# *Fine Point Home Inspection*
## Property Inspection Report

0000, Brentwood TN, 37000
Inspection prepared for: Mr. Buyer & Mrs. Buyer
Agent: Tonya Greer - MILLION DOLLAR SELLER

Inspection Date: 1/5/2010

Inspector: Todd Rigsby
License #868
www.finepointhomeinspection.com

12/15/2009

Dear buyer,

Thank you for allowing **Fine Point Home Inspection *LLC*** to be part of your real estate transaction. We appreciate the opportunity to be of service to you by performing a visual home inspection of the property located at xyz xyz xyz on 12/28/2009.

The goal of this inspection is to reduce some of the risk involved in your real estate transaction by putting you in a better position to make informed decisions concerning this property. However, it will not eliminate all the risk for this reason, a home inspection should not be considered an insurance policy. This inspection and the report is a general guide that provides you with some objective information to help you make your own evaluation of the overall condition of the home. It is not intended to reflect the value of the property,or to make any representation as to the advisability of purchase. This is not an exhaustive inspection of the structure, systems, or components all deficiencies may not be identified. Unexpected repairs should still be anticipated.

This report is effectively a snapshot of the house recording the visual conditions on a given date and time. Home inspectors cannot predict future behavior, as such, we cannot be responsible for things that occur after the inspection. If conditions change, we are available to revisit the property and update this report. **This inspection is not a guarantee or warranty of any kind.**

You should always consult with a licensed technician, company or qualified professional concerning costs for repairs and/or replacements of items for consideration that may be of concern to you.

This report was prepared for your exclusive use, as our client. No use by third parties is intended. ***Fine point Home Inspection*** will not be responsible to any parties for the contents of the report, other than you, our client. The report itself is copyrighted, and may not be used in whole or in part without ***Fine Point Home Inspection*** express written permission. Again, thanks very much for the opportunity of conducting this inspection for you. Should you have any questions, we will be available throughout your entire real estate transaction process, please call or email.

Sincerely,

Todd Rigsby

# Inspection Details

## 1. Start Time

Start: 12:00 PM
End: 3:00 PM

## 2. Attending

Client Not Present
Buyer Realtor Not Present

## 3. Stated Age of Property

2005 Per MLS

## 4. Home Type

Single Family Home

## 5. Bedrooms

Bedrooms: 4
Bathrooms: 2 Full baths 1 half

## 6. Garage/Carport

Two Car Attached

## 7. Square Footage

2900 Per MLS

## 8. Occupancy

Occupied - Furnished

## 9. Weather Conditions

Sunny

## 10. Out Side Air Temp

40 degrees

## 11. THE FOLLOWING ITEMS ARE EXCLUDED FROM THIS INSPECTION

The inspection and report WILL NOT INCLUDE the following systems, components, conditions, or substances, whether or not visually observable and they are specifically excluded from the scope of the inspection unless otherwise specifically indicated; a latent or concealed defects, the inspection will not address the possible presence of or danger from asbestos, radon gas, lead exposure hazards, carbon monoxide, urea formaldehyde, toxic or flammable chemicals, water or airborne related illness or disease, mold, mildew or other Fungi or other similar or potentially harmful substances. NOTE: Mold, mildew and fungi is typically caused by some type of moisture and/or water intrusion and should not be taken likely. Any type of mold or mold like substance should be evaluated by a qualified professional and the remediation shall always be performed using industry accepted methods and evidence of adequate remediation be provided to the buyer(s).Water or air quality, soil, geological site engineering conditions, and exterior insulated finishing systems (EIFS) are not within the scope of the foregoing conditions or substances.

# Report Interpretation

Glossary of terms and conventions used throughout this Property Report

Throughout this report, the terms "right" and "left" are used to describe sides of the home as viewed facing the home from the street.

BLUE text: Denotes observations and recommendations regarding the condition of the systems and components of the home. These include comments of deficiencies which are less than significant; or comments which further expand on a significant deficiency; or comments of recommendations, routine maintenance, tips, and other relevant resource information.

RED text: Denotes observations and recommendations on significant deficient systems and components or conditions which need attention and repair, or replacement.
RED text comments are duplicated in the **Report Summary** page(s).

## Important Definitions of Key Terms

"INSPECTED": The readily accessible, **visually observable**, installed system or component was inspected. It appeared to be functioning properly as intended and serviceable with no major deficiencies noted.
—Allowance for normal wear and tear is made.

"NOT INSPECTED": The system or component was not **visually** inspected. The inspector makes no representation of whether or not it was functioning properly and will state a reason for not inspecting it

"NOT PRESENT": The system or component was not in the home or building, at the time of inspection.

"Remedy as needed": The system or component needs to be evaluated and repaired or replaced as required. Work should be done by a qualified person or a licensed contractor.

