

Inspection Summary **NOTE: Client must also review entire report and not rely solely on the summary notes.**

CLIENT: .

INSPECTION ADDRESS: West Chester, PA 19382

PRIORITY #1 Major: *Immediate repairs, service, upgrades and/or Further Evaluation recommended by an appropriate professional*

GROUND RESIDENTIAL 2014

Foundation windows & Vents

Foundation; Vents/Windows

Susceptible to water infiltration.

EXTERIOR RESIDENTIAL 2014

Stucco

Stucco observation

Separating, this is usually caused by water infiltration/ moisture getting behind the material. This should be further investigated and repaired prior to settlement by a professional stucco expert. There was cracking that was caulked on left side and back. The separating is happening on the garage. It is starting along the top of the wall where the roof rest on.

Bulge above window of garage.

ROOF RESIDENTIAL 2014

Roof

Observation

At or nearing the end of life. Roof is 15 plus years old. Cracking, heavy worn area such as holes in shingles. Recommend a professional roofer to further evaluate and repair.

Caps/Hips

Caps/Hips Observation

Nearing the end of life.

Low pitch roofs

Observation

Alligatoring, Flashing along the edges needs repairs, this is causing water infiltration behind stucco. Flashing on gutters was not installed properly, screws are used through the roofing material but was not sealed properly.

FOUNDATION/STRUCTURAL RESIDENTIAL 2014

Foundation

Settlement cracks;

Observation, Vertical. Recommend a professional contractor for repairs.

PLUMBING RESIDENTIAL 2014

Waste Lines

Observation

Duct tape on collar tie from powder room, look at picture above.

Water Heaters

Observation

TPR not extended to within 6-8 inches of floor.

ELECTRICAL RESIDENTIAL 2014

Branch Circuits

GFCI/AFCI

Within six feet of any water source, Garages, Any wet location such as crawlspace, basements, exterior, etc.

HEATING/COOLING RESIDENTIAL 2014

Heating system

Type of system

No recent signs of service or cleaning, recommend a full service and inspection on system prior to settlement.

Heat pump/Air conditioner

Heat pumps/A/C units

Compressor unit

Coil damaged from pet urine.

KITCHEN RESIDENTIAL 2014

Sinks

Receptacles

Receptacle(s), Recommend GFCI receptacles to be installed, any receptacle(s) with six feet of water should be protected.

INTERIOR RESIDENTIAL 2014

Interior, Master Bedroom

Walls

Damage/Water stains from roof, Freshly painted.

Ceiling

Damage/Water stains, Freshly painted.

BATHROOM RESIDENTIAL 2014

Bathroom, First

Sink(s)

Faucet, Leaks, recommend a professional plumber for repairs/replacements. Drain(s), Drain is corroded/failing, recommend a professional plumber for replacement parts.

GARAGE/ATTIC/SAFETY 2014

Roof Sheathing

Observation

Water stains, Damage.

Moisture

Yes, Eaves.

Garage/Carport

Observation

Active moisture damage inside of garage. This is coming from the garage roof.

PRIORITY #2 Minor: *Potential repairs, service and/or upgrades may soon be required by an appropriate professional*

GROUND RESIDENTIAL 2014

Stoop/Stairs

Stoops/Stairs

The stoop at the back of the home has settlement from water damage.

Foundation windows & Vents

Foundation; Vents/Windows

Recommend, Well(s)/Cover(s)

EXTERIOR RESIDENTIAL 2014

Brick/Stone

Brick/Stone Observation

Cracked section(s) should be further investigated prior to settlement. Under windows.

Mortar joints

Cracking should be repaired by a professional contractor prior to settlement. Along lintels and under windows.

Trim

Trim

Wood, any signs of rot, water infiltration, insect damage, etc. should be repaired by a professional contractor.

DECK RESIDENTIAL 2014

Ledger

Observation

Susceptible to water infiltration, this should be addressed prior to settlement.

Drainage

Observation

Ground: Dirt, Mud, this may be a sign that water is staying close to the home. Standing water, this could lead to water infiltration into the home. Recommend a professional landscaper to further investigate and make the necessary repairs.

BASEMENT RESIDENTIAL 2014

Unfinished basement

Observation

No water to test. Receptacle should be on GFCI.

HEATING/COOLING RESIDENTIAL 2014

Heating system

Type of system

Filter

Filter

Type, Throw away type, Dirty/Missing, replace filter.

Heat pump/Air conditioner

Compressor unit

Insulation missing or failing on refrigerant Lines.

INTERIOR RESIDENTIAL 2014

Interior, Master Bedroom

Door observation

Observation Binding.

Interior, Third Bedroom

Door observation

Observation, Inoperable.

Receptacles

One receptacle needs to be replaced.

BATHROOM RESIDENTIAL 2014

Bathroom, Powder

Toilets

Toilet(s), Needs new tank parts.

Bathroom, First

Ventilation

Observation, the exhaust flex pipe from the bathroom is too long.

Lights

Observation, Fixture was taken off the wall.

GARAGE/ATTIC/SAFETY 2014

Attic

Observation

Moisture staining around the chimney.

Electrical

Electrical

Junction boxes not secured.

Slab

Slab/Apron Observation

Limited access, heavy storage.

