

Prepared For:

Sample

Property Address:





Reusco, Inc. dba Housemaster

Inspector: S. Scott Brown ASHI#206773, NIBI#142901RT

9125 Marshall Road, Suite B-12

Cranberry Twp, Pa 16066

(724) 772-5593

Inspection Date: 9/23/2005

Each HouseMaster Office Is An Independently Owned and Operated Business.



INSPECTION INFORMATION

CLIENT:

Sample
Sample

PROPERTY ADDRESS:

sample
Pittsburgh, Pa

INSPECTION DATE/TIME:

9/23/2005 - 9:00 AM

INSPECTOR:

S. Scott Brown ASHI#206773, NIBI#142901RT

INSPECTION COMPANY:

Reusco, Inc. dba Housemaster
9125 Marshall Road, Suite B-12
Cranberry Twp, Pa 16066
(724) 772-5593

INSPECTION DETAILS

DESCRIPTION:

Two Story

AGE OF HOME:

Over 50 Years

TYPE OF INSPECTION:

Standard Home Inspection

STATUS OF HOME:

Occupied

WEATHER:

Light Rain

ANCILLARY SERVICES:

None ordered

PEOPLE PRESENT:

Seller Only

TEMPERATURE:

Over 65

INTRODUCTION

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

The inspection was limited to the specified, readily visible and accessible installed major structural, mechanical and electrical elements (systems and components) of the house. The inspection does not represent a technically exhaustive evaluation and does not include any

engineering, geological, design, environmental, biological, health-related or code compliance evaluations of the house or property. Furthermore, no representations are made with respect to any concealed, latent or future conditions.

The GENERAL INSPECTION LIMITATIONS on the following page provides information regarding home inspections, including various limitations and exclusions, as well as some specific information related to this property.

The information contained in this report was prepared exclusively for the named Clients and is not transferable without the expressed consent of the Company. The report, including all Addenda, should be reviewed in its entirety.

REPORT TERMINOLOGY

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

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

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

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

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

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

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

NATURE OF THE FRANCHISE RELATIONSHIP

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

GENERAL INSPECTION LIMITATIONS

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

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

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

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

AESTHETIC CONSIDERATIONS - A standard home inspection **does not include** aesthetic considerations (appearances, cosmetics, odors, finishes, carpeting, etc.), nor does it include a determination of all potential concerns or conditions for a house or property.

DESIGN AND ADEQUACY ISSUES - A standard home inspection **does not include** any element design or adequacy evaluations including seismic or high-wind concerns, soil bearing, energy efficiencies, or energy conservation measures. It also does not address in any way the acceptability of a house floor plan or other design features. Furthermore, determinations or disclosures regarding specific product defects notices, safety recalls, or other similar manufacturer or public/private agency warnings are not included.

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

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

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

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

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

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

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

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

MOLD AND MICROBIAL ELEMENTS / EXCLUSIONS

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

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

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

ADDITIONAL COMMENTS

This inspection was performed, at the owner's request, for the purpose of determining the conditions of specified elements of the property. The report was prepared pursuant to an agreement between the client (owner/seller) and the local HouseMaster office. Use of this report by a third party requires approval of the client and HouseMaster is subject to all limitations stated herein, and in said agreement.

Each HouseMaster Office Is An Independently Owned and Operated Business.



Home Inspections. Done Right.SM



Report ID# P 4725-J

ROOFING

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

DESCRIPTION:

Moderate Slope

MATERIAL:

3-tab Fiberglass

ESTIMATED AGE:

0 to 5 years

DESIGN LIFE:

15 to 20 years

LOCATION:

Whole House

INSPECTION METHOD:

Walked On

CHIMNEY/VENT:

Brick

SPECIAL LIMITATIONS:

Weather

S F P NA NI

	●					1.0	ROOFING Three prior repairs noted. Monitor and correct as needed.
		●				1.1	CHIMNEYS / VENTS Cracked mortar cap/crown noted; recommend seal and maintain as required. Review mortarwork/cap supplemental information. Mortar deterioration noted , loose/ damaged/ missing bricks noted, Recommend re-pointing as needed by qualified contractor.
			●			1.2	METAL/FLUE PIPE
●						1.3	EXPOSED FLASHING
			●			1.4	SKYLIGHT(S)
●						1.5	VENTILATION COVERS
	●					1.6	PLUMBING STACKS Poor seal noted around stack; Recommend a qualified contractor reseal all defective flashings.
●						1.7	RAIN GUTTERS / EAVETROUGHS
	●					1.8	DOWNSPOUTS / ROOF DRAINS Leakage noted at front corner fitting; Repair as needed.
●						1.9	FASCIA / SOFFITS

S F P NA NI

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

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



1.1 CHIMNEYS / VENTS Picture 1



1.8 DOWNSPOUTS / ROOF DRAINS Picture 1

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

SUPPLEMENTAL INFORMATION - Review the additional details below.

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

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

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

Chimneys/Vents - Chimney and vent evaluations are based on external conditions only. Internal conditions, design, and venting adequacy were not evaluated unless specifically indicated. A periodic check of all chimneys/vents is advisable as a precautionary measure. A chimney sweep is often qualified to assess/maintain chimney/vent interiors.