"SAFETY CONCERN": The condition of a system or component is considered harmful or dangerous due its presence or absence.

"DEFERRED COST": Denotes a system or component that is near or has reached its normal service life expectancy and shows indications that it may require replacement anytime within 5 years.

"MAINTENANCE": Comments that denote proper operation, routine care, and normal maintenance of the systems or components of the home.

"IMPROVE": Denotes improvements which are recommended but not required and are at the discretion of the Client. These may be items identified for upgrade to modern building and safety standards.

"FYI": These comments are for your information. They include a general explanation of conditions, safety information, cosmetic issues, and useful tips or suggestions for home ownership. May also include web links to sites with additional/expanded reference material and important consumer product information.

# Exterior

The home inspector shall observe: wall cladding, flashings, and trim; entryway doors and a representative number of windows; garage door operators; decks, balconies, stoops, steps, area ways, porch and applicable railings; eaves, soffits, and fascia; and vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building.

## 1. Views




## 2. Driveway Condition

Description: The driveway is constructed of Concrete

Observations

- Driveway in good shape for age and wear. No deficiencies noted.

## 3. Service Walks

Description: Walks are constructed of Concrete

Observations

- INSPECTED
- No deficiencies noted, with normal wear.

## 4. Stoops/Steps

Description: The stoops and steps are constructed of Brick
Observations
• INSPECTED
• No deficiencies noted, with normal wear.

## 5. Patio

Observations
• Patio constructed of pavers

## 6. Patio Enclosure

Observations
• INSPECTED
• No deficiencies noted, with normal wear.

## 7. Deck/Balcony

Observations
• Appears in satisfactory and functional condition with normal wear for its age. Appears to be sound structure.
• MAINTENANCE: Whether treated or not, it is important to keep a wood deck surface free of all forms of fungal growth and debris that retains moisture and will cause the deck to eventually rot. You should clean and reseal wood decks annually. Cleaning can easily be accomplished using pre-mixed deck cleaning products available at home building centers.

## 8. Grading

Observations
• Ground generally graded away from house

## 9. Vegetation Observations

Comments
• It is important that landscape vegetation be kept well pruned and not permitted to grow up against or near any part of the home. Plantings and trees too close to the building can cause harm through moisture and root damage to the foundation, as well as providing a path for pest and insect infestations into the home. Vegetation should be trimmed, pruned, or removed to maintain at least 12"-18" from the structure.

## 10. Siding Condition

Description: The primary siding on the house is, Fiberboard, Lower, foundation walls sided with brick veneer
Observations
• INSPECTED
• No defeciens noted at time of inspection.

## 11. Trim,Soffit,Fascia,Flashing

Observations
• Visible areas appeared functional and in adequate condition.

## 12. Caulking

Comments: Exterior caulking is the simplest energy-efficient measures to install. The purpose of exterior caulking is to minimize air flow and moisture through cracks, seams, and utility penetrations/openings. Controlling air infiltration is one of the most cost effective measures in modern construction practices. A home that is not sealed will be uncomfortable due to drafts and will use about 30% more heating and cooling energy than a relatively air-tight home. In addition, good caulking and sealing will reduce dust and dirt in the home and prevent damage to structural elements.
Observations
• Visible areas appeared functional and in adequate condition.

## 13. Exterior Doors

Observations
• INSPECTED
• No deficiencies noted, with normal wear.

## 14. Limitations And Exclusions of Exterior Inspection

• While performance of lot drainage and water handling systems may appear serviceable at the time of inspection, the inspector cannot always accurately predict this performance as conditions constantly change. Furthermore, items such as leakage in downspout/gutter systems are very difficult to detect during dry weather. Inspection of foundation performance and water handling systems,therefore, is limited to visible conditions at the time of inspection and evidence of past problems.
• A home inspection does not include an examination for pests, rot or wood destroying insects. There are specialists available who can provide these services.
• A representative sample of exterior components are inspected rather than every occurrence of components. For example, not every piece of siding, wood trim,or every brick is examined.
• Awnings or similar seasonal accessories, recreational facilities,above/below-ground swimming pools,garden/yard sprinkling systems, outbuildings, water features, hot tubs, statuary, pottery, fire pits, patio fans, heat lamps, and decorative low-voltage landscape lighting are beyond the scope of a home inspection.
• Roof overhangs are only inspected where accessible from the ground level.
• Any reference to grade is limited to only areas around the exterior of the expose areas of the foundation of exterior walls. This inspection is visual in nature and does not attempt to determine drainage performance of the site or the condition of any underground piping, including municipal water and sewer service piping or septic systems.

# Roof

The home inspector shall observe: roof covering; roof drainage systems; flashings; sky lights, chimneys, and roof penetrations; and signs of leaks or abnormal condensation on building components.

