

Landmark Home Inspections

Property Inspection Report



LANDMARK
HOME INSPECTIONS



(Property Address), CO

Inspection prepared for: (Client Name)

Date of Inspection: 3/21/2019

Age of Home: (Age Of Home) Size: (Listed Square Footage)

Inspector: Rob Ladd

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Report Summary

For your convenience, the following conventions have been used in this report.

Major Concern: *a system or component that is considered significantly deficient or unsafe.*

Safety Issue: *denotes a condition that is unsafe and in need of prompt attention.*

Repair: *denotes a system or component which is missing or which needs corrective action to assure proper and reliable function.*

Discretionary Improvement: *denotes improvements which are recommended but not required.*

Monitor: *denotes a system or component needing further investigation and/or monitoring in order to determine if repairs are necessary.*

Deferred Cost: *denotes items that have reached or are reaching their normal life expectancy or showed indications that they may require replacement within the next five (5) years.*

Please note that observations listed under "Discretionary Improvements" are not essential repairs, but represent logical long-term improvements.

Roofing		
Page 7	Gutters	<ul style="list-style-type: none"> • Repair: Observed multiple areas where the gutters above the back patio area were damaged and showed signs of previously leaking. Recommend repair by a qualified contractor. • Repair: The gutters require cleaning to avoid spilling roof runoff around the building - a potential source of water entry or water damage.
Exterior		
Page 8	Exterior Doors	<ul style="list-style-type: none"> • Repair: Noted minor damage to the main door to the garage. Repair as necessary.
Page 8	Porch	<ul style="list-style-type: none"> • Repair: Observed multiple areas of minor cracking and damage at the front porch and front entry walkway. Repair as necessary.
Page 8	Patio	<ul style="list-style-type: none"> • Monitor: Observed minor cracking and spalling at the back patio slab. Repair/replace as necessary.
Page 9	Siding/Trim	<ul style="list-style-type: none"> • Repair: Observed multiple areas of unprotected wood siding/trim. Unprotected wood should be painted to preserve the life of the construction. • Repair: Observed minor wood rot on the exterior of the home. Recommend repair by a qualified contractor.
Page 9	Garage	<ul style="list-style-type: none"> • Repair: Recommend adjusting gap in weatherstripping along the garage door to reduce the risk of potential pest and moisture intrusion.
Page 9	Window Wells	<ul style="list-style-type: none"> • Repair: Window well covers should be added to prevent debris collection and water entry into the home.
Page 10	Pests	<ul style="list-style-type: none"> • Repair: Birds nests should be removed from the home.
Electrical		

Page 11	Main Panel	<ul style="list-style-type: none"> • Safety Issue: The main electrical panel is a Stab-Lok manufactured by Federal Pacific. These boxes are no longer in production because of a high rate of defective breakers which lead to a higher risk of electrical fire. Recommend that a licensed electrician evaluate before closing. • Safety Issue: The main electric panel cover did not correctly latch/secure with a screw. Recommend that a licensed electrician evaluate for necessary repairs. • Repair: Observed wire crowding at the electric panel. Recommend repair by a licensed electrician.
Page 11	Subpanel	<ul style="list-style-type: none"> • Monitor: Observed a Dencor control panel and junction box. The junction box was tapped to the main terminals of the main distribution panel. Was unable to determine the function of this system. Recommend evaluation by a licensed electrician.
Page 12	Outlets	<ul style="list-style-type: none"> • Repair: The installation of ground fault circuit interrupter (GFCI) devices is recommended on exterior, garage, basement, bathroom, some kitchen outlets, and any outlet within 6' of water. Recommend that a licensed electrician evaluate for necessary repairs. • Monitor: No power was detected at the basement laundry dryer outlet. Recommend evaluation by a licensed electrician. • Repair: The installation of ground fault circuit interrupter (GFCI) devices should be installed at any outlet within 6' of a water fixture.
Page 12	Switches	<ul style="list-style-type: none"> • Repair: The switch designated for the garbage disposal functioned with a reverse function. The "On" function operates when the switch is pointed downward. Repair as necessary.
Page 13	Lights	<ul style="list-style-type: none"> • Safety Issue: Observed a missing light fixture cover at the time of inspection. Recommend installing cover.
Page 13	Smoke Detectors	<ul style="list-style-type: none"> • Repair: Recommend the installation of a smoke detector on the main level of the home. • Repair: Recommend replacement of detached battery for 2nd story smoke detector. • Repair: Recommend the installation of carbon monoxide alarms at all three levels of the home.