Safety List

Safety list

Recommend and/or upgrading smoke detectors. Carbon monoxide detectors, No, recommended Carbon Monoxide is a deadly gas. Fire sprinkler, no sprinkler system in place. Alarm system, No alarm system. Dead Bolt, Yes door has dead bolt. Window locks, Yes windows do have locks.

PRIORITY #3 Notes: *General notes and/or annual maintenance recommendations. Routine maintenance is essential to the building's components.*

Confidential Inspection Report



Prepared for:

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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February 24, 2016

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RE:



Dear :

At your request, a visual inspection of the above referenced property was conducted on February 24, 2016 . 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 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.

It is strongly recommended that you have appropriate 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.

POSITIVE OBSERVATIONS

GROUND RESIDENTIAL 2014

Foundation windows & Vents
Foundation; Vents/Windows
 Susceptible to water infiltration.

EXTERIOR RESIDENTIAL 2014

Stucco
Stucco observation
 Separating, this is usually caused by water infiltration/ moisture getting behind the material. This should be further investigated and repaired prior to settlement by a professional stucco expert. There was cracking that was caulked on left side and back. The separating is happening on the garage. It is starting along the top of the wall where the roof rest on.
 Bulge above window of garage.

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Roof
Observation
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Caps/Hips

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Low pitch roofs

Observation

Alligating, Flashing along the edges needs repairs, this is causing water infiltration behind stucco. Flashing on gutters was not installed properly, screws are used through the roofing material but was not sealed properly.

FOUNDATION/STRUCTURAL RESIDENTIAL 2014

Foundation

Settlement cracks;

Observation, Vertical. Recommend a professional contractor for repairs.

PLUMBING RESIDENTIAL 2014

Waste Lines

Observation

Duct tape on collar tie from powder room, look at picture above.

Water Heaters

Observation

TPR not extended to within 6-8 inches of floor.

ELECTRICAL RESIDENTIAL 2014

Branch Circuits

GFCI/AFCI

Within six feet of any water source, Garages, Any wet location such as crawlspace, basements, exterior, etc.

HEATING/COOLING RESIDENTIAL 2014

Heating system

Type of system

No recent signs of service or cleaning, recommend a full service and inspection on system prior to settlement.

Heat pump/Air conditioner

Heat pumps/A/C units

Compressor unit

Coil damaged from pet urine.

KITCHEN RESIDENTIAL 2014

Sinks

Receptacles

Receptacle(s), Recommend GFCI receptacles to be installed, any receptacle(s) with six feet of water should be protected.

INTERIOR RESIDENTIAL 2014

Interior, Master Bedroom

Walls

Damage/Water stains from roof, Freshly painted.

Ceiling

Damage/Water stains, Freshly painted.

BATHROOM RESIDENTIAL 2014

Bathroom, First

Sink(s)

Faucet, Leaks, recommend a professional plumber for repairs/replacements. Drain(s), Drain is corroded/failing, recommend a professional plumber for replacement parts.

GARAGE/ATTIC/SAFETY 2014

Roof Sheathing

Observation

Water stains, Damage.

Moisture

Yes, Eaves.

Garage/Carport

Observation

Active moisture damage inside of garage. This is coming from the garage roof.

ITEMS NEEDING ACTION

GROUND RESIDENTIAL 2014

Stoop/Stairs

Stoops/Stairs

The stoop at the back of the home has settlement from water damage.

Foundation windows & Vents

Foundation; Vents/Windows

Recommend, Well(s)/Cover(s)

EXTERIOR RESIDENTIAL 2014

Brick/Stone

Brick/Stone Observation

Cracked section(s) should be further investigated prior to settlement. Under windows.

Mortar joints

Cracking should be repaired by a professional contractor prior to settlement. Along lintels and under windows.

Trim

Trim

Wood, any signs of rot, water infiltration, insect damage, etc. should be repaired by a professional contractor.

DECK RESIDENTIAL 2014

Ledger

Observation

Susceptible to water infiltration, this should be addressed prior to settlement.

Drainage

Observation

Ground: Dirt, Mud, this may be a sign that water is staying too close to the home. Standing water, this could lead to water infiltration into the home. Recommend a professional landscaper to further investigate and make the necessary repairs.

BASEMENT RESIDENTIAL 2014

Unfinished basement

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Heating system

Type of system

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Insulation missing or failing on refrigerant Lines.

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Door observation

Observation Binding.

Interior, Third Bedroom

Door observation

Observation, Inoperable.

Receptacles

One receptacle needs to be replaced.

BATHROOM RESIDENTIAL 2014

Bathroom, Powder

Toilets

Toilet(s), Needs new tank parts.

Bathroom, First

Ventilation

Observation, the exhaust flex pipe from the bathroom is to long.

Lights

Observation, Fixture was taken off the wall.

GARAGE/ATTIC/SAFETY 2014

Attic

Observation

Moisture staining around the chimney.

Electrical

Electrical

Junction boxes not secured.

Slab

Slab/Apron Observation

Limited access, heavy storage.

Safety List

Safety list

Recommend and/or upgrading smoke detectors. Carbon monoxide detectors, No, recommended Carbon Monoxide is a deadly gas. Fire sprinkler, no sprinkler system in place. Alarm system, No alarm system. Dead Bolt, Yes door has dead bolt. Window locks, Yes windows do have locks.