## 1. Roof Style

Sloped roof • Gable Style

## 2. Method of Roof Inspection

Viewed from the ground level with the aid of binoculars due to roof's elevation, and pitch. Only a limited inspection could be made.

## 3. Roofing Materials

The roof covering is asphalt fiberglass-based shingles

## 4. Roof Covering

Observations
• INSPECTED
• Binoculars aided inspection.

## 5. General Comments and Tips

• The life of a roof covering can fluctuate due to such variables such as color, building orientation, and amount of sunlight received as well as adequate attic ventilation. Once a roof reaches the ten (10) year mark, it is a good idea to have the roof professionally inspected by a roofing contractor, for any signs of aging, every 3-5 years. A roof that has some routine maintenance in its second half of life will outperform those that are not maintained. Expect to make minor repairs to any roof.
• Roofs may leak at any time. Leaks often appear at roof penetrations, flashings, changes in direction or changes in material. A roof leak should be addressed promptly to avoid damage to the structure, interior finishes and furnishings. A roof leak does not necessarily mean the roof has to be replaced. We recommend an annual inspection and tune-up to minimize the risk of leakage and to maximize roof life.

## 6. Flashing

Observations
• INSPECTED
• Binoculars aided inspection.
• Some areas not visible due to height.
• No deficiencies noted, with normal wear.

## 7. Vents

Observations
• INSPECTED
• Some areas not visible due to height.
• No deficiencies noted, with normal wear.

## 8. Gutters and Downspouts

Observations
• Gutters and downspouts are aluminum.
• Failure to properly control roof water runoff can result in water accumulating around the home's foundation--and in basements or crawl spaces. Accumulated water is a conducive condition to wood destroying insects and organisms, and may also cause the foundation to settle and possibly fail over time. Gutter downspouts which discharge onto the ground--above grade--should be extended at least 4'to 6' feet away from the house, or more if possible. The slope of the ground in this area should fall away from the house to direct water from the foundation. If possible, consider installing and/or repairing tie-ins to underground drain lines.
• Remedy as needed: One or more downspouts have no extensions, or have extensions that are ineffective. Potential water intrusion and damage to foundation. Repair as needed.

## 9. Limitations and Exclusions of exterior Inspection

• It is impossible to inspect the total underside surface of the roof sheathing for evidence of leaks. Evidence of prior leaks may be disguised by interior finishes. Leakage can develop at any time and may depend on rain intensity, wind direction, ice buildup, and other factors.
• Roof evaluation is made on the basis of what is visible and accessible on the day of the inspection and IS NOT A WARRANTY, guaranty, or policy of insurance on the roof system or how long it will be watertight in the future.
• Estimates of remaining roof life are approximations only and do not preclude the possibility of leakage.
• Not all parts of the chimney are visible for inspection. A home inspector is not capable of viewing all parts or interior surfaces of a chimney flue do to the small size of the flue, angles, soot and lack of lighting. While the accessible parts of the chimney may appear functional, hidden problems could exist that are not documented in this report.

# Interior

The home inspector shall observe: Walls, ceiling, and floors; steps, stairways, balconies, and railings; counters and a representative number of installed cabinets; and a representative number of doors and windows. The home inspector shall: operate a representative number of windows and interior doors;operate garage doors manually or by using permanently installed controls for any garage door operator; report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing. Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.

## 1. Floor Condition

Observations
• No deficiencies noted, with normal wear.

## 2. Walls & Ceilings

Materials: Plaster/Drywall
Observations
• No deficiencies noted, with normal wear.

## 3. Window Condition

Description: The windows are, vinyl, single hung, The windows have, double-glazed thermal seal: two sealed panes of glass separated by a layer of air/inert gas
Observations
• A representative number of windows were inspected. More than one did not lock when tested. Recommend all windows be reviewed for proper operation during final walkthrough inspection.

## 4. Stairways,Steps,Railings

Observations
• Appeared functional. No deficiencies noted.

## 5. Counter Tops

Description: Granite
Observations
• No deficiencies noted, with normal wear.

## 6. Cabinets

Materials: Wood
Observations
• No deficiencies noted, with normal wear.

## 7. InteriorDoors

Observations:
• No deficiencies noted, with normal wear.

## 8. Garage Door Condition

Observations
• INSPECTED
• No deficiencies noted, with normal wear.

## 9. Garage Door Opener

Observations
• INSPECTED
• No deficiencies noted, with normal wear.

## 10. Garage Door Opener Saftey Features

Observations
• The photo electric beam functioned normally, causing the door to reverse when tested.
• The garage door automatic opener safety reverse feature operated properly at the time of inspection.
• MAINTENANCE: Safety features of automatic garage door openers should be tested periodically to ensure proper and safe operation.

## 11. Garage Floor,Walls,Ceiling

Observations
• No deficiencies noted, with normal wear.

