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Report: 0000004

## Confidential Inspection Report 149 Longwood Lane Anywhere, SC 29600

November 11, 2010



Prepared for: John Doe  
Jane Doe

This report is the exclusive property of the inspection company and the client whose name appears herewith and its use by any unauthorized persons is prohibited.



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November 11, 2010

John & Jane Doe

RE: 149 Longwood Lane  
Anywhere, SC 29600



Dear Jane & John:

At your request, a visual inspection of the above referenced property was conducted on February 17, 2012. An earnest effort was made on your behalf to discover all visible defects, however, in the event of an oversight, maximum liability must be limited to the fee paid. The following is an opinion report, reflecting the visual conditions of the property at the time of the inspection only. Hidden or concealed defects cannot be included in this report. No warranty is either expressed or implied. This report is not an insurance policy, nor a warranty service.

**IMPORTANT:** The Summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report. The entire Inspection Report, including the Standards of Practice, limitations and scope of Inspection, and Pre-Inspection Agreement must be carefully read to fully assess the findings of the inspection. This list is not intended to determine which items may need to be addressed per the contractual requirements of the sale of the property. Any areas of uncertainty regarding the contract should be clarified by consulting an attorney or real estate agent.

A home inspector is a generalist. It is strongly recommended that you have the appropriate qualified & licensed contractors evaluate each concern further and the entire system for additional concerns that may be outside our area of expertise or the scope of our inspection BEFORE the close of escrow. Please call our office for any clarifications or further questions.

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### SUGGESTED REPAIRS

#### EXTERIOR -GROUNDS

##### 200 EXTERIOR GROUNDS



##### *207 Lot Grade at Foundation:*

1. Lot grade within six feet of structure is flat at the rear and slopes both toward and away from foundation. The grading should fall away from the foundation at a rate of 1 inch per foot for at least 6 feet to prevent moisture accumulation next to the foundation. Possible water proofing material was observed along the foundation at the rear. No signs of any seepage were noted in the crawlspace. See seller for more information or prior conditions. Suggest improvements as needed.

**ROOF COVERING**400 ROOF*406 Conditions:*

2. One nail has popped through the shingle surface at the left side of the main roof near the chimney; nail is raised. Recommend securing the nail head and sealing to prevent moisture penetration.

**MAJOR SYSTEMS**WATER HEATER*844 TPR Valve and Drain Line:*

3. The discharge drain pipe is missing on the temperature pressure relief valve. The required  $\frac{3}{4}$  inch discharge pipe needs to be installed draining to daylight or the rear foundation drain to ensure safety.

FIREPLACE(S)*902 Condition:*

4. Minor gaps were observed at the firebox or lintel surround which may allow hot embers to enter the framed wall cavity. Some brick cracking noted in fireplace. Recommend sealing cracks/voids with fireplace mortar is suggested.

**BATHROOMS**BATHROOM #1*1408 Electrical:*

5. Ungrounded three prong receptacles observed at the hall and basement bathrooms. It is recommended that these receptacles be grounded or protected on a GFCI circuits as applicable to ensure safety. Recommend repairs as needed by a qualified licensed electrical contractor.

**FURTHER REVIEW NEEDED****BASEMENT/ CRAWLSPACE**600 Crawlspace:*608 Joists:*

1. Evidence of some isolated fungi noted at flooring framing locations. This type of observation can be very typical for this locale. See standard CL100 termite and moisture report for more information.

**MAJOR SYSTEMS**FIREPLACE(S)*901 Flue:*

5. There were efflorescence (white mineral salts) stains noted in the flue. This condition is an indication of moisture intrusion. See seller for any known moisture intrusion. Suggest installing rain cap as needed.



## HEATING/AIR CONDITIONING

### AIR CONDITIONING SYSTEM #1

#### *1105 Conditions:*

6. As most manufacturers warn against operating a heat pump in the A/C mode when the outside temperature is below 65 degrees, the heat pump unit(s) could not be fully tested. Recommend referring to the Sellers Disclosure Statement or review by a qualified licensed HVAC technician regarding the condition of this unit prior to close.

## SAFETY ITEMS

### GARAGE/CARPORT STRUCTURE

#### 500 GARAGE/CARPORT

#### *514 Door Opener(s):*

2. No electronic reversing eye beams installed; may not have been required or available at time of construction. Recommend installing eye beams for safety and current compliance; especially when children are present.

Thank you for selecting our firm to do your pre-purchase home inspection. If you have any questions regarding the inspection report or the home, please feel free to call us.

Sincerely,

Jim Sofet  
SC Inspector, LLC



## INTRODUCTION

### GENERAL INFORMATION

*Inspection #* 0000004.

*Inspection Date:* 11/11/2010.

*Inspector:* Jim Sofet, SC License #1406, ASHI #243941.

*Client:* Jane & John Doe.

*Property Address:* 149Longwood Lane, Anywhere, SC 29600.

*Age:* This structure is approximately 30 - 35 years of age. See MLS or Seller(s) for more information.

*Type of structure:* Single Family dwelling. Tri-level.

*Space Below Grade:* Crawlspace. Partial slab.

*Weather Conditions:* Conditions at time of inspection: Clear. Last major precipitation occurred 2 days prior to the inspection.

*Temperature:* 40 - 50 °F.

*Start Time:* 9:00 AM.

*Stop Time:* 12:45 PM.

*Attendance:* Client was not present. The inspection was performed in accordance with the terms outlined in the Inspection Agreement. As property conditions can change from the date of inspection to the date of closing; it is suggested that the client reference this report during a final walk through prior to purchase of property. Client should inform the inspector if additional defects, or changes in the property's condition are discovered after the house has been emptied. The report can then be amended to reflect all known defects and other Seller Disclosure or conditions that may not have been apparent to the inspector at time of the original inspection.

*Occupancy* Home was occupied at time of inspection. Due to the presence of personal items, many areas are not visible or accessible. Furniture, clothes, and other personal items are not moved for the inspection, thus these inaccessible areas are excluded from this report.

*Utility Status* All utilities were on at time of inspection.

## REPORT LIMITATIONS

A non-invasive, limited visual inspection of the above-mentioned property was performed, at clients' request. Enclosed is our written report based on that inspection. This report will give you information about the overall condition of this property. The inspection and report is only a guide to help the client make his/her own evaluation of the overall condition of the home. 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 concealed, covered, or difficult to inspect items are excluded from the report. The inspection is performed in compliance with the American Society of Home Inspectors (ASHI) and the South Carolina LLR Inspector Licensing Requirements and Regulations, which are available if requested. We recommend that client obtain a SC State Certified CL100 Termite/Moisture Inspection Report before closing the property.

