

Your Inspection Report



123 AnyTown St
New York NY 12345

Prepared for: *Mr. Smith*

Prepared by: *Home Inspection Services, LTD*
32 Long Meadow Dr
New City, 10956
Your Home, Your Dream,
We Make It Come True

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Definitions

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

Acceptable	Functional with no obvious signs of defect.
Not Present	Item not present or not found.
Not Inspected.	Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.
Marginal	Item is not fully functional and requires repair or servicing.
Defective	Item needs immediate repair or replacement. It is unable to perform its intended function.
Maintenance	A item that requires normal seasonal repair or monitoring. Item or repair that [if [desired] be attempted by owner. Item that should be monitored and may require consulting with a professional.
Suggested Items	An Item that is recommended to be performed that will improve the existing item or location.
Major Concern	A major concern is a item that should be evaluated or repaired at this time, but may not be completely defective.
Safety	the condition of being safe from undergoing or causing hurt, injury, or loss, a device (as on a or a machine) designed to prevent inadvertent or hazardous operation.
Not Operated	Item that was not attached, shut off or could not be operated due to time of year or temperature. This items should be operated [if possible] by the client during the final walk through or sale.

Thank You

- Thank you so much for the opportunity to serve you and your family by performing an inspection on your new property. We appreciate the confidence you placed in us by allowing us to serve you in this way.**

Sincerely.

**Abe Kurek ,
Inspector NY Lic. # 16000032112
NJ# 24gi00143700
CT# HOI. 917**

Color Code

Your report which is one of the most detailed in the market can be a little confusing most are 60 plus pages. In order to make this easier to understand we color code each deficiency. We also identify each room. Rooms are identified by name or direction. Homes are orientated front to back and left to right. We find direction works best.

Deficiency Color Code

Black: [General description of the room]: What we see or can't see.

Brown: [Maintenance] Normal maintaining of the items around the home. Example-Trimming bushes or replaced filters to name a few.

Green: [Suggestion Only]: Improvements that will make your home better but is not required to be done.

Blue: [Marginal] Repair although minor. Example; Window not operating properly.

Magenta: [Safety] Repairs need to prevent harm or injury. Example; Missing railing.

Red: [Major Concern]: Item that require immediate attention.

Red: [Defective]: Item that has failed its function. No longer working and needs replacement.

Please note: We try to make the report as clear as possible but if there is anything you don't understand you must call. Don't guess what we're saying.

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Mr. Smith
123 USA St.
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General Information

Property Information

Property Address: 123 USA St.
City: ANYTOWN NY 12345 Zip
Agents Name: Ms. Johns
Referral Source: Agent

Client Information

Client Name: Mr. Smith
Client Address: 123 USA St.
City: ANYTOWN NJ 12345 Zip
Phone: 123-456-4568 Home
E-Mail: N/A

Inspection Company

Inspector Name Abe Kurek
Company Name Home Inspection Services, LTD
Inspection Company Address: 32 Long Meadow Dr
Inspection Company City: New City NY 10956
Inspection Company Phone: 845-821-4063
Inspection Company E-Mail: abek43@hotmail.com
File Number: 6967

Conditions

Others Present: Buyer's Agent and Buyer Property: Vacant
Inspection Date: 8/10/2021
Start Time: 12:30 PM End Time: 3 PM
Electric On: Yes
Gas/Oil On: Yes
Water On: Yes
Temperature: 75 degrees
Weather: Clear, Recent Rain Soil Conditions: Damp
Space Below Grade: Basement
Building Type: Single family Garage: Attached
Age: 1965
Square Feet: 1750
Sewage Disposal: City How Verified Multiple Listing Service
Water Source: City How Verified Multiple Listing Service
Additions/Modifications: None
General Impression: Home appears in standard condition. Make sure all certificates of occupancy are current. This will make sure any alterations are up to present building standards. Consult with your attorney.

Note: This report should not be confused with your wood destroying insect [WDI] inspection report. Please see separated attachment Form NPMA-33 which is your termite inspection report [If contracted for] A separate fee will apply . Please read all comments and disclaimers on both sides of the NPMA-33 form.

General Information (Continued)

General Impression: (continued)

This is a general comment only. Due to certain situations this may not apply to all homes:

Home inspection services does not perform a WDI (Wood Destroying Insect) inspection unless separately contract for. (A separate fee applies,) Inspection is on all VISIBLE surfaces of the foundation and substructure. However due to finished surfaces and certain areas that may not be accessible we recommend (if desired) an outside pest control company perform a termite inspection using a specially trained dog. This will insure that no termites are present even in areas that cannot be viewed. An additional fee from such companies may be incurred Ask your inspector for a referral.

(NOTE: This is strictly a visual inspection only. Dismantling or damaging of surfaces are not performed, We take no responsibility for areas covered, hidden, or inaccessible.)

Note: If evidence] of wood destroying insects are found, that we recommend you should request information if any hidden damage was also repaired by the home owner. This does not usually get done during the treatment process. Hidden damage may not be visible during the inspection and Home Inspection Services takes no responsibility for issues that are hidden, covered by storage or concealed by cosmetic means.

Inspectors Present: Abe Kurek, Nick Kurek

Abe Kurek: Inspector License Number: N.Y. 16000032112, N.J. 24GI00143700, Ct. HOI.0000917
Termite License Number: T3871609
Mold Assessor License Number: 00528

Nick Kurek: Inspector License Number: 16000071737
Mold Assessor License Number: MA01082

Please read- This inspection report is written to be easy for you to read. The deficiencies are not blended in with the descriptions, and there are photographs. If you are happy with our inspection and report, please feel free to give our name to your clients, friends or family. Since we do no advertising, the only way we get inspections is through our clients kind referrals. Have a wonderful day!

Descriptive locations: All locations in this report are described as if you were standing at the front door looking at the dwelling (a corner bedroom located on your right side would be called the right side corner bedroom):

NOTE: Any recommendations made for further evaluation and/or repair of a system or component should be presented to the seller/owner PRIOR to closing. Failure to do so will result in cost to you after you take possession of the property. Since Home Inspection Services and its inspectors will have no control over such evaluation or repair, we disclaim any and all responsibility or liability for such actions.

Main Disclaimer

Important consumer information

Read this entire section, as it is part of the report. It contains important consumer information regarding the scope and limitations of this inspection.

Attention Home Buyer:

Home Inspection Services is not responsible to repair any damage or conditions disclosed by this inspection. This includes, without limitation, any wood destroying insects infestation and/or damage, the building(s) foundation, electrical, plumbing, heating and air condition systems, appliances and the surrounding property which exists in areas which were not accessible for visual inspection and/or could not be tested as of the date of this inspection.

This inspection firm cannot guarantee that any conditions disclosed by this visual inspection of the premises and noted in this report, represents all of the conditions which may exist as of the date of inspection. You can be assured that your inspector did as best and diligent a job that was humanly possible. There are hundreds of components in a home or building and it is not possible to have seen or found every condition or item. We are certain that some things have escaped the inspector's attention. There are many inaccessible or hidden components in your house or building. There are numerous variables that will affect the house over time. The home exists in a constantly changing environment. We can not assure you that problems will not occur even minutes after inspection is over.

This report is not a guarantee or warranty as to the absence of problems or troublesome conditions nor is it a report as to structural integrity of the inspected structure(s) or the presents or condition of private or public waste disposal systems, septic systems under ground or under mounds or earth.

About the Inspection

The inspection was performed in the readily accessible areas of the inspected structure(s). Areas that were considered dangerous or unsafe by the inspector were not inspected. These locations and reason for not entering them are stated in this report. Dangerous or unsafe conditions would include but not be limited to areas with broken glass and debris, excessive amounts of animal feces, a deep crawl space, steep hill side, a noticeable odor of chemicals, etc. All structures which were inspected are specifically noted.

About the Inspector

The inspector is trained and experienced member or candidate of the American Society of Home Inspectors (ASHI). This assures you that the inspector is a qualified professional who performed the inspection in accordance to ASHI standards and has agreed to abide by ASHI's code of ethics. ASHI is a national organization based in Chicago. To become a member an inspector is required to demonstrate a level of experience and expertise. To be accepted as a member a candidate must pass two difficult exams and conduct 250 paid inspections that meet ASHI standards.

Scope of the Inspection

This inspection is a service that will identify the condition of the home at the time of this inspection. It is a general visual inspection and no invasive procedures will be undertaken. The depth to which the house is evaluated is limited by time constraints, generally 2-3 hours. Understand that the only purpose of the inspection is to add to your understanding of the home and the condition it is in. The intended use of this information is for it to be used by you to help in your buying decision. It is not intended to eliminate or even accurately quantify your risks. It is not intended to convey or imply any assurance of the future. It is not intended to make any recommendations to buy or not to buy the inspected property. That is a personal decision that is based on emotions as well as facts.

Any recommendations made for further evaluation or repair of a system or component should be done PRIOR to closing. Since Home Inspection Services will have no control over such evaluation or repair, we disclaim and all liability for such actions.

Main Disclaimer (Continued)

What the Inspection Covered and Validation

This report is indicative of the conditions of the subject structure on the date of the inspection only and is not to be construed an expressed or implied warranty or guarantee against latent, concealed or future defects, wood destroying insect infestation or re-infestations. Neither the inspector nor the company for which the inspector is acting have had, presently have, or contemplate having any ownership in this property.

This report shall be considered invalid for purposes of securing a mortgage and/or settlement of property transfer if not used within ninety (90) days from the inspection date.

Common Obstructions and/or Inaccessible Areas

The inspection did not include areas that required the breaking into or apart, dismantling, and removal of any objects this includes, but is not limited to, such items as access doors, moldings, floor coverings, wall coverings, siding, ceilings, insulation, wood floors, furniture, appliances, and/or personal possessions. Also excluded from this inspection are areas which were obstructed and/or inaccessible for physical access. All inaccessible areas are mentioned in the body of the report along with an explanation if required for clarity.

If any area which has been reported as inaccessible is made accessible, the inspection company may be contacted for another inspection. An additional fee will apply.

Important Note for Buyers of Condominiums

It is important that you ask other owners in this complex about any complaints they may have. It is also important to ask the Owners Steering Committee Chairperson for minutes of the last several meetings, are any assessments being contemplated or approved of that will increase maintenance costs.

Limitations:

All comments about the unit are of the interior living area only. As the exterior is usually a common area it is not commented on in the report. Examples are exterior walls, Roof, Decks (unless part of the unit), Hallways, Common plumbing, Heating, and Electrical areas [unless owned by the client]. Other areas may also apply. Any questions concerning the exterior should be brought to the attention of the building management.

NOTE: Photos are for reference use only and may not show all defects. We recommend reading the full report before making any decisions.

NOTE: All permanently devices are operated at the time of the inspection. Please be aware as with any mechanical device this is a snap shot in time only and Home Inspection Services is not responsible for the condition of the devices present after leaving the home. Failure can occur at any time and for piece of mind we recommend that you consider getting a whole house warranty that will cover all major appliances. [Discuss this with your agent.]

OTHER IMPORTANT INFORMATION:

1) This inspection reports on the conditions of components or systems, as they exist at the time of the inspection. Since conditions may very well change before you close on the dwelling, it is recommended that a through and complete inspection of the dwelling be performed during the walk through prior to closing. This will help discover any changes that may have occurred since the inspection. If you do not feel capable of performing an inspection, it is recommended that you hire a licensed home inspector.

2) This inspection does not include inspecting for hidden damage. One example of this would be damaged structural members that are hidden from view by floor coverings, wall coverings, or ceiling materials such as sheet rock, wood flooring, ceramic tile, etc. If finding this type of hidden damage is a concern of yours, it is recommended you discuss with your attorney the different types of inspections that are available to find hidden damage. Since this inspection only reports on what is visible, if a component is listed as satisfactory, it means

Main Disclaimer (Continued)

only the visible portion of that component is satisfactory and has nothing to do with the portions that are not visible. An example of this would be if the DWV pipe was listed as satisfactory, only the visible sections are satisfactory and there may be deficiencies with the underground sections, the sections that are located behind the walls, or the inside of the pipe.

3) Since this is not a building code inspection, it is recommended that you check with the town to make sure all additions/improvements especially finished basements, decks, and bathrooms have the proper permits and that they were signed off on.

4) This inspection does not include making sure the appliances are designed for the use they are being used for or that they are installed to the manufacturers specifications. An example of this is an oven made for commercial use being used in a residential home or a gas appliance that is not vented properly. Another example is a furnace/boiler that is not installed to manufacturers specifications. If this is a concern of yours, contact a specialist.

5) When performing the walk through inspection, make sure to look at every ceiling in the dwelling to check for water stains or fresh paint. This is usually your last chance to check for defects so check everything possible. Remember, this inspection is only for the condition of the home at the time of the inspection and things can change before you move in. Hire a specialist if you do not feel capable of doing this. Ask your attorney or inspector if you do not know what the walk through inspection is.

6) If this dwelling has furniture in it, it is recommended that a through re-inspection of the home be performed after the furnishings are removed. Since much of the walls, floors, electrical outlets, etc. are concealed, many defects may be discovered.

7) Only a representative sampling of components is inspected rather than every occurrence of components. Defects may exist in any components that were not inspected.

8) This inspection report covers the complete inspection. Anything not covered in this report was not part of the inspection. An example of this is fences; since they are not discussed in the report, they are not included in the inspection.

9) Any views expressed herein belong to the inspector and are not statements of fact (they are the inspectors opinions). The home buyer may and is encouraged to seek the opinion of a specialist on any and all matters contained within this report.

10) A majority of the exterior lights are tested, (but not all). Lights tested were found to be functional but we recommend confirming operation during the final walk thru. Follow your final walk thru check list.

11) A shingled roof, whether it is asphalt, slate, tile, wood or any other material is NOT a water tight surface but rather a water shedding one. In some instances an underlayment contributes to this water shedding capability. As a result, under certain adverse conditions such as but not limited to, wind blown rain and ice damming, even a new roof can leak. Therefore, even though no evidence of roof leakage might have been observed during the inspection, Home Inspection Services and its inspectors cannot predict events which might result in future leakage. Because of such unpredictability, We disclaim any and all liability for any leakage which may occur in the future. Proper care and monitoring will help prevent leakage.

12) Solarium:

As this area is usually added to the existing home and is exposed to the elements a specialty company is required for proper evaluation of its structural integrity. As this is beyond a standard home inspection, we recommend having a company familiar with its structure inspect this area prior to closing.

Main Disclaimer (Continued)

Note: Solariums/Glass enclosed patios type structures are prone to water entry from deteriorated seals and do require maintenance. Home Inspection Services does not take responsibility for future water intrusions.

13) Further, it should be understood, as fully stated in our printed Terms & Conditions, that all opinions expressed concerning the adequacy of structure or systems are based on visual examination only and do not involve engineering calculations or testing of any nature. Conclusions which are drawn are based on the inspector's experience and comparison to other comparable structures and systems in accordance with accepted trade standards and practices, and in no way are to be considered as engineering studies.

In addition, we do not guarantee that the problems discovered during our inspection and noted in this report are all inclusive and that other undetected problems do not exist. Although our inspectors are extremely thorough and exercise due diligence, it is not humanly possible see or find every existing problem during a visual inspection limited by time and other constraints encountered in the inspection and noted in this report. As fully noted in our signed Terms & Conditions, a building and its components are subject to constantly changing conditions and environment and problems can develop immediately upon completion of the inspection. Therefore, we do not issue a guarantee or warranty on our inspection and report. It is our recommendation that, during your pre-closing walk-through, all appliances and systems be checked to see that their condition has not substantially changed since the inspection was performed.

14) NOTE: Any recommendations made for further evaluation and/or repair of a system or component should be presented to the seller/owner PRIOR to closing. Failure to do so will result in cost to you after you take possession of the property. Since Home Inspection Services and its inspectors will have no control over such evaluation or repair, we disclaim any and all responsibility or liability for such actions.

15) We do not inspect or test for any toxic or hazardous materials or contaminants, including, but not limited to: lead content in paints or in water; asbestos and asbestos containing materials; urea formaldehyde; noxious or combustible fumes; pesticides; either in air or water; electromagnetic fields; water pollutants; molds; etc. Therefore, the following information is offered for your guidance. Other comments may appear in the report itself. In all cases, the Board of Health, EPA or other appropriate official agency should be the final authority.

The Federal Government has declared friable asbestos to be hazardous.

NOTE: We do not test for asbestos. Any comments made regarding the possible existence of asbestos is based on our visual inspection and the inspector's experience. It is NOT a guarantee of the existence of asbestos or lack thereof. If you believe or we have noted that asbestos appears to exist, your County Board of Health or an EPA listed Asbestos Abatement Company should be contacted for guidance. A Federally accepted safeguard is to enclose or encapsulate basically sound material and remove unsound material.

Asbestos, in various forms, was used in older homes but occasionally can be found in newer ones. This includes but is not limited to such items as:

Main Disclaimer (Continued)

Asbestos insulation on pipes, furnaces, boilers and ductwork and in some vermiculite insulation; Asbestos filler in plaster, drywall, vinyl asbestos tiles, cement asbestos wall shingles and roof tiles.

Asbestos is encapsulated in some of the above materials and is not normally considered to be hazardous. However, its removal should only be undertaken by an EPA listed abatement company. Since it must be disposed in a hazardous waste dump, this can be costly.

Concern has also been expressed by some individuals and agencies concerning the possible hazards of fiberglass insulation. However, these hazards are presently not definitive or clearly outlined. Nevertheless, we recommend caution be exercised in the presence of fiberglass insulation.

Installation of this material should be left to professional installers.

16) One of the by-products of combustion, particularly with gas fired appliances, is carbon monoxide, a noxious gas. This is normally vented to the exterior of the building. However, for various reasons, including but not limited to: clogged or damaged flue pipes; damaged heat exchangers; lack of makeup combustion air and exhausted or vented appliances, these dangerous fumes may enter the building. As this gas is invisible, odorless and tasteless and its spillage may only occur under certain conditions, its detection is not part of our normal home inspection. However, as high levels of this gas can prove fatal, we recommend that immediately upon occupancy, you have local utility check for the presence of carbon monoxide. Further, carbon monoxide detectors (similar to smoke detectors) are now commercially available. A new law requires the seller to provide you with one CO detector but we recommend the installation of several such detectors, as discussed.

17) All photo's taken during the inspection process are used for reference purposes only. Photo's which are relevant to items found maybe supplied in the inspection report. All photo's are the sole property of Home Inspection Services and are not released.

18) LIMITATIONS, EXCEPTIONS AND EXCLUSIONS

The Inspection only includes those systems and components expressly and specifically identified in the Inspection Report. The Inspection limitations, exceptions and exclusions in the Standards of Practice are incorporated herein. In addition, any area which is not exposed to view, is concealed, is inaccessible because of soil, walls, floors, carpets, ceilings, furnishing or in any other fashion is excluded. Tile Inspection does not include any destructive testing or dismantling. The following systems and components and areas are among those NOT included in the Inspection or Inspection Report:

Latent or concealed defects, compliance with code or zoning ordinances or permit research or system or component installation or recalls.

Structural, geological, soil, wave action or hydrological stability, survey, engineering, analysis or testing.

Termites or other wood destroying insects and or organisms, rodents or other pests, dry-rot or fungus; or damage from or relating to the preceding. This exclusion is deleted if the Client has the Company perform wood destroying organism inspection for an additional fee.