## 12. Limitations and Exclusions of Interior Inspection

• Home inspectors cannot determine the integrity of the thermal seal in double- glazed windows. Evidence of failed seals may be more or less visible from one day to the next depending on the weather and inside conditions(temperature, humidity,sunlight,etc.).
• Window treatments, paint, wallpaper and other finish treatments are not inspected.

# Plumbing

The home inspector shall observe: *interior* water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and sump pumps.

## 1. Main Water Supply

Source: Public municipal water supply

## 2. Main Service Piping

Materials: copper

## 3. Main Water Shutoff

Location: Garage, behind water heater

## 4. Water Supply, Distribution Systems

Materials: Readily visible water supply pipes are Copper
Observations:
• INSPECTED
• Appeared functional. No deficiencies noted.

## 5. Faucets

Observations:
• INSPECTED
• Appeared functional. No deficiencies noted.

## 6. Sinks

Observations:
• INSPECTED
• Appeared functional. No deficiencies noted.

## 7. Traps and Drains

Observations:
• Remedy as needed: Master bath right side sink has slow drain.

## 8. Flow and Pressure

Observations: The water pressure was tested and was found to be: 60 PSI. This normal pressure.

## 9. Water Heater

Brand: State Select brand, Conventional storage tank, Gas fueled, Location: Garage
Tank Capacity: 74 Gallons
Observations
• No deficiencies noted with the Temperature Pressure Relief (TPR) valve and discharge pipe.
• SAFETY CONCERN: Water temperature observed to be: 142 degrees F. Recommended temp should be set at 110- 120 degrees F to prevent scalding, extend water heater life, and improve energy efficiency and conservation.

## 10. Water Heating Venting

Materials: Metal double wall chimney vent pipe
Observations
• INSPECTED

## 11. Limitations of Plumbing Inspection

• The sections of the plumbing system concealed by finished and/or storage (below sinks, etc.), below the structure, or beneath the ground surface were not inspected.
• Not able to determine presence or condition of trap(s) under bath tubs and/or shower pans as they are between sub floors and ceiling finish.
• Home inspectors do not state the effectiveness of anti-siphon devices, operate automatic safety controls, or inspect water conditioning systems, fire and lawn sprinkler systems, swimming pools, or solar water heating equipment.

# Bathrooms

Bathrooms can consist of many features from whirlpool tubs and showers to toilets and bidets. Because of all the plumbing involved it is included here as a separate area. Fixtures and faucets, functional water flow, leaks, and cross connections are checked. Moisture in the air, water leaks, and deteriorated/poor caulking and grouting can cause mildew, wallpaper/paint to peel, and other problems. The inspector will identify as many issues as possible but some problems may be undetectable within the walls or under flooring. It is important to routinely maintain all bathroom grouting and caulking, because minor imperfections will result in water intrusion and unseen damage behind surfaces.

## 1. Exhaust Fan

Observations
• Bathroom fans exhaust properly to exterior of home.

## 2. Bath Tubs

Observations
• Master bathroom whirlpool (hydromassage) tub was filled to a level above the water jets and operated to check intake and jets. The tub was then drained to check for leaks and/or damage. Pump and supply lines were not completely visible or accessible.
• Whirlpool tubs should be flushed periodically. To keep bacteria levels down inside jet tubes.

## 3. Shower(s)

Observations
• Operated when tested. No deficiencies noted.

## 4. Sink(s)

Observations:
• INSPECTED

## 5. Toilet(s)

Observations
• Operated when tested. No deficiencies noted.

## 6. Caulking

Comments:
• Water intrusion from bathtubs and shower enclosures is a common cause of damage behind walls, sub floors, and ceilings below bathrooms. As such, periodic re-caulking and grouting of tub and shower areas is an ongoing maintenance task which should not be neglected.
• Areas which should be examined periodically are vertical corners, horizontal corners/grout lines between walls and tubs/shower pans and at walls near floor areas. Also, the underside of shower curbs, the tub lip, tub spouts, faucet trim plates and any other areas mentioned in this report.

# Heating & Cooling

The home inspector shall observe permanently installed heating and cooling systems including: heating equipment; cooling equipment that is central to home; normal operating controls; automatic safety controls; chimneys, flues, and vents, where readily visible; solid fuel heating devices; heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room.

## 1. Thermostat(s)

Description: Digital - programmable type, Location(s), Main level, Upstairs hall
Observations
• INSPECTED
• Thermostats are not checked for calibration or timed functions.