ITEMS NEEDING ATTENTION

ADDITIONAL RECOMMENDATIONS

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,

Paul Hollup

GENERAL RESIDENTIAL 2014

Client & Site Information:

<i>Professional Association;</i>	Inspection follows the standards of AMERICAN SOCIETY of HOME INSPECTION.
<i>Overall Building Observation;</i>	Appears in adequate and functional condition with some repairs needed by means of visual inspection.
<i>Type of building</i>	Residential.
<i>Style of house</i>	Two Story.
<i>Space below grade</i>	Basement.
<i>Water Source</i>	Public.
<i>Sewage Disposal</i>	Public.
<i>Utilities Status</i>	All utilities on.
<i>County</i>	Chester.
<i>Client</i>	
	West Chester, PA 19382.
<i>Inspection date;</i>	February 24, 2016.
<i>Inspector;</i>	Paul Hollup.
<i>Type of inspection ordered</i>	Standard.
<i>Conditions/Age of building</i>	Years old, 30-40.
<i>Weather conditions</i>	Conditions, Heavy rain.

Soil Conditions

Very wet.

Present

Buyer.

Client Accompanied

Inspector Approx.

100%

Time

Time started 9:00 AM, Time completed 10:30 AM.

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. The inspection is performed in compliance with generally accepted standard of practice, a copy of which is available upon request.

Systems and conditions which are not within the scope of the 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.

GROUND RESIDENTIAL 2014

Grounds

Conditions; Appears adequate.
Drainage next to house; Near level, Moderate slope.
Observation; Appears adequate.
Erosion; Appears adequate.
Observed at; Downspout(s)
Recommendation: Downspout extension(s), these should be 4-6 feet away from the home.

Trees

Trees: Appear adequate.

Stoop/Stairs

Stoops/Stairs Front Stoop appears adequate at this time. **The stoop at the back of the home has settlement from water damage.**



Sidewalk(s) Appears adequate, No sidewalk, service walk only.



Landscaping

Landscape;

Appears adequate at this time.

Driveway

Driveway

Appears serviceable at this time. Asphalt.



Fence

Fence (Limited to contact with Metal house)

Observation;

Appears serviceable at this time.

Retaining & Basement entrance walls

Retaining/Basement entry wall(s) Block.



Observation

Appears adequate.

Foundation windows & Vents

Foundation; Vents/Windows

Susceptible to water infiltration. Recommend, Well(s)/Cover(s)



This inspection is not intended to address or include any geological conditions or site stability information. We do not comment on coatings or cosmetic deficiencies and the wear and tear associated with the passage of time, which would be apparent to the average person. However, cracks in hard surfaces can imply the presence of expansive soils that can result in continuous movement, but this can only be confirmed by a geological evaluation of the soil. Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls. We cannot determine drainage performance of the site or the condition of any underground piping, including subterranean drainage systems and 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. Any areas too low to enter or not accessible are excluded from the inspection. We do not evaluate any detached structures such as storage sheds and stables, nor mechanical or remotely controlled components such as driveway gates. We do not evaluate or move landscape components such as trees, shrubs, fountains, ponds, statuary, pottery, fire pits, patio fans, heat lamps, and decorative or low-voltage lighting. Any such mention of these items is informational only and not to be construed as inspected.

EXTERIOR RESIDENTIAL 2014

Exterior surfaces

Observation

Appears adequate.

Brick/Stone

Brick/Stone Observation

Cracked section(s) should be further investigated prior to settlement. Under windows.



Mortar joints

Cracking should be repaired by a professional contractor prior to settlement. Along lintels and under windows.

Stucco

Stucco observation

Separating, this is usually caused by water infiltration/ moisture getting behind the material. This should be further investigated and repaired prior to settlement by a professional stucco expert. There was cracking that was caulked on left side and back. The separating is happening on the garage. It is starting along the top of the wall where the roof rest on.

Previous repairs were done on cracks. **Bulge above window of garage.**





Paints/Sealants/Caulking

Paint/Sealants Observation

Appears adequate, freshly painted.

Caulk Observation

Appears adequate.

Trim

Trim

Wood with aluminum capping. **Wood, any signs of rot, water infiltration, insect damage, etc. should be repaired by a professional contractor.**

Soffit

Soffit

Aluminum.

Observation

Appears adequate.

Gutters

Gutters/Downspouts

Aluminum.

Drip edge

Drip edge

Yes.

Observation

Part of the leaf gutter system.

Light fixtures

Light fixtures observation

Appears functional.

Hand railings

Hand railing observation

Appears adequate at this time.

Hose bibs

Observation

Not winterized.



All structures are dependent on the soil beneath them for support, but soils are not uniform. Some that appear to be firm and solid can become unstable during seismic activity or may expand with the influx of water, moving structures with relative ease and fracturing slabs and other hard surfaces. In accordance with our standards of practice, we identify foundation types and look for any evidence of structural deficiencies. However, minor cracks or deteriorated surfaces are common in many foundations and most do not represent a structural problem. If major cracks are present along with bowing, we routinely recommend further evaluation be made by a qualified structural engineer. All exterior grades should allow for surface and roof water to flow away from the foundation. All concrete floor slabs experience some degree of cracking due to shrinkage in the curing process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined. Areas hidden from view by finished walls or stored items cannot be judged and are not a part of this inspection. We will certainly alert you to any suspicious cracks if they are clearly visible. However, we are not specialists, and in the absence of any major defects, we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert. We also routinely recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs.