**NOTE:** This report contains technical information that may not be readily understandable to the lay person. Therefore, a verbal consultation with the inspector is a mandatory part of this inspection report. If you choose not to consult with the inspector, this inspection company cannot be held liable for your understanding or misunderstanding of this report's contents. If you were not present during this inspection, please call the office to arrange for your verbal consultation.

**NOTE:** The client is strongly advised to further investigate or contract with the appropriate licensed contractor to further investigate any and/all conditions/items in the inspection report not listed as Serviceable, or are Inoperable, in need or Repair, Review, or Beyond the scope of this Home Inspection or which may have been disclosed by others or which you may be concerned before the close of escrow or sooner if your residential purchase agreement has a time limit.

### In using your report, the following Definition of Rating Terms may be helpful:

**Serviceable:** Functioned: as defined in the ASHI Standards of Practice, "Performing its normal, proper and characteristic action."

**Maintenance Item:** Item is functional, but may need preventative maintenance or periodic service to avoid future deterioration or malfunction. (i.e. caulk is missing).

**Repairs Needed:** Item is in need of repair by a licensed and qualified contractor in order to function as designed. (i.e. Furnace was inoperable).

**Further Review Needed:** The item inspected was found to have an apparent or unknown deficiency that require further review by a qualified contractor or engineer. The inspector is a generalist and does not have the exhaustive time allocation or equipment required to disassemble or fully diagnose systems or components that exceed the scope or required standards of a general inspection.

**Safety Item:** Item indicated may be present or performing, but is potentially hazardous and may cause injury to occupants of dwelling (i.e. railing is loose).

**N/A:** The item does not apply to this inspection.

**Not Inspected:** The item was not inspected due to inaccessibility; personal items, temperature, weather conditions or the item is not within the scope of the inspection.

**None:** The item does not apply or was missing during the inspection.

## EXTERIOR-STRUCTURE

Inspection of the exterior and immediate surrounding areas is limited to visible and readily accessible areas based on our experience and understanding of common building methods and materials. Areas hidden from view by vegetation, at or below grade level and/or behind walls or stored items can not be judged and are not part of this inspection, taking into account typical wear for properties of this age and type (excluding cosmetic considerations). Moisture intrusion through cracks or openings in the exterior siding, trim, windows and doors is a source of moisture damage and deterioration. We recommend sealing all cracks and openings in and between the exterior siding and trim materials, especially around doors and windows. Routine maintenance and painting may extend the service life and minimize deterioration of the exterior surfaces. Window screens or storm windows are commonly missing or stored away; therefore we may not mention such items. Grading should be maintained and pitched away from the structure to reduce the chances of water infiltration. Hazardous Lead-Base Paint or other environmental hazards may exist on this property if structure was built earlier than 1978. Refer to Environmental Protection Agency (EPA) Title "X" lead information brochure for more information.

### 100 EXTERIOR - STRUCTURE

- 101 Siding:* Serviceable. Brick and Vinyl. Unable to visualize the integrity of components, or if concealed moisture damage exists behind this material.
- 102 Trim:* Serviceable. Wood. Vinyl or metal covered trim. Unable to view the condition of covered areas. Some trim on this home is covered with vinyl and /or metal cladding; inspector was unable to view the condition of covered areas. Client should be aware that updated covering can conceal rotted or damaged wood behind. Recommend sealing any gaps at the siding transitions, trim, soffit, dissimilar materials, or utility penetrations into the structure to prevent insect or moisture intrusion.
- 103 Window Frames:* Serviceable. Wood. Storm windows present. Screens present. Recommend caulking at all brick mold transitions to prevent moisture penetration. Some of the original wood components have been covered with metal clad. The inspector was unable to view the conditions of original materials where covered. The windows as viewed from the exterior where accessible. Specific visible conditions relating to individual windows (where present), will be addressed at the windows interior location.
- 104 Exterior Doors:* Serviceable. Location(s): Front entry door. Rear access door. Material/Type: Wood. Sliding glass. Tempered safety glass noted.
- 105 Bell/Chime:* Serviceable. Doorbell tested.
- 106 Electrical/Fixtures:* Serviceable. Photoelectric cells/sensors prevented testing of some exterior lighting. See seller for operation prior to closing.
- 107 Gas Meter:* None. No gas meter present.
- 108 Faucets:* Serviceable. Exterior faucet(s) present.
- 109 Foundation:* Masonry, slab on grade and raised construction. Slab was viewed from exterior and foundation from the crawlspace only, unable to view and confirm current condition of interior slab due to wall-to-wall flooring. Footing not fully visible due to vegetation, hardscape or soil height. Expect to see some degree of minor cracking in concrete when floor coverings are removed/replaced due to shrinkage in the drying process. These cracks should be sealed to prevent moisture and insect entry. If large cracks are present along with movement, then



further evaluation by a licensed contractor is recommended.  
No signs of current or active movement noted.

110 Chimney(s) #1:

One chimney present. Masonry.

111 Viewed from:


Chimney was viewed from roof. Our chimney review/inspection was limited to visible & accessible components only. Examination of concealed or inaccessible portions such as flue lining or the adequacy of the chimney(s) to properly draft is not within the scope of this inspection. Our distant or restricted view from the top or bottom is not adequate to discover possible deficiencies or damage, even with a strong light. For safe and efficient operation we recommend annual inspections by a qualified fireplace professional, and cleaned if needed. The NFPA (National Fire Protection Association) recommends hiring a qualified fireplace professional to view and clean the interior if necessary, using specialized tools, testing procedures, mirrors and video cameras as needed to evaluate the fireplace system as part of the home purchase or process. This type of inspection may identify problems that exist which cannot be detected during a general home inspection.

112 Conditions:

A spark arrester is installed as a safety feature. Screening has been secured to the masonry cap. No rain cap present on the chimney flue to prevent moisture penetration, suggest installing.

## EXTERIOR -GROUNDS

### 200 EXTERIOR GROUNDS

- 201 *Driveway:* Concrete. Common shrinkage/settlement cracks noted.
- 202 *Walks:* Concrete. Common type shrinkage/settlement cracks noted.
- 203 *Fence:* None.
- 204 *Gates:* N/A.
- 205 *Retaining Wall:* None.
- 206 *Sprinklers:* None.
- 207 *Lot Grade at Foundation:* Building is built on a relatively flat lot. Lot grade within six feet of structure is flat at the rear and slopes both toward and away from foundation. The grading should fall away from the foundation at a rate of 1 inch per foot for at least 6 feet to prevent moisture accumulation next to the foundation. Possible water proofing material was observed along the foundation at the rear. See seller for more information or prior conditions.
- 
- 208 *Property Exclusions* Property appears to have had renovations/additions made at the rear screened patio. Inspector is unable to determine if changes were performed with permits and were in compliance with local building code requirements at time of construction. As per our agreement, verification of building permits, codes inspection, or opinion of compliance is beyond the scope of this inspection. If you desire such information, we recommend consulting with local municipal building codes enforcement department.
- 209 *Comments:* Suggest routinely trimming all trees and vegetation away from home. Vegetation in contact with or encroaching with building materials may trap moisture causing damage/deterioration, harbor insects or rodents and allow the growth of mold/mildew.