Heating

Page 14	Furnace	<ul style="list-style-type: none"> • Repair: Observed rusting within the furnace burner cabinet. Recommend that a licensed HVAC technician evaluate before closing. • Repair: The furnace filter was not securely installed at the time of inspection. The filter did not appear to have a designated slot and was placed loosely at the return duct entry. Recommend that a licensed HVAC technician evaluate for necessary repairs. • Repair: Orange flames were observed at the furnace burners. Narrow blue flames are typically associated with healthy furnace function. Recommend that licensed HVAC technician evaluate for necessary repairs before closing. • Monitor: The home's HVAC system drains condensation into an electronic pump. This pump will need to be operational to correctly drain the system of condensation. Monitor this pump for correct function and repair if necessary.
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Cooling/Heat Pumps

Page 16	Central Air Conditioning	<ul style="list-style-type: none"> • Repair: The condenser fins were dirty at the time of inspection. Recommend repair by a licensed HVAC technician. • Monitor: No service records were observed for the air conditioning unit. Recommend full service and evaluation by a licensed HVAC technician before closing, if not done so in the last 12 months.
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Insulation/Ventilation

Page 17	Attic	<ul style="list-style-type: none"> • Discretionary Improvement: Insulation improvements may be cost effective, depending on the anticipated term of ownership. Recommend 4-7" of insulation at next remodel to achieve R-30 levels.
Page 17	Kitchen Exhaust Fan	<ul style="list-style-type: none"> • Repair: Was unable to locate an exhaust point for the microwave exhaust fan. This fan should vent to the exterior of the home. Recommend that a qualified contractor evaluate for necessary repairs. before use.

Plumbing

Page 18	Water Heater	<ul style="list-style-type: none"> • Deferred Cost: As is not uncommon for homes of this age and location, the water heater is old. Most water heaters have an expected lifetime of between 8-12 years. This water heater has reached its expected useful lifetime. It may require a slightly higher level of maintenance, and may be more prone to major component breakdown. Predicting the frequency or time frame for repairs on any mechanical device is virtually impossible.
Page 18	Showers/Tubs	<ul style="list-style-type: none"> • Repair: Recommend sealing all gaps along the shower stalls to reduce the risk of potential moisture intrusion.
Page 19	Sinks	<ul style="list-style-type: none"> • Repair: The kitchen sink sprayer appeared to have a defective diverter valve, as it fails to correctly divert all water from the faucet to the sprayer. Repair as necessary. • Repair: Observed a slow drain at the basement laundry sink. Recommend repair by a licensed plumber.
Page 19	Toilets	<ul style="list-style-type: none"> • Repair: Toilet seat in 2nd floor bathroom is damaged at th time of inspection. Recommend replacement.
Page 19	Miscellaneous Repairs	<ul style="list-style-type: none"> • Monitor: The dishwasher drained into a flexible drain line which fed to a small copper pipe attached to a plastic drain pipe. The dishwasher drained correctly at the time of inspection and no evidence of previous leaking was observed. Monitor for correct function and repair as necessary.

Interior

Page 21	Floor	<ul style="list-style-type: none"> • Repair: Observed multiple areas of damaged/stained flooring within home. Recommend that damage flooring be repaired/replaced.
Page 21	Ceiling Finishes	<ul style="list-style-type: none"> • Monitor: Observed multiple moisture stains within the home. Was unable to determine the source of these stains. These areas were dry at the time of inspection. Confer with owner about source of these stains. Monitor and repair as necessary.