ROOF RESIDENTIAL 2014

Roof

Style

Gable.



Observation

At or nearing the end of life. Roof is 15 plus years old. Cracking, heavy worn area such as holes in shingles. Recommend a professional roofer to further evaluate and repair.



Viewed from

Viewed from

Walked on.

Roofing material

Roofing material

Architectural shingle.

Caps/Hips

Caps/Hips Observation

Nearing the end of life.



Structure

Structure observation Appears adequate at this time.
Ridge(s)/Hip(s)/Valley(s) observation Appears adequate at this time.

Ventilation

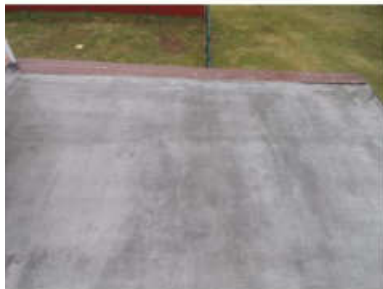
Ventilation Gable.

Flashing

Flashing Aluminum.
Valley(s) observation Metal valleys.
Chimney observation Not visible since stucco rest on shingles.
DWV (Vents) observation Appears adequate.

Low pitch roofs

Row, Low pitched Asphalt, Garage.



Observation

Alligatoring, Flashing along the edges needs repairs, this is causing water infiltration behind stucco. Flashing on gutters was not installed properly, screws

are used through the roofing material but was not sealed properly.



Flashing

Flashing

Roofing Material.

Although not required to, we generally attempt to evaluate various roof types by walking on their surfaces. If we are unable or unwilling to do this for any reason, we will indicate the method used to evaluate them. Every roof will wear differently relative to its age, number of layers, quality of material, method of application, exposure to weather conditions, and the regularity of its maintenance. We can only offer 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. The waterproof membrane beneath roofing materials is generally concealed and cannot be examined without removing the roof material. Although roof condition can be evaluated, it is virtually impossible for anyone to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our service. Even water stains on ceilings or on framing within attics will not necessarily confirm an active leak without some corroborative evidence, and such evidence can be deliberately concealed. We evaluate every roof conscientiously, and even attempt to approximate its age, but we will not predict its remaining life expectancy, or guarantee that it will not leak. Naturally, the sellers or the occupants of a residence will generally have the most intimate knowledge of the roof and of its history. Therefore, we recommend that you ask the sellers about it, and that you either include comprehensive roof coverage in your home insurance policy, or that you obtain a roof certification from an established local roofing company. We do not inspect attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

DECK RESIDENTIAL 2014

Deck/Porch

Decks/Porch

Deck appears adequate.



Overall condition of deck

Overall condition

Appears adequate at this time.

Footers

Footing

Yes.

Support Post

Support post(s)

4x4.

Observation

Appears adequate.

Framing

Frame observation

Appears adequate at this time.

Condition of wood observation

Fair.

Joist

Joist dimension

2x10.

Materials

Treated.

Joist hangers observation

Appears adequate at this time.

Decking

Decking dimension

1x6.

Materials

Fiberglass.

Condition of wood observation

Good.

Railing/Handrail

Railing/Handrail

Yes, Plastic.

Observation

Appears adequate.

Ledger

Ledger

Bolted, Yes, Flashed, No.

Observation

Susceptible to water infiltration, this should be addressed prior to settlement.

Air circulation

Air circulation observation under deck Appears adequate at this time.

Drainage

Observation

Ground: Dirt, Mud, this may be a sign that water is staying to close to the home. Standing water, this could lead to water infiltration into the home. Recommend a professional landscaper to further investigate and make the necessary repairs.

Stairs

Stairs observation

Appears adequate.

Any deck that is fifteen plus years old will need to be upgraded since parts and components do have wear and tear factors. Deck(s) should be monitored routinely and the necessary repairs made. Decks are subject to extreme weather and the condition of the wood change drastically with time. It is the clients responsibility to perform maintenance and routine inspections of their deck and components. Substandard workmanship should be repaired and upgraded to ensure the deck is in safe working order.

FOUNDATION/STRUCTURAL RESIDENTIAL 2014

Foundation

Conditions

Limited access.

Type of material

Concrete, Block.

Settlement cracks;

Observation, Vertical. Recommend a professional contractor for repairs.



Piers

Wood.

Mortar Joints

Observation

Appears adequate at this time. For the areas that were visible.

Lintels

Observation

Appears adequate at this time.

Structure

Wood/Style

Platform framed.

Observation

Appears adequate.

Floors

2x10.

All structures are dependent on the soil beneath them for support, but soils are not uniform. Some that appear to be firm and solid can become unstable during seismic activity or may expand with the influx of water, moving structures with relative ease and fracturing slabs and other hard surfaces. In accordance with our standards of practice, we identify foundation types and look for any evidence of structural deficiencies. However, minor cracks or deteriorated surfaces are common in many foundations and most do not represent a structural problem. If major cracks are present along with bowing, we routinely recommend further evaluation be made by a qualified structural engineer. All exterior grades should allow for surface and roof water to flow away from the foundation. All concrete floor slabs experience some degree of cracking due to shrinkage in the curing process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined. Areas hidden from view by finished walls or stored items cannot be judged and are not a part of this inspection. We will certainly alert you to any suspicious cracks if they are clearly visible. However, we are not specialists, and in the absence of any major defects, we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert. We also routinely recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs.