Roof Flashings/Seal - Initial roof leaks and/or recurring roof leakage problems are often due to inadequate or damaged flashing. All flashings

should be checked periodically or if leakage occurs. Repair or seal as needed.

Flue/Rain Guard - Chimney flue/rain guards are often required to prevent the entry of water, debris or pests. Repair or maintain as necessary for proper function and to ensure the exhausting of flue gases is not restricted.

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

Each HouseMaster Franchise is an Independently Owned and Operated Business



Home Inspections. Done Right.SM



Report ID# P 4725-J

EXTERIOR ELEMENTS

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

<u>SIDING:</u> Brick/Veneer	<u>SIDING 2:</u> Aluminum Siding	<u>PORCH/DECK:</u> Wood Frame Deck
<u>PORCH 1 LOCATION:</u> Right Side	<u>SPECIAL LIMITATIONS:</u> Weather Vegetation	

S F P NA NI

				●	2.0	SIDING Siding covered with vegetation at many all areas; conditions indeterminate in these areas.
	●				2.1	Siding 2 Worn or missing caulking in need of maintenance at some areas, Recommend repair or replacement as needed.
	●				2.2	WINDOWS Worn or deteriorated/cracked caulking noted at some areas; Recommend repair of all as needed by a qualified contractor.
	●				2.3	ENTRY DOORS Cracked/Deteriorated or worn caulking at front door; Recommend replacement/Repair of caulking/sealant.
●					2.4	STAIRS / STOOPS
●					2.5	PORCH(ES) / DECK(S)
			●		2.6	PORCH 2
			●		2.7	RAILINGS
				●	2.8	FOUNDATION SURFACE Foundation not visible on exterior, unable to inspect. Review applicable comments in sub-structure section of report.
			●		2.9	ELECTRIC / GFCI

S F P NA NI

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

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



2.0 SIDING Picture 1



2.0 SIDING Picture 2



2.0 SIDING Picture 3



2.1 Siding 2 Picture 1



2.2 WINDOWS Picture 1



2.3 ENTRY DOORS Picture 1



2.3 ENTRY DOORS Picture 2

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

SUPPLEMENTAL INFORMATION - Review the additional details below.

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

Storms/Screens - Any loose, damaged or missing storms or screens should be repaired as desired, or if health concerns or other hazards exist.

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

Each HouseMaster Franchise is an Independently Owned and Operated Business

SITE ELEMENTS

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

PATIO(S):

Not applicable

WALKWAY:

Concrete

DRIVEWAY:

Concrete

RETAINING WALLS:

Not applicable

SPECIAL LIMITATIONS:

Vegetation

S F P NA NI

			●		3.0	PATIO(S)
●					3.1	WALKWAYS
	●				3.2	DRIVEWAY Minor cracking and settlement noted, Monitor and correct as future conditions warrant.
			●		3.3	RETAINING WALL(S)
	●				3.4	WINDOW WELLS Bricks in wells have separated slightly, Recommend repair as needed.
			●		3.5	SUB-GRADE ENTRYWAY
●					3.6	GROUND SLOPE AT FOUNDATION
	●				3.7	SITE GRADING Houses on hills or in low-lying areas will be prone to run-off from adjacent areas and drainage concerns. Improper/inadequate grading and/or drainage can also cause/contribute to foundation movement and/or failure. Deficiencies must be corrected to prevent problems. Neither the condition nor adequacy of any underground piping or site drainage systems can be determined as part of a home inspection. All drains must be regularly cleared and maintained in order to ensure adequate water run-off and discharge. Ground surfaces that slope toward the house and foundation can contribute to water runoff and water infiltration concerns. In severe cases, the foundation may be adversely affected and its structural integrity compromised, as excessive soil/water pressures can cause lateral movement of the foundation--a potentially serious concern. Grading deficiencies should be corrected and suitable drainage conditions added if needed to prevent further concerns. Maintaining a good ground cover also helps reduce the rate of runoff and erosion.

S F P NA NI

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

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

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

SUPPLEMENTAL INFORMATION - Review the additional details below.

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

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

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

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

Fencing/Sheds - The inspection of fencing, site walls, and sheds is not included in the scope of a standard home inspection. Wood components are prone to decay and insect damage. Advise a check of these elements for current conditions and assurance of personal acceptability.

Each HouseMaster Franchise is an Independently Owned and Operated Business

GARAGE

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



DESCRIPTION:

Single Car
Under House

ROOF DESCRIPTION:

Not Applicable

HOUSE/GARAGE SEPARATION:

Covered Framing/Masonry

INSULATION:

Not Determined

VAPOR RETARDER:

Not Determined

GARAGE ATTIC INSPECTION METHOD:

Not applicable

SPECIAL LIMITATIONS:

Storage/Belongings
Finished Materials/Storage

S F P NA NI

			●	4.0	ROOFING
			●	4.1	EXPOSED FRAMING
	●			4.2	FLOOR SLAB Floor is heavily cracked/settled ; recommend repair/replacement by a qualified contractor.
	●			4.3	FOUNDATION Typical step cracking noted in mortar joints where walls were visible. No shifting noted in visible areas, Monitor and correct as future conditions require.
			●	4.4	ATTIC VENTILATION
	●			4.5	WALLS / CEILINGS Concrete ceiling noted (slab of the addition), missing materials noted at the front corner that were removed for the heating duct. Repair as desired.
			●	4.6	SIDING