Private water, sewage systems, water softeners or purifiers, radiant heat systems or solar heating systems.

Pools, spas, hot tubs, saunas, steam baths, fountains or other types of or related systems and components.

Repair cost estimates or building value appraisal.

Thermostatic or time clock controls, radio controlled devices, automatic gates or elevators, lifts, dumbwaiters.

Free standing appliances and gas appliances such as fire pits, barbecues, heaters and lamps. Main gas shut off valve. Any gas leaks. Furnace heat exchangers.

Main Disclaimer (Continued)

Seismic safety, security or fire safety systems or security bars and/or safety equipment.

Any adverse condition that may affect the desirability of the property including but not limited to proximity to railroad tracks or airplane routes, boundaries, easements or rights of way, adjoining properties or neighborhood. Unique/technically complex systems or components, system or component life expectancy or adequacy or efficiency of any system or component.

19) ENVIRONMENTAL AND HEALTH ISSUES

The Client specifically acknowledges that a Property Inspection is NOT an Environmental Survey and is not intended to detect, identify, disclose or report on the presence of any actual or potential environmental concerns or, hazards in the air, water, soil or building materials. Such environmental concerns and hazards include but are not limited to asbestos; "Chinese Drywall"; radon [unless hired to do so]; lead; urea formaldehyde; mold [Unless hired to do so]; mildew; fungus; odors; noise; toxic or flammable chemicals; water or air quality; PCB's or other toxins; electromagnetic fields; underground storage tanks; proximity to toxic waste sites; carbon monoxide. You agree to hold the Company and Inspector harmless for any injury, health risk or damage caused or contributed to by these conditions.

Lots and Grounds

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Lots and Grounds (Continued)

assures you that the inspector is a qualified professional who performed the inspection in accordance to ASHI standards and has agreed to abide by ASHI's code of ethics. ASHI is a national organization based in Chicago. To become a member an inspector is required to demonstrate a level of experience and expertise. To be accepted as a member a candidate must pass two difficult exams and conduct 250 paid inspections that meet ASHI standards.

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This report shall be considered invalid for purposes of securing a mortgage and/or settlement of property transfer if not used within ninety (90) days from the inspection date.

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If any area which has been reported as inaccessible is made accessible, the inspection company may be contacted for another inspection. An additional fee will apply.

Deck/Balconies: Improperly constructed decks and balconies, without previous warning, can pull away from the building and/or collapse. This can result in serious injury or even death. Therefore, any problems are noted with the deck or balcony should be corrected as soon as possible. Any and all repairs may need approval by the Town Building Inspector.

Further, even though a deck or balcony may appear to be properly constructed and attached to the building, it can also under certain adverse conditions pull away from the building and or collapse. These conditions include but are not limited to: A greater number of people occupying the deck than it was designed for: "Rhythmic" loading such as certain types of dancing; "Impulse" loading such as jumping; Concealed damage to areas where the header and joists are attached to the building. As Home Inspection Services, and its inspectors have no control over the foregoing and due to the limitations of our inspections, we disclaim any and all liability from problems resulting from the aforementioned.

As decks and balconies degrade over time, they should be inspected on an annual basis to minimize safety hazards. To assist the homeowner with this inspection, a source for the deck maintenance is a checklist provided by NADRA (The North American Deck and Railing Association) at www.nadra.org/consumers/deck_safety_month.html

Important Note for Buyers of Condominiums

It is important that you ask other owners in this complex about any complaints they may have. It is also important to ask the Owners Steering Committee Chairperson for minutes of the last several meetings, are any assessments being contemplated or approved of that will increase maintenance costs. Some exterior are controlled by the condo association and a the buyer should become

aware of what their responsibilities are. What is covered and what is not.

Home Inspection Service and their employees are not landscapers or Arborist. As such we comment only on trees that may pose a danger of damaging the home. We recommend if concerns arise in regards to property conditions that you consult with a professional landscaper or Arborist. Home Inspection Services takes no responsibility for conditions of foliage or

Lots and Grounds (Continued)

landscaping.

NOTE: Photos are for reference use only and may not show all defects. We recommend reading the full report before making any decisions.

NOTE: Any recommendations made for further evaluation and/or repair of a system or component should be presented to the seller/owner PRIOR to closing. Failure to do so will result in cost to you after you take possession of the property. Since Home Inspection Services and its inspectors will have no control over such evaluation or repair, we disclaim any and all responsibility or liability for such actions.

- | | |
|--------------------|---|
| 1. Acceptable | Walkways: Concrete |
| 2. Not Present | Porch: |
| 3. Not Present | Patio: |
| 4. Maintenance | Deck: Treated wood - 1. Footings under support columns are not normally visible during an inspection and we cannot report on depth. The should be below frost line which is usually 36". Confirm that all C/O (Certificate of Occupancy) are up to date. |
| | 2. Deck built on grade, unable to fully inspect the underside. Only accessible areas were evaluated and reported on. |
| 5. Not Present | Balcony: Not Present |
| 6. Suggested Items | Grading: See Notes: We recommend grading be adjusted around the house to obtain a positive grade around the perimeter of the house. Please read carefully the General Information and Maintenance Tips on this page for additional information about grading. |
| | In order to obtain a positive grade, the ground should be built-up and sloped away from the foundation so that runoff is diverted away from the foundation and to avoid possible moisture penetration below the surface and into the house or building. This should be done wherever needed and will be required on a continuing basis as part of normal maintenance. In many instances, clean fill or top soil can be obtained at little or no cost to accomplish the proper grade needed. |
| 7. Acceptable | Property Conditions: Satisfactory |
| 8. Suggested Items | Vegetation: Shrubs, Trees, Mulch - 1. Organic ground cover should not be installed next to the exterior wall areas. This can promote wood destroying insects. We recommend adding an 18" border of stone or gravel to separate mulch from wall. Consult with a landscaper. |
| | 2. Trim all bushes away from dwelling a minimum of 15", this will help protect the siding as well as help prevent insect intrusion. Overgrown bushes can hide damage that can not normally be seen. |
| | 3. Tree limbs over hang the roof and should be cut back, this will prevent animals from climbing on the roof as well as prevent damage to the roof shingles. |



Lots and Grounds (Continued)

9. Marginal

Window Wells: See Notes: Excessive mulch was added and is now higher than the basement window well. This will direct water in a heavy rain into the well which may direct water into the basement. We recommend removing as much mulch as possible and adding a window well cover.



10. Not Inspected.

Exterior Surface Drain: See Notes: NOTE: Surface drains [if present] are not inspected as part of a standard home inspection and should be monitored. Water should be run through the drain for no less than 10 minutes to confirm proper operation.

11. Not Inspected.

Fences: See Notes: Fences are not inspected as part of a standard home inspection. Some comments maybe made but are not related to the entire fence. Consult with the owner if the fence is owned or maybe the neighbors before making repairs.

12. Suggested Items

Lawn Sprinklers: See Notes: Sprinkler systems are not part of a standard home inspection, We recommend have an outside company perform an evaluation to confirm proper operation prior to closing if possible.

13. Acceptable

Driveway: Asphalt

Exterior Surface and Components

Important consumer information

Read this entire section, as it is part of the report. It contains important consumer information regarding the scope and limitations of this inspection.

Attention Home Buyer:

Home Inspection Services is not responsible to repair any damage or conditions disclosed by this inspection. This includes, without limitation, any wood destroying insects infestation and/or damage, the building(s) foundation, electrical, plumbing, heating and air condition systems, appliances and the surrounding property which exists in areas which were not accessible for visual inspection and/or could not be tested as of the date of this inspection.

This inspection firm cannot guarantee that any conditions disclosed by this visual inspection of the premises and noted in this report, represents all of the conditions which may exist as of the date of inspection. You can be assured that your inspector did as best and diligent a job that was humanly possible. There are hundreds of components in a home or building and it is not possible to have seen or found every condition or item. We are certain that some things have escaped the inspector's attention.

There are many inaccessible or hidden components in your house or building. There are numerous variables that will affect the house over time. The home exists in a constantly changing environment. We can not assure you that problems will not occur even minutes after inspection is over.

This report is not a guarantee or warranty as to the absence of problems or troublesome conditions nor is it a report as to structural integrity of the inspected structure(s) or the presents or condition of private or public waste disposal systems, septic systems under ground or under mounds or earth.

About the Inspection

The inspection was performed in the readily accessible areas of the inspected structure(s). Areas that were considered dangerous or unsafe by the inspector were not inspected. These locations and reason for not entering them are stated in this report. Dangerous or unsafe conditions would include but not be limited to areas with broken glass and debris, excessive amounts of animal feces, a deep crawl space, steep hill side, a noticeable odor of chemicals, etc. All structures which were inspected are specifically noted.

About the Inspector

The inspector is trained and experienced member or candidate of the American Society of Home Inspectors (ASHI). This assures you that the inspector is a qualified professional who performed the inspection in accordance to ASHI standards and has agreed to abide by ASHI's code of ethics. ASHI is a national organization based in Chicago. To become a member an inspector is required to demonstrate a level of experience and expertise. To be accepted as a member a candidate must pass two difficult exams and conduct 250 paid inspections that meet ASHI standards.

Scope of the Inspection

This inspection is a service that will identify the condition of the home at the time of this inspection. It is a general visual inspection and no invasive procedures will be undertaken. The depth to which the house is evaluated is limited by time constraints, generally 2-3 hours. Understand that the only purpose of the inspection is to add to your understanding of the home and the condition it is in. The intended use of this information is for it to be used by you to help in your buying decision. It is not intended to eliminate or even accurately quantify your risks. It is not intended to convey or imply any assurance of the future. It is not intended to make any recommendations to buy or not to buy the inspected property. That is a personal decision that is based on emotions as well as facts.

What the Inspection Covered and Validation

This report is indicative of the conditions of the subject structure on the date of the inspection only and is not to be construed an expressed or implied warranty or guarantee against latent, concealed or future defects, wood destroying insect infestation or re-infestations. Neither the inspector nor the company for which the inspector is acting have had, presently have, or contemplate having any ownership in this property.

This report shall be considered invalid for purposes of securing a mortgage and/or settlement of property transfer if not used within ninety (90) days from the inspection date.

Common Obstructions and/or Inaccessible Areas

The inspection did not include areas that required the breaking into or apart, dismantling, and removal of any objects this

Exterior Surface and Components (Continued)

includes, but is not limited to, such items as access doors, moldings, floor coverings, wall coverings, siding, ceilings, insulation, wood floors, furniture, appliances, and/or personal possessions. Also excluded from this inspection are areas which were obstructed and/or inaccessible for physical access. All inaccessible areas are mentioned in the body of the report along with an explanation if required for clarity.

If any area which has been reported as inaccessible is made accessible, the inspection company may be contacted for another inspection. An additional fee will apply.

Important Note for Buyers of Condominiums

It is important that you ask other owners in this complex about any complaints they may have. It is also important to ask the Owners Steering Committee Chairperson for minutes of the last several meetings, are any assessments being contemplated or approved of that will increase maintenance costs.

EIFS: Exterior Insulation Finish System (EIFS) was originally developed for concrete masonry unit commercial construction. It was meant to provide exterior insulation as well as a decorative finish, hence its name. It has since been adapted for the use on wood frame residential construction. However, if not properly applied and maintained, water can get behind the finish and be trapped. Even in a properly applied and maintained systems water can still get behind the EIFS due to ice damming and gutter back up. In addition, moisture permeating through the interior walls, due to high interior humidity levels and/or breaks in the vapor barrier, can be trapped between the sheathing and the exterior finish. All of the above can result in rotting and deterioration of both the sheathing and the interior structure in as little as three years. It is not possible, in a limited visual inspection performed according to ASHI and State Standards, to determine if such concealed damage exists as it requires the use of specialized equipment or destructive testing, which are not part of a standard visual inspection. Therefore, we recommend that you, or the seller, contact a "third party" company specializing in EIFS testing before you consider purchasing. If you do purchase this home, please keep the foregoing in mind.

NOTE: Photos are for reference use only and may not show all defects. We recommend reading the full report before making any decisions.

NOTE: Any recommendations made for further evaluation and/or repair of a system or component should be presented to the seller/owner **PRIOR** to closing. Failure to do so will result in cost to you after you take possession of the property. Since Home Inspection Services and its inspectors will have no control over such evaluation or repair, we disclaim any and all responsibility or liability for such actions.

1. Inspections are non-destructive in nature and only visible areas are commented on. Hidden issues either behind finished surfaces, things that may have been placed as decorative or excessive foliage cannot be reported on.

Front Exterior Surface

2. Suggested Items Type: Brick - **No weep holes are present in the brick veneer. This may trap water behind the brick work and can cause wood rot. Recommend installing proper weep holes. Consult with a contractor.**



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Exterior Surface and Components (Continued)

Left Side Exterior Surface

3. Acceptable Type: Vinyl siding

Right Side Exterior Surface

4. Suggested Items Type: Vinyl siding

Rear Exterior Surface

5. Suggested Items Type: Vinyl siding - **Some damage to vinyl siding which should be repaired to prevent water entry. This appears to have been caused by a BBQ being placed too close to the home. Proper clearance is recommended to prevent a fire hazard.**



6. Acceptable Trim: Aluminum

7. Acceptable Fascia: Aluminum

8. Acceptable Soffits: Vinyl

9. Acceptable Flashing: Galvanized

10. Acceptable Door Bell: Hard wired

11. Acceptable Entry Doors: Fiberglass - Door glass was inspected on the day of inspection and was found to be satisfactory. We recommend confirming the condition of the door during your final walk through. Note: If the door has some form of glass inserts we also recommend a close examination to confirm no cracks are present.

12. Acceptable Additional Entrance: Patio Door

13. Suggested Items Deck Door: Wood sliding - **Needs lubrication for ease of use.**

14. Acceptable Storm Door Not Present

15. Acceptable Windows: Bay Window - A majority of the windows are sampled for operation in the home. Each window is not tested. Any issues found with a window will be documented elsewhere in the report such as Living Space or Bedroom sections.

16. Acceptable Storm Windows: Not present - Home is equipped with double pane windows [where present]. These are designed for energy efficiency and storm windows are not required.

17. Acceptable Window Screens: Vinyl mesh

18. Acceptable Basement Windows: Casement

19. Acceptable Exterior Lighting: Surface mount - 1. A majority of the exterior lights are tested, (but not all). Lights tested were found to be functional but we recommend confirming operation during the final walk through. Follow your final walk through check list.

20. General Information:

No representations are made concerning amperage and/or voltage capacity. We recommend contacting the electric company or an electrician to determine the exact service capacity especially if this is a factor in your offer to purchase the property.

Most homes require a minimum of approximately 150 amps/240 volts of service to properly operate the appliances used today.

MAINTENANCE TIPS:

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Exterior Surface and Components (Continued)

The caulking must be maintained at the points where the service entry enters the building and around the meter to prevent corrosion and possible short circuiting in the circuit breaker or fuse box.

If the casing on the service entry cable has started to fray or wear, moisture may be entering at that point.

- 21. Acceptable Electrical Mast: Overhead Service Drop
- 22. Marginal Exterior Electric Outlets: 120 VAC - **As the exterior is considered a wet area, we recommend replacing all exterior outlets with GFCI protected units. These should also have weather proof covers installed.**
- 23. Acceptable Exterior Electrical Satisfactory
- 24. Suggested Items Hose Faucet: See Notes: **Note: Valves are not normally operated as part of this inspection as valves may start to leak. It is the inspectors desecration to operate an exterior spigot and any issues will be documented.**
- 25. Acceptable Gas Meter: Basement
- 26. Acceptable Main Gas Valve: Located at main line
- 27. Acceptable Fuel Source Natural Gas



Roof

Roof

Inspection Focus:

Roofs are inspected visually and from an area that does not put either the inspector or the roof at risk. Steep, wet, snow or ice covered roofs are not walked on. Slate, tile, metal or asbestos are not walked on. Specifics will be in the report

Roof Coverings:

The type of roof and the condition of the top layer will be reported and commented upon. Valleys, flat membrane roofs and roof penetrations are prone to leaking. Worn, missing, patched or otherwise defective surfaces will be inspected and reported based upon normal wear and aging.

Vents:

Roof systems must be ventilated properly. The type and location of the vents will be reported. Defective or blocked vents can cause serious problems.

Flashings:

Flashings provide a water tight seal at roof penetrations (i.e. plumbing, chimneys, flues) which are prone to leaking and should be re-inspected annually.

Skylights:

Skylights, like flashings, are prone to leaking and should be re-inspected annually.

Chimneys:

Chimneys are very susceptible to the elements and usually are not completely visible due to location and height. Spalling of masonry units is a common problem in cold climates. Interior flue linings are not visible especially if equipped with a cap covering to prevent downdrafts or screening to prevent sparks. We recommend a phase 2 inspection be performed prior to first use of the chimney. Chimney parging conditions should also be inspected and reported

Gutters systems:

Gutters carry rain water off the roof and away from the foundation. Often they become clogged with leaves and other debris, or will develop sags and or leaks at the joints. Gutters need periodic maintenance and cleaning.

NOTE: Photos are for reference use only and may not show all defects. We recommend reading the full report before making any decisions.

NOTE: Any recommendations made for further evaluation and/or repair of a system or component should be presented to the seller/owner PRIOR to closing. Failure to do so will result in cost to you after you take possession of the property. Since Home Inspection Services and its inspectors will have no control over such evaluation or repair, we disclaim any and all responsibility or liability for such actions.

1. Chimneys, flue pipes and plumbing stacks are examined from the ground using binoculars or telescoping poles with cameras. Unless otherwise stated the inspector does not climb the roof due to safety standards as outlined in the ASHI standards of practice. A copy is available on our website library page. All comments reflect the viewable areas and we recommend having a roofer examine the chimney and flues as well as plumbing vent pipe flashing prior to closing if possible.
2. General Information:

Roof (Continued)

A shingled roof, whether it is asphalt, slate, tile, wood or any other material is NOT a water tight surface but rather a water shedding one. In some instances an underlayment contributes to this water shedding capability. As a result, under certain adverse conditions such as but not limited to, wind blown rain and ice damming, even a new roof can leak. Therefore, even though no evidence of roof leakage might have been observed during the inspection, Home Inspection Services and its inspectors cannot predict events which might result in future leakage. Because of such unpredictability, We disclaim any and all liability for any leakage which may occur in the future. Proper care and monitoring will help prevent leakage.

Skylights:

General Note: Skylights are protrusions that have been added to the roof surfaces. As these are installed after the fact, skylights are known to leak over time from issues such as flashing issues or damaged seals. Although examined (if safe to do so) during the inspection, hidden issues maybe present that could not be viewed. Unless noted in the report Home Inspection Services takes no responsibility for leaks that may occur after the inspection date. We recommend if desired that all skylights and other protrusions be examined by a licensed roofer prior to closing.

Plumbing Stacks:

These are pipes which allow the plumbing system to breath. As the pass thru the roof flashing caps are installed to keep a water tight seal. Rubber will dry out over time causing leaks to form. These can occur at anytime and as such Home Inspection Services takes no responsibility for any leaks that may occur after the inspection date. These flashing caps should be monitored on a seasonal basis.

Main Roof Surface

3. Method of Inspection: On roof

4. Acceptable Unable to Inspect: Fully Visible

5. Marginal Material: Architectural Shingle - 1. Exposed nail heads on the ridge vents may allow water to seep into the attic area. Any exposed nail heads should have silicon added.