BASEMENT RESIDENTIAL 2014

Unfinished basement

Unfinished basement

Access, Yes.

Access, Yes.

Access, Yes.





Ground
Vapor barrier
Moisture
Sump Pump
Observation
Insulation
Framing
Subfloor
Observation
Exterior entry

Concrete.
None visible.
None visible.
Yes.
No water to test. Receptacle should be on GFCI.
Not visible.
Appears adequate, old staining behind the powder room in basement.
Appears adequate at this time, old staining behind the powder room in basement.
Water stains.
Appears adequate at this time.



Stairs
Receptacle observation

Appears adequate at this time.
Appears functional at this time.

Basement (Finished)

Basement

Appears adequate.

Appears adequate.



Walls

Walls, Paneling, Painted.

Ceiling

Ceiling, Drop ceiling.

Framing

N/V; sill plate, joist, band board, subfloor, beams, walls, ceiling, support columns, below stair landing.

Floors

Concrete.

Subfloor

Not visible.

Receptacle observation

Appears functional at this time.

While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. During the course of the inspection, the inspector does not enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely affect the health of the inspector or other persons.

PLUMBING RESIDENTIAL 2014

Plumbing

<i>Water</i>	On.
<i>Supply</i>	Public.
<i>Supply line</i>	Copper.
<i>Observation</i>	Water meter was not visible.

Distribution lines

<i>Distribution lines</i>	Observation, Copper, Minor corrosion.
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Waste Lines

<i>Waste</i>	Public.
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<i>Material</i>	Plastic, Cast iron.
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<i>Observation</i>	Duct tape on collar tie from powder room, look at picture above.
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Water Heaters

<i>Water heater #1</i>	Appears functional. Gallons 80. Year 2000. Electric.
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Observation

TPR not extended to within 6-8 inches of floor.

Water quality or hazardous materials (lead) testing is available from local testing labs, and not included in this inspection. All underground piping related to water supply, waste, or sprinkler use are excluded from this inspection. Leakage or corrosion in underground piping cannot be detected by a visual inspection, nor can the presence of mineral build-up that may gradually restrict their inner diameter and reduce water volume. Plumbing components such as gas pipes, potable water pipes, drain and vent pipes, and shut-off valves are not generally tested if not in daily use. The inspector cannot state the effectiveness or operation of any anti-siphon devices, automatic safety controls, water conditioning equipment, fire and lawn sprinkler systems, on-site water quality and quantity, on-site waste disposal systems, foundation irrigation systems, spa and swimming pool equipment, solar water heating equipment, or observe the system for proper sizing, design, or use of materials.

The water pressure within pipes is commonly confused with water volume, but whereas high water volume is good high water pressure is not. Therefore a regulator is recommended whenever street pressure exceeds 80 psi. However, regardless of pressure, leaks will occur in any system, and particularly in one with older galvanized pipes, or one in which the regulator fails and high pressure begins to stress washers and diaphragms within various components.

Waste and drainpipes pipe condition is usually directly related to their age. Older ones are subject to damage through decay and root movement, whereas the more modern ABS ones are virtually impervious to damage, although some rare batches have been alleged to be defective. Older homes with galvanized or cast iron supply or waste lines can be obstructed and barely working during an inspection but later fail under heavy use. If the water is turned off or not used for periods of time (such as a vacant house waiting for closing), rust or deposits within the piping can further clog the piping system. However, inasmuch as significant portions of drainpipes are concealed, we can only infer their condition by observing the draw at drains at the time of inspection. Nonetheless, blockages will still occur in the life of any system.

ELECTRICAL RESIDENTIAL 2014

Electrical

Main power

On.



Service

Overhead, 4/0.

Conductor

Conductor observation, Aluminum.

Electrical Distribution Panels:

Main Panel Location:

Basement.



Main Circuit Rating: 200 amps.
Entrance Cable Size: 4/0 Aluminum.
Service Disconnect Switch: Located at the top of main panel.
Main Panel Observations: Circuit and wire sizing correct so far as visible, Grounding system is present.

Branch Circuits

Branch circuits Copper, Romex, Armored cable (BX)
GFCI/AFCI **Within six feet of any water source, Garages, Any wet location such as crawlspace, basements, exterior, etc.**
Grounding Plumbing/Rod.

Panels

Panel(s) Breaker, Main #1 200 amps.

Switches & Fixtures:

General: A representative sampling of switches was tested. As a whole, switches throughout the room are in serviceable condition.

We are not electricians and in accordance with the standards of practice we only test a representative number of switches and outlets and do not perform load-calculations to determine if the supply meets the demand. However, every electrical deficiency or recommended upgrade should be regarded as a latent hazard that should be serviced as soon as possible, along with evaluation and certification of the entire system as safe by a licensed contractor. Therefore, it is essential that any recommendations that we may make for service or upgrades should be completed before the close of escrow, because an electrician could reveal additional deficiencies or recommend additional upgrades for which we disclaim any responsibility. Any electrical repairs or upgrades should be made by a licensed electrician. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Smoke Alarms should be installed within 15 feet of all bedroom doors, and tested regularly.

Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. The inspector is not required to insert any tool, probe, or testing device inside the panels, test or operate any over-current device except for ground fault interrupters, nor dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels. Any ancillary wiring or system that is not part of the primary electrical

distribution system is not part of this inspection but may be mentioned for informational purposes only, including but not limited to low voltage systems, security system devices, heat detectors, carbon monoxide detectors, telephone, security, cable TV, intercoms, and built in vacuum equipment.

HEATING/COOLING RESIDENTIAL 2014

Heating system

Type of system

No recent signs of service or cleaning, recommend a full service and inspection on system prior to settlement. Forced air, Split systems, Fuel, Oil, Observation, Older unit budget for replacement. Burner, N/V, Humidifier should be replaced with a newer model.



Filter

Filter

Type, Throw away type, Dirty/Missing, replace filter.



Air handler

Air handler

Appears adequate.

Ductwork

Duct work

Observation/Type, Rigid metal.

Flue

Flue

Observation/Type, Rigid metal.



Thermostat

Thermostat

Mercury type.

Heat pump/Air conditioner

Heat pumps/A/C units

A.C. unit are not operated in temperatures below 65 degrees. Types of systems, Split system.

Compressor unit

Observation, Manufacture year 1987. Unit Tons 2.5. **Coil damaged from pet urine.**
Insulation missing or failing on refrigerant Lines.

*Condensate Lines*

Observation drain, Appears functional.

The inspector can only readily open access panels provided by the manufacturer or installer for routine homeowner maintenance, and will not operate components when weather conditions or other circumstances apply that may cause equipment damage. The inspector does not light pilot lights or ignite or extinguish solid fuel fires, nor are safety devices tested by the inspector. The inspector is not equipped to inspect furnace heat exchangers for evidence of cracks or holes, or inspect concealed portions of evaporator and condensing coils, heat exchanger or firebox, electronic air filters, humidifiers and de-humidifiers, ducts and in-line duct motors or dampers, as this can only be done by dismantling the unit.

This is beyond the scope of this inspection. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual 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. We perform a conscientious evaluation of the system, but we are not specialists.

Please note that even modern heating systems can produce carbon monoxide, which in a poorly ventilated room can result in sickness and even death. Therefore, it is essential that any recommendations we make for service or further evaluation be scheduled before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property, and our service does not include any form or warranty or guarantee. Normal service and maintenance is recommended on a yearly basis. Determining the presence of asbestos materials commonly used in heating systems can ONLY be performed by laboratory testing and is beyond the scope of this inspection. 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.

KITCHEN RESIDENTIAL 2014

Kitchen

Overall condition

Adequate, Back door to exterior was locked, key was not handy.
Adequate.



Cabinets

Cabinets

Wood veneer, Covered over.

Cabinet Finish/Observation

Stained.

Counters

Counters

Laminate.

Observation

Appears adequate, Most area covered over because of painting.

Sinks

Sink(s)

Observation, Stainless Steel.

Faucet

Faucet(s), Appears functional.

Spray

Spray, Appears functional.

Drain

Drain(s), Appears functional.

Receptacles

Receptacle(s), Recommend GFCI receptacles to be installed, any receptacle(s) with six feet of water should be protected.

Floors

Floors

Sheet Good, Floor was covered over with tarps.

Appliances

<i>Exhaust fan</i>	None.
<i>Dishwasher</i>	Not in place.
<i>Oven</i>	Was not inspected as it was covered up for painting.

We may test kitchen appliances for basic functionality, but cannot evaluate them for their performance nor for the variety of their settings or cycles. Appliances older than ten years may exhibit decreased efficiency. Even if general comments are made, these items are not inspected: free-standing appliances (washer and dryer), refrigerators, freezers, ice makers, trash-compactors, built-in toasters, coffee-makers, can-openers, blenders, instant hot-water dispensers, water-purifiers, barbecues, grills, or rotisseries, timers, clocks, thermostats, the self-cleaning and cooking capability of ovens, and concealed or countertop lighting, which is convenient but often installed after the initial construction and not wired to national electrical standards. These items should be considered outside the scope of the inspection. Appliances are not moved during the inspection. Portable dishwashers are not inspected, as they require connection to facilitate testing.

INTERIOR RESIDENTIAL 2014

Interior, Living Room

Overall condition

Appears adequate.



Floor structure

Floor appears adequate.

Floor Covering

Observation hardwood planks flooring. Floor was covered over, owner had floors refinished.

Walls

Walls observation, Freshly painted.

Ceiling

Ceiling observation, Drywall/Plaster, Freshly painted.

Windows

Double hung vinyl windows.

Window observation

Observation, Windows are functional.

Doors

Door types, Hinged.

Door observation

Observation, Door(s) are functional.

Receptacles

Observation, Appears functional, Two prong, non grounded.

Lights

Observation, Switched receptacles.

Heat

Observation, Appears functional, Covered over for painting.

Trim

Observation, Wood.

Interior, Dining Room

Overall condition

Appears adequate.



Floor structure

Floor appears adequate, Covered over, owner said the floors were refinished.

Floor Covering

Observation hardwood planks flooring.

Walls

Walls observation, Drywall/Plaster, Freshly painted.

Ceiling

Ceiling observation, Drywall/Plaster, Freshly painted.

Windows Double hung vinyl windows.
Window observation Observation, Windows are functional.
Receptacles Observation, Appears functional, Two prong, non grounded.
Lights Observation, Appears functional, Switched receptacles.
Heat Observation, Appears functional, Grills werecovered over.
Trim Observation, Wood.