Page 22	Windows	<ul style="list-style-type: none"> • Repair: Noted torn screen(s) in the home at the time of inspection. Recommend repair/replace as needed time of closing. • Repair: Observed a window within the master bedroom that had an apparent broken seal, allowing the insulating gas to escape. It is possible that other windows may have lost their seal but did not have visual symptoms at the time of inspection. Recommend repair/replacement of defective glass, and having a window specialist evaluate all windows in home for similar defects.
Page 22	Doors	<ul style="list-style-type: none"> • Repair: All door should have stops to prevent damage to wall or other interior house components. Repair as necessary. • Repair: Observed multiple damaged door knobs at the time of inspection. Repair as necessary.
Page 22	Stairs	<ul style="list-style-type: none"> • Safety Issue: Handrail balusters should be spaced no more than 4" apart. Recommend repair.
Page 23	Attic Hatch	<ul style="list-style-type: none"> • Repair: The attic hatch was broken at the time of inspection. Repair as necessary.
Fireplaces/Wood Stoves		
Page 25	Fireplace(s)	<ul style="list-style-type: none"> • Repair: The fireplace was not operational at the time of inspection. It appeared that the pilot had not been lit. The fireplace should be tested for correct operation before closing. • Repair: The fireplace chimney appeared to be missing it's damper. Recommend repair by a licensed chimney technician.

Legacy Home Inspections

The Scope of the Inspection

All components designated for inspection in the InterNACHI® Standards of Practice are inspected, except as may be noted in the "Limitations of Inspection" sections within this report.

It is the goal of the inspection to put a home buyer in a better position to make a buying decision. Not all improvements will be identified during the inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind. Not all defects will be pictured within this report, the photos serve as a supplement to help identify the defects described herein.

Please refer to the pre-inspection contract for a full explanation of the scope of the inspection.

Structure

Description of Structure

- Foundation: Poured Concrete | Basement Configuration | Slab on Grade
- Columns: Steel
- Floor Structure: Wood Joist
- Wall Structure: Wood Frame
- Ceiling Structure: Joist
- Roof Structure: Rafters | Truss | Plywood Sheathing

General Comments

A majority of the interior foundation walls were obscured by fixed walls/ceilings/insulation and were not visually accessible. In the absence of plywood sheathing to safely walk on, the attic was inspected from the access hatch and some areas were not visibly accessible. No major defects were observed in the accessible structural components of the house. No repair to structural components were necessary at the time of inspection.

Limitations of Structure Inspection

As we have discussed and described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- * Structural components concealed behind finished surfaces could not be inspected.
- * Only a representative sampling of visible structural components were inspected.
- * Furniture and/or storage restricted access to some structural components.
- * Engineering or architectural services such as calculation of structural capacities, adequacy, or integrity are not part of a home inspection.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Roofing

Description of Roofing

- Roof Covering: Asphalt Shingle
- Roof Flashing: Metal | Aluminum
- Chimney(s): Metal
- Roof Drainage System: Aluminum - Downspouts discharge above grade
- Method of Inspection: Walked on roof | Observed from ladder at eave | Viewed with binoculars

Positive Attributes

The roof coverings appeared to be in generally good condition. The roof should have several years of remaining life.

General Comments

Some repairs are needed. See recommendations below.

Gutters

- Repair: Observed multiple areas where the gutters above the back patio area were damaged and showed signs of previously leaking. Recommend repair by a qualified contractor.
- Repair: The gutters require cleaning to avoid spilling roof runoff around the building - a potential source of water entry or water damage.



Evidence of previous leaking



Gutters require cleaning



Evidence of previous leaking

Limitations of Roofing Inspection

As we have discussed and described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- * Not all of the underside of the roof sheathing is inspected for evidence of leaks.
- * Evidence of prior leaks may be disguised by interior finishes.
- * Estimates of remaining roof life are approximations only and do not preclude the possibility of leakage. Leakage can develop at any time and may depend on rain intensity, wind direction, ice build up, and other factors.
- * Antennae, chimney/flue interiors which are not readily accessible are not inspected and could require repair.
- * Roof inspection may be limited by access, condition, weather, or other safety concerns.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Exterior

Description of Exterior

- Wall Covering: Brick | Wood
- Eaves, Soffits, And Fascias: Wood
- Exterior Doors: Wood | Metal
- Window/Door Frames and Trim: Metal-Covered | Vinyl-Covered | Wood
- Porches, Decks, Steps, Railings: Concrete | Wood
- Overhead Garage Door(s): Steel | Automatic Opener Installed
- Surface Drainage: Level Grade | Graded Away From House
- Fencing: Wood
- Overhead Garage Door(s): Steel | Automatic Opener Installed

General Comments

Some repairs are needed. See recommendations below.