Dimensional/Architectural Asphalt/Fiberglass Shingles

General Information

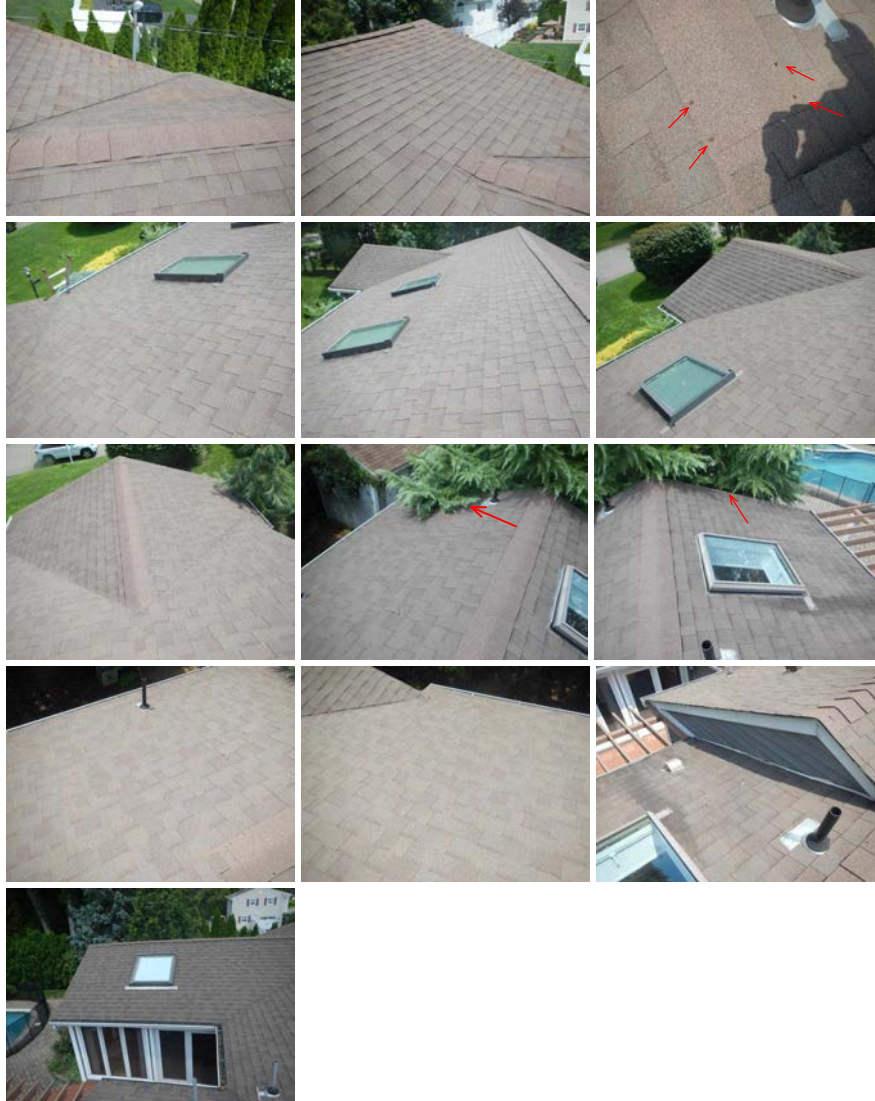
The normal life expectancy of this type of roof covering is 20-25+ years. Obviously, we cannot determine whether or not tar paper was used under the shingles without lifting and damaging the existing shingles. The life expectancy is dependent on weather conditions, exposure to the elements and proper attic ventilation.

Common construction practice is for two layers of shingles before the need to strip the roof and start over. If severe aging has occurred, it is recommended that the shingles be stripped off and a new layer installed. If an additional layer is installed over a badly aged layer, the new shingles will not be able to lay as flat as they should and the life expectancy will be reduced.

2. Tree limbs over hang the roof and should be cut back, this will prevent animals from climbing on the roof as well as prevent damage to the roof shingles.

Roof (Continued)

Material: (continued)



6. Type: Gable

7. Acceptable

Shingle Layers: Appears to be 1st Layer - Roof shingle layers may sometimes be difficult to determine and although most are one layer in one area, maybe more than one in other areas. Visible areas are commented on and approximated when possible.

8. Approximate Age: Unknown Note: We recommend consulting with the owner [If Possible] for the installation date. As well as if any warranties are still available.

9. Acceptable Roof Ventilation Ridge

10. Acceptable Flashing: Galvanized

11. Not Present Valleys:

12. Suggested Items Skylights: See Notes: **General Note: Skylights are protrusions that have been added to the roof surfaces. As these are installed, skylights are known to leak over time from issues such as flashing or damaged seals. Although examined during the inspection hidden issues maybe present that could not be viewed. Unless noted in the report Home Inspection Services takes**

Roof (Continued)

Skylights: (continued)

not responsibility for leaks that may occur after the inspection date. We recommend if desired that all skylights and other protrusions be examined by a licensed roofer prior to closing.

1. No pole was present to be able to see the interior of the skylights. We recommend checking these to determine there condition.

13. Maintenance

Plumbing Vents: PVC, Galvanized - These are pipes which allow the plumbing system to breath. As the pass thru the roof flashing caps are installed to keep a water tight seal. Rubber will dry out over time causing leaks to form. Under adverse conditions these seals may leak. This can occur at anytime and as such Home Inspection Services takes no responsibility for any leaks that may occur after the inspection date. These flashing caps should be monitored on a seasonal basis.



14. Acceptable

Gutters: Aluminum

15. Acceptable

Downspouts: Aluminum

16. Acceptable

Leader/Extension: Underground

Center Chimney

17. Acceptable

Chimney: Block with skim coat

18. Acceptable

Chimney Crown Concrete

19. Acceptable

Flue/Flue Cap: Clay

20. Suggested Items

Chimney Flashing: Tar covered - Chimney flashing is covered in tar which is a band aid repair. Have flashing evaluated.



Garage/Carport

Inspection Focus

Garages and carports are inspected based on accessibility and are reported as being attached or detached from the house structure. The exterior components (i.e. roof, walls, eaves, fascias, gutters, etc) should be reported when defects exist. They should also be reported when they differ from those components previously listed as part of the house structure. Interior components (i.e. walls, etc.) should be reported when defects exist and when they differ from those components previously listed as part of the house structure.

Firewall / Fire door:

Attached garages should be separated from common walls of the house by a proper firewall and fire door which is required to be self closing. Their purpose is to prevent migration of smoke from entering the house in the event of a garage fire door between the house and the garage and an automatic door closing devices will be reported, if applicable.

Vehicle Door:

Damage to the garage door hardware may represent a potential safety concern. garage doors are oftentimes heavy and place a great deal of force on related components. Should any of these components fail, the weight of the door could create a dangerous condition. Some garage doors are installed with exposed springs. This type of hardware configuration should include safety features designed to prevent harm should the spring break.

Door Opener:

Electric garage door openers have been known to trap people, especially children, under the door as it closes. For this reason, all garage door openers should be equipped with a safety device to reverse the direction of the door, if necessary. Non-reversing door openers should be replaced for safety. Safety reversing devices should be checked monthly.

Condo: Common areas fall under owner or association control. This is usually covered in your common charges. Check with the owner or association for tenants responsibility. A visual inspection is performed but all repairs should be directed towards your association. We also recommend asking if there is a current or future assessment pending. Some repairs require you to add additional money to to your monthly fees.

EIFS: Exterior Insulation Finish System (EIFS) was originally developed for concrete masonry unit commercial construction. It was meant to provide exterior insulation as well as a decorative finish, hence its name. It has since been adapted for the use on wood frame residential construction. However, if not properly applied and maintained, water can get behind the finish and be trapped. Even in a properly applied and maintained systems water can still get behind the EIFS due to ice damming and gutter back up. In addition, moisture permeating through the interior walls, due to high interior humidity levels and/or breaks in the vapor barrier, can be trapped between the sheathing and the exterior finish. All of the above can result in rotting and deterioration of both the sheathing and the interior structure in as little as three years. It is not possible, in a limited visual inspection performed according to ASHI and State Standards, to determine if such concealed damage exists as it requires the use of specialized equipment or destructive testing, which are not part of a standard visual inspection. Therefore, we recommend that you, or the seller, contact a "third party" company specializing in EIFS testing before you consider purchasing. If you do purchase this home, please keep the foregoing in mind.

NOTE: Photos are for reference use only and may not show all defects. We recommend reading the full report before making any decisions.

NOTE: Any recommendations made for further evaluation and/or repair of a system or component should be presented to the seller/owner PRIOR to closing. Failure to do so will result in cost to you after you take possession of the property. Since Home Inspection Services and its inspectors will have no control over such evaluation or repair, we disclaim any and all responsibility or liability for such actions.

Front Garage

1. Type of Structure: Attached Car Spaces: 1

Garage/Carport (Continued)

2. Marginal

Garage Doors: Insulated aluminum - **Garage door was buckling on the exterior and may need repair or replacement, consult with a licensed garage repair company to estimate repairs.**



3. Safety

Garage Door Safety Devices: See Notes: **The garage door opener is dated and does not have all the safety devices newer units have. Recommend upgrading to a newer if safety devices can not be added..**

4. Marginal

Driveway: Insulated aluminum - **Driveway has settled near the garage opening. This has caused a large lip to form. This may damage the tires. Additional material may be required.**



5. Acceptable

Door Operation: Mechanized

6. Acceptable

Door Opener: Automatic Doorman

7. Acceptable

Exterior Surface: Vinyl siding

8. Not Inspected.

Roof Structure: Not visible - The majority of the ceiling is finished and only the visible areas are reported on.

9. Suggested Items

Service Doors: Solid Wood, Self-closing - **Solid wood doors maybe grand fathered but should be checked with the local municipality.**

10. Not Present

Exterior Service Doors:

11. Marginal

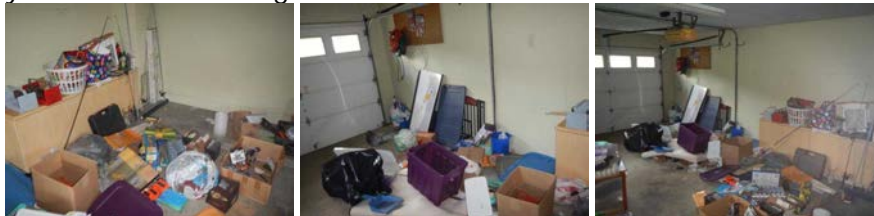
Ceiling: Sheetrock - **1. Evidence of a past or present water stain noted on the ceiling which was dry when tested with a moisture meter on the day of the inspection and should be monitored. Hidden issues may be present, consult with a licensed contractor if desired.**



2. Repair any openings be sealed to contain fire as well as Carbon Monoxide fumes, consult with a licensed contractor.

12. Acceptable

Walls: Sheetrock - The majority of the wall surfaces were blocked by storage and could not be evaluated. Only visible areas are reported on. We recommend rechecking his area during your final walk through.



13. Acceptable

Floor/Foundation: Poured concrete - Majority of the floor surface was blocked by storage and could not be reported on. Should be checked during the final walk through.

14. Not Present

Hose Bibs: Not Present

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Garage/Carport (Continued)

15. Suggested Items Electrical: 120 VAC - **As the garage is considered a wet area, we recommend installing a GFCI outlet for safety, This will bring the home up to today's standards.**
16. Not Present Heating:
17. Acceptable Windows: Wood Double Hung Single Pane - Garage windows are not normally used and when opened are not usually easy to close. They are not operated during and inspection for that reason.
18. Acceptable Gutters: Aluminum
19. Maintenance Wood Destroying Insects/Rodents See Notes: **Note: This report should not be confused with you wood destroying insect inspection report. This is a visual inspection only. Please see separated attachment Form NPMA-33 which is your termite inspection report. Please read all comment and disclaimers on both sides of this form.**

This is a general comment and due to different situations may not apply to all homes: Home inspection services has performed a WDI (Wood Destroying Insect) inspection on all VISIBLE surfaces of the foundation and substructure. Unless mentioned elsewhere there was no evidence of present or past activity. However due to finished surfaces and certain areas that may not be accessible we recommend (if desired) an outside pest control company perform a termite inspection using a specially trained dog. This will insure that no termites are present even in areas that cannot be viewed. An additional fee from such companies may be incurred Ask your inspector for a referral.

(NOTE: This is strictly a visual inspection only and dismantling or damaging of surfaces that are not already damaged is not performed, We take no responsibility for areas covered, hidden, or inaccessible.)

20. Acceptable Downspouts: Aluminum
21. Acceptable Leader/Extensions: Underground - Underground leaders should be monitored to make sure drains are clear.
- 22.

Electrical

Inspection Focus:

Electrical inspections are visual and operational. Inspectors operate all normal switches, test a representative number of outlets and observe lines.

Wiring at Main Box:

Location, type(s) of over current protection devices and rating(s) of the main service panel(s) are reported. Inspectors remove cover panels so the main service panel wiring can be inspected. present day systems should be a minimum of 100 amps. Systems should be inspected for double tapping, loose and bare wiring, aluminum branch wiring and wiring compatibility with over current protection devices.

Ground:

The type and location of the grounding system should be inspected and reported. undetermined or inadequate grounding should be reported.

GFCI:

Newer homes require ground fault circuit interrupters. These safety devices are required in areas where water may be present, Such as kitchens, bathrooms, exterior regions, garages and basements. Older homes should consider updating an electrical system with these devices.

Amperage:

The rating of the main service wire conductor, main over-current and the main service panel should be compatible and used to help determine the amperage rating of the electrical service.

Household Wiring:

Wiring beyond the main service panel box is examined for compatibility, proper over-current protection, and improper wiring conditions.

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1. SMOKE ALARMS AND CARBON MONOXIDE ALARMS - SMOKE ALARMS AND CARBON MONOXIDE ALARMS WILL BE REQUIRED TO BE INSTALLED THROUGHOUT THE RESIDENCE- ONE SMOKE ALARM IN EVERY SLEEPING ROOM, ONE SMOKE ALARM OUTSIDE EVERY SLEEPING ROOM, ONE SMOKE ALARM AND CARBON MONOXIDE ALARM ON EVERY FLOOR.
2. Electrical Devices

GENERAL INFORMATION:

It is recommended that ground fault circuit interrupter (GFCI) circuit breaker receptacles be installed for safety when moisture may be present in areas such as the exterior, garage, kitchen and bathrooms. The purpose of a GFCI is to prevent serious shocks which can occur when holding a faulty electrical appliance while water or another ground is touched.

It is also recommended that arc-fault circuit interrupter (AFCI) circuit breakers or receptacles be installed for safety in family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, or similar rooms or areas. Combination type AFCIs are also recommended in family rooms where branch-circuit wiring is modified, replaced, or extended. An AFCI is a device intended to mitigate

Electrical (Continued)

the effects of arcing faults by functioning to de-energize the circuit when an arc fault is detected. Arc faults may occur anywhere in the electrical system and may be a result of the following:

- worn electrical insulation or damaged wire
- misapplied or damaged plug in appliance cords and equipment
- loose electrical connections
- drill bits, nails, or screws driven into the wire
- wire staples driven too deep
- furniture pressing against electrical cords
- broken or frayed wires

Although an AFCI and GFCI may look very similar, their purpose is quite different. AFCIs are designed to address the hazards that result from arcing, while GFCIs are designed to address shock hazards and are intended for the protection of people.

MAINTENANCE TIPS:

Switches, lights, receptacles, GFCIs and AFCIs wear with age and use, and may require replacement at any time. This is considered part of normal maintenance.

As part of normal maintenance, GFCIs and AFCIs should be tested every thirty days. If they fail to work properly, replacement will be necessary.

3. Service Size Amps: 200 Volts: 110-220 VAC

5. Acceptable Service: Aluminum - Aluminum service wires are usually made out of stranded aluminum wiring. This is acceptable as per today's building standards.

6. Acceptable 120 VAC Branch Circuits: Copper - 1. The majority of the light fixtures were inspected for functionality. Should any not function we recommend replacing bulbs first.

2. Light fixtures with exposed bulbs may pose a shock hazard due to possible breakage. If present we recommend installing a safety cage or globe around the exposed bulb. These can be purchased at any home store.

7. Acceptable 240 VAC Branch Circuits: Copper

8. Not Present Aluminum Wiring: See Notes: Aluminum wiring refers to certain branch wiring below 220 volts. Aluminum stranded wiring was normal used for larger appliances. Normal branch wiring [120 volts] are usually solid copper or stranded copper wiring. As aluminum branch wiring was found between the mid 1960's thru late 70's there was no evidence of unsafe aluminum branch wiring present.

9. Acceptable Conductor Type: Romex

10. Acceptable Ground: Plumbing and rod in ground, Water Heater Ground

11. Maintenance Smoke Detectors: Present - 1. Due to life span of smoke and carbon monoxide detectors, we recommend replacements of all units when first moving in. [Unless new or already replaced.]

2. Recommend installation on each level. View Tips and Energy section for proper location.

3. Operational smoke and carbon monoxide detectors should be present during the final walk thru. For specific requirements and locations refer to the New York State Department Of State Code Enforcement Web Site. <http://www.dos.ny.gov/dcea/pdf/smokedetex.pdf>.

4. Carbon Monoxide detectors should be installed on each level. [If not already present]

Electrical (Continued)

12. Maintenance Carbon Monoxide Detectors Battery - Carbon monoxide detectors [if not present] should be installed near the floor surface as the gas is heavier than air. Install units on every living space near bottom of the wall.
Note: Some units maybe hidden from view and we recommend that all units be present during the finial walk through.

Garage Electric Panel

13. General Information:

The visible and accessible interior wiring only was inspected. We again remind you that no representations are made concerning amperage and/or voltage capacity.

If you plan on installing or using heavy-duty appliances such as freezers, microwave ovens, computers, or other similar devices, it will be necessary to insure that the existing circuitry is adequate for the intended demand. It may be necessary to install additional circuits or upgrade the existing service. If the use of certain electrical appliances causes circuit breakers to trip or fuses to blow, then the electrical system should be checked thoroughly by a licensed electrician.

Maintenance Tips:

It is important to monitor the condition of the electrical system. If lights blink or become dim when other electrical appliances come on, it may be an indication that the system is overloaded. This condition should be checked by a qualified, licensed electrician.

14. Acceptable Manufacturer: Square D



15. Suggested Items Panel Cover Attachment: Missing Cover Screws - Missing panel cover screws should be replaced to contain electrical fire as well as properly securing panel cover.

16. Maximum Capacity: 200 Amps

17. Acceptable Main Breaker Size: 200 Amps



18. Acceptable Breakers: Copper

19. Not Present Fuses:

20. Acceptable AFCI: 120 Volts

21. Acceptable GFCI: At GFCI receptacles only

22. Is the panel bonded? Yes

23. Not Inspected. Generators: See Notes: Portable & Whole house generators [If Present] are not inspected as part of a standard home inspection. We recommend a qualified electrical contractor evaluate the unit prior to closing.

Structure

Inspection Focus:

Foundation inspections are visual and limited to accessible components. Accessibility will vary due to type of foundation and other obstacles. the most common problem concerning foundations is water.

Access:

Inspectors will access foundation components based on their design. For instance, unfinished basements offer complete access while slab foundations offer very little.

Foundation Walls:

Inspectors will attempt to identify the type of materials used in the foundation and look for abnormal cracks, wear, or movement. If warranted, additional structural inspections may be recommended.