## 2. Electrical Safety/Service Shutoff Switch

Description: Located, within sight of furnace unit(s)

## 3. Heating System(s) Description

Materials: ZONE #1, Forced air natural gas furnace - located outside right side of house. • ZONE #2, Forced air natural gas furnace - located in attic
Heating Capacity: Zone#1: approximately , 80,000 BTU, Zone#2: approximately, 80,000 BTU

## 4. Heating System(s) Condition

Estimated Age: The average life of a gas-fired hot air furnace is 15-25 years, These furnaces are roughly, 5 years old
Comments: The heating system should be inspected and serviced on an annual/seasonal basis and placed under a professional HVAC inspection and cleaning service contract for continued performance and serviceability.
Observations
• INSPCETED

## 5. Heating Performance

Supply Temperature: 120, Degrees F., (measured across register)
Return Temperature: 74, Degrees F., (measured across return)
Observations
• Typical temperature rise, across the plenum, on gas forced air furnaces should be 35 - 75 degrees F.
• The temperature rise on these units was approximately 46 degrees, at the time of inspection.
• Functional heating observed.
• More that 100 degrees F. temperature air was noted at a representative number of registers - using a laser thermometer.

## 6. Heating and Cooling Distribution System

Description: Flex ducting

## 7. Venting ,Flue(s),Chimney(s)

Materials: Metal double wall vent pipe

## 8. Cooling System(s)

Two Zone cooling, Zone #1: Air cooled central Air Conditioner, Zone #2: Air cooled central Air Conditioner, Both are Heil
• Zone #1: approximately 2-1/2 Tons (30,000 BTU), Zone #2: approximately 2-1/2 Tons (30,000 BTU)

## 9. Cooling System(s) Condition

Estimated Age: These units are roughly, Zone #1: 5 year old, Zone#2: 5 years old

## 10. Cooling Performance

Observations
• The A/C was NOT operated due to below 65 degree Fahrenheit outside air temperature. See Limitations.

## 11. Filters

Size: 20" X 30" X 1 located down stairs  14" X 14" X 1 , Located at upper level hall ceiling
Observations:
• No deficiencies noted.
• MAINTENANCE: Disposable type air filter(s) should be inspected at least monthly and replaced as required. Filters must be REPLACED before they become clogged. Remember that dirty filters are the most common cause of inadequate heating or cooling performance.
• MAINTENANCE: Regular upkeep of your HVAC system is highly recommended to maintain the air inside your home as clean and healthy as possible. At least twice per year, you should have your HVAC system inspected and cleaned by a professional.

## 12. Fireplace

Description: Vented gas fireplace Location: Living room
Observations:
• The fire place was not operated pilot light was not on. Recommend seller operate fireplace for buyer  before closing.

## 13. Limitations and Exclusions of Exterior Inspection

• The A/C was not operated. To test the A/C, the outside air temperature must be above 65 degrees Fahrenheit. Turning on the A/C when the outside air temperature is lower than 65 degrees may result in excessive refrigerant pressure and can damage the compressor  and other components which are not designed or intended to be subjected to such system stress.
• Heating and cooling gain/loss calculations, adequacy, efficiency, or the balanced distribution of air throughout the home are not performed as part of a home inspection. These calculations are typically performed by designers to determine the required size of HVAC systems. As a very rough rule of thumb -- Air Conditioning adequacy is 600-800 sq. feet of living area per ton (12,000 BTU) of A/C cooling capacity.
• To gain access and inspect the heat exchanger in Mid and High Efficiency furnaces requires a significant dismantling and disassembly of the unit and is therefore outside the scope of a home inspection.
• Humidifiers, dehumidifiers, and electronic air cleaners are outside the scope of a home inspection. An annual HVAC service contract should include servicing these items.
• Interior surfaces of a chimney liner/flue are not inspected. Due to the small size of the flue, angles, soot, and lack of lighting, a visual inspection is not possible. While accessible parts of the chimney may appear functional, hidden problems could exist that are not documented in this report.
• Firescreens, fireplace doors, appliance gaskets and seals, automatic fuel feed devices, mantles and fireplace surrounds, combustion make-up air devices, and heat distribution assists (gravity or fan-assisted) are not inspected.

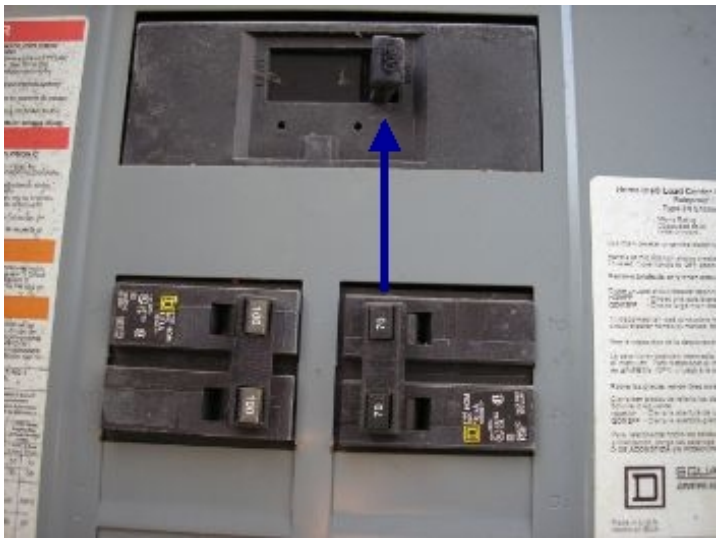
# Electrical

The home inspector shall observe: service entrance conductors; service equipment, grounding equipment, main over current device, and main and distribution panels; amperage and voltage ratings of the service; branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; the operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and smoke detectors.