Exterior Doors

- Repair: Noted minor damage to the main door to the garage. Repair as necessary.



Porch

- Repair: Observed multiple areas of minor cracking and damage at the front porch and front entry walkway. Repair as necessary.



Curing fissure along front porch

Patio

- Monitor: Observed minor cracking and spalling at the back patio slab. Repair/replace as necessary.



Settlement cracks

Siding/Trim

- Repair: Observed multiple areas of unprotected wood siding/trim. Unprotected wood should be painted to preserve the life of the construction.
- Repair: Observed minor wood rot on the exterior of the home. Recommend repair by a qualified contractor.



Peeling paint along rear deck support



Minor wood rot along garage siding

Garage

- Repair: Recommend adjusting gap in weatherstripping along the garage door to reduce the risk of potential pest and moisture intrusion.



Gap beneath garage door weatherstripping

Window Wells

- Repair: Window well covers should be added to prevent debris collection and water entry into the home.



Missing window well covers



Missing window well cover

Pests

- Repair: Birds nests should be removed from the home.



Limitations of Exterior Inspection

As we have discussed and described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- * A representative sample of exterior components was inspected rather than every occurrence of components.
- * The inspection does not include an assessment of geological, geotechnical, or hydrological conditions, or environmental hazards.
- * Screening, shutters, awnings, or similar seasonal accessories, fences, recreational facilities, outbuildings, seawalls, break-walls, docks, erosion control and earth stabilization measures are not inspected unless specifically agreed upon and documented in this report.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Electrical

Description of Electrical

- Size of Electrical Service: 120/240 Volt Main Service - Service Size: 200 Amps
- Service Drop: Underground
- Service Entrance Conductors: Aluminum
- Service Equipment & Main Disconnects: Main Service Rating 200 Amps | Breakers
- Service Grounding: Copper
- Service Panel & Overcurrent Protection: Panel Rating: 200 Amps
- Distribution Wiring: Copper
- Wiring Method: Non-Metallic Cable "Romex"
- Switches and Receptacles: Grounded
- Ground Fault Circuit Interrupters: None Found
- Smoke Detectors: Present

Positive Attributes

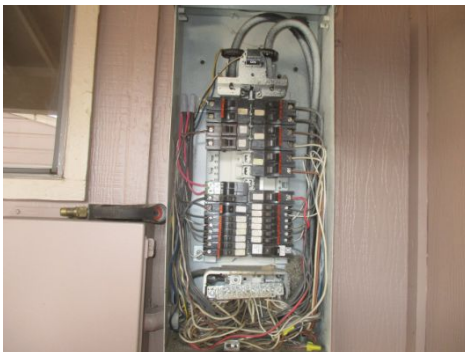
Uniform temperature was observed at the panel when viewed with a thermal imaging camera.

General Comments

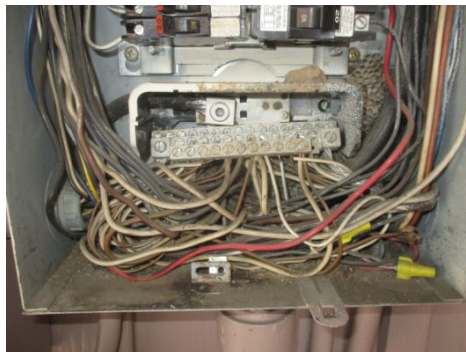
Some safety issues were observed. A licensed electrician should be evaluate for some of the repairs recommended below.