●					4.7	VEHICLE DOOR(S) Older door noted. Monitor and correct as future conditions warrant. Review supplemental information titled door hardware/mechanism.
●					4.8	DOOR OPERATOR(S)
●					4.9	ELECTRIC / GFCI
●					4.10	DOOR TO HOUSE

S F P NA NI

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

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



4.2 FLOOR SLAB Picture 1



4.5 WALLS / CEILINGS Picture 1

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

SUPPLEMENTAL INFORMATION - Review the additional details below.**Limitations/Obstructions** - More than many other areas of a house, garages tend to contain storage and other items that restrict the ability to

observe the structure and other components. Any noted limitation may be in addition to normal restrictions. Recommend all obstructed areas be inspected when clear.

Overhead Door Operator - Inspection of door operators is limited to a check of operation utilizing hard-wired controls. Remote devices and control sensitivity are not checked. Regularly test and service door pursuant to manufacturer's guidelines. Controls should be mounted a safe distance above the floor and remote control should be secured from use by children.

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

Each HouseMaster Franchise is an Independently Owned and Operated Business



Home Inspections. Done Right.SM



Report ID# P 4725-J

ATTIC

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

DESCRIPTION:

Scuttle

INSPECTION METHOD:

Entered

FRAMING:

Rafters

SHEATHING:

Spaced Boards

INSULATION:

Blankett/Batt
Fiberglass

VAPOR RETARDER:

Observed; Extent Indeterminate

SPECIAL LIMITATIONS:

Insulation

S F P NA NI

●					5.0	ROOF FRAMING
●					5.1	ROOF DECK / SHEATHING
	●				5.2	VENTILATION PROVISIONS Exhaust vent from bathrooms vent directly to attic area, not recommended practice. May lead to mold growth. Recommend venting directly to the exterior as required.
			●		5.3	ATTIC VENTILATOR(S)
			●		5.4	WHOLE HOUSE FAN
●					5.5	INSULATION Any comments on insulation levels and/or materials are for general informational purposes only and were not verified. Some insulation products may contain or release potentially hazardous or irritating materials--avoid disturbing.
			●		5.6	ATTIC STAIRS

S F P NA NI

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

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



5.2 VENTILATION PROVISIONS Picture 1

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

SUPPLEMENTAL INFORMATION - Review the additional details below.

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

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

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

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

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

Exhaust Vent Termination - Laundry, kitchen and bath exhaust fan vents should not discharge into the attic area due to excessive moisture (or grease buildup from kitchen) concerns and the possibility of consequential damage. Redirect vent to the exterior where required.

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

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

Each HouseMaster Franchise is an Independently Owned and Operated Business

BATH 1

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



DESCRIPTION:

Half Bath

LOCATION:

1st Floor

VENTILATOR(S):

Window Only

S F P NA NI

●					6.0. A	SINK(S)
●					6.1. A	TOILET
			●		6.2. A	BATHTUB
			●		6.3. A	STALL SHOWER
			●		6.4. A	WALL TILE
			●		6.5. A	SURROUNDS / ENCLOSURES
●					6.6. A	FLOOR(ING)

●					6.7. A	WALLS / CEILING
●					6.8. A	VENTILATION
●					6.9. A	ELECTRIC / GFCI

S F P NA NI

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

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

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

SUPPLEMENTAL INFORMATION - Review the additional details below.

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

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

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

Each HouseMaster Franchise is an Independently Owned and Operated Business

BATH 2

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



DESCRIPTION:

Full Bath

LOCATION:

2nd Floor Hallway

VENTILATOR(S):

Exhaust Fan

S F P NA NI

●					6.0. B	SINK(S)
●					6.1. B	TOILET
●					6.2. B	BATHTUB
			●		6.3. B	STALL SHOWER
			●		6.4. B	WALL TILE
●					6.5. B	SURROUNDS / ENCLOSURES
●					6.6. B	FLOOR(ING)

●						6.7. B	WALLS / CEILING
	●					6.8. B	VENTILATION Bath fan vents directly into the attic. This is not a recommended practice. Recommend direct exterior discharge. Review supplemental information titled Ventilator Discharge, Moisture Mildew, and Mold and Microbial Elements in the kitchen section. Correct as needed.
●						6.9. B	ELECTRIC / GFCI

S F P NA NI

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

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

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

SUPPLEMENTAL INFORMATION - Review the additional details below.

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

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

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

Each HouseMaster Franchise is an Independently Owned and Operated Business

KITCHEN

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



VENTILATOR:

Exhaust Fan

S F P NA NI

●					7.0	PLUMBING / SINK
●					7.1	FLOOR(ING)
●					7.2	WALLS / CEILING
●					7.3	ELECTRIC / GFCI
	●				7.4	COOKING UNIT Functional at time of inspection but beyond design life; anticipate replacement needs.
●					7.5	DISHWASHER
			●		7.6	DISPOSAL Inspection of garbage disposals is limited to a visual check of motor operation. No assessment of the unit's ability to grind/dispose of waste is made. Disposals are high maintenance items.
●					7.7	VENTILATOR
●					7.8	CABINetry
●					7.9	COUNTERTOP

S F P NA NI

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

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

NOTE: Appliances typically have a high maintenance requirement and limited service life (5-10 years). Operation of all appliances should be confirmed during a pre-closing inspection. Obtain all operating instructions from the owner or manufacturer; have the homeowner demonstrate operation, if possible. Follow manufacturers' use and maintenance guidelines; periodically check all units for leakage or other malfunctions. All cabinetry/countertops should also be checked prior to closing when clear of obstructions. Utility provisions and connections, including water, waste, gas, and/or electric may require upgrading with new appliances, especially when a larger or upper-end appliance is installed. Ground-fault Circuit-interrupters (GFCIs) are recommended safety devices for all homes. Any water leakage or operational defects should be addressed promptly; water leakage can lead to mold and hidden/structural damage.