Floor Framing:

Basements and crawl normally allow for a complete inspection of the floor framing. Inspectors will look for signs of moisture penetration, dry rot or other system damage in areas where accessibility permits.

Insulation:

Insulation in basements and crawl spaces may obstruct the inspector's view. Improperly installed insulation may trap moisture and lead to rot.

Ventilation:

basements and crawl spaces require proper ventilation to allow moisture to escape. Perimeter vents or windows in the foundation help aid evaporation. Vents should be closed during winter months in colder climates.

Sump Pump / Dryness / Drainage:

Basement and crawl space areas prone to water problems should have a sump pump. Removing water reduces the amount of moisture and likelihood of insects in the home. Proper grading at the outside foundation, the use of sump pumps, and/or gravity helps keep basements and crawl spaces dry.

Floor / Slab:

the concrete floor (slab) inspection is very limited due to lack of accessibility. Inspectors will report the presence of floor coverings (i.e. tile, carpeting), and will note signs of movement or cracks.

Settlement cracks occur during the natural compression of materials. This occurs in older as well as newer homes. These most times show up above doors and window areas. As most times these are cosmetic we recommend (if desired) a painter/contractor evaluate these areas. Note: Not all settlement cracks unless excessive in nature maybe commented on.

Condo: Common areas fall under owner or association control. This is usually covered in your common charges. Check with the owner or association for tenants responsibility. A visual inspection is performed but all repairs should be directed towards your association. We also recommend asking if there is a current or future assessment pending. Some repairs require you to add additional money to to your monthly fees.

NOTE: Photos are for reference use only and may not show all defects. We recommend reading the full report before making any decisions.

NOTE: Any recommendations made for further evaluation and/or repair of a system or component should be presented to the seller/owner PRIOR to closing. Failure to do so will result in cost to you after you take possession of the property. Since Home Inspection Services and its inspectors will have no control over such evaluation or repair, we disclaim any and all responsibility or liability for such actions.

1. Acceptable Structure Type: Wood frame
2. Suggested Items Foundation: Block - **The majority of the foundation walls are covered in finishing materials and could not be reported on. Home Inspection Services is not responsible for items hidden**

Structure (Continued)

Foundation: (continued)

by finished surfaces.

Exposed Areas: While evaluating the foundation walls we observed efflorescence on the surfaces. This is caused by evaporated moisture which deposits mineral salts behind. Normal cleaning solutions will remove it. Monitor exterior grading as well as gutters to help divert water away from the foundation.

3. Suggested Items Exterior Surface: Skim Coat - 1. Some of the exterior foundation surfaces were covered by siding/ground cover or foliage and could not be reported on. Have ground cover removed to prevent insect intrusion or wood rot, If possible have siding adjusted to expose the foundation. Hidden issues may be present which could not be viewed.

2. General Information

It is not uncommon for the parging to come loose or break off in areas over time. These areas can usually be easily repaired. Stucco cracks may occur due to settlement of the house. All cracks should be sealed to prevent moisture penetration. Cracks up to 1/16 of an inch can generally be sealed by coating them with a cement based paint. Layer cracks can be sealed by filling them with a mortar mix. Stucco siding requires periodic reparging to prevent leakage and erosion of the stucco.

Maintenance Tips

It is not uncommon for the parging to come loose or break off in areas over time. These areas can usually be easily repaired. Stucco cracks may occur due to settlement of the house. All cracks should be sealed to prevent moisture penetration. Cracks up to 1/16 of an inch can generally be sealed by coating them with a cement based paint. Layer cracks can be sealed by filling them with a mortar mix. Stucco siding requires periodic reparging to prevent leakage and erosion of the stucco.



4. Acceptable

Beams: Solid wood - The majority of the beams are covered and not visible, only exposed areas are reported on.

5. Acceptable

Joists/Trusses: Wood Joists - Some of the joists are covered and could not be viewed.

6. Marginal

Piers/Posts: Temporary column - **Most posts are concealed in the finished wall surfaces and only visible ones are reported on.**

Utility Room: Temporary column should be replaced with a proper lolly column. These are meant for temporary use only.



7. Acceptable

Floor/Slab: Poured slab

8. Acceptable

Subfloor: Plywood

Structure (Continued)

9. Maintenance Wood Destroying Insects/Rodents See Notes: Note: This report should not be confused with your wood destroying insect [WDI] inspection report. Please see separated attachment Form NPMA-33 which is your termite inspection report [If contracted for] A separate fee will apply . Please read all comments and disclaimers on both sides of the NPMA-33 form.

This is a general comment only. Due to certain situations this may not apply to all homes: Home inspection services does not perform a WDI (Wood Destroying Insect) inspection unless separately contract for. A separate fee applies, which is on all VISIBLE surfaces of the foundation and substructure. However due to finished surfaces and certain areas that may not be accessible we recommend (if desired) an outside pest control company perform a termite inspection using a specially trained dog. This will insure that no termites are present even in areas that cannot be viewed. An additional fee from such companies may be incurred Ask your inspector for a referral.

(NOTE: This is strictly a visual inspection only and dismantling or damaging of surfaces that are not already damaged is performed, We take no responsibility for areas covered, hidden, or inaccessible.)

Note: We recommend [if evidence] of wood destroying insects are found that you should request information if any hidden damage was also repaired by the home owner. This does not usually get done during the treatment process. Hidden damage may not be visible during the inspection and Home Inspection Services takes no responsibility for issues that are hidden, covered by storage or concealed by cosmetic means.

Note: Fully and/or Partially Finished Basements:

When a basement is fully and/or partially finished, wooden and/or other types of support members are unable to be visually evaluated. Hidden damage may be present. Since all basements may be prone to wood destroying insects and/or their damage, It is essential to consult an exterminator to evaluate the entire structure and conduct an intrusive type inspection where possible to help ensure against hidden damage and/or other related issues. Other types of inspections using dogs, infrared, Etc. may be available. This inspection should include a "Warranty" that includes "Hidden damage". Consult your Realtor & Attorney to discuss all options to ensure that you are fully informed.

Basement

Inspection Focus:

Basement inspections are visual and limited to accessible components. Accessibility will vary due to type of basement and other obstacles. The most common problem concerning basements is water.

Access:

Inspectors will access foundation components based on their design. For instance, unfinished basements offer complete access while slab foundations offer very little.

Foundation Walls:

Inspectors will attempt to identify the type of materials used in the basement and look for abnormal cracks, wear, or movement. If warranted, additional structural inspections may be recommended. Note: Finished areas can hamper the inspection process.

Floor Framing:

Basements and crawl normally allow for a complete inspection of the floor framing. Inspectors will look for signs of moisture penetration, dry rot or other system damage in areas where accessibility permits.

Insulation:

Insulation in basements and crawl spaces may obstruct the inspector's view. Improperly installed insulation may trap moisture and lead to rot.

Ventilation:

Basements and crawl spaces require proper ventilation to allow moisture to escape. Perimeter vents or windows in the foundation help aid evaporation. Vents should be closed during winter months in colder climates.

Sump Pump / Dryness / Drainage:

Basement and crawl space areas prone to water problems should have a sump pump. Removing water reduces the amount of moisture and likelihood of insects in the home. Proper grading at the outside foundation, the use of sump pumps, and/or gravity helps keep basements and crawl spaces dry.

Floor / Slab:

The concrete floor (slab) inspection is very limited due to lack of accessibility. Inspectors will report the presence of floor coverings (i.e. tile, carpeting), and will note signs of movement or cracks.

Condo: Common areas fall under owner or association control. This is usually covered in your common charges. Check with the owner or association for tenants responsibility. A visual inspection is performed but all repairs should be directed towards your association. We also recommend asking if there is a current or future assessment pending. Some repairs require you to add additional money to your monthly fees.

NOTE: Photos are for reference use only and may not show all defects. We recommend reading the full report before making any decisions.

NOTE: Any recommendations made for further evaluation and/or repair of a system or component should be presented to the seller/owner PRIOR to closing. Failure to do so will result in cost to you after you take possession of the property. Since Home Inspection Services and its inspectors will have no control over such evaluation or repair, we disclaim any and all responsibility or liability for such actions.

1. Note: As basements are water resistant and not water proof, intrusion may occur at any time. Adverse exterior conditions can lead to water entry. Monitoring exterior grading, drains and downspouts which will help control these conditions. As water may enter the basement at any time Home Inspection Services takes no responsibility for future water entry once we leave the dwelling.
2. 1. This inspection does not cover any damage concealed by carpeting, rugs, stored items or furniture. As we are not allowed to move furniture and any personal item's we recommend that all areas that maybe hidden be

Basement (Continued)

checked by the client during their final walk through.

2. Fully and/or Partially Finished Basements:

When a basement is fully and/or partially finished, wooden and/or other types of support members are unable to be visually evaluated. Hidden damage may be present.

Since all basements may be prone to wood destroying insects and/or their damage, It is essential to consult an exterminator to evaluate the entire structure and conduct an intrusive type inspection where possible to help ensure against hidden damage and/or other related issues. Other types of inspections using dogs, infrared, Etc. may be available. This inspection should include a "Warranty" that includes "Hidden damage". Consult your Realtor & Attorney to discuss all options to ensure that you are fully informed.

Main Basement

- | | |
|---------------------|---|
| 3. Acceptable | Unable to Inspect: See Notes: |
| 4. Acceptable | Ceiling: Suspended Ceiling |
| 5. Acceptable | Walls: Sheetrock |
| 6. Acceptable | Floor: Concrete |
| 7. Not Present | Floor Drain: Not Present |
| 8. Not Present | Doors: Hollow wood |
| 9. Acceptable | Windows: Casement - 1. Basement windows are not used often and may not close properly if disturbed. Therefor they are not tested as part of an inspection.
2. General Information
Where insulated windows exist, you should be aware that the seals may break at any time. When this happens, condensation may form in between the panes of glass. Over time, the windows may become opaque due to the condensation drying. The windows are still functional; however, they are no longer insulated (Thermopane). |
| 10. Acceptable | Electrical: 120 VAC |
| 11. Not Present | Smoke Detector: Battery operated |
| 12. Acceptable | HVAC Source: Forced Air |
| 13. Acceptable | Vapor Barrier: None |
| 14. Acceptable | Insulation: None |
| 15. Acceptable | Ventilation: Windows |
| 16. Suggested Items | Sump Pump: Not present - Due to a lack of a floor drain, a sump pump maybe recommended in the future to head off a possible flooding from a broken pipe. This does not indicate a problem only a recommendation. |
| 17. Suggested Items | Moisture Location: Wall Surfaces - As basements are water resistant and not water proof, intrusion may occur at any time. Adverse exterior conditions can lead to water entry. Monitoring exterior grading, drains and downspouts which will help control these conditions. Although no water entry was visible in viewable areas of the basement at the time of the inspection Home Inspection Services takes no responsibility for future water entry once we leave the dwelling. |

Basement (Continued)

18. Suggested Items Basement Stairs/Railings: Carpet Covered - 1. Improper riser height may pose a trip hazard and care should be used.

2. The upper carpet is torn and may nag your feet. Recommend removal.



19. Not Present

Second Egress: None - EGRESS REQUIREMENTS - ANY HABITABLE SPACE AND ALL SLEEPING ROOMS IN BASEMENTS MUST HAVE A SECOND MEANS OF EGRESS WITH A MINIMUM OPEN AREA OF 5.7 SQ. FT. WITH A MINIMUM HEIGHT OF 24 INCHES AND A MINIMUM WIDTH OF 20 INCHES AND CANNOT BE MORE THAN 44 INCHES OFF THE FLOOR. BILCO STAIRWELLS DO QUALIFY. BELOW IS THE CODE AS IT READS FROM THE 2010 CODE BOOK

SECTION R310 EMERGENCY ESCAPE AND RESCUE OPENINGS R310.1 Emergency escape and rescue required. Basements with habitable space and every sleeping room shall have at least one operable emergency and rescue opening. Such opening shall open directly into a public street, public alley, yard or court. Where basements contain one or more sleeping rooms, emergency egress and rescue openings shall be required in each sleeping room, but shall not be required in adjoining areas of the basement. Where emergency escape and rescue openings are provided they shall have a sill height of not more than 44 inches (1118 mm) above the floor. Where a door opening having a threshold below the adjacent ground elevation serves as an emergency escape and rescue opening and is provided with a bulkhead enclosure, the bulkhead enclosure shall comply with Section R310.3. The net clear opening dimensions required by this section shall be obtained by the normal operation of the emergency escape and rescue opening from the inside. Emergency escape and rescue openings with a finished sill height below the adjacent ground elevation shall be provided with a window well in accordance with Section R310.2. Emergency escape and rescue openings shall open directly into a public way, or to a yard or court that opens to a public way.

20. Maintenance

Wood Destroying Insects/Rodents See Notes: Note: This report should not be confused with your wood destroying insect [WDI] inspection report. Please see separated attachment Form NPMA-33 which is your termite inspection report [If contracted for] A separate fee will apply . Please read all comments and disclaimers on both sides of the NPMA-33 form.

This is a general comment only. Due to certain situations this may not apply to all homes: Home inspection services does not perform a WDI (Wood Destroying Insect) inspection unless separately contract for. A separate fee applies, which is on all VISIBLE surfaces of the foundation and substructure. However due to finished surfaces and certain areas that may not be accessible we recommend (if desired) an outside pest control company perform a termite inspection using a specially trained dog. This will insure that no termites are present even in areas that cannot be viewed. An additional fee from such companies may be incurred Ask your inspector for a referral.

Basement (Continued)

Wood Destroying Insects/Rodents (continued)

(NOTE: This is strictly a visual inspection only and dismantling or damaging of surfaces that are not already damaged is performed, We take no responsibility for areas covered, hidden, or inaccessible.)

Note: We recommend [if evidence] of wood destroying insects are found that you should request information if any hidden damage was also repaired by the home owner. This does not usually get done during the treatment process. Hidden damage may not be visible during the inspection and Home Inspection Services takes no responsibility for issues that are hidden, covered by storage or concealed by cosmetic means.

Fully and/or Partially Finished Basements:

When a basement is fully and/or partially finished, wooden and/or other types of support members are unable to be visually evaluated. Hidden damage may be present.

Since all basements may be prone to wood destroying insects and/or their damage, It is essential to consult an exterminator to evaluate the entire structure and conduct an intrusive type inspection where possible to help ensure against hidden damage and/or other related issues. Other types of inspections using dogs, infrared, Etc. may be available. This inspection should include a "Warranty" that includes "Hidden damage". Consult your Realtor & Attorney to discuss all options to ensure that you are fully informed.

21. Acceptable

Closets: Storage Areas

Crawl Space

Inspection Focus:

Crawl space inspections are visual and limited to accessible components. Accessibility will vary due to type of basement and other obstacles. the most common problem concerning basements is water.

Access:

Inspectors will access foundation components based on their design. For instance, unfinished crawl spaces offer complete access while slab foundations offer very little. Note: some crawl spaces have limited access and will be reported on.

Foundation Walls:

Inspectors will attempt to identify the type of materials used in the basement and look for abnormal cracks, wear, or movement. If warranted, additional structural inspections may be recommended. Note: Finished areas can hamper the inspection process.

Floor Framing:

Crawl normally allow for a complete inspection of the floor framing. Inspectors will look for signs of moisture penetration, dry rot or other system damage in areas where accessibility permits.

Insulation:

Insulation in crawl spaces may obstruct the inspector's view. Improperly installed insulation may trap moisture and lead to rot.

Ventilation:

Crawl spaces require proper ventilation to allow moisture to escape. Perimeter vents or windows in the foundation help aid evaporation. Vents should be closed during winter months in colder climates.

Condo; Common areas fall under owner or association control. This is usually covered in your common charges. Check with the owner or association for tenants responsibility. A visual inspection is performed but all repairs should be directed towards your association. We also recommend asking if there is a current or future assessment pending. Some repairs require you to add additional money to to your monthly fees.

NOTE: Any recommendations made for further evaluation and/or repair of a system or component should be presented to the seller/owner PRIOR to closing. Failure to do so will result in cost to you after you take possession of the property. Since Home Inspection Services and its inspectors will have no control over such evaluation or repair, we disclaim any and all responsibility or liability for such actions.

Under Addition Crawl Space

1. Method of Inspection: No Access
2. Acceptable Unable to Inspect: See Notes: Due to opening size and lack of access the crawl space was reported from the opening only. Comments reflect only what can be seen from the photo's taken and do not reflect the entire crawl space. If possible we recommend a contractor examine the area if access can be enlarged.
3. Acceptable Access: Small
4. Acceptable Moisture Penetration: No moisture present at time of inspection
5. Moisture Location: None
6. Not Present Moisture Barrier: None
7. Not Present Ventilation: None

Crawl Space (Continued)

8. Marginal

Insulation: Fiberglass - [Some insulation has fallen out of place and should be reinstalled for energy efficiency.](#)



9. Acceptable

Vapor Barrier: Paper

10. Not Present

HVAC Source: None

11. Maintenance

Pests See Notes: Note: This report should not be confused with your wood destroying insect [WDI] inspection report. Please see separated attachment Form NPMA-33 which is your termite inspection report [If contracted for] A separate fee will apply . Please read all comments and disclaimers on both sides of the NPMA-33 form.

This is a general comment only. Due to certain situations this may not apply to all homes: Home inspection services does not perform a WDI (Wood Destroying Insect) inspection unless separately contract for. A separate fee applies, which is on all VISIBLE surfaces of the foundation and substructure. However due to finished surfaces and certain areas that may not be accessible we recommend (if desired) an outside pest control company perform a termite inspection using a specially trained dog. This will insure that no termites are present even in areas that cannot be viewed. An additional fee from such companies may be incurred Ask your inspector for a referral.

(NOTE: This is strictly a visual inspection only and dismantling or damaging of surfaces that are not already damaged is performed, We take no responsibility for areas covered, hidden, or inaccessible.)

Note: We recommend [if evidence] of wood destroying insects are found that you should request information if any hidden damage was also repaired by the home owner. This does not usually get done during the treatment process. Hidden damage may not be visible during the inspection and Home Inspection Services takes no responsibility for issues that are hidden, covered by storage or concealed by cosmetic means.

Air Conditioning

Inspection Focus:

Air conditioning inspections are visual. Weather permitting, we will operate the A/C unit. We will use normal controls and evaluate how well the system is performing its intended function.

A/C operation:

A/C units may not be operated when the outdoor temperatures are below 60 degrees, since damage may result and compressor warranties may become void. A properly operating unit delivers cool air across the coil/

Condo: Common areas fall under owner or association control. This is usually covered in your common charges. Check with the owner or association for tenants responsibility. A visual inspection is performed but all repairs should be directed towards your association. We also recommend asking if there is a current or future assessment pending. Some repairs require you to add additional money to your monthly fees.

Distribution:

Conditioned air should be present in all interior rooms. Rooms without conditioned air sources should be reported. Balancing of conditioned air is beyond the scope of the inspection.

Filter:

A clean filter is helpful for proper operation of the heating units. Dirty filters cause poor circulation, waste energy, can be unhealthy and should be cleaned/replaced often.

NOTE: Any recommendations made for further evaluation and/or repair of a system or component should be presented to the seller/owner PRIOR to closing. Failure to do so will result in cost to you after you take possession of the property. Since Home Inspection Services and its inspectors will have no control over such evaluation or repair, we disclaim any and all responsibility or liability for such actions.