Main Panel

- Safety Issue: The main electrical panel is a Stab-Lok manufactured by Federal Pacific. These boxes are no longer in production because of a high rate of defective breakers which lead to a higher risk of electrical fire. Recommend that a licensed electrician evaluate before closing.
- Safety Issue: The main electric panel cover did not correctly latch/secure with a screw. Recommend that a licensed electrician evaluate for necessary repairs.
- Repair: Observed wire crowding at the electric panel. Recommend repair by a licensed electrician.



Stab-Lok panel



Wire crowding



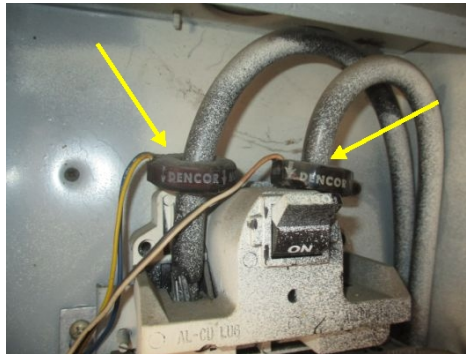
Panel cover screw could not be secured

Subpanel

- Monitor: Observed a Dencor control panel and junction box. The junction box was tapped to the main terminals of the main distribution panel. Was unable to determine the function of this system. Recommend evaluation by a licensed electrician.



Control panel in living room



Junction box tapped into main terminals



Dencor junction box

Outlets

- Repair: The installation of ground fault circuit interrupter (**GFCI**) devices is recommended on exterior, garage, basement, bathroom, some kitchen outlets, and any outlet within 6' of water. Recommend that a licensed electrician evaluate for necessary repairs.
- Monitor: No power was detected at the basement laundry dryer outlet. Recommend evaluation by a licensed electrician.
- Repair: The installation of ground fault circuit interrupter (GFCI) devices should be installed at any outlet within 6' of a water fixture.



GFCI protection needed in kitchen



GFCI protection needed in kitchen



No power detected at basement laundry outlet



No GFCI outlets located in bathrooms or garage

Switches

- Repair: The switch designated for the garbage disposal functioned with a reverse function. The "On" function operates when the switch is pointed downward. Repair as necessary.



Reverse function at this kitchen sink switch

Lights

- Safety Issue: Observed a missing light fixture cover at the time of inspection. Recommend installing cover.



Missing light fixture in basement

Smoke Detectors

- Repair: Recommend the installation of a smoke detector on the main level of the home.
- Repair: Recommend replacement of detached battery for 2nd story smoke detector.
- Repair: Recommend the installation of carbon monoxide alarms at all three levels of the home.

Limitations of Electrical Inspection

As we have discussed and described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- * Electrical components concealed behind finished surfaces are not inspected.
- * Only a representative sampling of outlets and light fixtures were tested.
- * Furniture and/or storage may prevent access to some electrical components which may not be inspected.
- * The inspection does not include remote control devices, alarm systems and components, low voltage wiring systems and components, ancillary wiring systems and other components which are not part of the primary electrical power distribution system.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Heating

Description of Heating

- Energy Source: Gas
- Heating System Type: Forced Air Furnace | Goodman | MFG. 2008 | BTU Input 69,000 | BTU Output 63,900
- Vents, Flues, Chimneys: Metal-Multi Wall | Metal-Single Wall | **PVC**
- Heat Distribution Method: Ductwork

General Comments

Some visual defects were observed. The heating system should be evaluated by a licensed HVAC technician.



Filter size at time of inspection was 16x25x1

Furnace

- Repair: Observed rusting within the furnace burner cabinet. Recommend that a licensed HVAC technician evaluate before closing.
- Repair: The furnace filter was not securely installed at the time of inspection. The filter did not appear to have a designated slot and was placed loosely at the return duct entry. Recommend that a licensed HVAC technician evaluate for necessary repairs.
- Repair: Orange flames were observed at the furnace burners. Narrow blue flames are typically associated with healthy furnace function. Recommend that licensed HVAC technician evaluate for necessary repairs before closing.
- Monitor: The home's HVAC system drains condensation into an electronic pump. This pump will need to be operational to correctly drain the system of condensation. Monitor this pump for correct function and repair if necessary.