SUPPLEMENTAL INFORMATION - Review the additional details below.

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

Microwaves - Evaluation of these units is not included in a standard inspection. The cooking adequacy of these units can vary. Follow manufacturer's guidelines; check periodically for leakage or other malfunctions.

Dishwashers - Any assessment of an installed dishwasher is limited to a single cycle operation of the motor and visual check of other readily accessible components. Dishwashing/cleaning adequacy and soap dispenser function were not evaluated. This is a high maintenance item. Seal leaks may develop after vacancy or other inactive periods.

Carbon Monoxide - Gas burning appliances can produce carbon monoxide (CO). CO detection monitors should be used if gas-burning equipment is present.

Each HouseMaster Franchise is an Independently Owned and Operated Business

INTERIOR ELEMENTS

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

PREDOMINANT CEILING(S):

Plaster/Hardcoat
Suspended/Drop Ceiling

PREDOMINANT WINDOWS:

Double Hung
Casement

SLAB CONSTRUCTION:

Addition

PREDOMINANT WALLS:

Plaster/Hardcoat

DETECTOR(S):

Not Determined

FIREPLACE(S):

Type: Fireplace
Material: Brick

PREDOMINANT FLOORS:

Wood Frame
Slab

DETECTOR LOCATION(S):

Not Determined

SPECIAL LIMITATIONS:

Suspended/Drop Ceilings
Finished Materials/Storage

S F P NA NI

●					8.0	CEILING(S)
●					8.1	WALLS
●					8.2	FLOOR COVERINGS/SLAB
●					8.3	STAIRS
●					8.4	RAILINGS
●					8.5	WINDOWS
●					8.6	ROOM DOORS
			●		8.7	PATIO / DECK DOORS(S)
				●	8.8	DETECTOR TEST Smoke Detectors are not operated as part of a standards Home Inspection. This report does not reflect presence or absence of smoke detectors. Smoke detectors should be located on walls or ceilings at the edges no more than 12" from wall/ceiling joints. Smoke rises up walls then is drawn back down to the fire. Locating them in the center of room/hall will not allow them to give proper warning to occupants. Also, every house should have at least one Carbon Monoxide detector present.
		●			8.9	FIREPLACE(S) Visual inspection of firebox and damper area only, a standard home inspection does not include drafting or NFPA inspections on any level. Review supplemental information titled fireplace/chimneys. Loose firebrick noted; recommend repair or re-pointing by a qualified contractor. Review supplemental information titled firebox in Fireplace section. Substantial creosote buildup noted. No evaluation of interior components possible. Have unit cleaned and serviced prior to use. Mortar gaps or hollow bricks noted, Recommend proper sealing

of these areas by a qualified contractor. If the hollow bricks are present in the throat or smoke chamber, it is required that the area be parge coated smooth. It appears the smoke chamber has been made smaller by the addition of some stone and firebrick.

S F P NA NI

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

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



8.9 FIREPLACE(S) Picture 1



8.9 FIREPLACE(S) Picture 2



8.9 FIREPLACE(S) Picture 3

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

Each HouseMaster Franchise is an Independently Owned and Operated Business

FOUNDATION / SUBSTRUCTURE

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



BASEMENT:

Full House

HOUSE FLOOR STRUCTURE:

Wood Frame

Joist

SPECIAL LIMITATIONS:

Storage/Belongings

Finish Materials

Suspended/Drop Ceiling

CRAWLSPACE:

None Observed

INSULATION:

Not Determined

FOUNDATION WALLS/PIERS:

Block

VAPOR RETARDER:

Not Determined

S F P NA NI

●					9.0	FOUNDATION WALLS Ratings based on visible areas only, due to storage, obstructions and/or insulation.
●					9.1	PIERS / COLUMNS
●					9.2	FLOOR FRAMING Ratings based on visible areas only, due to storage/obstructions and/or insulation.
●					9.3	MAIN BEAM(S)
	●				9.4	BASEMENT FLOOR (SLAB) Typical cracking noted. Monitor and correct as desired. Older 9"x9" floor tiles noted, Due to age it may be an asbestos containing product, Review supplemental information titled ACM insulation.

●					9.5	STAIRS / RAILINGS Improper proportions at risers//treads (7"high and 11" deep). Does not meet today's standards, possible trip hazard noted. <u>Correct if desired.</u>
			●		9.6	CRAWLSPACE VENTILATION
●					9.7	BASEMENT TOILET

S F P NA NI

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

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



9.4 BASEMENT FLOOR (SLAB) Picture 1

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

SUPPLEMENTAL INFORMATION - Review the additional details below.