## 1. Service Entrance

Description: The 120/240 volt, service enters the house from conduit underground, Meter location is on an exterior wall

Consuctors and Service Ratings: Aluminum, 4/0 AWG wire, 200 amp service rating



200 AMP shut off

## 2. Main Discount

Description: One 200 Amp Breaker on Main Service Panel

## 3. Electrical Panel

Description: Manufacturer, Square D • Location: Outside house right side

Observations: No major system safety or function concerns noted at time of inspection.

## 4. Sub Panel

Materials: Manufacturer, Square D • Location: Garage

Observations: No major system safety or function concerns noted at time of inspection.

## 5. Service Grounding

Observations: Aluminum (Bare) • Outside the residence • Ground Connection Not Visible

## 6. Over Current Protection

Type: Breakers

Observations: No deficiencies noted.

## 7. Wiring and Branch Circuits

Wiring Methods: The readily visible wiring is predominantly, modern vinyl, non-metallic sheathed cable, a.k.a. "Romex"

## 8. Lighting,Fixtures,Switches,Outlets

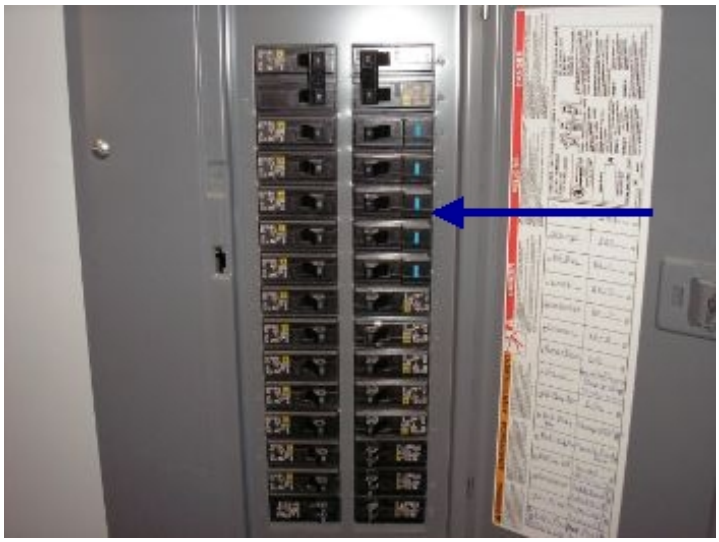
Observations
• A representative number of receptacles, switches and light fixtures were tested.

## 9. GFCI

Comments A GFCI is an electrical safety device that cuts power to an individual outlet, or an entire circuit, when as little as .005 amps of electrical current is detected diverting/leaking to ground. If a person's body provides the path to ground for this electrical "leak"--the person could be injured, burned, severely shocked, or electrocuted. • MAINTENANCE: All GFCIs should be tested once a month to make sure they are working properly, protecting you from fatal shock.
Location(s): GFCI outlets were observed in the, bathroom(s), kitchen, exterior, garage, whirlpool tub
Observations:
• Installed GFCIs responded to test.

## 10. AFCI

Location(s): An AFCI is an electrical safety device that helps protect against fires by detecting arc faults. An arc (or sparking) fault is an electrical problem that occurs when electricity moves from one conductor across an insulator to another conductor. This generates heat that can ignite nearby combustible material, starting a fire. Modern electrical safety standards require all 15 AMP and 20 AMP branch circuits be AFCI protected. At a minimum, all bedroom circuits should be AFCI protected for your safety.
Observations
• Installed AFCIs responded to test.
• The AFCIs can be reset in the sub panel.



## 11. Smoke/Heat Alarm(s)

Comments: Be aware that pushing the "Test" button only verifies that there is battery power at the detector and not the operational workings of the detector. An operational check is done by filling the sensor with smoke and is beyond the scope of this inspection. Battery ONLY operated smoke alarms should be checked routinely and the batteries changed yearly.
Location: Smoke alarms present at, 1st floor hall, 2nd floor hall and all bedrooms
Observations: Smoke detectors were tested and are functional. Remember to check detectors regularly, and replace when needed according to manufactures and fire safety guidelines.
SAFETY CONCERN: Smoke Detector was missing in the garage. Recommend having one reinstalled.