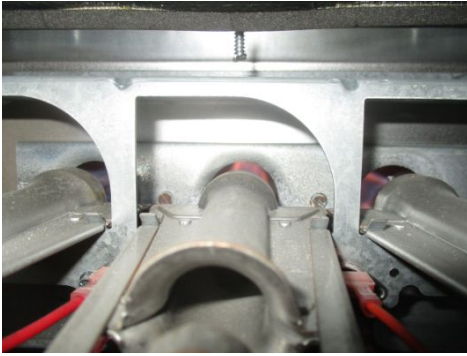
Rusting



Rusting



Filter loosely installed



Orange burner flame color



This is the condensate pump

Limitations of Heating Inspection

As we have discussed and described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- * The adequacy of heat supply or distribution balance is not inspected.
- * The interior of flues or chimneys which are not readily accessible are not inspected.
- * The furnace heat exchanger, humidifier, and electronic air filters are not inspected.
- * Solar space heating equipment/systems are not inspected.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Cooling/Heat Pumps

Description of Cooling/Heat Pumps

- Energy Source: Electricity | 240 Volt Power Supply
- Central System Type: Air Cooled Central Air Conditioning | Rheem 2.5-Ton Condenser MFG. 2005 - Goodman 2.5-Ton Evaporator Coil MFG. 2008

General Comments

Due to temperature constraints, was not able to fully inspect the cooling system. When outside temperature is below 65 degrees, substantial damage can be done to refrigerant lines. The air conditioning system showed no visual evidence of major defects but may be due for regular maintenance. See recommendations below.

Central Air Conditioning

- Repair: The condenser fins were dirty at the time of inspection. Recommend repair by a licensed HVAC technician.
- Monitor: No service records were observed for the air conditioning unit. Recommend full service and evaluation by a licensed HVAC technician before closing, if not done so in the last 12 months.



Dirty condenser fins

Limitations of Cooling/Heat Pumps Inspection

As we have discussed and described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- * Windows mounted air conditioning units are not inspected.
- * The cooling supply adequacy or distribution balance are not inspected.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Insulation/Ventilation

Description of Insulation/Ventilation

- Attic Insulation: R20 Fiberglass in Main Attic
- Exterior Wall Insulation: R12 Fiberglass in Original Walls | Not Visible
- Roof Ventilation: Soffit Vents | Turtle Vents
- Exhaust Fan/Vent Locations: Bathroom(s) | Kitchen | Dryer

General Comments

Limited visual access within the attic from the attic hatch. As is typical of homes of this age and construction, insulation levels are relatively modest. Upgrading insulation levels in a home is an improvement rather than a necessary repair. Some minor repairs are needed. See recommendations below.

Attic

- Discretionary Improvement: Insulation improvements may be cost effective, depending on the anticipated term of ownership. Recommend 4-7" of insulation at next remodel to achieve R-30 levels.

Kitchen Exhaust Fan

- Repair: Was unable to locate an exhaust point for the microwave exhaust fan. This fan should vent to the exterior of the home. Recommend that a qualified contractor evaluate for necessary repairs. before use.



Limitations of Insulation/Ventilation Inspection

As we have discussed and described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- * Insulation/ventilation type and levels in concealed areas are not inspected. Insulation and vapor barriers are not disturbed and no destructive tests (such as cutting openings in walls to look for insulation) are performed.
- * Potentially hazardous materials such as Asbestos and Urea Formaldehyde Foam Insulation (UFFI) cannot be positively identified without a detailed inspection and laboratory analysis.
- * An analysis of indoor air quality is not part of our inspection unless explicitly contracted for and discussed in this or a separate report.
- * Any estimates of insulation R-values or depths are rough average values.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Plumbing

Description of Plumbing

- Water Supply Source: Public Water Supply
- Service Pipe to House: Copper
- Main Water Valve Location: Front Wall of Basement
- Interior Supply Piping: Copper
- Water System: Public Sewer System
- Drain, Waste, & Vent Piping: Plastic
- Water Heater: Electric | Approximate Capacity (in gallons): 40 | Manufacturer: American | MFG. 2008

Positive Attributes

The plumbing system is in generally good condition. The piping system within the home, for both supply and waste, is a good quality system. Only a slight drop in flow was experienced when two fixtures were operated simultaneously.