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

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

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

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

Each HouseMaster Franchise is an Independently Owned and Operated Business



Home Inspections. Done Right.SM



Report ID# P 4725-J

FOUNDATION AREA WATER PENETRATION

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

DESCRIPTION:

Basement
Garage

SUMP PUMP(S):

Submersible
Location: Basement

INDICATIONS OF PRIOR REMEDIAL WORK:

Indeterminate

SPECIAL LIMITATIONS:

Storage/Belongings
Finish Materials
Suspended/Drop Ceiling
Coated/Painted Walls or Surfaces

S F P NA NI

●					10.0	EXTERIOR FEATURES Review comments in exterior and site elements section of report.
●					10.1	INTERIOR CONDITIONS Report comments are based on conditions observable at the time of inspection; it is not possible to accurately determine the extent of any past conditions or to predict future conditions or concerns. Water stains noted at basement; indicative of leakage from the exterior. Review comments in exterior and site grading sections of report and repair or replace elements as needed.
●					10.2	SUMP PUMP(S) Sealed Unit noted.

S F P NA NI

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

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



10.1 INTERIOR CONDITIONS Picture 1

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

SUPPLEMENTAL INFORMATION - Review the additional details below.

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

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

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

Each HouseMaster Franchise is an Independently Owned and Operated Business

ELECTRIC SYSTEM

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

SERVICE LINE:

Overhead

SERVICE DISCONNECT(S):

Single Main

Location: In Distribution Panel

ENTRANCE LINE:

Aluminum

DISTRIBUTION PANEL:

Circuit Breaker

Location: Basement

MAJOR APPLIANCE (240 VOLT) CIRCUIT(S):

Aluminum

HOUSEHOLD (120 VOLT) CIRCUITS:

Copper

GFCI:

At Receptacle(s)

S F P NA NI

				●	11.0	SERVICE / ENTRANCE LINE Not visible due to vegetation growth.
●					11.1	SERVICE GROUNDING PROVISIONS
●					11.2	MAIN DISCONNECT(S)
●					11.3	DISTRIBUTION PANEL
			●		11.4	SUBPANEL(S)
●					11.5	DEVICES
●					11.6	WIRING / CONDUCTORS Where visible, Ratings based on visible elements only. Limitations include finished materials, storage, insulation and storage.
●					11.7	GFCI TEST

S F P NA NI

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

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

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

SUPPLEMENTAL INFORMATION - Review the additional details below.

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

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

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

Wire Splices - Wires should only be spliced together using approved wire nuts; splices should be installed in a covered junction (splice) box. Exposed/taped splices are not proper.

Each HouseMaster Franchise is an Independently Owned and Operated Business



Home Inspections. Done Right.SM



Report ID# P 4725-J

COOLING SYSTEM

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

SYSTEM TYPE:

Electric Central Air Conditioning

SYSTEM LOCATION:

Basement and Exterior

ESTIMATED AGE:

10 to 15 years

DESIGN LIFE:

10 to 12 years

GENERAL DISTRIBUTION:

Ducted/Registers

S F P NA NI

	●					12.0	COOLING SYSTEM Unit rated for age, cooled house adequately. Monitor and correct as future conditions warrant.
●						12.1	OUTDOOR UNIT(S)
●						12.2	INDOOR BLOWER / FAN
●						12.3	CONDENSATE PROVISIONS
	●					12.4	DUCTWORK Review comments in Heating section of this report.
●						12.5	THERMOSTAT

S F P NA NI

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

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

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

SUPPLEMENTAL INFORMATION - Review the additional details below.

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

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

Outdoor Unit - The outdoor unit base should be maintained in a reasonably level position. The coils will require periodic cleaning; clearance

from vegetation/obstructions should also be provided.

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

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

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

Each HouseMaster Franchise is an Independently Owned and Operated Business



Home Inspections. Done Right.SM



Report ID# P 4725-J

HEATING SYSTEM

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

SYSTEM LOCATION:

Basement

SYSTEM DESIGN/FUNCTION:

Mid efficiency
Fuel: Natural Gas

SYSTEM MAKE:

Nordyne

ESTIMATED AGE:

Over 15 years

DESIGN LIFE:

15 to 20 years

GENERAL DISTRIBUTION:

Ducted/Registers

SPECIAL LIMITATIONS:

Heavy rusting of combustion chamber Walls

FUEL TYPE:

Natural Gas

S F P NA NI

	●					13.0	HEATING UNIT The unit was checked visually and with a CO Sensor which did not indicate presence of CO at the warm air supply at the time of inspection. Excessive rusting noted, Recommend thorough cleaning and evaluation by a qualified contractor. Limited visibility due to rusting.
●						13.1	BURNERS
		●				13.2	GAS / FUEL LINES AT UNIT Leak detected at the control box ; Recommend repair by a qualified contractor.
●						13.3	COMBUSTION AIR PROVISIONS
●						13.4	VENT CONNECTOR
●						13.5	BLOWER
			●			13.6	CIRCULATOR PUMP
	●					13.7	DISTRIBUTION SYSTEM Possible asbestos containing material noted at ductwork (seam tape), damage noted. Recommend proper precautions be taken by a qualified contractor and repair or remove as needed.
			●			13.8	HEAT COIL
			●			13.9	EXPOSED FUEL TANK
●						13.10	THERMOSTAT
			●			13.11	HEATING UNIT ON THIRD FLOOR

S F P NA NI

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

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



13.2 GAS / FUEL LINES AT UNIT Picture 1

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

SUPPLEMENTAL INFORMATION - Review the additional details below.