## 12. Carbon Monoxide (CO) Detector(s)

Observations: NOT PRESENT
The U.S. Consumer Product Safety Commission recommends that every residence with fuel-burning (gas) appliances be equipped with a UL Listed Carbon Monoxide (CO) alarm. CO is a lethal gas--invisible, tasteless, odorless--impossible to detect without a proper electronic detector. At a minimum, put an alarm near the sleeping rooms on each level in your home. For the most trouble-free operation, I recommend the electric plug-in type -- not the battery operated type -- with digital readout that tells you the peak CO concentration whenever you push the peak level button.
SAFETY CONCERN: This property has one or more fuel burning (gas) appliances, and no visible CO (Carbon Monoxide) detector(s). Install at least one CO alarm in the area outside individual bedrooms.

## 13. Limitations and exclusions of Electrical Inspection

• Electrical components concealed behind finished surfaces are not visible to be inspected.
• Labeling of electric circuit locations on Main Electrical Panel are not checked for accuracy.
• Only a representative sampling of outlets,switches and light fixtures were tested.
• The inspection does not include low voltage systems, telephone wiring, intercoms, alarm systems, cable TV wiring, timers or other components which are not part of the primary electrical power distribution system.
• A low voltage alarm system is installed. Due to the specialized nature of these systems, we suggest that you review this system with the seller. This system is beyond the scope of this report and was not inspected.

# Insulation & Ventilation

The home inspector shall observe: insulation and vapor retarders in unfinished spaces; ventilation of attics and foundation areas; kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control.

## 1. Attic Access

Access Type: Pull down stairs upstairs hallway
Method of Attic Inspection: By entering attic, but access was limited

## 2. Observation

Description: Fiberglass batts • Loose fill
Insulation Depth: Insulation averages about 12-14 inches in depth
Observations
• Insulation appears adequate.

## 3. Attic Ventilation

Comments: Under eave soffit inlet vents • Ridge vents
Comments: It's important that the attic area be reviewed at least once per year to ensure ventilation openings are clear and to ensure development of mold is kept in check. While there may be very little or no evidence of mold buildup in the attic at time of inspection, it can reproduce and spread rapidly should conditions allow it to. This is especially true in the Winter season. Mold can be potentially hazardous and will spread when moisture enters the attic cavity and is not adequately vented to the exterior. Any area of suspected mold should be reviewed by a qualified contractor for analysis
and removal.
Observations
• INSPECTED
• Visible areas of attic ventilation appears functional and adequate.

## 4. Crawl space Ventilation

Description: Ventilation is provided by closable vents around the perimeter. The purpose of ventilation is to reduce moisture levels in the crawl space. Excessive moisture can cause significant problems.
Observations
• Ventilation of the crawl area appears adequate.

## 5. Crawl Space Insulation,Vapor Retarder

Description: Under floor insulation type: fiberglass batts • Soil vapor retarder (vapor barrier): polyethylene plastic
Comments: The vapor retarder (vapor barrier) in a crawl space floor area is intended to prevent ground moisture/vapor from entering crawlspaces. The vapor barrier is usually comprised of sheets of 6 millimeter polyethylene (plastic). The sheets are laid in rows over the soil. The edges of the sheets are overlapped and tapped to form a continuous barrier that will trap the rising moisture and limit the amount of humidity or dampness that can evaporate out of the soil into the crawlspace. High humidity can result in mold, rot, and can lead to infestation by wood-destroying insects and eventually structural damage.
Observations
• No deficiencies noted of visible insulation.

## 6. Limitations and Exclusions of Insulation and ventilation Inspection

• The remote areas of the attic were not examined due to limited access. Conditions in these areas (including water tightness of the roof) are unknown and are specifically excluded from the inspection and report.
• Insulation/ventilation type and levels in concealed areas, like exterior walls, are not inspected.
• Insulation and vapor barriers are not disturbed and no destructive tests (such as cutting openings in walls to look for insulation) are performed.
• Any estimates of insulation R values or depths are rough average values.

# Structural

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: probe structural components where deterioration is suspected; enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; report the methods used to observe under floor crawl spaces and attics; and report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.

## 1. Foundation Configuration

Crawl Space: a raised perimeter with pier and beam supports

## 2. Crawl Space

Method of Inspection: Entered but access was limited

## 3. Foundation Walls

Description: The foundation walls are constructed of Masonry Block
Observations The interior and exterior surfaces have no signs of cracking that would indicate significant movement. Typical small cracks are present.

## 4. Foundation Floor

Description: Dirt • Gravel

## 5. Floor Construction

Description: Engineered floor joists 2x12

Observations
• No deficiencies noted on visible areas.

## 6. Exterior Wall

Description: Wood frame: 2 X 4 dimensional lumber
Observations
• Wood frame: 2 X 4 dimensional lumber
• No visible deficiencies noted.

## 7. Roof & Ceiling Framing

Description: Roof framing system is constructed using conventional 2x6 rafters • Roof sheathing is oriented strand board (OSB)
Observations
• No deficiencies in the visible roof framing.
• Ceiling joists limited review due to insulation and finishing materials.