Laundry appliances are not tested or moved during the inspection and the condition of any walls or flooring hidden by them cannot be judged. Drain lines and water supply valves serving washing machines are not operated. Water supply valves may be subject to leaking if turned. See Plumbing and Electrical pages for more details about those types of system components.

Interior, Master Bedroom

Overall condition Appears adequate.
Appears adequate.
Appears adequate.





Floor structure

Floor appears adequate.

Floor Covering

Observation hardwood planks flooring. Covered over with tarps.

Walls

Walls observation, Drywall/Plaster. **Damage/Water stains from roof, Freshly painted.**

Ceiling

Ceiling observation, Drywall/Plaster. **Damage/Water stains, Freshly painted.**



Windows

Double hung vinyl windows.

Window observation

Observation, Windows are functional.

Doors

Door types, Hinged.

Door observation

Observation Binding.

Receptacles

Observation, Appears functional, Two prong, non grounded.

Lights

Observation, Switched receptacles.

Heat

Observation, Appears functional.

Trim

Observation, Wood.

Additional comments

Needs new smoke detector.

Interior, Second Bedroom

Overall condition

Appears adequate.

Appears adequate.

Appears adequate.



Floor structure

Floor appears adequate.

Floor Covering

Observation hardwood planks flooring. Appears adequate, Covered over with tarps.

Walls

Walls observation, Drywall/Plaster, Freshly painted.

Ceiling

Ceiling observation, Drywall/Plaster, Freshly painted.

Windows

Double hung vinyl windows.

Window observation

Observation, Windows are functional.

Doors

Door types, Hinged.

Door observation

Observation, Door(s) are functional.

Receptacles

Observation, Appears functional.

Lights

Observation, Switched receptacles.

Heat

Observation, Appears functional.

Trim

Additional comments

Interior, Third Bedroom

Overall condition

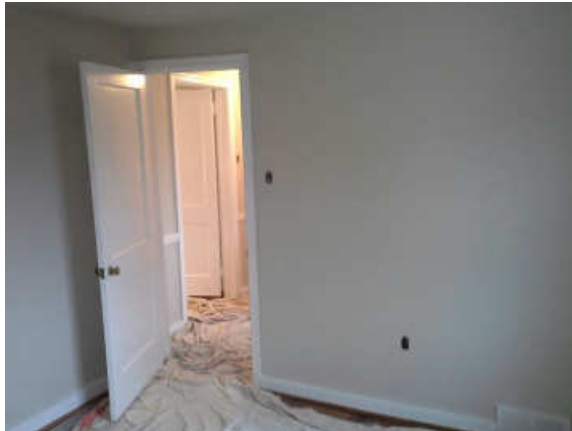
Observation, Wood.

Older detector need to change smoke detector.

Appears adequate.

Appears adequate.

Appears adequate.



Floor structure

Floor Covering

Walls

Ceiling

Windows

Floor appears adequate.

Observation hardwood planks flooring. Covered over with tarps for painting.

Walls observation, Drywall/Plaster, Freshly painted.

Ceiling observation, Drywall/Plaster, Freshly painted.

Double hung vinyl windows.

<i>Window observation</i>	Observation, Windows are functional.
<i>Doors</i>	Door types, Hinged.
<i>Door observation</i>	Observation, Inoperable.
<i>Receptacles</i>	Observation, Two prong, non grounded. One receptacle needs to be replaced.
<i>Lights</i>	Observation, Switched receptacles.
<i>Heat</i>	Observation, Appears functional.
<i>Trim</i>	Observation, Wood.

Our inspection of living space includes the visually accessible areas of walls, floors, cabinets and closets, and the testing of a representative number of windows and doors, switches and outlets. We do not evaluate window treatments, move furnishings or possessions, lift carpets or rugs, empty closets or cabinets, nor comment on cosmetic deficiencies. We may not comment on cracks that appear around windows and doors, along lines of framing members or along seams of drywall and plasterboard. These are typically caused by minor movement, such as wood shrinkage, common settling, and seismic activity, and will often reappear if they are not correctly repaired. Such cracks can become the subject of disputes, and are therefore best evaluated by a specialist. Floor covering damage or stains may be hidden by furniture, and the condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information. 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. Testing, identifying, or identifying the source of environmental pollutants or odors (including but not limited to lead, mold, allergens, odors from household pets and cigarette smoke) is beyond the scope of our service, but can become equally contentious or difficult to eradicate. We recommend you carefully determine and schedule whatever remedial services may be deemed advisable or necessary before the close of escrow.

DOORS, WINDOW, ENERGY RESIDENTIAL 2014

Exterior doors

<i>Conditions & Materials</i>	Exterior door was in operating condition.
<i>Entry(s)</i>	Single.
<i>Condition & Observation</i>	Average.

Storm doors

<i>Storm doors</i>	Appears functional. Metal.
<i>Observation</i>	Appears functional.

Windows

<i>Style(s)</i>	Double hung.
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Frame/Sash

<i>Frame/Sash</i>	Aluminum clad.
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Glass/Glazing

<i>Glass/Glazing</i>	Double pane.
<i>Overall condition</i>	Average.