1. Air entering the air handler chamber and air exiting the air handler chamber should have a 14 to 20 degree temperature difference to indicate a fully charged air conditioner system. Be aware that air temperature entering the home is depending on a number of factors such as exterior temperature, humidity, and operation of the system.
2. General Information:
To Determine the number of tons, use the following:

Cooling Capacity= Rating

1 ton 12,000 BTU

1 ton 7 amps FLA (Full load amperage)

1 ton 7 amps RLA (Running load amperage) older units only

1 ton 6 amps FLA or RLA (newer units only)

One ton of cooling capacity is needed for approximately 500 to 700 square feet within the structure. Neither Home Inspection Services nor its employees know the square footage of your specific property nor do we make any representation as to whether the current unit is adequately sized for your property.

We recommend testing the air conditioner during the pre-settlement inspection. If this cannot be done or settlement will occur during the winter months, then your attorney or real estate agent should consult the homeowner to determine whether or not the air conditioner was in operating condition as of the end of the season. Often, money can be held in escrow until such time as the system can be operationally tested.

Where the outside temperature has not been at least 60 degrees for the past 24-48 hours, the air conditioning system cannot be operated due to the possibility of damaging the compressor.

Maintenance Tips:

Air Conditioning (Continued)

It is recommended that you have the system serviced by an air conditioning specialist at the beginning of each air conditioning season. At that time, the specialist can check the Freon level and any other conditions which may exist.

NOTE: All permanently devices are operated at the time of the inspection. Please be aware as with any mechanical device this is a snap shot in time only and Home Inspection Services is not responsible for the condition of the devices present after leaving the home. Failure can occur at any time and for piece of mind we recommend that you consider getting a whole house warranty that will cover all major appliances. [Discuss this with your agent.]

Left Side AC System

3. Marginal

A/C System Operation: Inoperative - **Air conditioning did not respond when request was made to go on. Should be evaluated by a HVAC contractor.**
Unit appears dated and could not be operated. Should be evaluated by a HVAC contractor to determine life expectancy.



4. Acceptable

Condensate Removal: Electric condensation pump

5. Suggested Items

Exterior Unit: Pad mounted - **Due to excessive ground coverage the mounting pad could not be fully viewed. Recommend checking the pad to confirm present condition. This will keep the unit off the dirt and absorb vibration.**



6. Acceptable

Air Handler Attached To Main Unit

7. Manufacturer: Unknown manufacturer

8. Model Number: agc036g1 Serial Number: L941828509

9. Type: Central A/C Capacity: 3 Ton

10. Approx. Age: 1994

11. Acceptable

Visible Coil: Aluminum

12. Acceptable

Refrigerant Lines: Low pressure and high pressure

13. Acceptable

Electrical Disconnect: Pull Out Breaker

14. Suggested Items

Exposed Ductwork: Metal ducts incorporated into main forced air system. **Due to the use of forced air for the a/c system, dust and mold spores maybe present in the duct system. Return duct was very dirty. We recommend having the ducts cleaned by a qualified contractor. This is best done before moving in.**

15. Acceptable

Blower Fan/Filters: Direct drive with disposable filter

16. Acceptable

Thermostats: Individual

Right Side AC System

Air Conditioning (Continued)

17. Acceptable A/C System Operation: Functional



18. Acceptable Condensate Removal: PVC

19. Acceptable Exterior Unit: Suspended

20. Acceptable Air Handler Wall Mounted

21. Manufacturer: Mitsubishi

22. Model Number: muz-gl12na Serial Number: 86c33137

23. Type: Wall mounted air conditioning unit Capacity: 1 1/4 Ton

24. Approx. Age: Possibly, 2008

25. Acceptable Visible Coil: Aluminum

26. Acceptable Refrigerant Lines: Low pressure and high pressure

27. Acceptable Electrical Disconnect: Breaker disconnect

Heating System

Inspection Focus:

Heating systems are visual. Weather permitting, we will operate the heating system. We will use normal controls and evaluate how well the system is performing its intended function.

Heating Operation:

The heating unit may not be tested at this time if the temperature conditions do not allow the system to be operated normally (i.e. during warm weather months we will not operate the heating system or run a short period summer test) Systems are not dismantled. the system type (i.e. forced air, hydronic, convective) and fuel type (i.e. gas, oil, electric) will be reported.

Exhaust System:

Exhaust systems are inspected to determine if combustion gases are properly vented to the outdoor atmosphere. Separated or rusted vent pipes and/or negative slope are potentially dangerous.

Fuel Storage Tank/Fuel Lines:

If the system has a fuel storage tank, it should be reported. (WE RECOMMEND HAVING ALL UNDERGROUND TANKS TESTED FOR LEAKAGE PRIOR TO CONTRACT) If the tank is abandoned, any evidence of its presence should be reported. Abandoned tanks should be removed. Fuel lines will be defined as gas or oil and reported.

Heat Exchanger:

The view of a heat exchanger is often concealed by design. A complete evaluation can only be achieved by dismantling the unit, which is beyond the scope of this inspection.

Humidifier:

Humidifiers require constant maintenance and often become covered by lime deposits which can cause them to become inoperable within a short period of time.

Filter:

A clean filter is helpful for proper operation of the heating unit. Dirty filters cause poor circulation, waste energy, can be unhealthy and should be cleaned/replaced often.

Condo: Common areas fall under owner or association control. This is usually covered in your common charges. Check with the owner or association for tenants responsibility. A visual inspection is performed but all repairs should be directed towards your association. We also recommend asking if there is a current or future assessment pending. Some repairs require you to add additional money to to your monthly fees.

NOTE: Photos are for reference use only and may not show all defects. We recommend reading the full report before making any decisions.

NOTE: Any recommendations made for further evaluation and/or repair of a system or component should be presented to the seller/owner PRIOR to closing. Failure to do so will result in cost to you after you take possession of the property. Since Home Inspection Services and its inspectors will have no control over such evaluation or repair, we disclaim any and all responsibility or liability for such actions.

- 1. Mechanical Devices: Boiler, Furnaces, Hot Water Heating Systems:** Are visually checked for leakage and proper operation. Valves and controllers are not tested. Note: Due to the requirement of specialty testing equipment Carbon Monoxide levels are not tested. See ASHI standards.

We recommend all Mechanical Devices be operated and tested during your final walk through.

2. General Information:

No determination or representation is made concerning the ability of the existing furnace/boiler to provide adequate heat for the property. Approximately 5000 BTU's/hr. are required for each 100 square feet of space. As we do not know the exact number of square feet in your house, no representation is made concerning the rated adequacy of the existing furnaces for the demand of your house.

Maintenance Tips:

Heating System (Continued)

It is important to periodically check that the flue pipe and chimney are clear of dirt and debris and that exhaust fumes are venting properly. Also, check that the flue pipes are securely fastened to the chimney so that no backdrafting of harmful gases can occur.

As part of normal annual routine maintenance, the entire system should be cleaned and serviced by a qualified heating company. You may wish to do this prior to first use..

It is strongly recommended that the pilot light be left on during the summer months to prevent condensation and minimize rusting of the interior on those units having a pilot light.

The heating sources in each room should be cleaned periodically and left unobstructed, where possible to attain peak performance.

Note: This comment is for homes that are equipped with the following devices only.

Although Home Inspection Services inspectors conduct a through VISUAL inspection of fireplaces, chimneys and flues, there are many components which cannot be inspected without specialized equipment or destructive testing. Due to the constraints of our inspection, undetected problems may exist which can result in health or safety hazards, for which Home Inspection Services and its inspectors disclaim and all liability.

Due to lack of visibility up or down the flue pipe, we recommend a CLASS 2 chimney inspection before first use. The National Fire Protective Association (NFPA) (as note in a brochure published by the Chimney Safety Institute of America) suggests that a level 2 inspection be performed prior to the sale of the property if possible. This inspection should be performed on fireplaces, chimneys, flues or other venting systems, by a Certified Chimney Sweep. For additional information contact the Chimney Sweep Safety Institute of America at www.csia.org.

3.NOTE: All permanently devices are operated at the time of the inspection. Please be aware as with any mechanical device this is a snap shot in time only and Home Inspection Services is not responsible for the condition of the devices present after leaving the home. Failure can occur at any time and for piece of mind we recommend that you consider getting a whole house warranty that will cover all major appliances. [Discuss this with your agent.]

Basement Heating System

2. Suggested Items Heating System Operation: Functional at the time of Inspection - To perform properly the heating system should be properly maintained. Regular service from an HVAC company will increase proper performance and make the system last longer.
We recommend having a HVAC contractor evaluate your heating system for proper operation and safe Carbon Monoxide levels.
If possible these recommendations should be performed before closing.



3. Manufacturer: Comfortmaker
4. Model Number: gnf100f14a1 Serial Number: L984121696
5. Type: Forced air Capacity: 100,000 BTUHR
6. Age 1998
7. Fuel Type: Natural gas
8. Acceptable Unable To Inspect: See Notes: Due to location the full view of the heating system was not available.
9. Suggested Items Heat Exchanger: Not Visible - Heat Chambers in this type of system is not visible to the inspector as it is encased in the unit housing. We recommend while having the system serviced the heat exchanger carbon monoxide levels be checked.
10. Acceptable Blower Fan: Direct drive with disposable filter
11. Suggested Items Distribution: Metal duct, Grill - Due to the use of forced air, dust and mold spores maybe present in the duct system. We recommend having the ducts cleaned by a qualified contractor. This is best done before moving in.

Heating System (Continued)

12. Acceptable Circulator: Electric Direct Drive Blower
13. Acceptable Electrical: 120 VOLTS
14. Acceptable Plumbing Black Pipe
15. Acceptable Draft Control: Automatic
16. Suggested Items Flue Pipe: Single wall - 1.For safety we recommend wrapping all joints on the flue pipe with foil hi-temp tape. This will help to control carbon monoxide leakage. Note: This applies to single wall "metal" pipes only.
- 2.Note: This comment is for homes that are equipped with the following devises only. Although Home Inspection Services inspectors conduct a through VISUAL inspection of fireplaces, chimneys and flues, there are many components which cannot be inspected without specialized equipment or destructive testing. Due to the constraints of our inspection, undetected problems may exist which can result in health or safety hazards, for which Home Inspection Services and its inspectors disclaim and and all liability.
Due to lack of visibility up or down the flue pipe, we recommend a CLASS 2 chimney inspection before first use. The National Fire Protective Association (NFPA) (as note in a brochure published by the Chimney Safety Institute of America) suggests that a level 2 inspection be performed prior to the sale of the property if possible. This inspection should be performed on fireplaces, chimneys, flues or other venting systems, by a Certified Chimney Sweep. For additional information contact the Chimney Sweep Safety Institute of America at www.csia.org.
Note: This does not pertain to flue pipes made of PVC plastic.
17. Acceptable Controls: Service Shut Off
18. Acceptable Safety Device: Service Cut Off Switch
19. Maintenance Air Filter Size See Notes: [Where required] Replace filters as needed, Always install filter with airflow arrow pointing in correct direction. Clean air filters allow for proper operation.
20. Acceptable Thermostats: Individual
21. Number of Zones: 1 Zone
22. Suggested Items Fuel Tank: See Notes: An attempt was made to determine if an oil tank exists. Although none was found if desired a ground scan on the exterior can confirm the no buried oil tank is present. One referral is supplied in you information packet.
23. Tank Location: Not Present
24. Suspected Asbestos: No
25. Temperature Satisfactory
26. Marginal Radiant Heat See Notes: System was operated but not functional. We recommend having an HVAC company examine the system prior to closing.



Utility Room/Area

NOTE: Any recommendations made for further evaluation and/or repair of a system or component should be presented to the seller/owner PRIOR to closing. Failure to do so will result in cost to you after you take possession of the property. Since Home Inspection Services and its inspectors will have no control over such evaluation or repair, we disclaim any and all responsibility or liability for such actions.

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Utility Room/Area (Continued)

Main Room Structure

1. Acceptable Ceilings: Exposed Framing
2. Acceptable Walls: Block Walls - Limited access due to present equipment. Was viewed from the access door only.
3. Acceptable Floors: Concrete
4. Acceptable Doors: Bi-fold
5. Not Present Smoke Detectors Not Present
6. Not Present Carbon Monoxide Detectors Not Present
7. Acceptable Electrical 120 Volts

Water Closet Room Structure

8. Acceptable Ceilings: Exposed Framing
9. Marginal Walls: Block Walls, &, Sheetrock - Evidence of some bio organic growth forming on the lower left wall. We recommend removing the damaged section and replacement. Paint with mold resistant paint.



10. Acceptable Floors: Concrete
11. Acceptable Doors: Hollow wood
12. Not Present Smoke Detectors Not Present
13. Not Present Carbon Monoxide Detectors Not Present

Plumbing

Inspection Focus:

Plumbing inspections are visual and operational. Inspectors operate normal controls and put the system through a normal cycle.

Supply lines:

Supply pipes, especially galvanized, can become clogged with mineral deposits, which restrict functional water flow. If air gets trapped in the lines, the pipes can make a knocking sound, known as water hammer. Electrolysis, which occurs from the mixing of ferrous and non-ferrous metals, can cause leaks.

Waste/ Vent pipes:

Waste pipe inspection are limited to the visible portions of the drain system. Inspectors run water through the system for a minimum of 30 minutes and look for any indication of leaks, defective drainage or venting. For a more thorough inspection of the waste line we would recommend a video inspection performed by an outside company. This will also show any hidden septic systems that may still be installed (If applicable)

Functional Water Flow:

Functional water flow is based on at least three gallons per minute flow of water from the highest fixture when at least one other fixture is operated simultaneously.

Functional Waste Drain:

Functional waste drainage is based on the free flow of water, without backing up, at all drains after at least 30 minutes of water entering into the system. For a more thorough inspection of the waste line we would recommend a video inspection performed by an outside company.

Well System:

Well inspections are limited to the accessible above-ground components. Pressure tanks that are water logged will cause the

Plumbing (Continued)

pump to wear out quickly and should be reported. Wells should deliver adequate pressure at all times. Water samples of the site should be taken to an approved laboratory to test pot-ability.

Septic System:

Inspections of the septic systems are very limited. After water is run into the system for at least 30 minutes a dye is introduced. A visual inspection of the leach field is made by walking the field looking for evidence of an effluent breakout, leaching or failure.

For a more thorough inspection of the waste line we would recommend a video inspection performed by an outside company.

Water Heater / Temperature Pressure Release (TPR) Valve :

Water heaters are inspected visually for proper installation and ability to provide adequate hot water. All water heaters must have a TPR valve with a properly installed extension discharge pipe.

Corrugated Stainless Steel Tubing [CSST] has been used for some of the gas lines. It is made of thin wall stainless steel typically covered with a yellow or black coating. Although it has been approved for use on both natural and propane gas, there are certain risks associated with it compared to standard black pipe iron pipe. Due to its thinness it is subject to physical damage, from nails, especially if it is run through framing members. Such damage would not be visible during a limited visual inspection. We strongly recommend that you check with the local Town Building Department to see if this piping has been approved in this building. Even if approved, you should be aware of potential problems.

Although no problems were apparent at the time of the inspection, CSST should be monitored for future problems.

NOTE: Photos are for reference use only and may not show all defects. We recommend reading the full report before making any decisions.

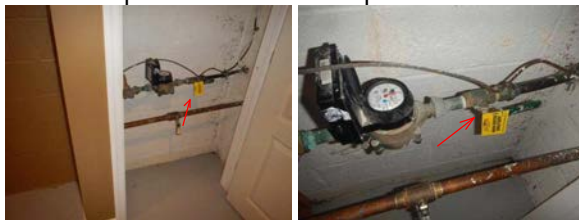
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1. Acceptable
2. Acceptable
3. Acceptable

Water Temperature 140 Degrees

Service Line: Copper

Main Water Shutoff: Basement - Water shut off valves are not tested as part of a standard home inspection and when possible should be tested by a plumber for proper operation.



4. Acceptable
5. Acceptable

Water Lines: Copper - Note: Most water lines are covered by finished surfaces and only visible pipes are reported on.

Drain Pipes: Cast iron, PVC (Polyvinyl Chloride) - 1. Due to unforeseen issues with waste lines we recommend a video inspection of the waste line. Home Inspection Services takes no responsibility for issues that may be hidden by clutter or stored items. This is only a recommendation and does not indicate an existing problem.

Plumbing (Continued)

6. Acceptable Service Caps: Basement



7. Acceptable Vent Pipes: Copper, Cast iron

8. Suggested Items Fuel Source: Natural Gas, Corrugated Stainless Steel Tubing [CSST] - CSST gas line was used in certain areas of the home. This type of natural gas line requires to be grounded. As no ground strap was seen at the time of the inspection we recommend all CSST pipes be checked by an electrical contractor.



Basement Water Heater

9. General information:

The average life expectancy of this type of water heater is 8 to 12 years. Water heaters wear from the inside out and start to leak when they reach the end of their functional lives.

The water temperature control should be adjusted to suit your personal comfort. Decreasing the temperature setting and wrapping the unit with an inexpensive insulation blanket, if it does not already have one, may produce a savings of up to 20% of the energy used to heat the water. It's not unusual for internal heating elements or rods to become defective and require replacement. If you notice water on the floor around the base of the water heater, it may be an indication that the unit requires repair or replacement.

Water heaters are supposed to be equipped with a temperature and pressure valve and an extension or discharge pipe. The valve and extension pipe are essentially safety devices to protect you in the event that the temperature or pressure builds up inside the water heater. The valve is not tested by our company.

We recommend that you check operation of the valve when draining the water heater. Before manually operating the valve, check the area around the water heater and drain pipe for the presence of water. If water is present, the valve may have activated due to high temperature or pressure. The presence of any water should be investigated immediately as this condition may be indicative of a safety problem.

You should be aware that it is not uncommon for the valve to get stuck or remain in an open position due to a buildup of sediment at the valve seat. If the valve does not reseal or close, then you should replace the valve as quickly as possible for safety.

MAINTENANCE TIPS:

We recommend draining the water heater at least an annual basis to remove the sediment that accumulates in the bottom of the water heater tank. Removing the sediment can help to prolong the life and increase the efficiency of the water heater.

10. Suggested Items Water Heater Operation: Functional at time of inspection - Average hot water heater has a 8 to 12 year life span. We recommend replacement at the 9 to 10 year mark even if not leaking. Note: Leaks may occur at any time and preventive repairs can avoid costly damage in the future.

Although not leaking at the time of the inspection we recommend budgeting for replacement.

11. Manufacturer: General Electric

Plumbing (Continued)

12. Water Heater Shut Off Valve See Photo For Location



13. Model Number: gg40t06avg01 Serial Number: geln0611a17531

14. Type: Natural gas Capacity: 40 Gal.

15. Approximate Age: 2011 Area Served: Whole building

16. Suggested Items Flue Pipe: Single wall - 1. For safety we recommend wrapping all joints on the flue pipe with foil hi-temp tape. This will help with carbon monoxide leakage.

2. Note: This comment is for homes that are equipped with the following devices only. Although Home Inspection Services inspectors conduct a thorough VISUAL inspection of fireplaces, chimneys and flues, there are many components which cannot be inspected without specialized equipment or destructive testing. Due to the constraints of our inspection, undetected problems may exist which can result in health or safety hazards, for which Home Inspection Services and its inspectors disclaim and all liability.

