to the installation of the current floor covering. Recommend evaluation and repairs by a contractor. Cracked/missing tiles noted on the bathroom floor. Repairs required to prevent injury and/or water penetration.

Rouleau

SINK:

Loose counter top noted. Recommend resealing to help prevent leakage or damaged pipes.

TOILET:

The toilet was functional at the time of the inspection.

TUB/SHOWER:

Loose tiles noted in shower, recommend repairs to prevent water damage to substrate.

VENTILATION:

Ventilation in the bathroom is provided by a window.

ELECTRICAL:

No outlet noted in bathroom. Recommend installation.

HEATING:

The heating source was tested and was acceptable at the time of the inspection.

ADDITIONAL COMMENTS:

A decrease in water pressure was noted when multiple fixtures were opened. This may be caused by a variety of conditions and should be evaluated by a plumbing contractor.

BATHROOM #2 LOCATION:

Main Hall.

WALLS:

The walls are in acceptable condition.

FLOOR:

The floor surface is in acceptable condition.

SINK:

The sink is in acceptable condition.

TOILET:

The toilet was functional at the time of the inspection.

TUB/SHOWER:

The tub/shower was functioning properly at the time of the inspection.

VENTILATION:

Ventilation for the bathroom is provided by a power vent venting to the exterior of the house. The vent was tested and functioning properly at the time of the inspection.

ELECTRICAL:

Recommend installation of GFCI (ground fault circuit interrupting) outlets.

HEATING:

The heating source was tested and was acceptable at the time of the inspection.

KITCHEN

Inspection of stand alone freezers and built in ice makers are outside the scope of the inspection. No opinion is offered as to the adequacy of dishwasher operation. Ovens, self or continuous cleaning operations, cooking functions, clocks, timing devices, light and thermostat accuracy are not tested during this inspection. Appliances are not moved during the inspection. Portable dishwashers are not inspected, as they require connection to facilitate testing. The built in appliance inspections are basic visual observations only. The inspections performed are not in any way an expressed or implied warranty or guarantee of the appliance's useful life, adequacy or performance.

KITCHEN #1 LOCATION:

Rear.

APPLIANCES:

Recommend testing all appliances at the final walk through. The stove was tested and was functional at the time of the inspection. The dishwasher was tested and was functional at the time of the inspection.

PLUMBING:

Plumbing fixtures were tested and are functioning properly.

VENTILATION:

Ventilation is provided by an internal fan. The fan was tested and was functional. This type of ventilation needs to be cleaned periodically to maintain proper airflow.

COUNTERS AND CABINETS:

The countertop is acceptable. The cabinets are in acceptable condition.

WALLS AND FLOORS:

The floor is vinyl. Floor covering is in acceptable condition.

ELECTRIC:

Recommend installation of GFCI outlets .

HEATING:

The heating in the kitchen was functioning properly at the time of the inspection.

WASHER/DRYER:

None Present.

LIVING ROOMS

LOCATIONS of LIVING ROOMS

Living room is located - Front, Family room is located Lower level.

CONDITION:

Cracks and blemishes appear to be cosmetic defects. The heating source was tested and was acceptable at the time of the inspection. The electrical system was acceptable at the time of the inspection. All tested outlets were operating properly at the time of the inspection. Inspection of the livingroom was hampered by stored items/furniture. Recommend full inspection after all items have been removed.

FIREPLACE-WOOD BURNING DEVICES

All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage. NO stoves/fires are lit during your inspection. Pellet stoves are not tested. Recommend verifying with the current owner the status of these components.

LOCATION:

Located in the family room.

TYPE:

Masonry/Stone fireplace.

CONDITION:

Corrosion noted on the damper. Installation of a spark arrestor chimney cap may aid in controlling. Recommend cleaning and evaluation prior to use.