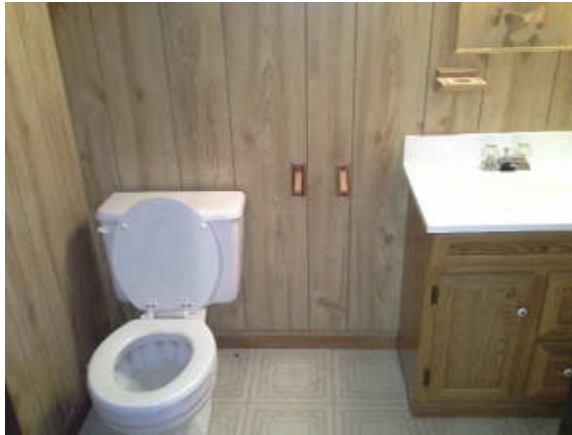
Exterior caulks and sealants must be maintained to prevent water infiltration and damage on doors.
 Exterior sealants must be maintained to prevent water infiltration and damage on windows. Single glaze or aluminum sash windows may condensate inside during cold.

BATHROOM RESIDENTIAL 2014

Bathroom, Powder

Number of bathroom(s)

Half bath(s)



Toilets

Toilet(s), Needs new tank parts.

Sink(s) type

Build-in.

Sink(s)

Observation, Appears functional, Faucet, Appears functional, Drain(s), Appears functional, Cabinet(s), Appears functional.

Ventilation

Observation, Recommend additional exhaust fan(s)

Lights

Observation, Appears functional.

Receptacles

None located should have one anywhere around water. Extension cords should not be used.

Floor

Vinyl tile.

Bathroom, First

Number of bathroom(s)

Full bath(s)



Toilets

Toilet(s), Appears functional.

Sink(s) type

Build-in.

Sink(s)

Observation, Appears functional. **Faucet, Leaks, recommend a professional plumber for repairs/replacements. Drain(s), Drain is corroded/failing, recommend a professional plumber for replacement parts.** Cabinet(s), Appears functional, Behind fixture.

Tub

Observation, Cast iron, Walls, Ceramic/Marble tile, Faucet, Appears functional, Drain(s), Appears functional.



Shower

Observation, In tub, Did not check shower function because of plastic over walls.

Ventilation

Observation, the exhaust flex pipe from the bathroom is too long.



Heat

Observation, Wall mounted.

Lights

Observation, Fixture was taken off the wall.

Receptacles

Appears functional.

Floor

Ceramic tile, Tarp on floor.

In accordance with industry standards of practice, we do not comment on common cosmetic deficiencies, and do not evaluate window treatments, steam showers, and saunas. More importantly, we do not leak-test shower pans, which is usually the responsibility of a termite inspector. However, because of the possibility of water damage, most termite inspectors will not leak-test second floor shower pans without the written consent of the owners or occupants.

Our inspection of interior areas includes the visually accessible areas of walls, floors, cabinets and closets, and a representative number of windows and doors, switches and outlets. We do not evaluate window treatments, nor move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on common cosmetic deficiencies.

FIREPLACEFLUECHIMNEY RESIDENTIAL 2014

Fireplace/Chimney/Flue *Types of units*

Not accessible at this time.



Chimney

Types, Block with stucco.



Crown

Types, Cement.

Internal Components of the chimney are not covered under this inspection, such as the inside of the flue. A chimney specialist should be consulted for this. Annual maintenance must be maintained for maximum safety and help to sustain the life of the unit and its components. Wood stoves should be inspected by a wood stove expert.

GARAGE/ATTIC/SAFETY 2014

Attic

Observation

Appears adequate.



Access

Walk-up.



Frame

Observation

Rafters, 16"oc.

Moisture staining around the chimney.



Ridge pole

Yes.

Collar Ties

Collar ties

Recommended.

Roof Sheathing

Roof sheathing

Observation

Moisture

Solid planking.

Water stains, Damage.

Yes, Eaves.



Insulation

Insulation

Yes.



Electrical

Electrical

Appears adequate. **Junction boxes not secured.**



Light(s)

Yes.

Plumbing

Plumbing

Appears Adequate.

Ventilation

Ventilation

Observation

Gable vents.
Appears adequate.

Garage/Carport

Observation

Attached, Yes.

Active moisture damage inside of garage. This is coming from the garage roof.



Vehicle door(s)

Vehicle door(s)
Auto opener
Safety reverse

Metal, One.
Yes.
Yes.

Slab

Slab/Apron Observation

Limited access, heavy storage.

Safety List

Safety list

Recommend and/or upgrading smoke detectors. Carbon monoxide detectors, No, recommended Carbon Monoxide is a deadly gas. Fire sprinkler, no sprinkler system in place. Alarm system, No alarm system. Dead Bolt, Yes door has dead bolt. Window locks, Yes windows do have locks.

Determining the heat resistance rating of firewalls is beyond the scope of this inspection. Flammable materials should not be stored within closed garage areas. Garage door openings are not standard, so you may wish to measure the opening to ensure that there is sufficient clearance to accommodate your vehicles. It is not uncommon for moisture to penetrate garages, particularly with slabs on-grade construction, and this may be apparent in the form of efflorescence or salt crystal formations on the concrete. You may want to have any living space above the garage evaluated further by a structural engineer, as it may be seismically vulnerable.

Windows

Observation

Windows

Majority of the windows were operated and found to be in proper operating condition.