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

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

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

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

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

Heat Exchanger - A limited assessment of the exchanger indicated signs of, or suspicion of, failure or other detrimental conditions. Potential health/safety concerns may exist. A thorough check of the unit and vent system by a qualified heating contractor is recommended. While heat exchanger replacement may be possible in rare cases, replacement of the furnace usually will be required if failure exists. Some types of heat exchangers, including basic horizontal flow models and even some newer high-efficiency units, are subject to premature failure.

Each HouseMaster Franchise is an Independently Owned and Operated Business

PLUMBING SYSTEM

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

WATER PIPING:

Copper

DRAIN/WASTE LINES:

Copper
Cast Iron

WATER SHUT-OFF LOCATION:

At meter in basement

GAS SHUT-OFF LOCATION:

At Meter

WATER TREATMENT SYSTEM:

Water Softener
Filter

S F P NA NI

	●					14.0	WATER PIPING Corrosion noted at joints and valves, Repair as needed Galvanic action noted at water line that is touching the return air ductwork (opposing metal) recommend repair or replacement of damaged pipes. Incoming line was possibly lead (limited visibility due to painting of line and walls, Monitor and correct as future conditions warrant. Many missing shut off valve handles, Replace as needed.
●						14.1	WATER FLOW AT FIXTURES
	●					14.2	DRAIN / WASTE PIPING Ratings based on age, Anticipate some repairs as part of standard routine maintenance.
●						14.3	FIXTURE DRAINAGE
	●					14.4	EXTERIOR FAUCET(S) Non-frostfree type noted. Be sure to drain in winter.
●						14.5	LAUNDRY SINK
			●			14.6	INTERIOR WASTEWATER PUMP
		●				14.7	GAS PIPING Leakage detected at fitting at the furnace; repair as required.

S F P NA NI

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

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



14.0 WATER PIPING Picture 1



14.7 GAS PIPING Picture 1

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

SUPPLEMENTAL INFORMATION - Review the additional details below.

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

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

Lead Piping/Lead-in-Water - This inspection does not include assessment of lead piping or lead in water whether from the supply, piping, solder or other sources. Independent testing is available to determine lead concerns.

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

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

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

Water Supply/Flow - While the adequacy of water flow (volume/pressure) may be subjective, observed flows are less than would normally be

expected. There are a number of potential causes, including water supply, piping and/or plumbing fixtures concerns. Further assessment by a qualified plumber will be required to determine if and what type remedial action is warranted.

Pressure Regulators - Pressure regulator valve malfunction can result in excessively high or low water pressure. If adjustment of the pressure regulator does not improve conditions, repair or replacement may be required. Excessively high pressures can be detrimental to plumbing system and appliance components. Generally 80 psi is the maximum acceptable.

Backflow Preventer - These device are required in many areas, on exterior hose bibs (faucets) and at other threaded faucets such as laundry sinks to prevent water supply contamination.

Pipe Supports - The proper number and type pipe supports are required to prevent damage, leakage, or water hammer, particularly with plastic piping.

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

Each HouseMaster Franchise is an Independently Owned and Operated Business



Home Inspections. Done Right.SM



Report ID# P 4725-J

WATER HEATER

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

WATER HEATER TYPE:

Standard Tank
Fuel: Natural Gas

WATER HEATER LOCATION:

Basement

ESTIMATED CAPACITY:

40 Gallons

SYSTEM MAKE:

Rheem

ESTIMATED AGE:

New-less than 1 year

DESIGN LIFE:

8 to 12 years

SPECIAL LIMITATIONS:

Sealed Combustion

S F P NA NI

●					15.0	WATER HEATER
	●				15.1	VENT CONNECTOR No screws noted in vent pipe; recommend add 3 screws to each joint.
●					15.2	GAS / FUEL LINES AT UNIT
●					15.3	SAFETY VALVE PROVISIONS
			●		15.4	CIRCULATOR PUMP

S F P NA NI

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

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

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

SUPPLEMENTAL INFORMATION - Review the additional details below.

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

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

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

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

Each HouseMaster Franchise is an Independently Owned and Operated Business

Prepared Using HomeGauge <http://www.homegauge.com> SHGI (c) 2000-2004 : Licensed To Reusco, Inc. dba Housemaster

SUMMARY OF INSPECTOR COMMENTS

This Summary of Inspector Comments is only one section of the Inspection Report and is provided for guidance purposes only. This Summary is **NOT A HOME INSPECTION REPORT** and does not include information on all conditions or concerns associated with this home or property. **The Inspection Report** includes more detailed information on element ratings/conditions and associated information and **must be read and considered in its entirety prior to making any conclusive purchase decisions or taking any other action**. Any questionable issues should be discussed with the Inspector and/or Inspection Company.

Note: While listings in this Summary of Inspector Comments may serve as a guide to help prioritize remedial needs, the final decision regarding any action to be taken must be made by the client following consultation with the appropriate specialists or contractors.