## PATIO/DECK

We recommend periodically checking concrete/wood and other materials for signs of deterioration. We also suggest periodically treating all wood and monitoring drainage around concrete slabs to help prevent deterioration.

### 300 PATIO/PORCH/DECK #1

Type/Location:

Porch. Located at the front. Patio. Located at the rear. Enclosed.


- 301 *Roof/Cover:* Cover present. Located at the porch and patio. Roof/cover is same as main structure. See roof comments. Ceiling is vinyl and wood. Some wood delaminating noted from exterior moisture.
- 301b. *Cover Support:* Supported by wood columns; covered with metal, and open 2x4" framing.
- 302 *Enclosure:* Screened.
- 303 *Electrical/Fixtures:* Serviceable. Light only, no outlet present. Ceiling fan present.
- 304 *Windows:* N/A.
- 305 *Doors:* Serviceable. Type: Wood. Screened only.
- 306 *Screens:* Serviceable. Screened only.
- 307 *Deck/Slab:* Back filled. Material Type: Concrete. Terra Cotta. Stress/shrinkage/settlement cracks noted.
- 308 *Framing/Support:* Footings are covered, unable to determine if proper footings are present. Covered.
- 309 *Stairs:* Brick. *Irregular tread riser height observed at the 1st step due to side walk settlement.* Riser height should vary no more than 3/8" difference from the adjacent tread riser. This may be a trip hazard or safety concern.
- 310 *Railing:* Although railings may not have been required when the home was built, we recommend installing as needed for safety.
- 311 *Comments:* None.

## ROOF COVERING

Our roof inspection is to report on the type and condition of roofing materials, missing and/or damaged material, and attachments (excluding antennas, solar systems, etc.) where visible. This does not constitute a warranty, guarantee, roof certification or life expectancy evaluation of any kind. Condition of the roofing underlayment material is not verified/inspected. Roofs are not water tested for leaks. Flashing and shingle defects can cause hidden leaks and deterioration and should be immediately addressed. Leaks are not always visible to the inspector, nor can the inspector determine the water-tight integrity of a roof by visual inspection. For further evaluation and a roofing certification we recommend you consult a qualified licensed roofing contractor, a number lenders may require a roofing certification. As maintenance can be needed at any time, roofs should be professionally inspected annually.

### 400 ROOF

- 401 *Type/material:* Sloped. Gable. Composition shingle, Architectural style.
  
- 402 *Roof access:* Observed from the ground, eaves, and roof areas. The inspector walked on the roof and viewed the accessible roofing components.
  
- 403 *Flashing:* Flashings appear intact where visible. Unable to access concealed areas.
  
- 405 *Skylights:* None.
  
- 406 *Conditions:* Roof shows normal wear for its age and type, appears to be in serviceable condition where visible. Some surface marring noted at the left side of the main roof due to access location. *Maintenance Items.* One nail has popped through the shingle surface at the left side of the main roof near the chimney; nail is raised. Recommend securing the nail head and sealing to prevent moisture penetration.
 


  
- 407 *Gutters/Downspouts:* Metal. Aluminum. Full gutter system noted. The water testing of gutters, downspouts and underground drain piping where present is beyond the scope of this inspection. Suggest routinely cleaning leaves and debris from gutters and downspouts and caulk all seams as necessary for effective drainage of roof run-off water. Some downspouts drain into an underground piping; unable to determine effectiveness of drainage since it is below grade. We suggest monitoring and if any evidence of blockage is noted, correcting the drainage will avoid possible water problems at foundation. *Some of the gutters are attached with only using nails.* This method of attachment is known to loosen under weight. Suggest installing newer brackets that attach using screws as a more permanent solution.
  
- 408 *Comments:* Updated roof covering noted. See seller for age and warranty information.

## GARAGE/CARPORT STRUCTURE

Garage floors should not be covered with carpet or other combustible materials. Flammable products should be properly stored. All garage door openers be equipped with a regularly tested safety reverse device(s) to reduce chances of injury, regardless of the structures age. Attached garages should be separated from the house by a steel or solid wood door, and common walls should have a fully sealed fire resistant covering such as drywall to protect against fume entry and to slow the migration of smoke or fire from entering the house in the event of a garage fire. Mounting a self-closer on the door between the garage and the house is an additional suggested safety upgrade. We suggest you keep attic hatches closed, repair any holes or damage that exist or occur, and avoid creating openings between the home and garage. It is especially important to keep garage wall and ceiling areas directly beneath living space intact.

### 500 GARAGE/CARPORT

<i>Type of structure:</i>	Attached: two car garage.
501 Siding:	Same as main structure.
502 Roof:	Roof is same as main structure. See roof comments.
504 Floor/Slab:	Material: Concrete. Floor is properly sloped. Unable to access all areas. Common settlement cracks noted with minor heaving. Recommend sealing cracks; mostly as a safety measure.
505 Window Frames:	None.
507 Access Door:	None.
508 Fire Door:	Metal clad door with window. The door does not appear to be fire rated; may be typical for this locale. Recommend installing fire rated door for safety.
509 Fire Barrier.	Unable to determine fire rating or condition in finished areas; may be typical for this locale. Recommend installing fire rated material for safety enhancement.
510 Walls:	Serviceable. Paneled. Unable to fully view all areas, due to personal stored items. Open framing noted at the storage area.
511 Ceiling:	Drywall. Painted. Common type stress/settlement cracks noted. Loose/peeling drywall seam tape observed; appears to be primarily a cosmetic concern. Suggest cosmetic repairs as needed if concerned.
512 Electrical/Fixtures:	Serviceable. Lighting present. No ground fault circuit interrupters installed. - may not have been required at time of construction. Upgrade recommended.
513 Vehicle Door(s):	Serviceable. One vehicle door present. Garage doors are the heaviest moving part in a home, therefore extreme care must be taken to ensure safe and proper operation. Wood, Staining noted at inside of garage door.
514 Door Opener(s):	Safety Item. Unit was operable. This garage door opener is equipped with a safety reverse device, which operated when tested at the time of our inspection. The U.S. Product Safety Commission recommends these devices be checked monthly for proper operation and safety. No electronic reversing eye beams installed; may not have been required or available at time of construction. Recommend installing eye beams for safety and current compliance; especially when children are present.
515: Comments:	Limited inspection of the rear storage area due to blockage by personal items. Suggest client verify condition at final walkthrough or prior to closing.