General Comments

Water pressure measured at approximately 80 PSI. No gas leaks were detected during inspection. The water heater has reached its expected useful lifetime. A licensed plumber should evaluate for some of the recommendations below.



This is the all water shutoff



All water shutoff located at front basement wall in laundry room

Water Heater

• Deferred Cost: As is not uncommon for homes of this age and location, the water heater is old. Most water heaters have an expected lifetime of between 8-12 years. This water heater has reached its expected useful lifetime. It may require a slightly higher level of maintenance, and may be more prone to major component breakdown. Predicting the frequency or time frame for repairs on any mechanical device is virtually impossible.

Showers/Tubs

• Repair: Recommend sealing all gaps along the shower stalls to reduce the risk of potential moisture intrusion.



Seal gaps along the master shower

Sinks

- Repair: The kitchen sink sprayer appeared to have a defective diverter valve, as it fails to correctly divert all water from the faucet to the sprayer. Repair as necessary.
- Repair: Observed a slow drain at the basement laundry sink. Recommend repair by a licensed plumber.



Defective diverter valve



Slow drain at basement laundry sink

Toilets

- Repair: Toilet seat in 2nd floor bathroom is damaged at th time of inspection. Recommend replacement.



Damaged toilet lid bracket in 2nd floor bathroom

Miscellaneous Repairs

- Monitor: The dishwasher drained into a flexible drain line which fed to a small copper pipe attached to a plastic drain pipe. The dishwasher drained correctly at the time of inspection and no evidence of previous leaking was observed. Monitor for correct function and repair as necessary.



Limitations of Plumbing Inspections

As we have discussed and described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- * Portions of the plumbing system concealed by finishes and/or storage (below sinks, etc.), below structure, or beneath the ground surface are not inspected.
- * Water quantity and water quality are not tested unless explicitly contracted for and discussed in this or a separate report.
- * Clothes washing machine connected are not inspected.
- * Interiors of flues or chimneys which are not readily accessible are not inspected.
- * Water conditioning systems, solar water heaters, fire and lawn sprinkler systems, and private waste disposal systems are not inspected unless explicitly contracted for and discussed in this or a separate report.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Interior

Description of Interior

- Walls and Ceilings: Drywall
- Floor Surfaces: Carpet | Tile | Wood | Concrete
- Window Type: Double/Single Hung | Fixed Pane | Single Glazed | Double Glazed
- Doors: Wood

Positive Attributes

On the whole, the interior finishes of the home were in good condition. Typical flaws were observed in some areas.

General Comments

Some repairs are needed. See recommendations below.

Floor

- Repair: Observed multiple areas of damaged/stained flooring within home. Recommend that damage flooring be repaired/replaced.



Multiple stains throughout carpeting



Cracked tiles along the 1st floor half bathroom

Ceiling Finishes

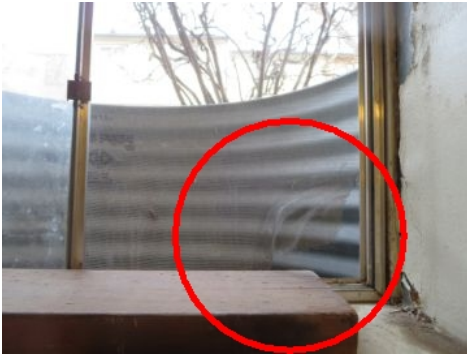
- Monitor: Observed multiple moisture stains within the home. Was unable to determine the source of these stains. These areas were dry at the time of inspection. Confer with owner about source of these stains. Monitor and repair as necessary.



Apparent moisture staining above the living room

Windows

- Repair: Noted torn screen(s) in the home at the time of inspection. Recommend repair/replace as needed time of closing.
- Repair: Observed a window within the master bedroom that had an apparent broken seal, allowing the insulating gas to escape. It is possible that other windows may have lost their seal but did not have visual symptoms at the time of inspection. Recommend repair/replacement of defective glass, and having a window specialist evaluate all windows in home for similar defects.