ROOFING

1.0 ROOFING

Fair

Three prior repairs noted. Monitor and correct as needed.

1.1 CHIMNEYS / VENTS

Poor/Defective

Cracked mortar cap/crown noted; recommend seal and maintain as required. Review mortarwork/cap supplemental information. Mortar deterioration noted, loose/ damaged/missing bricks noted, Recommend re-pointing as needed by qualified contractor.



1.1 Picture 1

1.6 PLUMBING STACKS

Fair

Poor seal noted around stack; Recommend a qualified contractor reseal all defective flashings.

1.8 DOWNSPOUTS / ROOF DRAINS

Fair

Leakage noted at front corner fitting; Repair as needed.



1.8 Picture 1

EXTERIOR ELEMENTS

2.1 Siding 2

Fair

Worn or missing caulking in need of maintenance at some areas, Recommend repair or replacement as needed.



2.1 Picture 1

2.2 WINDOWS

Fair

Worn or deteriorated/cracked caulking noted at some areas; Recommend repair of all as needed by a qualified contractor.





2.2 Picture 1

2.3 ENTRY DOORS

Fair

Cracked/Deteriorated or worn caulking at front door; Recommend replacement/Repair of caulking/sealant.



2.3 Picture 1



2.3 Picture 2

SITE ELEMENTS

3.2 DRIVEWAY

Fair

Minor cracking and settlement noted, Monitor and correct as future conditions warrant.

3.4 WINDOW WELLS

Fair

Bricks in wells have separated slightly, Recommend repair as needed.

3.7 SITE GRADING

Fair

Houses on hills or in low-lying areas will be prone to run-off from adjacent areas and drainage concerns. Improper/inadequate grading and/or drainage can also cause/contribute to foundation movement and/or failure. Deficiencies must be corrected to prevent problems.

Neither the condition nor adequacy of any underground piping or site drainage systems can be determined as part of a home inspection. All drains must be regularly cleared and maintained in order to ensure adequate water run-off and discharge.

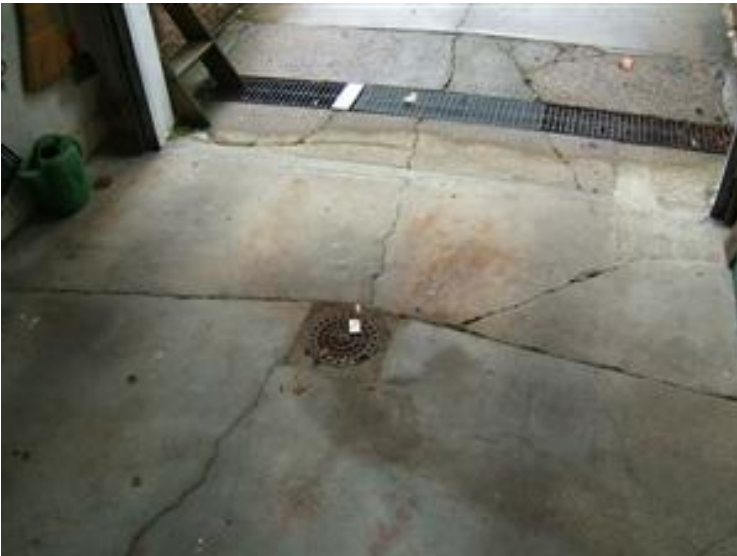
Ground surfaces that slope toward the house and foundation can contribute to water runoff and water infiltration concerns. In severe cases, the foundation may be adversely affected and its structural integrity compromised, as excessive soil/water pressures can cause lateral movement of the foundation--a potentially serious concern. Grading deficiencies should be corrected and suitable drainage conditions added if needed to prevent further concerns. Maintaining a good ground cover also helps reduce the rate of runoff and erosion.

GARAGE

4.2 FLOOR SLAB

Fair

Floor is heavily cracked/settled ; recommend repair/replacement by a qualified contractor.



4.2 Picture 1

4.3 FOUNDATION

Fair

Typical step cracking noted in mortar joints where walls were visible. No shifting noted in visible areas, Monitor and correct as future conditions require.

4.5 WALLS / CEILINGS

Fair

Concrete ceiling noted (slab of the addition), missing materials noted at the front corner that were removed for the heating duct. Repair as desired.





4.5 Picture 1

4.7 VEHICLE DOOR(S)

Fair

Older door noted. Monitor and correct as future conditions warrant. Review supplemental information titled door hardware/mechanism.

ATTIC

5.2 VENTILATION PROVISIONS

Fair

Exhaust vent from bathrooms vent directly to attic area, not recommended practice. May lead to mold growth. Recommend venting directly to the exterior as required.



5.2 Picture 1

BATH 2

6.8.B VENTILATION

Fair

Bath fan vents directly into the attic. This is not a recommended practice. Recommend direct exterior discharge. Review supplemental information titled Ventilator Discharge, Moisture Mildew, and Mold and Microbial Elements in the kitchen section. Correct as needed.

KITCHEN

7.4 COOKING UNIT

Fair

Functional at time of inspection but beyond design life; anticipate replacement needs.