Due to lack of visibility up or down the flue pipe, we recommend a CLASS 2 chimney inspection before first use. The National Fire Protective Association (NFPA) (as noted in a brochure published by the Chimney Safety Institute of America) suggests that a level 2 inspection be performed prior to the sale of the property if possible. This inspection should be performed on fireplaces, chimneys, flues or other venting systems, by a Certified Chimney Sweep. For additional information contact the Chimney Sweep Safety Institute of America at www.csia.org.

Note: This does not pertain to flue pipes made of PVC plastic.

17. Acceptable Plumbing Copper, Black Pipe

18. Acceptable TPRV and Drain Tube: Copper

20. Tip: SINGLE-POINT SHUTOFF SYSTEMS: For better leak and flood protection, especially if you can't be home all the time, consider a "single-point" leak detection and automatic shutoff system. This type of device gets plugged into an electrical outlet and has a sensor that you place on the floor or inside an appliance pan. An electric shutoff valve turns off the water to appliances like washing machines whenever leaks are detected (especially helpful if your washing machine is upstairs where even a small leak can do extreme damage to the rooms below). Similar shutoff systems are available for water heaters, dishwashers and the like.

21. Not Inspected. Water Softeners See Notes: [If Present] Water softeners are not inspected for operation as part of a standard inspection. They are present to deal with "hard water conditions in most areas are a beneficial for the home piping as well as savings on detergent. If desired we recommend consulting with the manufacture for an evaluation of the present equipment.

Fireplace/Wood Stove

Fireplace / Woodstove

Fireplaces are checked for proper operation. We do not operate these units. We visually inspect them for signs of improper installation such as evidence of downdrafts, creosote in the throat or flue area, loose or missing dampers, and/or loose, missing or damaged fire box material. Flue interiors are not inspected. Please consult with a professional chimney sweep.

We always recommend a phase 2 chimney inspection prior to first use.

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Rear Dining Room Fireplace

1. Marginal

Fireplace Construction: Built In - [Could not be operated when tested. Consult with owner \(if possible\) as to proper operation or have evaluated by a chimney company.](#)



2. Type: Gas log

3. Not Present

4. Acceptable

5. Acceptable

Fireplace Insert:

Smoke Chamber: Metal

Flue: Zero Clearance



6. Not Present

7. Acceptable

8. Acceptable

9. Acceptable

Damper:

Hearth: Tile

Fireplace Doors Non Opening Glass

Mantel Wood

Bathroom

Inspection Focus:

Plumbing inspections are visual and operational. Inspectors operate normal controls and put the system through a normal cycle.

Supply lines:

Supply pipes, especially galvanized, can become clogged with mineral deposits, which restrict functional water flow. If air gets trapped in the lines, the pipes can make a knocking sound, known as water hammer. Electrolysis, which occurs from the mixing of ferrous and non-ferrous metals, can cause leaks.

Waste/ Vent pipes:

Waste pipe inspection are limited to the visible portions of the drain system. Inspectors run water through the system for a minimum of 30 minutes and look for any indication of leaks, defective drainage or venting. For a more thorough inspection of the waste line we would recommend a video inspection performed by an outside company. This will also show any hidden septic systems that may still be installed (If applicable)

Functional Water Flow:

Functional water flow is based on at least three gallons per minute flow of water from the highest fixture when at least one other fixture is operated simultaneously.

Functional Waste Drain:

Functional waste drainage is based on the free flow of water, without backing up, at all drains after at least 30 minutes of water entering into the system. For a more thorough inspection of the waste line we would recommend a video inspection performed by an outside company.

Well System:

Well inspections are limited to the accessible above-ground components. Pressure tanks that are water logged will cause the pump to wear out quickly and should be reported. Wells should deliver adequate pressure at all times. Water samples of the site should be taken to an approved laboratory to test pot-ability.

Septic System:

Inspections of the septic systems are very limited. After water is run into the system for at least 30 minutes a dye is introduced. A visual inspection of the leach field is made by walking the field looking for evidence of an effluent breakout, leaching or failure.

For a more thorough inspection of the waste line we would recommend a video inspection performed by an outside company.

Water Heater / Temperature Pressure Release (TPR) Valve :

Water heaters are inspected visually for proper installation and ability to provide adequate hot water. All water heaters must have a TPR valve with a properly installed extension discharge pipe.

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NOTE: Any recommendations made for further evaluation and/or repair of a system or component should be presented to the seller/owner PRIOR to closing. Failure to do so will result in cost to you after you take possession of the property. Since Home Inspection Services and its inspectors will have no control over such evaluation or repair, we disclaim any and all responsibility or liability for such actions.

1. This inspection does not cover any damage concealed by carpeting, rugs, stored items or furniture. As we are not allowed to move furniture and any personal item's we recommend that all areas that maybe hidden be checked by the client during their final walk through.
2. 1. Due to the many types of wall and floor surfaces in production, we try our best to identify the surfaces present. We will sometimes use a generic term to identify what is present and apologize for any confusion that

Bathroom (Continued)

this may sometimes cause.

2. Interior cabinet spaces may sometimes be loaded or blocked from view and all surfaces and pipe works may not be visible. We recommend the clients re-inspect these areas during their final walk through.

Master Bathroom

3. Acceptable

Ceiling: Sheetrock, Vaulted

4. Acceptable

Walls: Sheetrock & Ceramic Tiles

5. Marginal

Floor: Ceramic tile - **1. Cracked floor tiles noted and should be repaired where needed. Care should be taken due to the sharp edges that may be present that could cause harm to someone stepping on the tile. Consult with a licensed contractor and repair where required.**

2. Loose tile/grout, repair as required.



6. Acceptable

Doors: Hollow wood, Insulated w/ Glass Insert (Exterior)

7. Suggested Items Windows: Casement - **1. General Information:**

Where insulated windows exist, you should be aware that the seals may break at any time. When this happens, condensation may form in between the panes of glass. Over time, the windows may become opaque due to the condensation drying. The windows are still functional; however, they are no longer insulated (Thermopane).

2. Window is missing a screen and need replacement.

8. Suggested Items Skylight: Insulated Glass - **Skylights are not opened during an inspection. If desired they can be operated during the final walk through.**

9. Safety

Electrical: 120 GFCI - **1. Some bulbs in the light fixture did not operate at the time of the inspection, possibly burnt bulb.**

2. Missing outlet cover plates should be installed. This can prevent an electrical shock from exposed wires.



10. Acceptable

Counter/Cabinet: Appears to be high end exotic stone, Wood Cabinet

11. Acceptable

Sink/Basin: Molded single bowl

12. Suggested Items

Faucets/Traps: PVC Trap

13. Not Present

Tub/Surround:

14. Marginal

Shower/Surround: Tiles - **1. Shower body is loose and is putting strain on the piping. Needs to be secured in the wall cavity. Due to the type of shower enclosure this maybe difficult to do.**

2. The shower wand is leaking at the pipe connection and repairs are required, consult with a licensed plumber.

3. Shower was slow draining and may be clogged, recommend having a licensed plumber unclog.

Bathroom (Continued)

Shower/Surround: (continued)



15. Suggested Items Spa Tub/Surround: Fiberglass tub and ceramic tile surround - 1. The aerator may be clogged due to the water flowing out of the spigot on a angle. Should be cleaned to allow proper flow, consult with a licensed plumber if desired.



2. Due to lack of access the main components under the spa could not be viewed. We recommend install a access panel for proper evaluation and future repairs.

16. Acceptable

Toilets: American Standard

17. Marginal

HVAC Source: Grill, Electric Baseboards - Electric baseboard and radiant heat did not heat up when tested and should be evaluated by a licensed HVAC contractor to estimate repairs prior to closing. .

18. Suggested Items

Ventilation: Electric ventilation fan and window - Recommend installing a timer to help combat high moisture issues, this will help prevent bio organic growth as well as moisture stains. Consult with a licensed electrician for options if desired.

Hallway Bathroom

19. Not Present

Closet:

20. Acceptable

Ceiling: Sheetrock

21. Acceptable

Walls: Sheetrock & Ceramic Tiles

22. Acceptable

Floor: Ceramic tile

23. Acceptable

Doors: Solid Wood

24. Not Present

Windows:

25. Safety

Electrical: 120 VAC - Bathrooms are considered a wet area and GFCI outlets are recommended for protection against electrical shock hazard. Have installed by an electrical contractor.

26. Acceptable

Counter/Cabinet: Porcelain

27. Acceptable

Sink/Basin: Pedestal

28. Acceptable

Faucets/Traps: Chrome fixtures with a PVC trap

29. Not Present

Tub/Surround:

30. Marginal

Shower/Surround: Fiberglass pan and ceramic tile surround - The shower faucet handles are leaking and need repair, consult with a licensed plumber to estimate repairs. Hidden issues may be present.



31. Not Present

Spa Tub/Surround:

Bathroom (Continued)

32. Marginal

Toilets: Kohler - **The toilet is loose and should be tightened securely to the floor to prevent leakage. Sometimes the bees wax seal around the waste line breaks due to the loose toilet and also requires replacement. Care must be taken when tightening the toilet that the porcelain is not cracked when tightening the tie-down bolts.**



33. Acceptable

HVAC Source: Grill

34. Suggested Items

Ventilation: Electric ventilation fan - **Recommend installing a timer to help combat high moisture issues, this will help prevent bio organic growth as well as moisture stains. Consult with a licensed electrician for options if desired.**

Kitchen

Inspection focus:

Kitchen inspections are visual and operational.

Walls / Ceilings / Floors:

Kitchen ceilings, walls & floors are inspected based on a normal building practices for homes of similar age and construction and exclude cosmetic items. Cracks in the wall are very common in most homes. Most small cracks usually indicate minor movement. These cracks are typically not serious and are even considered to be normal as the house gets older. Larger cracks may indicate ongoing movement and if noted in the report, further evaluation by a structural engineer is warranted. Squeaking floors in a house are generally the result of aging materials in the floor and minor stresses that are common as the house gets older. Unless otherwise noted in the report, these should be considered a minor item only.

Doors & Windows

Interior portions of doors and windows are inspected for proper ventilation, use as emergency exits, and ease of operation. If a house experiences settling or movement within the walls, one of the first noticeable signs will likely be at the doors. If a sticks, it usually means that the door or door frame is no longer square. If noted in the report, sticking doors should be evaluated for potential settlement problems.

Cabinets / Shelves

Kitchen shelves and cabinets are inspected for acceptable operation.

Sink Plumbing:

Kitchen sinks should be inspected for proper installation and operation. Plumbing systems should be free of leaks and drain and vent properly.

Appliances (Built-in):

Built in appliances will be operated and reported.

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1. This inspection does not cover any damage concealed by carpeting, rugs, stored items or furniture. As we are not allowed to move furniture and any personal item's we recommend that all areas that maybe hidden be checked by the client during their final walk through.
2. 1.Full view of interior cabinets maybe blocked by stored items and dishes. Re-evaluate after items are removed. Issues may be hidden by stored items which may not be visible during the inspection. We recommend following the final walk through check list to insure no items are missed.
2.NOTE: All permanently devices are operated at the time of the inspection. Please be aware as with any mechanical device this is a snap shot in time only and Home Inspection Services is not responsible for the condition of the devices present after leaving the home. Failure can occur at any time and for piece of mind we recommend that you consider getting a whole house warranty that will cover all major appliances. [Discuss this with your agent.]

Kitchen (Continued)

Main Kitchen

3. 1. Appliances/Mechanical Devices: Appliances are tested for basic function only [on/off, and visible leakage]. Carbon Monoxide/Natural Gas levels are not tested. Sub functions are not tested as part of a standard home inspection. We do not monitor drying or draining cycles. Stoves are tested for basic operation only, Ovens are tested for on/off only [if present] Refrigerators are not moved to examine water hookups or ice maker function [if present].

Washer/Dryer [if present] are tested for basic function only [on/off and drain]. Visible leaks are looked for. Units are not moved.

NOTE: All permanently devices are operated at the time of the inspection. Please be aware as with any mechanical device this is a snap shot in time only and Home Inspection Services is not responsible for the condition of the devices present after leaving the home. Failure can occur at any time and for piece of mind we recommend that you consider getting a whole house warranty that will cover all major appliances. [Discuss this with your agent.]

2. Due to the many types of wall and floor surfaces in production, we try our best to identify the surfaces present. We will sometimes use a generic term to identify what is present and apologize for any confusion that this may sometimes cause.

3. Interior cabinet spaces may sometimes be loaded or blocked from view and all surfaces and pipe works may not be visible. We recommend the clients re-inspect these areas during their final walk through.

4. General Information

Where insulated windows exist, you should be aware that the seals may break at any time. When this happens, condensation may form in between the panes of glass. Over time, the windows may become opaque due to the condensation drying. The windows are still functional; however, they are no longer insulated (Thermopane).

4. Acceptable

Cooking Appliances: Viking



5. Acceptable

Wall Oven: Built Into Cooking Appliance



6. Acceptable

Ventilator: Vents Outdoors

Kitchen (Continued)

7. Marginal Disposal: In-Sinkerator - **Appliance was noisy when in operation and may need repair, consult with a licensed appliance repair company.**



8. Acceptable Dishwasher: Kenmore



9. Maintenance Air Gap/High Loop See Notes: General Information:
Dishwashers use an "air gap" or "high loop" to prevent backflow into the dishwasher drain should the main waste clog. If not already present consider adding this device in the future. .
Note: Most newer units incorporate a built in high loop which deals with these issues. If a dated model maybe present consider adding one of these devises.

10. Not Present Trash Compactor: Not Present

11. Acceptable Refrigerator: Samsung



12. Not Present Microwave: Microwaves are test for functioning only. Full cycles are not run.

13. Acceptable Sink: Stainless Steel

14. Safety Electrical: 120 GFCI, 120 VAC - **Outlets mounted under sinks that service appliances should be GFCI protected. Consult with an electrical contractor.**

15. Acceptable Plumbing/Fixtures: Chrome, PVC Trap

16. Acceptable Counter Tops: Appears to be high end exotic stone material

17. Maintenance Cabinets: Wood - **Full view of interior cabinets maybe blocked by stored items and dishes. Re-evaluate after items are removed. Issues may be hidden by stored items which may not be visible during the inspection. We recommend following the final walk through check list to insure no items are missed.**

18. Acceptable Ceiling: Sheetrock

19. Acceptable Walls: Sheetrock

20. Acceptable Floor: Ceramic tile

21. Not Present Doors:

22. Acceptable Windows: Casement

23. Not Present Skylight

Kitchen (Continued)

- 24. Acceptable HVAC Source: Grill
- 25. Acceptable Pantry Single
- 26. Fire Extinguisher No

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Bedroom

Inspection focus:

Bed room inspections are visual and operational.

Walls / Ceilings / Floors:

bedroom ceilings, walls & floors are inspected based on a normal building practices for homes of similar age and construction and exclude cosmetic items. Cracks in the wall are very common in most homes. Most small cracks usually indicate minor movement. These cracks are typically not serious and are even considered to be normal as the house gets older. Larger cracks may indicate ongoing movement and if noted in the report, further evaluation by a structural engineer is warranted. Squeaking floors in a house are generally the result of aging materials in the floor and minor stresses that are common as the house gets older. Unless otherwise noted in the report, these should be considered a minor item only.

Doors & Windows

Interior portions of doors and windows are inspected for proper ventilation, use as emergency exits, and ease of operation. If a house experiences settling or movement within the walls, one of the first noticeable signs will likely be at the doors. If a sticks, it usually means that the door or door frame in no longer square. If noted in the report, sticking doors should be evaluated for potential settlement problems. A majority of the windows were inspected for function, sub-structure issues that may be hidden and are not cannot be reported.

Heating and Cooling:

The presence of conditioned air sources to the interior rooms and their condition is reported.

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NOTE: Any recommendations made for further evaluation and/or repair of a system or component should be presented to the seller/owner PRIOR to closing. Failure to do so will result in cost to you after you take possession of the property. Since Home Inspection Services and its inspectors will have no control over such evaluation or repair, we disclaim any and all responsibility or liability for such actions.

1. This inspection does not cover any damage concealed by carpeting, rugs, stored items or furniture. As we are not allowed to move furniture and any personal item's we recommend that all areas that maybe hidden be checked by the client during their final walk through.

Note: This report should not be confused with you wood destroying insect inspection report. This is a visual inspection only. Please see separated attachment Form NPMA-33 which is your termite inspection report. Please read all comment and disclaimers on both sides of this form.

2. Suggested Items General Note #1 Settlement, See Notes: **Slight uneven flooring and floor squeaks noted throughout the home, may have been caused by settlement. Consult with a licensed contractor for options if desired.**

Master Bedroom

- | | |
|--------------------|---|
| 3. Acceptable | Closet: Large, Walk In |
| 4. Acceptable | Ceiling: Sheetrock |
| 5. Not Present | Skylight Not Present |
| 6. Acceptable | Walls: Sheetrock |
| 7. Suggested Items | Floor: Wood Flooring - See general note above... |
| 8. Acceptable | Doors: Solid Wood |
| 9. Acceptable | Windows: Wood Double Hung Double Glazed |

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Bedroom (Continued)

10. Acceptable Electrical: 120 VAC, Ceiling Fan - Ceiling fan was operational on the day of the inspection.
11. Acceptable HVAC Source: Grill
12. Safety Smoke Detector: Present - Due to life span of smoke and carbon monoxide detectors, we recommend replacements of all units when first moving in.

#2 Bedroom

13. Acceptable Closet: Single
14. Acceptable Ceiling: Sheetrock
15. Acceptable Walls: Sheetrock
16. Suggested Items Floor: Wood Flooring - See general note above...
17. Acceptable Doors: Solid Wood
18. Acceptable Windows: Wood Double Hung Double Glazed
19. Acceptable Electrical: 120 VAC
20. Acceptable HVAC Source: Grill
21. Safety Smoke Detector: Present - Due to life span of smoke and carbon monoxide detectors, we recommend replacements of all units when first moving in.

#3 Bedroom

22. Safety Closet: Single - Light fixture was missing and exposed wires are present. Install cover plate or replace .
23. Marginal Ceiling: Sheetrock - Unknown staining noted on the ceiling which was possibly caused by rodent urine. Recommend further evaluation by a licensed pest control company for options. Cosmetic repairs are required.
24. Acceptable Walls: Sheetrock
25. Suggested Items Floor: Wood Flooring - See general note above...
26. Acceptable Doors: Solid Wood
27. Acceptable Windows: Wood Double Hung Double Glazed
28. Acceptable Electrical: 120 VAC, Ceiling Fan - Ceiling fan was operational on the day of the inspection.
29. Acceptable HVAC Source: Grill
30. Safety Smoke Detector: Present - Due to life span of smoke and carbon monoxide detectors, we recommend replacements of all units when first moving in.



Living Space

Inspection focus:

Living space inspections are visual and operational.

Walls / Ceilings / Floors:

Living space ceilings, walls & floors are inspected based on a normal building practices for homes of similar age and construction and exclude cosmetic items. Cracks in the wall are very common in most homes. Most small cracks usually indicate minor movement. These cracks are typically not serious and are even considered to be normal as the house gets older. Larger cracks may indicate ongoing movement and if noted in the report, further evaluation by a structural engineer is warranted. Squeaking floors in a house are generally the result of aging materials in the floor and minor stresses that are common as the house gets older. Unless otherwise noted in the report, these should be considered a minor item only.

Due to the many types of wall and floor surfaces in production, we try our best to identify the surfaces present. We will sometimes use a generic term to identify what is present and apologize for any confusion that this may sometimes cause.