## BASEMENT/ CRAWLSPACE

While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Water seepage and moisture penetration are common problems in crawlspaces and basements, usually resulting from inadequate water management above ground. While we look for evidence of leaking, we may not be able to determine if leaks exist or existed and cannot predict future water infiltration. Some water activity occurs only under certain circumstances and can only be identified at the actual time of occurrence. Even areas that have been dry in prior years can become wet during certain weather events or conditions. We suggest that you obtain disclosure from the prior occupants regarding any history of water in the basement or crawlspace and obtain price estimates when infiltration is disclosed or signs of water are present. We cannot certify against future water infiltration. Some thin cracking of walls and floors is common and whenever cracks are present, a possibility of future leaking exists. Most wall cracks are relatively easy to repair from the inside. Cracks should be monitored for future seepage or change in the size of the cracks, which would indicate a need for further evaluation. Signs of possible water infiltration include mold/mildew, stains on walls, loose flooring, musty odors, warped paneling and efflorescence. If freshly painted walls are present, we suggest you inquire of the seller/occupants if any staining or other leak evidence existed before painting. The presence of a sump pump can suggest water has or may enter the crawlspace. Moisture in a crawlspace can promote wood decay, therefore crawlspaces should be adequately ventilated and vents should be left open year round. Back-up sump systems are advised to reduce the opportunity for flooding during a power outage or main pump failure.


### 600 Crawlspace:

- 601 Access: Exterior, hatch. Located at rear.
- 602 Floor: Dirt.
- 603 Moisture Seepage: Crawlspace was dry at time of inspection.
- 605 Moisture/Vapor Barrier: Plastic. Installed on the ground. Continuous coverage.
- 606 Ventilation: Screened openings. Numerous foundation vent fans present; running.
- 607 Foundation Walls: Masonry block. Brick. Exposed portions of the interior foundation/curtain walls appear to be intact.
- 608 Joists: Wood. 2x10". 16" o.c. Most of the joist is covered; unable to access all areas. Evidence of some isolated fungi noted at some flooring framing locations. This can be very typical for this locale. See standard CL100 termite and moisture report for more information. Fungi/mold testing can be conducted by a certified mold test technician if concerned by this observation.
- 609 Beams/Sill: Wood. Doubled, 2x10". Covered partially by insulation, unable to view all areas.
- 610 Sub-floor: Plywood. Under floor appears to be intact where visible. Unable to access/view most areas.
- 611 Support Posts: Concrete block piers. Supports appear intact.
- 612 Insulation: Rolled "Batt" type insulation present. 6 inches R-19+-
- 613 Electrical: Wiring not completely visible due to coverage by insulation. Insulation is not disturbed. Wire Type, NM Romex type wire. Lighting present.
- 615 HVAC Distribution: Flex insulated ducts. Recommend duct tape maintenance as needed.
- 620 Comments: Crawlspace was dry at time of inspection. The back side of the exposed stair framing is not covered; typical for age of the home. This may allow some crawlspace odors to enter the living spaces. Suggest sealing these areas as needed. Please refer to a standard SC CL100 Termite and Moisture report for certification of substructure, moisture conditions, wood destroying pests, fungi, mold and/or chemical treatment presence. This type of certification is beyond the scope of this inspection.

## ATTIC AREA & FRAMING

The visible areas of the attic and roof framing were examined to determine their current condition and identify visible water stains. Attic components and areas concealed from view by personal storage, insulation, and accessibility are excluded from this report. Insulation is not moved during the inspection. If the inspector can not view the floor/ceiling framing to walk on, the review of the attic is limited to the hatch area or from the service/storage platform only. Attic framing members/components and other multiple items are tested by examining a representative sampling as opposed to specific functionality of every single item. The accessible permanently installed equipment or components are checked for basic operation. Thermostatically operated attic vent fans are excluded from the inspection. Water stains at roof penetrations such as chimneys, plumbing, and vents are very common. It is difficult to determine if these stains are active unless they are leaking at the time of inspection. Viewing during a rainstorm would increase the chances of determining whether leaks exist or the current status of staining. When stains are present further monitoring and maintenance at all roof areas is advised. Older roofs are more prone to water infiltration. Regular monitoring and maintenance of all roofs is advised. Increasing insulation depth in the attic to current building standards is one of the best ways to improve the energy efficiency of a home.

### 700 ATTIC

- 701 Access/location:** Access opening located in the hallway. Attic is accessed from: Pull down ladder. No attic or attic access noted above the garage. Access is typically required per building standards when the height is over 30" and the space is over 30 square feet in area. If you have concerns regarding this area of the home, we recommend contacting appropriate person for further evaluation and information prior to close.
- 702 Accessible:** A visual inspection was performed of non-restricted areas. Limited review from hatch opening or service platform only. Access to fully view attic was limited by insulation covering framing members, no walk boards noted for inspector safety.
- 703 Framing:** Framing/Design, Rafters.. Full dimensional lumber present. 2 x 6". 16" o.c. Partially accessed due to insulation blockage and eave clearance.
- 704 Sheathing:** Plywood material.
- 705 Evidence of leaking:** Stains observed on roof framing components at plumbing vents; appears to be old. This area was dry at time of inspection. See seller for more information if concerned.
- 
- 706 Insulation:** Loose fill insulation. Fiberglass. Insulation depth is approximately 8-10" where visible. Unable to view area beneath insulation.
- 707 Ventilation:** Vent type: Eave/Soffit. Ridge. Whole house fan. Fan operated normally.
- 708 Electrical:** Wiring not completely visible due to coverage by insulation. Insulation is not disturbed. Wire Type, NM Romex type wire. Lighting present. GFCI protection present.
- 710 Comments:** Unable to verify if bathroom exhaust fans vent to daylight due to coverage by insulation.

## MAJOR SYSTEMS

Our visual inspection of major systems is limited to the normal operating functions of items listed. Independent evaluations including the adequacy/inadequacy of water flow (such as gallons per minute), buried/concealed piping or water quality, electrical amperage/voltage adequacy and the testing of photoelectric cell operated fixtures are not within the scope of this report. If such detailed information is required, we suggest contacting appropriate specialists. Areas concealed from view by any means are excluded from this report/inspection.