INTERIOR ELEMENTS

8.9 FIREPLACE(S)

Poor/Defective

Visual inspection of firebox and damper area only, a standard home inspection does not include drafting or NFPA inspections on any level. Review supplemental information titled fireplace/chimneys. Loose firebrick noted; recommend repair or re-pointing by a qualified contractor. Review supplemental information titled firebox in Fireplace section. Substantial creosote buildup noted. No evaluation of interior components possible. Have unit cleaned and serviced prior to use. Mortar gaps or hollow bricks noted, Recommend proper sealing of these areas by a qualified contractor. If the hollow bricks are present in the throat or smoke chamber, it is required that the area be parge coated smooth. It appears the smoke chamber has been made smaller by the addition of some stone and firebrick.



8.9 Picture 1



8.9 Picture 2



8.9 Picture 3

FOUNDATION / SUBSTRUCTURE

9.4 BASEMENT FLOOR (SLAB)

Fair

Typical cracking noted. Monitor and correct as desired. Older 9"x9" floor tiles noted, Due to age it may be an asbestos containing product, Review supplemental information titled ACM insulation.





9.4 Picture 1

9.5 STAIRS / RAILINGS

Fair

Improper proportions at risers//treads (7"high and 11" deep). Does not meet today's standards, possible trip hazard noted.Correct if desired.

FOUNDATION AREA WATER PENETRATION

10.0 EXTERIOR FEATURES

Fair

Review comments in exterior and site elements section of report.

10.1 INTERIOR CONDITIONS

Fair

Report comments are based on conditions observable at the time of inspection; it is not possible to accurately determine the extent of any past conditions or to predict future conditions or concerns. Water stains noted at basement; indicative of leakage from the exterior. Review comments in exterior and site grading sections of report and repair or replace elements as needed.



10.1 Picture 1

COOLING SYSTEM

12.0 COOLING SYSTEM

Fair

Unit rated for age, cooled house adequately. Monitor and correct as future conditions warrant.

12.4 DUCTWORK

Fair

Review comments in Heating section of this report.

HEATING SYSTEM

13.0 HEATING UNIT

Fair

The unit was checked visually and with a CO Sensor which did not indicate presence of CO at the warm air supply at the time of inspection. Excessive rusting noted, Recommend thorough cleaning and evaluation by a qualified contractor. Limited visibility due to rusting.

13.2 GAS / FUEL LINES AT UNIT

Poor/Defective

Leak detected at the control box ; Recommend repair by a qualified contractor.



13.2 Picture 1

13.7 DISTRIBUTION SYSTEM

Fair

Possible asbestos containing material noted at ductwork (seam tape), damage noted. Recommend proper precautions be taken by a qualified contractor and repair or remove as needed.

PLUMBING SYSTEM

14.0 WATER PIPING

Fair

Corrosion noted at joints and valves, Repair as needed Galvanic action noted at water line that is touching the return air ductwork (opposing metal) recommend repair or replacement of damaged pipes. Incoming line was possibly lead (limited visibility due to painting of line and walls, Monitor and correct as future conditions warrant. Many missing shut off valve handles, Replace as needed.





14.0 Picture 1

14.2 DRAIN / WASTE PIPING

Fair

Ratings based on age, Anticipate some repairs as part of standard routine maintenance.

14.4 EXTERIOR FAUCET(S)

Fair

Non-frostfree type noted. Be sure to drain in winter.

14.7 GAS PIPING

Poor/Defective

Leakage detected at fitting at the furnace; repair as required.



14.7 Picture 1

WATER HEATER

15.1 VENT CONNECTOR

Fair

No screws noted in vent pipe; recommend add 3 screws to each joint.

Each HouseMaster Office Is An Independently Owned and Operated Business.

Prepared Using HomeGauge <http://www.homegauge.com> SHGI (c) 2000-2004 : Licensed To Reusco, Inc. dba Housemaster



Home Inspections. Done Right.SM



Report ID: P 4725-J

INVOICE

Reusco, Inc. dba Housemaster
 9125 Marshall Road, Suite B-12
 Cranberry Twp, Pa 16066
 (724) 772-5593

Inspection Date: 9/23/2005
 Inspected By: S. Scott Brown ASHI#206773,
 NIBI#142901RT

Customer Info:	Inspection Property:
Sample	Sample

Price	Amount	Sub-Total

Tax \$0.00

Total Price \$00.00

Payment Method: Check

Payment Status: Paid At Time Of Inspection

Notes:

Each HouseMaster Office Is An Independently Owned and Operated Business.



Report ID: P 4725-J

Inspection Report Attachments

[Supplemental Information](#)

Each HouseMaster Office Is An Independently Owned and Operated Business.



Home Inspections. Done Right.SM



Report ID: P 4725-J

INSPECTION CERTIFICATION

The undersigned hereby certifies that this inspection was conducted pursuant to accepted and applicable home inspection industry standards. Furthermore, neither the undersigned nor the inspection company has any interest, present or contemplated, in this property and neither the retention of the inspection company nor compensation paid is contingent on report findings.

S. Scott Brown ASHI#206773, NIBI#142901RT , Inspector

Inspection Date: 9/23/2005

INSPECTION COMPANY

Reusco, Inc. dba Housemaster
9125 Marshall Road, Suite B-12
Cranberry Twp, Pa 16066
(724) 772-5593

PROPERTY INFORMATION

Sample
Sample
Sample
Pittsburgh, Pa

Each HouseMaster Office Is An Independently Owned and Operated Business.