Torn screen in basement window



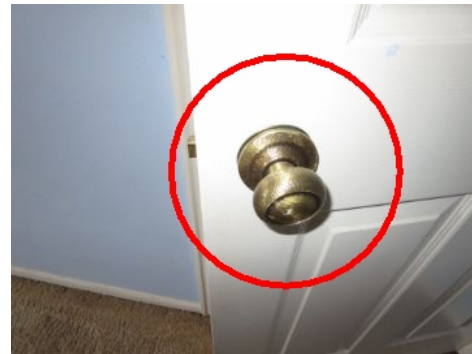
Broken seal in master bedroom window

Doors

- Repair: All door should have stops to prevent damage to wall or other interior house components. Repair as necessary.
- Repair: Observed multiple damaged door knobs at the time of inspection. Repair as necessary.



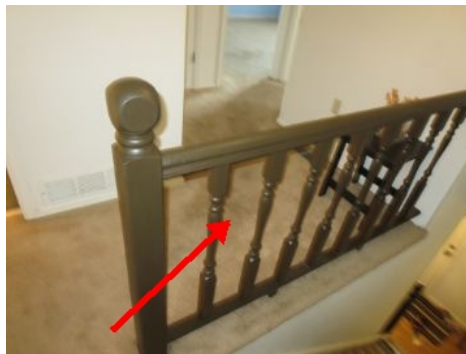
Missing door stoppers throughout home



Multiple loose/damaged door knobs observed

Stairs

- Safety Issue: Handrail balusters should be spaced no more than 4" apart. Recommend repair.



Improperly spaced balusters on 2nd floor

Attic Hatch

- Repair: The attic hatch was broken at the time of inspection. Repair as necessary.



Damaged scuttle hatch

Limitations of Interior Inspection

As we have discussed and described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- * Furniture, storage, appliances and/or wall hanging are not moved to permit inspection and may block defects.
- * Carpeting, window treatments, central vacuum systems, household appliances, recreational facilities, paint, wallpaper, and other finish treatments are not inspected.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Appliances

Description of Appliances

- Appliances Tested: Electric Oven | Electric Cooktop | Microwave Oven | Dishwasher | Waste Disposer | Refrigerator
- Laundry Facility: 250 Volt Circuit for Dryer | Dryer Vented to Building Exterior | 120 Volt Circuit for Washer | Hot and Cold Water Supply for Washer
- Other Components Tested: Door Bell
- Other Components Tested: Door Bell

General Comments

All appliances that were tested responded satisfactorily. No visual defects were observed. No repairs needed at time of inspection.

Washer/Dryer

- Reminder: The laundry facility was equipped with a 3-pronged, 250-volt dryer outlet at the time of inspection.



Limitations of Appliances Inspection

As we have discussed and described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- * Thermostats, timers and other specialized features and controls are not tested.
- * The temperature calibration, functionality of timers, effectiveness, efficiency and overall performances of appliances is outside the scope of this inspection.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Fireplaces/Wood Stoves

Description of Fireplaces/Wood Stoves

- Fireplaces: Masonry Firebox
- Vents, Flues, Chimneys: Metal Flue-Insulated Multi-Wall

General Comments

For insurance reasons gas fireplaces are not operated at the time of inspection. Some minor repairs as needed. See recommendations below.

Fireplace(s)

- Repair: The fireplace was not operational at the time of inspection. It appeared that the pilot had not been lit. The fireplace should be tested for correct operation before closing.
- Repair: The fireplace chimney appeared to be missing it's damper. Recommend repair by a licensed chimney technician.



Missing damper in fireplace

Limitations of Fireplaces/Wood Stoves Inspection

As we have discussed and described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- * The interior of flues or chimneys are not inspected.
- * Firescreens, fireplace doors, appliance gasket and seals, automatic fuel feed devices, mantles and fireplace surrounds, combustion make-up air devices, and heat distribution assists (gravity or fan assisted) are not inspected.
- * The inspection does not involve igniting or extinguishing fires nor the determination of draft.
- * Fireplace inserts, stoves, or firebox contents are not moved.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Glossary

Term	Definition
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.