*Our electrical inspection is done by sampling visibly accessible wiring and fixtures. Determining the actual capacity of the system requires load calculations, which are not within the scope of this report. Underground circuits and concealed components of the system are not inspected. Covers are not removed, with the exception of the cover of the main electrical panel, when this can be done safely and without risking damage to finish. Much of the wiring in the home is not visible and not reviewed. A standard electrical tester is used to check a sample of outlets. While the tester is generally reliable, it can be fooled by certain improper wiring practices, which we cannot detect during a general home inspection. Ground Fault Circuit Interrupter (GFCI) or Arc-Fault protection may have, or may not been required at time of original construction. Client should consult with an electrical contractor if these safety upgrades are desired at specific receptacles. These devices are generally recommended at outlet locations near water sources such as the exterior, garage, bath, basement, kitchen, and pool areas.*

### MAIN ELECTRICAL SERVICE

- 801 Service Type and Grounding:** Underground wires present. Electrical system appears to be grounded. Ground wire retainer clamp and grounding rod are buried therefore inspector is unable to view the actual connection. No main disconnect noted to shut off power to the home; may be typical for age of the home. To shut off all power, breakers must be thrown in each panel. Suggest upgrading to enhance safety.
- 802 Size and Volts:** The main electrical service is approximately, 300 - 400 amps, 120/240 volts.
- 803 Main Panel(s):** Main panel(s) located at garage. Two main panels present. Overload protection is provided by breakers. The accuracy of labels when present is not verified. Single pole 120 volt breaker count: 15. Double pole 240 volt breaker count: 5.
- 804 Main Panel Conditions:** Wire size appears to be compatible with the over current protection device. Doubled-up circuitry noted at one breaker; appears to be from abandoned load control. Unconventional wire colors are used at this circuit. Recommend labeling all circuits for safety.
- 805 Sub Panel(s):** N/A.
- 807 Conductors/Wires:** Service entry wires are Stranded copper. Branch circuit wires are Solid copper. Branch wire type: NM Romex type wire. Appliance wires are Stranded Aluminum and Copper.
- 808 Electrical Comments:** No Ground Fault Circuit Interrupters (GFCI) present; may not have been required or available when the home was built. Suggest client upgrade with GFCI's at all receptacles near water sources, such as the kitchen, bathrooms, garage, and exterior receptacles to enhance safety. Upgrades should be performed by a qualified licensed electrician.

*If the home were to be constructed today, standards would require installation of smoke detectors in each sleeping room and in the hallway accessing each sleeping area. Multi story dwellings would require a smoke detector on each level. Future installation of additional detectors at any unprotected location is suggested for increased fire safety. We have listed the present areas that a smoke detector is located. The built in test button when present only verifies proper battery and horn function, but does not test smoke sensor. We suggest that the units be tested with real or simulated smoke at move-in and that fresh batteries be installed as required and tested monthly as recommended by the Consumer Product Safety Commission.*



### SMOKE DETECTORS and CARBON MONOXIDE DETECTORS

809 Smoke Detectors: Smoke detector unit(s) located at hallway(s). Units were tested where accessible. Periodic testing is suggested to ensure proper working order. Suggest installing additional smoke detectors in sleeping areas to enhance fire safety.

*The visible areas only of the main water line, shutoff valve, water supply and drain lines, gas meter and piping are examined to determine their current condition. We may not always mention common faults such as stuck stoppers or dripping faucets. If considered important, you should check these items independently. Shut-off valves and angle stops under the kitchen or bathroom sinks and toilets are not turned or tested during the inspection due to the possibility of leaking. Areas concealed from view by any means are excluded from this report/inspection. Leakage, blockage or corrosion in underground or concealed piping cannot be detected by a visual examination. A video inspection of drain/waste lines by an appropriate specialist is recommended if client is concerned by this possibility. Older fixtures or components should be budgeted for replacement. Private waste disposal systems are not inspected, beyond the scope of this inspection.*

### PLUMBING SUPPLY AND DRAINS

825 Water Supply: Water supply system appears to be provided by public system.

826 Plumbing Pipes: Copper pipes noted.

827 Shutoff Location: Main shutoff valve is located at the curb. Secondary shutoff valve is located at the basement bathroom closet. The main or secondary shutoff valve(s) was checked for presence and accessibility only - no operational test was attempted. These valves are prone to leak when turned off and back on.

828 Water pressure: Unable to locate a pressure reducing valve. Recommend installing if not present to protect plumbing systems from high water pressures. Water pressure measured: 55 - 65 PSI.

829 Supply Pipe Conditions: No leaks observed.

830 Waste Disposal System: The waste disposal system appears to be connected to a public sewer system. See MLS or seller to verify.

831 Drain/Waste Pipes: ABS pipes present.

832 Waste Pipe Conditions: No leaks observed.

833 Plumbing Comments: Further Review Needed. Limited inspection due to basement slab construction. Recommend client refer to the Seller Disclosure Statement regarding the condition of any concealed elements. A radon mitigation system was observed at this property. Radon mitigation systems are not within the scope of this inspection; client is advised to consult with a radon mitigation company to ensure safe and proper operation of the system.

*The water heater evaluation is both visual and functional, provided the unit has been energized. The water temperature is not verified/tested. Water that is hotter than the manufacturers recommended setting is a scald/safety hazard. The water temperature should never be set higher than the manufacturers recommended setting. We recommend that the temperature setting be checked at move-in for safety. Due to the possibility of the water heater temperature pressure relief valve leaking after it has been opened, these valves are not tested during the inspection. Manufacturers suggest regular testing to help assure performance. Water heater blankets may void the warranty on some water heaters.*

**WATER HEATER**

- 840 Location(s): Located at the crawlspace.
- 841 Brand Name(s): Whirlpool.
- 842 Size/Type: Capacity: 46.5 gallon. Electric unit present. No disconnect lockout observed for this unit.
- 843 Supply/Shutoff valve: Supply pipes: Copper. Water heater plumbing supply pipes are insulated. Cold water shutoff valve intact.
- 844 TPR Valve and Drain Line: The discharge drain pipe is missing on the temperature pressure relief valve. The required 3/4 inch discharge pipe needs to be installed draining to daylight or the rear foundation drain to ensure safety.
- 845 Combustion & Air: N/A.
- 846 Condition: The water temperature at time of inspection was between 115 - 125 °F. Do not adjust temperature above 125 °F to prevent scalding.
- 847 Venting: N/A.
- 848 Comments Age: 2004. Water heater sits on bricks and may be subject to premature rusting and deterioration due to moisture.