Doors & Windows

Interior portions of doors and windows are inspected for proper ventilation, use as emergency exits, and ease of operation. If a house experiences settling or movement within the walls, one of the first noticeable signs will likely be at the doors. If a sticks, it usually means that the door or door frame is no longer square. If noted in the report, sticking doors should be evaluated for potential settlement problems.

Heating and Cooling:

The presence of conditioned air sources to the interior rooms and their condition is reported.

Cabinets / Shelves / Counters:

Interior room cabinets, shelves and counters are inspected for acceptable operation.

Wet Bar:

Wet bars are inspected for proper installation of plumbing components, should be free of leaks, and drain and vent properly.

Smoke Detectors:

The presence of smoke detectors are reported and should be located on each floor, and at/or near the bedroom sections of the home.

NOTE: Any recommendations made for further evaluation and/or repair of a system or component should be presented to the seller/owner PRIOR to closing. Failure to do so will result in cost to you after you take possession of the property. Since Home Inspection Services and its inspectors will have no control over such evaluation or repair, we disclaim any and all responsibility or liability for such actions.

1. This inspection does not cover any damage concealed by carpeting, rugs, stored items or furniture. As we are not allowed to move furniture and any personal item's we recommend that all areas that maybe hidden be checked by the client during their final walk through.

Note: This report should not be confused with you wood destroying insect inspection report. This is a visual inspection only. Please see separated attachment Form NPMA-33 which is your termite inspection report. Please read all comment and disclaimers on both sides of this form.

Note: We recommend [if evidence] of wood destroying insects are found that you should request information if any hidden damage was also repaired by the home owner. This does not usually done during the treatment property. Hidden damage may not be visible during the inspection and Home Inspection Services takes no responsibility for issues that are hidden, covered by storage or concealed by cosmetic means.

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Living Space (Continued)

2. Suggested Items General Note #1 Settlement, See Notes: **Slight uneven flooring and floor squeaks noted throughout the home, may have been caused by settlement. Consult with a licensed contractor for options if desired.**
3. 1. Due to the many types of wall and floor surfaces in production, we try our best to identify the surfaces present. We will sometimes use a generic term to identify what is present and apologize for any confusion that this may sometimes cause.
2. General Information
Where insulated windows exist, you should be aware that the seals may break at any time. When this happens, condensation may form in between the panes of glass. Over time, the windows may become opaque due to the condensation drying. The windows are still functional; however, they are no longer insulated (Thermopane).
3. Carbon monoxide detectors [if not present] should be installed near the floor surface as the gas is heavier than air. Install units on every living space near bottom of the wall.
Note: Some units maybe hidden from view and we recommend that all units be present during the final walk through.
4. Safety Carbon Monoxide Detectors: Level 1 Not Present - **1. Recommend installing Carbon Monoxide detectors on each level.**
2. General Information: Carbon Monoxide detectors should be located nearer the floor. Electrical plug height is recommended.
5. Safety Carbon Monoxide Detectors: Level 2 Battery Operated - **1. Due to life span of smoke and carbon monoxide detectors, we recommend replacements of all units when first moving in.**
2. General Information: Carbon Monoxide detectors should be located nearer the floor. Electrical plug height is recommended.

Bedroom Hallway Living Space

6. Acceptable Closet: 2 Singles
7. Acceptable Ceiling: Sheetrock
8. Acceptable Walls: Sheetrock
9. Suggested Items Floor: Wood Flooring - **See general note above...**
10. Not Present Windows:
11. Not Present Skylight
12. Acceptable Doors: Hollow wood
13. Acceptable Electrical: Light Fixture
14. Not Present HVAC Source:
15. Safety Smoke Detector: Present - **Due to life span of smoke and carbon monoxide detectors, we recommend replacements of all units when first moving in.**

Dining Room Living Space

16. Not Present Closet:
17. Acceptable Ceiling: Sheetrock
18. Acceptable Walls: Sheetrock
19. Acceptable Floor: Ceramic tile
20. Acceptable Doors: Wood Sliding (Exterior)
21. Suggested Items Skylight Insulated Glass - **1. Skylight was blocked by a shade and could not be properly viewed, recommend confirming proper operation prior to closing.**

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Living Space (Continued)

Skylight (continued)

2. Skylights are not opened during an inspection. If desired they can be operated during the final walk through.

22. Suggested Items Windows: Casement - Window is missing a screen and need replacement.

23. Acceptable Electrical: 120 VAC

24. Acceptable HVAC Source: Grill, Ductless A/C

25. Not Present Smoke Detector:

Living Room Living Space

26. Not Present Closet:

27. Acceptable Ceiling: Sheetrock

28. Acceptable Walls: Sheetrock

29. Suggested Items Floor: Wood Flooring - See general note above...

30. Suggested Items Skylight Insulated Glass - 1. Skylight was blocked by a shade and could not be properly viewed, recommend confirming proper operation prior to closing.

2. Skylights are not opened during an inspection. If desired they can be operated during the final walk through.

31. Acceptable Doors: Solid wood (Exterior)

32. Marginal Windows: Casement, Bow Window - Right middle window hardware is disconnected and window will not close, consult with a licensed contractor to estimate repairs.

33. Acceptable Electrical: 120 VAC, Ceiling Fan - Ceiling fan was operational on the day of the inspection.

34. Acceptable HVAC Source: Grill

35. Not Present Smoke Detector:

Laundry Room/Area

Inspection focus:

Laundry inspections are visual and operational.

Walls / Ceilings / Floors:

Laundry ceilings, walls & floors are inspected based on a normal building practices for homes of similar age and construction and exclude cosmetic items. Cracks in the wall are very common in most homes. Most small cracks usually indicate minor movement. These cracks are typically not serious and are even considered to be normal as the house gets older. Larger cracks may indicate ongoing movement and if noted in the report, further evaluation by a structural engineer is warranted. Squeaking floors in a house are generally the result of aging materials in the floor and minor stresses that are common as the house gets older. Unless otherwise noted in the report, these should be considered a minor item only.

Doors & Windows

Interior portions of doors and windows are inspected for proper ventilation, use as emergency exits, and ease of operation. If a house experiences settling or movement within the walls, one of the first noticeable signs will likely be at the doors. If a sticks, it usually means that the door or door frame is no longer square. If noted in the report, sticking doors should be evaluated for potential settlement problems.

Cabinets / Shelves

Any cabinets and/or shelves will be inspected.

Laundry Sink Plumbing:

Bathroom sinks should be inspected for proper installation and operation. Plumbing systems should be free of leaks and drain and vent properly.

Showers / Bathtubs / Toilets:

Laundry plumbing systems are inspected for leaks which may affect washer and dryer and sink operation.

Condo: Common areas fall under owner or association control. This is usually covered in your common charges. Check with the owner or association for tenants responsibility. A visual inspection is performed but all repairs should be directed towards your association. We also recommend asking if there is a current or future assessment pending. Some repairs require you to add additional money to your monthly fees.

NOTE: Photos are for reference use only and may not show all defects. We recommend reading the full report before making any decisions.

NOTE: Any recommendations made for further evaluation and/or repair of a system or component should be presented to the seller/owner PRIOR to closing. Failure to do so will result in cost to you after you take possession of the property. Since Home Inspection Services and its inspectors will have no control over such evaluation or repair, we disclaim any and all responsibility or liability for such actions.

1st Floor Laundry Room/Area

1. Washer and Dryer are tested for basic function only [on/off] and visible leakage. We do not test or monitor heating, draining or any sub functions. We recommend full tests be performed by you during your final walk through.
2. NOTE: All permanently devices are operated at the time of the inspection. Please be aware as with any mechanical device this is a snap shot in time only and Home Inspection Services is not responsible for the condition of the devices present after leaving the home. Failure can occur at any time and for piece of mind we recommend that you consider getting a whole house warranty that will cover all major appliances. [Discuss this

Laundry Room/Area (Continued)

with your agent.]

- 2. Acceptable Ceiling: Acoustic Tiles
- 3. Acceptable Walls: Sheetrock
- 4. Acceptable Floor: Ceramic tile
- 5. Not Present Doors:
- 6. Acceptable Windows: Casement
- 7. Acceptable Electrical: 120 GFCI
- 8. Not Present Smoke Detector:
- 9. Not Present HVAC Source:
- 10. Acceptable Laundry Tub: Stainless Sink
- 11. Acceptable Laundry Tub Drain: PVC
- 12. Suggested Items Washer Hose Bib: Not visible - 1. Homeowners should educate themselves about the type of water lines their washing machine has. Over time rubber lines can become brittle and cause a flood. Manufacturers recommend that you replace your rubber water lines once every five years. Steel braided lines [if not already present] can last much longer.

2. Due to installation the washer hook-up was not visible.
- 13. Suggested Items Dryer Vent: Not Visible - 1. Dryer vent lines [if present] are known to buildup considerable amounts of lint. Lint is very dry and can ignite easily. We recommend prior to first use, have the vent line cleaned and then yearly depending on use.

2. One of the biggest risks of a neglected laundry room is the possibility of a fire. Over time your dryer vent can get clogged full of lint and dust. If the vent gets too clogged, the heat from your dryer can ignite the debris. This can cause a devastating and potentially deadly house fire. To prevent this type of fire from occurring, you should disconnect and thoroughly clean your dryer vent at least once every year. Alternatively, you could have a dryer vent cleaning service perform this maintenance for you. Whether you do it yourself or hire a service, it needs to be done in order to ensure your family's safety.

Additionally, a clogged dryer vent can cause carbon monoxide to be released into your family's home. Many homeowners do not know that carbon monoxide is vented through your dryer's vent. The fumes that a gas dryer emits are dangerous. If these fumes are not able to escape through the vent, carbon monoxide will enter your house. Carbon monoxide poisoning is deadly. To make sure that your family is safe from this threat, you should have carbon monoxide detectors installed and you should also have your dryer's vent checked regularly. If your dryer is powered by gas, you should also have a professional periodically check your gas line to make sure that it is in good condition and that there are no worn or broken areas through which gas can escape.

3. Due to close proximity to the wall, the dryer vent was not fully visible.
- 14. Suggested Items Dryer Fuel Source: Not Visible - Due to installation the Dryer hook-up was not visible.
- 15. Suggested Items Washer Drain: Not Visible - Due to installation the washer hook-up was not visible.
- 16. Not Present Floor Drain:

Laundry Room/Area (Continued)

17. Acceptable Washer/Dryer LG, Stacked Unit



Attic

Inspection Focus:

Foundation inspections are visual and limited to accessible components. Accessibility will vary due to type of foundation and other obstacles. the most common problem concerning foundations is water.

Access:

Inspectors will access foundation components based on their design. For instance, unfinished basements offer complete access while slab foundations offer very little.

Foundation Walls:

Inspectors will attempt to identify the type of materials used in the foundation and look for abnormal cracks, wear, or movement. If warranted, additional structural inspections may be recommended.

Floor Framing:

Basements and crawl normally allow for a complete inspection of the floor framing. Inspectors will look for signs of moisture penetration, dry rot or other system damage in areas where accessibility permits.

Insulation:

Insulation in basements and crawl spaces may obstruct the inspector's view. Improperly installed insulation may trap moisture and lead to rot.

Ventilation:

basements and crawl spaces require proper ventilation to allow moisture to escape. Perimeter vents or windows in the foundation help aid evaporation. Vents should be closed during winter months in colder climates.

Sump Pump / Dryness / Drainage:

Basement and crawl space areas prone to water problems should have a sump pump. Removing water reduces the amount of moisture and likelihood of insects in the home. Proper grading at the outside foundation, the use of sump pumps, and/or gravity helps keep basements and crawl spaces dry.

Floor / Slab:

the concrete floor (slab) inspection is very limited due to lack of accessibility. Inspectors will report the presence of floor coverings (i.e. tile, carpeting), and will note signs of movement or cracks.

Condo: Common areas fall under owner or association control. This is usually covered in your common charges. Check with the owner or association for tenants responsibility. A visual inspection is performed but all repairs should be directed towards your association. We also recommend asking if there is a current or future assessment pending. Some repairs require you to add additional money to to your monthly fees.

NOTE: Photos are for reference use only and may not show all defects. We recommend reading the full report before making any decisions.

NOTE: Any recommendations made for further evaluation and/or repair of a system or component should be presented to the seller/owner PRIOR to closing. Failure to do so will result in cost to you after you take possession of the property. Since Home Inspection Services and its inspectors will have no control over such evaluation or repair, we disclaim any and all responsibility or liability for such actions.

1. General Information:

1.A shingled roof, whether it is asphalt, slate, tile, wood or any other material is NOT a water tight surface but rather a water shedding one. In some instances an underlayment contributes to this water shedding capability. As a result, under certain adverse conditions such as but not limited to, wind blown rain and ice damming, even a new roof can leak. Therefore, even though no evidence of roof leakage might have been observed during the

Attic (Continued)

inspection, Home Inspection Services and its inspectors cannot predict events which might result in future leakage. Because of such unpredictability, We disclaim any and all liability for any leakage which may occur in the future. Proper care and monitoring will help prevent leakage. These comments will relate to conditions occurring in the attic area including but not limited to water intrusion issues.

2. This is a general comment and due to different situations may not apply to all homes: Home inspection services has performed a WDI (Wood Destroying Insect) inspection on all VISIBLE surfaces of the attic and it's substructure. This does not pertain to areas where the inspector deems it unsafe to access. Inspector does not walk across joists or any other areas where damage or injury may occur. Insulation may hamper portions of this inspection. Unless mentioned elsewhere there was no evidence of present or past activity. However due to finished surfaces, insulation and certain areas that may not be accessible we recommend (if desired) an outside pest control company perform a termite inspection using safety equipment. This will insure that no wood destroying insects are present. An additional fee from such companies may be incurred Ask your inspector for a referral.

(NOTE: This is strictly a visual inspection only and dismantling or damaging of surfaces that are not already damaged is not performed, We take no responsibility for areas covered, hidden, or inaccessible.)

Main Attic

2. Method of Inspection: In the attic

3. Acceptable Unable to Inspect: See Notes: Due to low ceiling height some areas of the attic could not be accessed and comments are made from these access points.

Due to insulation coverage, all areas of the substructure could not be reported on.






4. Suggested Items Attic Entrance Pull Down Stairs - **Recommend adding a string to the access door to allow for easier access.**

Adding some type of insulator at the top of the attic stars will help conserve heat in the home

Attic (Continued)

Attic Entrance (continued)

5. Acceptable in cold weather. (See section under Energy Saving Tips)
Location of Access Upper Level Hallway
6. Marginal Roof Framing: Wood Rafter, Ridge Beams, Cross Ties - A cracked rafter was noted near the pull down stairs. A new rafter maybe required and we recommend a contractor examine these and any other issues found.
- 
7. Acceptable Sheathing: Plywood
8. Not Present Flooring Material Partially Floored
9. Acceptable Ventilation: Gable, Ridge Vents
10. Marginal Insulation: Fiberglass - Some areas were noted with missing insulation or gaps. These can allow moisture created in the home to enter the attic space. We recommend addition insulation be added.
11. Acceptable Insulation Depth: 6"
12. Acceptable Vapor Barrier: Paper
13. Not Present Attic Fan:
14. Marginal House Fan: Belt drive with manual controls - Fan may not be spinning fast enough to open the louvers. Recommend adjustment be made for proper operation.
- When using the whole house fan we recommend making sure a lower window is open to allow for air to be replaced in the home. This will prevent Carbon Monoxide from being drawn down the flue pipes. This fan should only be used on a dry day to prevent moisture from being home.
- 
15. Suggested Items Wiring/Lighting: 110 VAC lighting circuit - Due to lighting switch being located on the wall surface, accidentally activation may occur. We recommend replacement of the wall switch with a unit that has a built in dimmer. This will prevent wasted energy to light the attic unnecessarily.
16. Major Concern Moisture Penetration: See Note: General Information:
A shingled roof, whether it is asphalt, slate, tile, wood or any other material is NOT a water tight surface but rather a water shedding one. In some instances an underlayment contributes to this water shedding capability. As a result, under certain adverse conditions such as but not limited to, wind blown rain and ice damming, even a new roof can leak. Therefore, even though no evidence of roof leakage might have been observed during the inspection, Home Inspection Services and its inspectors cannot predict events which might result in future leakage. Because of such unpredictability, We disclaim any and all liability for any leakage which may occur in the future. Proper care and monitoring will help prevent leakage. These comments will relate to conditions occurring in the attic area including but not limited to water intrusion issues.
- 

Attic (Continued)

Moisture Penetration: (continued)

Evidence of possible mold growth present on rafter and sheathing surfaces. A sample was recommend but declined by client. Mitigation is required. For additional information about mold visit the library section of our web site abetheinspector.com.

17. Acceptable
18. Maintenance

Bathroom Fan Venting: Satisfactory

Wood Destroying Insects/Rodents See Notes: Note: This report should not be confused with you termite inspection report. This is a visual inspection only. Please see separated attachment Form NPMA-33 which is your termite inspection report. Please read all comment and disclaimers on both sides of this form.

This is a general comment and due to different situations may not apply to all homes: Home inspection services has performed a WDI (Wood Destroying Insect) inspection on all VISIBLE surfaces of the attic and it's substructure. This does not pertain to areas where the inspector deems it unsafe to access. Inspector does not walk across joists or any other areas where damage or injury may occur. Insulation may hamper portions of this inspection. Unless mentioned elsewhere there was no evidence of present or past activity. However due to finished surfaces, insulation and certain areas that may not be accessible we recommend (if desired) an outside pest control company perform a termite inspection using safety equipment. This will insure that no wood destroying insects are present. An additional fee from such companies may be incurred Ask your inspector for a referral. (NOTE: This is strictly a visual inspection only and dismantling or damaging of surfaces that are not already damaged is not performed, We take no responsibility for areas covered, hidden, or inaccessible.)

Note: We recommend [if evidence] of wood destroying insects are found that you should request information if any hidden damage was also repaired by the home owner. This does not usually done during the treatment property. Hidden damage may not be visible during the inspection and Home Inspection Services takes no responsibility for issues that are hidden, covered by storage or concealed by cosmetic means.

19. Acceptable

Chimney/Flue Pipe Blocks

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Pool

NOTE: The home inspector is not a pool specialist and we recommend having a pool company evaluate the pool systems. The home inspector will report on available systems and report on the condition of the pool surfaces. Pools closed cannot be reported on. Underground lines can not be report on.

Pool (Continued)

Behind home Swimming Pool

1. Suggested Items Type: See Notes: [If Present] Pools are not part of a general home inspection. Pools may have damaged lines or structural components that may not be seen at the time of the inspection. We recommend having an exterior company perform an evaluation of the pool prior to closing [if possible]. Note: Discuss with you realtor for options where pools are already winterized. Home Inspection Services takes no responsibility as to the pools construction and operation. Pool inspections should be performed prior to closing if possible.
2. Current Status: Operational
3. Not Inspected. Liner:
4. Not Inspected. Deck:

Hot Tub

NOTE: The home inspector is not a hot tub specialist and we recommend having a hot tub company evaluate the systems. The home inspector will report on available systems and report on the condition of the hot tub surfaces. Hot tub closed cannot be reported on. Underground lines can not be report on.

NOTE: Photos are for reference use only and may not show all defects. We recommend reading the full report before making any decisions.