## 8. Limitations And Exclusions of Structural Inspection

• A home inspection does not provide any engineering or architectural services or analysis.
• A home inspection does not offer an opinion as to the adequacy of any structural system or component.
• Full inspection of all structural components (post/girders, foundation walls, sub flooring, and/or framing) is not possible in areas/rooms where there are finished walls, ceilings and floors.
• No representation can be made to future leaking of foundation walls.
• Furniture, storage, and/or personal items restricted access to some structural components.

# Appliances

Inspector observed and operated the basic functions of the following appliances: Permanently installed dishwasher(s), through its normal cycle; Range,cook top, and permanently installed oven; Trash compactor; Garbage disposal; Kitchen ventilation or range hood; Permanently installed microwave oven. Interior refrigerator/freezer temperatures are not tested. Inspection of stand-alone freezers and secondary refrigerators are outside the scope of this inspection. No opinion is offered as to the cleaning adequacy of dishwashers. Oven self or continuous cleaning operations, cooking functions, clocks, timing devices, lights and thermostat accuracy are not tested during this inspection. Appliances are not moved and the condition of any walls or flooring hidden by them cannot be judged.

## 1. Dishwasher

Observations
• Operated - appeared functional at time of inspection.

## 2. Garbage Disposal

Observations
• Operated - appeared functional at time of inspection.

## 3. Ranges,Ovens,Cooktops

Observations
• All heating cooktop elements operated when tested.
• Appeared functional at time of inspection.

## 4. Microwave

Observations
• Operated - appeared functional at time of inspection.

## 5. Refrigerator

Observations
• Appeared functional at time of inspection.

## 6. Clothes Washer

Observations
• NOT INSPECTED

## 7. Dryer

Observations
• NOT INSPECTED

## 8. Dryer Exhaust

Comments: It is important to clean your dryers's lint screen/filter before or after drying each load of clothes. Annual/periodic cleaning of dryer vent and exhaust duct recommended for safety precaution.

## 9. Limitations And Exclusions of Appliance Inspection

• Appliances were only tested by turning them on for a short period of time.
• It is further recommended that appliances be operated once again during the final walkthrough inspection prior to closing.
• Oven(s), Range and Microwave thermostats, timers, clocks and other specialized cooking functions and features are not tested during this inspection.
• Drain lines and water supply lines serving clothes washing machines are not operated-as they may be subject to leak if turned.

Report Summary

IMPORTANT, PLEASE READ: This page reflects a brief summary of the significant deficiencies or critical concerns which are important to highlight as they relate to function or safety. This is only a summary and is provided as a courtesy—as a brief overview of the inspection report. Reading the summary alone is not a substitute for reading the report in its entirety. This Property Inspection Report, including the NACHI® Standards of Practice, Conventions, Terms and Definitions, Section Introductions, Limitations, and the Inspection Agreement must be carefully read to fully assess the findings of this inspection.

This summary 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.

The inspection is general in nature and provides a "snapshot" of the visible condition of the property, its inspected systems and components **at the time of inspection**. There is no implied or expressed guarantee of any item as reported. What is working fine today can fail by tomorrow. "Inspection" does not mean that the inspector looks at every square inch of the property.Representative sampling is used in most cases on a room-to-room basis.

These observations and recommendations provide you with sufficient information about the property to allow you to make confident decisions concerning what may need service, repair, or replacement. It is in your interest—and strongly recommended—that any repair work, on a deficiency you decide to address, be performed by a licensed contractor or other professional service provider. The licensed professional has expertise in their field, can provide an itemized invoice of work performed, is insured, and often offers some warranty on their work.

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|---|---|---|
| **Roof** | | |
| Page 8 Item: 8 | Gutters and Downspouts | • Remedy as needed: One or more downspouts have no extensions, or have extensions that are ineffective. Potential water intrusion and damage to foundation. Repair as needed. |
| **Plumbing** | | |
| Page 11 Item: 7 | Traps and Drains | • Remedy as needed: Master bath right side sink has slow drain. |
| Page 12 Item: 9 | Water Heater | • SAFETY CONCERN: Water temperature observed to be: 142 degrees F. Recommended temp should be set at 110-120 degrees F to prevent scalding, extend water heater life, and improve energy efficiency and conservation. |
| **Electrical** | | |
| Page 18 Item: 11 | Smoke/Heat Alarm(s) | SAFETY CONCERN: Smoke Detector was missing in the garage. Recommend having one reinstalled. |
| Page 18 Item: 12 | Carbon Monoxide (CO) Detector(s) | SAFETY CONCERN: This property has one or more fuel burning (gas) appliances, and no visible CO (Carbon Monoxide) detector(s). Install at least one CO alarm in the area outside individual bedrooms. |