Our review of the fireplace is limited to the visible and/or accessible components only. Improper care and maintenance of the chimney and fireplace system can lead to loss of property and compromise the health and safety of the homes occupants. It is recommended that the chimney(s) and fireplace components be checked annually by a qualified chimney professional. Recommend seasonal cleaning and inspection. Burner or emission calibrations of gas appliances can only be confirmed by a gas log specialist. Vent free logs have very precise installation guidelines and operational procedures. Client should read the owners manual before use and follow all manufacturer instructions. Recommend installing carbon monoxide detectors in areas with gas appliances. Always operate per manufactures recommendations to restrict products of combustion to vent to the interior.

**FIREPLACE(S)**

- 900 Fireplace Location #1: Fireplace was located at basement. Family room.
- 901 Flue: Masonry. Flue appears clear where visible. Inspection of the flue was limited due to corbelled design. Damper present. Damper was rusted. There were efflorescence (white mineral salts) stains noted in the flue. This condition is an indication of moisture intrusion. See seller for any known moisture intrusion.
- 902 Condition: Masonry. Minor gaps were observed at the firebox or lintel surround which may allow hot embers to enter the framed wall cavity. Some brick cracking noted in fireplace. Recommend sealing cracks/voids with fireplace mortar is suggested.
- 903 Comments: Glass doors and screen noted.

## HEATING/AIR CONDITIONING

Our inspection of major HVAC systems is limited to the normal operating functions of the items listed provided power and/or fuel is supplied to the components. Independent evaluations including the adequacy/inadequacy of heating and cooling systems (such as cracked heat exchangers, air conditioning pressure tests, coolant charge, line integrity, air balance, evaporator cooling coils, dismantling, etc.) are not within the scope of this report. Our inspection is not a heat engineering or sufficiency review. We suggest you ask the sellers/occupants if any areas of the home do not properly heat or cool. We also suggest you obtain the maintenance history of the furnace as well as receipts for any recent repairs for which a warranty might apply. Thermostats are not checked for calibration or timed functions. If such detailed information is required, we suggest contacting appropriate HVAC specialists. We do not test units in cold weather nor do we test units that have no power at the time of inspection. Air conditioners should be kept clean and free of debris. Dirty air conditioners and those with restricted air flow because of fin damage, vegetation, etc. can wear out quickly. Filters should be replaced and coils should be cleaned on a regular maintenance schedule. Normal service and maintenance by a licensed HVAC specialist is recommended by the HVAC equipment manufacturer on an annual basis. The client is encouraged to consult their agent concerning home warranty options as HVAC systems can fail at any time.

DISMANTLING AND/OR EXTENSIVE INSPECTION OF INTERNAL COMPONENTS OF ANY APPLIANCE, INCLUDING HEATERS AND HEAT EXCHANGERS, IS BEYOND THE SCOPE OF THIS REPORT. IN A NUMBER OF AREAS THE LOCAL UTILITY COMPANY MAY CONDUCT SUCH AN INSPECTION UPON REQUEST. MOST MANUFACTURERS ADVISE ANNUAL SERVICING BY A LICENSED QUALIFIED HVAC SPECIALIST. IDENTIFYING OR TESTING FOR THE PRESENCE OF ASBESTOS, RADON, MOLD, LEAD BASED PRODUCTS, OR OTHER POTENTIALLY HAZARDOUS MATERIALS IS NOT WITHIN THE SCOPE OF THIS REPORT.

### HEATING SYSTEM #1

#### 1001 Heating Type:

Central Heating present. Electric heat pump unit with auxiliary heat strips noted. A heat pump is basically a compressor-cycle air conditioning system that can operate in reverse. As long as the unit is functioning properly in either the heating or cooling mode, it is an indication that the major components (compressor, fans and coils) are operational. Adequate air flow is important to the efficiency of these units; the filter should be kept clean, as with air conditioners. If a detailed evaluation of the heating or cooling capacity of these units is desired, a heating contractor should be consulted.

#### 1002 Fuel/Shut-off:

Electric disconnect observed for this appliance.

#### 1003 Location:

Located in crawlspace.

#### 1004 Brand Names:

Carrier.

#### 1005 Combustion & Rating:

N/A.

#### 1006 Conditions:

The heat pump was operated in the standard Heating and Auxiliary Heating modes. This unit was tested for standard operating functions start up and shut down. Air temperature at closest supply duct: 88 °F. Air temperature at return duct: 67 °F. This is a difference of 21 degrees which is in the typical operating range of 14 - 22 degrees. Emergency heat strips were operable.

#### 1007 Exhaust Venting:

N/A.

#### 1008 Ducts / Air Supply:

Flexible Round. Metal, non insulated.

#### 1009 Air Intake/Filters:

Located at ceiling or wall, living room, and family room. Disposable filter(s) noted. Return ducts are not sealed in the walls as is common with older homes; no metal transition noted. Return air can be drawn from the open wall cavities. Recommend sealing these areas as needed.

1010 Thermostats: Located at 1st level and hall. Digital type. Recommend replacing batteries.

1015 Comments: We suggest annual system maintenance cleaning and inspection by a qualified HVAC contractor. Age: 2010. Updated unit(s) noted. See seller for warranty information.

### AIR CONDITIONING SYSTEM #1

1100 Air Conditioning Type: Electric heat pump unit. A heat pump is basically a compressor-cycle air conditioning system that can operate in reverse. As long as the unit is functioning properly in either the heating or cooling mode, it is an indication that the major components (compressor, fans and coils) are operational. Adequate air flow is important to the efficiency of these units; the filter should be kept clean, as with air conditioners. If a detailed evaluation of the heating or cooling capacity of these units is desired, a heating contractor should be consulted.

1101 Location: Located at right side.

1102 Brand Names: Carrier.

1103 Size(s) & RLA: Size: 3 ton. RLA = 16.7 amps.

1104 Shut off/disconnect: Electric with disconnect provided. Seasonal load control device installed on condensing unit(s). Consult with your local electric utility for more information on this electricity saving feature. Inspection of this electronic device is beyond the scope of this report.

1105 Conditions: As most manufacturers warn against operating a heat pump in the A/C mode when the outside temperature is below 65 degrees, the heat pump unit(s) could not be fully tested. Recommend referring to the Sellers Disclosure Statement or review by a qualified licensed HVAC technician regarding the condition of this unit prior to close.

1106 Temperature Differential: Outside temperature is below 65 degrees, heat pump unit(s) not fully tested.

1107 Coil Housing & Drain(s): The condensate drain line drains to the crawlspace foundation drain and not daylight due to below grade height. If drainage is poor or if ponding occurs, suggest installing a condensate lift pump to prevent moisture damage to crawlspace components.

1110 Comments: We suggest annual system maintenance cleaning and inspection by a qualified HVAC contractor. Age: 2011.

*As of October 1, 2005, when changes to the heating and air conditioning system are made, they will be subject to the 2005 energy protocols which include further testing to verify that the system is up to current standards. We recommend that you review your home warranty policy regarding replacement components of the heat/air system because you may be responsible for additional costs if a component is required to be upgraded due to the new 2005 energy protocols now in effect. It is beyond our ability to determine whether this system currently meets the 2005 energy protocols, therefore, we exclude this from our inspection and defer this to the appropriate trade specialists.*

## KITCHEN

Appliance inspection is beyond the scope of the ASHI Standards of Practice. As a courtesy to our clients, we perform a visual and operational inspection of all built-in appliances, if accessible and power is supplied. Refrigerators of any time are also not inspected, including water lines for the ice maker, if not accessible. Service lights, timers, and testing of special features/options are beyond the scope of this inspection. Calibrations to cooking systems, are not evaluated nor life expectancies given to dishwasher. Cooking systems are checked for burner operation but not for calibration, timers, special features or complete cleaning cycle operation. Built-in dishwashers are run through a full normal wash cycle to determine if the system is free of leaks and excessive corrosion. **Note: Due to the inaccessibility of the dishwasher components, we can do no more than operate under normal operating procedures, cleaning and drying adequacy not verified. Dishwashers can fail at any time due to their complexity.** Upon occupancy, client should secure any freestanding oven so it cannot tilt forward when weight is applied to the door. Clients are advised to purchase a home protection (warranty) plan, since appliances of any age can fail at any time.

Shutoff valves and angle stops under kitchen not turned or tested during the inspection due to the possibility of leaking. We suggest all shutoff valves or angle stops be turned regularly to ensure free movement in case of emergency.

### 1200 KITCHEN AREA

1201 Location:	Located at 1st level.
1202 Floor:	Sheet vinyl.
1203 Walls:	Serviceable. Drywall. Painted.
1204 Ceiling:	Serviceable. Drywall. Painted.
1205 Door(s):	Serviceable. Wood.
1206 Windows:	Serviceable. Window/Type: Double hung. Single pane. Windows have removable nails for security.
1207 Heating & Cooling	Register present.
1208 Electrical/Fixtures:	Serviceable. Lighting present. No ground fault circuit interrupters installed. - may not have been required at time of construction. Upgrade recommended.
1209 Cabinets:	Serviceable.
1210 Counter tops:	Serviceable. Polished surface.
1211 Sink(s):	Serviceable. Stainless steel. Under counter mounted sink(s) noted. No braces visible.
1212 Faucet(s):	Serviceable. No leaks observed.
1213 Drains/Supply lines:	Serviceable. Flow and drainage were serviceable at the time of inspection.
1214 Disposal(s):	Serviceable. Brand: Emerson. Wire clamp present.
1215 Dishwasher(s):	Serviceable. Brand: Frigidaire.
1216 Cooktop/Oven(s):	Brand: Frigidaire. Freestanding unit. Electric unit. The electric burner and oven elements were tested at the time of inspection and appeared to function properly. This oven was noted as having a self-cleaning device. It is beyond the scope of this inspection to verify the operation of the timer or heating cycle due to time required. The lock arm is engaged only to verify initial startup. Client should verify its complete operation with seller prior to closing.
1217 Hood/Fan Light:	Serviceable. Fan was exterior vented. Light operable. Fan operable.
1218 Microwave(s):	None. No microwave oven installed.
1219 Trash Compactor:	None. No compactor oven installed.
1220 Comments:	This section also includes the breakfast/dinette area.

## LAUNDRY

*The washer supply hoses are not disconnected during the inspection and the valves operated. These valves can leak at any time and should be routinely check as maintenance. Laundry appliances are not moved to prevent floor damage and the review of the area behind the washer/dryer is limited. Laundry appliances are not inspected. If these appliances are included in the sale of the property, we suggest verifying operation with the sellers prior to close. Periodic Cleaning is Critical to Safe Operation of the Clothes Dryer: Lint build-up in the dryer and vent system poses a significant fire and safety risk. Please refer to the manufacturers instructions the specific maintenance requirements for your dryer. Failure to properly maintain the appliance may potentially void any manufacturer and or homes warranty coverage and can also create unsafe operating conditions. Water hoses that discharge into laundry tubs can cause contamination by creating a "cross connection" if they discharge below the tub rim. We suggest you keep these elevated above the flood rim of the tub.*

### 1300 LAUNDRY AREA

1301 Location:	Laundry area is located at basement.
1302 Floor:	Sheet vinyl.
1303 Walls:	Drywall. Painted. Unable to access behind the laundry appliances.
1304 Ceiling:	Serviceable. Drywall. Painted.
1305 Door(s):	Serviceable. Bi-fold.
1306 Windows:	N/A.
1307 Cabinets/Closet:	N/A.
1308 Heating & Cooling	None.
1309 Electrical/Fixtures:	Lighting present. Serviceable.
1310 Exhaust Fan:	None.
1311 Utility Sink:	None.
1312 Washer Connections:	Washer in-wall supply hookup present. The washer/dryer hookup connections were not visible to examine due to the laundry machines/obstructions present.
1313 Dryer Hookup:	Electric, 240 volt outlet noted.
1314 Dryer Vent(s):	Dryer vented to exterior.
1315 Comments:	None.

## BATHROOMS

Our inspection of bathrooms is to report on visible water damage and the operation of fixtures. We may not always mention common faults such as stuck stoppers or dripping faucets. If considered important, you should check these items independently. Dry rot, toilet rings, inaccessible plumbing and shower pans are not within the scope of this inspection. Shower pans, surrounds, enclosures and doors are not water tested for water tightness, visual observation only. Supply valve(s) for sinks and toilets are not turned. The devices will frequently leak after being moved if they have not been used or regularly maintained. Tub and sink overflows are not filled and tested as part of our inspection. All areas under sinks may not be visible due to stored personal items at the time of inspection and should be checked at your walk-through before the close of escrow. All floors, tile edges and tub/shower walls be caulked and sealed to prevent moisture penetration. All leaks should be repaired and missing/damaged grouting and caulk should be replaced at once to help prevent future/further damage. Operating an exterior vented exhaust fan or keeping a window open helps to reduce the chances of mold growth and harmful condensation when showering.

### BATHROOM #1

- 1401 Location:* Bathroom(s) located at 2nd level, master, hall, and basement. 2.5 baths present.
- 1402 Floor:* Tile. The edges at bathroom floors should be routinely caulked to prevent moisture penetration and damage.
- 1403 Walls:* Serviceable. Drywall. Painted. Papered.
- 1404 Ceiling:* Serviceable. Drywall. Painted.
- 1405 Door(s):* Serviceable.
- 1406 Windows:* Serviceable. Material/Type: Single hung. Single pane.
- 1407 Heating & Cooling* Register present.
- 1408 Electrical:* **Repairs Needed.** Lighting present. Ungrounded three prong receptacles observed at the hall and basement bathrooms. It is recommended that these receptacles be grounded or protected on a GFCI circuits as applicable to ensure safety. Recommend repairs as needed by a qualified licensed electrical contractor.
- 1409 Exhaust Fan:* Fan operable.
- 1410 Tub/Surround:* Serviceable. Tub/Shower combination. Tub(s) appear to be Fiberglass.
- 1411 Whirlpool Tub* None.
- 1412 Shower/Surround:* Tub/Shower combination.
- 1413 Tub/Shower Door:* None.
- 1414 Tub/Shower Faucet(s):* Serviceable. No leaks observed.
- 1415 Sink(s):* Serviceable. Porcelain/ceramic.
- 1416 Sink Faucet(s):* Serviceable. No leaks observed.
- 1417 Drains/Supply lines:* Serviceable. Lever type stopper(s) present. Flow and drainage were serviceable at the time of inspection.
- 1418 Toilet:* Serviceable.
- 1419 Counter/Cabinets:* Serviceable. Laminate.
- 1420 Comments:* None.

## Stairs and Handrails

Our review of these areas is limited to visible and/or accessible areas. Graspable handrails mounted between 34 and 38 inches high are suggested for the full length of all stairs. Occupants may not be able to regain their balance with rails that are too big to grip or that are too close to the wall. Guardrails that are at least 36 inches high are advised for any open sides of stairways, raised floor areas, balconies and porches. Current child safety standards call for all openings in rail systems (spindles or balusters) to be less than 4". We suggest that when you take occupancy you make sure that all rails are secure, upgrade as railing systems as needed, and check for slip and fall hazards such as loose or damaged floor coverings.

### 1500

1501 Location:	Hall. 2nd level. Basement. Two stairways present.
1502 Stairs:	Carpet.
1503 Railing:	Serviceable. Handrail present. Grippable hand railing present.
1504 Electrical & Lighting:	Serviceable. Lighting present for stairs. Three-way light switch present, tested.
1505 Windows:	N/A.
1506 Doors:	N/A.
1508 Comments:	None.

## INTERIOR ROOMS

Our interior review is to determine functionality of accessible doors, windows and electrical outlets, visible water stains and other related conditions. Our interior review is visual and evaluated with similar aged homes in mind. Minor items, such as torn screens, cracked window panes and loose hardware can occur at any time. Furnishings and stored personal effects which restrict access to receptacles, windows, walls, and flooring are not moved during the inspection. Closet and storage areas should be reviewed at your walk-through before the close of escrow after furnishings and stored personal effects have been removed for any hidden damage. New paint and flooring can remove or conceal evidence of any past conditions that may have been present prior to the work being done. We recommend inquiring about any past conditions that may no longer be visible. The inspector can not always determine if "dual pane" windows are intact. Energy seal defects may not be always visible or reported on. Conditions such as temperature, humidity, and lighting limit the ability to review these windows visually.

### 1600

1601 Location:	1st level. Entry. Living room. Dining room.
1602 Floor:	Carpet. Wood. Parquet tiles.
1603 Walls:	Serviceable. Drywall. Painted. Papered.
1604 Ceiling:	Serviceable. Drywall. Painted.
1605 Door(s):	Serviceable. Metal clad entry door. Wood interior.
1606 Windows:	Serviceable. Window Type: Double hung. Single pane. Windows have removable nails for security.
1607 Heating & Cooling	Register present.
1608 Electrical/Fixtures:	Lighting present. Some outlets are powered by a wall switch.
1609 Wet Bar:	N/A.
1610 Comments:	This inspection report does not include a review of any cosmetic blemishes, irregularities, or other conditions related to walls, ceilings, floors or other decorative items or components. Client should conduct a visual inspection of these items prior to closing if concerned.



**1620**

- 1621 *Location:* Basement rooms.
- 1622 *Floor:* Carpet.
- 1623 *Walls:* Serviceable. Drywall. Painted.
- 1624 *Ceiling:* Serviceable. Drywall. Painted.
- 1625 *Door(s):* Serviceable.
- 1626 *Windows:* Serviceable. Window Type: Double hung. Single pane.
- 1627 *Heating & Cooling* Register present.
- 1628 *Electrical/Fixtures:* Serviceable. Lighting present.
- 1630 *Comments:* Finished areas in the basement or below grade rooms were observed. As these areas and components are not visible or accessible to the inspector they are excluded from this inspection. There were no signs of any staining noted at these locations. See seller for prior seepage or moisture conditions.

## BEDROOMS

Our bedroom review is visual and evaluated with similar aged homes in mind. Inspections are limited to visible and/or accessible areas. Bedroom windows should be kept in good repair in the event they are needed for an emergency exit. We suggest making sure that they always operate freely (without use of force or a key or tool) and place furniture so as to keep windows accessible for emergency use. Older homes may have windows that do not meet current size and height safety standards for emergency exit. Keeping them accessible and in good operating condition enhances their safety. Providing an escape ladder is a recommended safety enhancement for all upper level bedrooms. Rooms used for sleeping should have functional exits to both the interior and exterior of the home. Personal belongings and furniture restrict access to receptacles, windows, walls, and flooring. These areas should be reviewed during your final walk through to reveal hidden or concealed damage. Incandescent light fixtures located in closets are a fire-safety concern, especially in close proximity to combustible building components, or personal items. When present, fixture updates or replacement of bulbs with cooler operating fluorescent bulbs is suggested.

### BEDROOM(S) #1

1701 Location:	2nd level. Master bedroom. Bedrooms # 2, 3.
1702 Floor:	Carpet.
1703 Walls:	Serviceable. Drywall. Painted.
1704 Ceiling:	Serviceable. Drywall. Painted.
1705 Door(s):	Serviceable. Wood interior.
1706 Windows:	Serviceable. Window Type: Single hung. Single pane. Windows have removable nails for security.
1707 Electrical/Fixtures:	Serviceable. Lighting present. Fan present; tested.
1708 Closet/Wardrobe:	Exposed light bulb present in closet. This is a possible fire safety concern. Typically incandescent lights should be covered in storage areas or near shelves; use caution. Limited view in closets due to large amount of storage and personal items. Client is advised to verify condition prior to close after all items have been removed.
1709 Comments:	A basement room was also being used as a bedroom.