Rear Pool Spa

1. Suggested Items Type: See Notes - [If Present] Spas are not part of a standard home inspection. They should be evaluated by a qualified spa company to determine condition and operation prior to closing. Home Inspection Services takes no responsibility for condition or operation of Spas or hot tubs.

Tips and Energy Saving Ideas

Tips and Energy Saving Ideas are personal comments made by the Inspector and may not apply to all home styles. The Inspector does not claim that all energy saving ideas work the same on all homes and takes no responsibility to the amount of energy saved. Visit our web sites link to the Dept. of Energy for additional ideas

1. Insulating Outlets and Switches A great deal of heat loss occurs on exterior walls. The void between the outlet and switch boxes can affect the amount of heat you lose in the cold seasons. A simple fix is going to your local hardware store a purchasing outlet gaskets. Remove the cover plate and install the correct gasket, Then reinstall the plate. This will insulate and prevent the loss of heat from this area.
2. Attic Stair Insultion Pull down attic stairs are a major heat loose area. A thin piece of plywood separates the living space from the unheated attic. Installing a insulated unit above the stairs is a great way to keep the heat in the home in the winter and the heat in the attic in the summer. One type of unit is shown in the photo below. Most are available at large hardware store chains.

Tips and Energy Saving Ideas (Continued)

3. Washer Hoses Rubber washer hoses are prone to bursting at the worst times. Usually it happens when you are on vacation or a night while sleeping. Replace standard washer hoses with stainless steel braided types found in hardware stores. They are designed for high pressure and last a long time. This can save you large amounts of money in damage from burst hoses.
4. Emergency Lighting Losing power for a short time can be a pain. Losing it for a longer period especially overnight can be dangerous. Candles can cause fires and are not safe around small children. Flashlights can break and you never have enough batteries. Glow sticks such as the type used during Halloween are safe, never need batteries and can be hung in key areas to give you light. They're cheap and last for years.
5. Stopping Cold Air Home's with central A/C systems which are independent of the heating system allow cold air to escape from the ceiling vents in cold weather. This is caused by warm air rising into the ceiling return duct which goes through the attic space. This cools down and return through the vents. Removing the return filter and putting it into a plastic bag, then reinstall the filter/bag in its place. This stops the cycle and keeps the house warmer. Sealing the vents also helps. Remember to remove the bag before turning the A/C back on.
6. SINGLE-POINT SHUTOFF SYSTEMS: For better leak and flood protection, especially if you can't be home all the time, consider a "single-point" leak detection and automatic shutoff system. This type of device gets plugged into an electrical outlet and has a sensor that you place on the floor or inside an appliance pan. An electric shutoff valve turns off the water to appliances like washing machines whenever leaks are detected (especially helpful if your washing machine is upstairs where even a small leak can do extreme damage to the rooms below). Similar shutoff systems are available for water heaters, dishwashers and the like.

ASHI Standards of Practice

1. A copy of the ASHI Standards of Practice can be downloaded off our web site Abetheinspector.com, [Library page].

Final Walkthrough Checklist

- 1.

Residential Home Inspection Walk through Checklist

Even though your new home was thoroughly inspected prior to closing, a lot can happen between the inspection and the move-in! For that reason we recommend that you use a checklist when you do your closing walk through.

1. Were agreed upon repairs completed?
2. Are there areas you can see now (removal of furniture, carpet, etc.) that were not visible before?
Everything look ok?
3. Did you ask for, and receive, all instruction manuals, warranties, and repair invoices for the home?

4. Check for items you purchased with the house

Fans Yes/No

Appliances Yes/No

Lighting Yes/No

Furnishings Yes/No

Hot tub or sauna Yes/No

Play structures Yes/No

Remote control devices for ceiling fans, alarms, garage doors Yes/No

Owner's manuals for appliances and home systems (air conditioning, heating, fireplace units, alarm systems, etc.) Yes/No

Other: Yes/No

Notes:

Check window and doors

Do the doors open and close properly? Yes/No

Do the windows open and close properly? Yes/No

Do the windows latch? Yes/No

Are any windows missing screens? Yes/No

Are there any missing storm windows? Yes/No

Is there condensation in double-paned windows? Yes/No

Are there any broken windows? Yes/No

Notes:

Check for water intrusion

Do the windows have signs of mold? Yes/No

Final Walkthrough Checklist (Continued)

- Are there signs of water under the kitchen sink?YesNo
- Are there signs of water damage in the bathroom?YesNo
- Are there signs of water damage around the refrigerator area?YesNo
- Are there signs of water damage around the washer/dryer area?YesNo
- Are there signs of water leakage around the water heater?YesNo

Notes:

Note: Mold can begin growing within 48 hours and water damage can occur at any time. So, even if your inspector did not find signs of mold or water damage, you should still look for these during the final walk-through.

Check appliances and mechanical/electrical systems

- Start the dishwasher when you come in. Can it complete its cycle?YesNo
- Test the air conditioner. Does the thermostat work? Does the system blow cool air? NOTE: Do not test if the outside temperature is below 65 degrees. The compressor could be damaged.YesNo
- Test the heating system. Does the thermostat work? Are you getting hot air?YesNo
- Flip on overhead fans. Do they work?YesNo
- Is the water from faucets hot?YesNo

- Does the doorbell work?YesNo
- Does the alarm work?YesNo
- Does the intercom work?YesNo
- Does the garage door open and close smoothly?YesNo
- Does the washer work?YesNo
- Does the dryer work?YesNo
- Does the stove work (check all burners and oven)?YesNo
- Does the built-in microwave oven work?YesNo
- Does the damper in the fireplace work?YesNo
- Does the gas come on in the gas fireplace?YesNo
- Does the fan work in the gas fireplace?YesNo

Notes:

Check interior floors, walls, and ceilings

- Are there water stains on the ceiling (especially below bathrooms)?YesNo
- Have any walls been damaged by movers?YesNo
- Are handrails in stairways secured?YesNo
- Have floors been damaged by movers?YesNo
- Have the floors been damaged by pets?YesNo

Notes:

Check for leaks and plumbing problems

- Flush all toilets. Do they run, empty slowly, or leak?YesNo
- Check all faucets. Do they leak?YesNo

Final Walkthrough Checklist (Continued)

Fill the sinks. Do they drain properly?YesNo

Fill the tubs. Do they drain properly?YesNo

Do the overflows on the tubs work?YesNo

Do the tub jets work? (spa tubs only)?YesNo

Turn on all showers. Do they drain properly?YesNo

Check the basement. Look at the floor, walls, and any exposed plumbing. Are there signs of leaks?YesNo

Notes:

Check electric

Turn on all lights. Do they work?YesNo

Check plate covers. Are they damaged or missing?YesNo

Check the kitchen and bathroom outlets. Are there GFCI outlets next to the sinks and other water sources?YesNo

Check exterior

Is the landscape as you expected it?YesNo

Turn on the sprinklers. Do they work?YesNo

Notes:

Check attic and other storage places

Is it empty?YesNo

Do you see signs of pests?YesNo

Notes:

Check for cleanliness

Is the property clean overall?YesNo

Is all personal property not included in the sale removed?YesNo

Are there signs of bug infestations?YesNo

Is all debris removed?YesNo

Notes:

If you have any questions, please call us. If you like, we will attend your Walk through with you for a small fee.

Give us a call at 845-821-4063 or visit us on the web www.abetheinspector.com.

Enjoy your new home!

Home Inspection Services, LTD

17:15 August 10, 2021

Mr. Smith
123 USA St.
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Final Walkthrough Checklist (Continued)

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Marginal Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Lots and Grounds

1. Window Wells: See Notes: Excessive mulch was added and is now higher than the basement window well. This will direct water in a heavy rain into the well which may direct water into the basement. We recommend removing as much mulch as possible and adding a window well cover.

Exterior Surface and Components

2. Exterior Electric Outlets: 120 VAC - As the exterior is considered a wet area, we recommend replacing all exterior outlets with GFCI protected units. These should also have weather proof covers installed.

Roof

3. Main Roof Surface Material: Architectural Shingle - 1. Exposed nail heads on the ridge vents may allow water to seep into the attic area. Any exposed nail heads should have silicon added.

Dimensional/Architectural Asphalt/Fiberglass Shingles General Information

The normal life expectancy of this type of roof covering is 20-25+ years. Obviously, we cannot determine whether or not tar paper was used under the shingles without lifting and damaging the existing shingles. The life expectancy is dependent on weather conditions, exposure to the elements and proper attic ventilation.

Common construction practice is for two layers of shingles before the need to strip the roof and start over. If severe aging has occurred, it is recommended that the shingles be stripped off and a new layer installed. If an additional layer is installed over a badly aged layer, the new shingles will not be able to lay as flat as they should and the life expectancy will be reduced.

2. Tree limbs over hang the roof and should be cut back, this will prevent animals from climbing on the roof as well as prevent damage to the roof shingles.

Garage/Carport

4. Front Garage Garage Doors: Insulated aluminum - Garage door was buckling on the exterior and may need repair or replacement, consult with a licensed garage repair company to estimate repairs.
5. Front Garage Driveway: Insulated aluminum - Driveway has settled near the garage opening. This has caused a large lip to form. This may damage the tires. Additional material may be required.
6. Front Garage Ceiling: Sheetrock - 1. Evidence of a past or present water stain noted on the ceiling which was dry when tested with a moisture meter on the day of the inspection and should be monitored. Hidden issues may be present, consult with a licensed contractor if desired.

2. Repair any openings be sealed to contain fire as well as Carbon Monoxide fumes, consult with a licensed contractor.

Marginal Summary (Continued)

Structure

7. Piers/Posts: Temporary column - Most posts are concealed in the finished wall surfaces and only visible ones are reported on.

Utility Room: Temporary column should be replaced with a proper lolly column. These are meant for temporary use only.

Crawl Space

8. Under Addition Crawl Space Insulation: Fiberglass - Some insulation has fallen out of place and should be reinstalled for energy efficiency.

Air Conditioning

9. Left Side AC System A/C System Operation: Inoperative - Air conditioning did not respond when request was made to go on. Should be evaluated by a HVAC contractor. Unit appears dated and could not be operated. Should be evaluated by a HVAC contractor to determine life expectancy.

Heating System

10. Radiant Heat See Notes: System was operated but not functional. We recommend having an HVAC company examine the system prior to closing.

Utility Room/Area

11. Water Closet Room Structure Walls: Block Walls, &, Sheetrock - Evidence of some bio organic growth forming on the lower left wall. We recommend removing the damaged section and replacement. Paint with mold resistant paint.

Fireplace/Wood Stove

12. Rear Dining Room Fireplace Fireplace Construction: Built In - Could not be operated when tested. Consult with owner (if possible) as to proper operation or have evaluated by a chimney company.

Bathroom

13. Master Bathroom Floor: Ceramic tile - 1. Cracked floor tiles noted and should be repaired where needed. Care should be taken due to the sharp edges that may be present that could cause harm to someone stepping on the tile. Consult with a licensed contractor and repair where required.
2. Loose tile/grout, repair as required.
14. Master Bathroom Shower/Surround: Tiles - 1. Shower body is loose and is putting strain on the piping. Needs to be secured in the wall cavity. Due to the type of shower enclosure this may be difficult to do.
2. The shower wand is leaking at the pipe connection and repairs are required, consult with a licensed plumber.
3. Shower was slow draining and may be clogged, recommend having a licensed plumber unclog.
15. Master Bathroom HVAC Source: Grill, Electric Baseboards - Electric baseboard and radiant heat did not heat up when tested and should be evaluated by a licensed HVAC contractor to estimate repairs prior to closing.

Marginal Summary (Continued)

16. Hallway Bathroom Shower/Surround: Fiberglass pan and ceramic tile surround - **The shower faucet handles are leaking and need repair, consult with a licensed plumber to estimate repairs. Hidden issues may be present.**
17. Hallway Bathroom Toilets: Kohler - **The toilet is loose and should be tightened securely to the floor to prevent leakage. Sometimes the bees wax seal around the waste line breaks due to the loose toilet and also requires replacement. Care must be taken when tightening the toilet that the porcelain is not cracked when tightening the tie-down bolts.**

Kitchen

18. Main Kitchen Disposal: In-Sinkerator - **Appliance was noisy when in operation and may need repair, consult with a licensed appliance repair company.**

Bedroom

19. #3 Bedroom Ceiling: Sheetrock - **Unknown staining noted on the ceiling which was possibly caused by rodent urine. Recommend further evaluation by a licensed pest control company for options. Cosmetic repairs are required.**

Living Space

20. Living Room Living Space Windows: Casement, Bow Window - **Right middle window hardware is disconnected and window will not close, consult with a licensed contractor to estimate repairs.**

Attic

21. Main Attic Roof Framing: Wood Rafter, Ridge Beams, Cross Ties - **A cracked rafter was noted near the pull down stairs. A new rafter maybe required and we recommend a contractor examine these and any other issues found.**
22. Main Attic Insulation: Fiberglass - **Some areas were noted with missing insulation or gaps. These can allow moisture created in the home to enter the attic space. We recommend addition insulation be added.**
23. Main Attic House Fan: Belt drive with manual controls - **Fan may not be spinning fast enough to open the louvers. Recommend adjustment be made for proper operation.**

When using the whole house fan we recommend making sure a lower window is open to allow for air to be replaced in the home. This will prevent Carbon Monoxide from being drawn down the flue pipes. This fan should only be used on a dry day to prevent moisture from being home.

Maintenance Summary

These items are recommended for future monitoring and or repairs. Home Inspection Services takes no responsibility for future issues.

Lots and Grounds

1. Deck: Treated wood - 1. Footings under support columns are not normally visible during an inspection and we cannot report on depth. They should be below frost line which is usually 36". Confirm that all C/O (Certificate of Occupancy) are up to date.
2. Deck built on grade, unable to fully inspect the underside. Only accessible areas were evaluated and reported on.

Roof

2. Plumbing Vents: PVC, Galvanized - These are pipes which allow the plumbing system to breathe. As they pass thru the roof flashing caps are installed to keep a water tight seal. Rubber will dry out over time causing leaks to form. Under adverse conditions these seals may leak. This can occur at anytime and as such Home Inspection Services takes no responsibility for any leaks that may occur after the inspection date. These flashing caps should be monitored on a seasonal basis.

Garage/Carport

3. Front Garage Wood Destroying Insects/Rodents See Notes: Note: This report should not be confused with your wood destroying insect inspection report. This is a visual inspection only. Please see separated attachment Form NPMA-33 which is your termite inspection report. Please read all comment and disclaimers on both sides of this form.

This is a general comment and due to different situations may not apply to all homes:

Home inspection services has performed a WDI (Wood Destroying Insect) inspection on all VISIBLE surfaces of the foundation and substructure. Unless mentioned elsewhere there was no evidence of present or past activity. However due to finished surfaces and certain areas that may not be accessible we recommend (if desired) an outside pest control company perform a termite inspection using a specially trained dog. This will insure that no termites are present even in areas that cannot be viewed. An additional fee from such companies may be incurred Ask your inspector for a referral.

(NOTE: This is strictly a visual inspection only and dismantling or damaging of surfaces that are not already damaged is not performed, We take no responsibility for areas covered, hidden, or inaccessible.)

Electrical

4. Smoke Detectors: Present -
 1. Due to life span of smoke and carbon monoxide detectors, we recommend replacements of all units when first moving in. [Unless new or already replaced.]
 2. Recommend installation on each level. View Tips and Energy section for proper location.
 3. Operational smoke and carbon monoxide detectors should be present during the final walk thru. For specific requirements and locations refer to the New York State Department Of State Code Enforcement Web Site. <http://www.dos.ny.gov/dcea/pdf/smokedetex.pdf>.
 4. Carbon Monoxide detectors should be installed on each level. [If not already present]

Maintenance Summary (Continued)

5. Carbon Monoxide Detectors Battery - Carbon monoxide detectors [if not present] should be installed near the floor surface as the gas is heavier than air. Install units on every living space near bottom of the wall.
Note: Some units maybe hidden from view and we recommend that all units be present during the final walk through.

Structure

6. Wood Destroying Insects/Rodents See Notes: Note: This report should not be confused with your wood destroying insect [WDI] inspection report. Please see separated attachment Form NPMA-33 which is your termite inspection report [If contracted for] A separate fee will apply . Please read all comments and disclaimers on both sides of the NPMA-33 form.

This is a general comment only. Due to certain situations this may not apply to all homes: Home inspection services does not perform a WDI (Wood Destroying Insect) inspection unless separately contract for. A separate fee applies, which is on all VISIBLE surfaces of the foundation and substructure. However due to finished surfaces and certain areas that may not be accessible we recommend (if desired) an outside pest control company perform a termite inspection using a specially trained dog. This will insure that no termites are present even in areas that cannot be viewed. An additional fee from such companies may be incurred Ask your inspector for a referral.
(NOTE: This is strictly a visual inspection only and dismantling or damaging of surfaces that are not already damaged is performed, We take no responsibility for areas covered, hidden, or inaccessible.)

Note: We recommend [if evidence] of wood destroying insects are found that you should request information if any hidden damage was also repaired by the home owner. This does not usually get done during the treatment process. Hidden damage may not be visible during the inspection and Home Inspection Services takes no responsibility for issues that are hidden, covered by storage or concealed by cosmetic means.

Note: Fully and/or Partially Finished Basements:
When a basement is fully and/or partially finished, wooden and/or other types of support members are unable to be visually evaluated. Hidden damage may be present.
Since all basements may be prone to wood destroying insects and/or their damage, It is essential to consult an exterminator to evaluate the entire structure and conduct an intrusive type inspection where possible to help ensure against hidden damage and/or other related issues. Other types of inspections using dogs, infrared, Etc. may be available. This inspection should include a "Warranty" that includes "Hidden damage". Consult your Realtor & Attorney to discuss all options to ensure that you are fully informed.

Basement

7. Main Basement Wood Destroying Insects/Rodents See Notes: Note: This report should not be confused with your wood destroying insect [WDI] inspection report. Please see separated attachment Form NPMA-33 which is your termite inspection report [If contracted for] A separate fee will apply . Please read all comments and disclaimers on both sides of the NPMA-33 form.

This is a general comment only. Due to certain situations this may not apply to all homes: Home inspection services does not perform a WDI (Wood Destroying Insect) inspection unless separately contract for. A separate fee applies, which is on all VISIBLE surfaces of the foundation and substructure.

Maintenance Summary (Continued)

However due to finished surfaces and certain areas that may not be accessible we recommend (if desired) an outside pest control company perform a termite inspection using a specially trained dog. This will insure that no termites are present even in areas that cannot be viewed. An additional fee from such companies may be incurred Ask your inspector for a referral.

(NOTE: This is strictly a visual inspection only and dismantling or damaging of surfaces that are not already damaged is performed, We take no responsibility for areas covered, hidden, or inaccessible.)

Note: We recommend [if evidence] of wood destroying insects are found that you should request information if any hidden damage was also repaired by the home owner. This does not usually get done during the treatment process. Hidden damage may not be visible during the inspection and Home Inspection Services takes no responsibility for issues that are hidden, covered by storage or concealed by cosmetic means.

Fully and/or Partially Finished Basements:

When a basement is fully and/or partially finished, wooden and/or other types of support members are unable to be visually evaluated. Hidden damage may be present.

Since all basements may be prone to wood destroying insects and/or their damage, It is essential to consult an exterminator to evaluate the entire structure and conduct an intrusive type inspection where possible to help ensure against hidden damage and/or other related issues. Other types of inspections using dogs, infrared, Etc. may be available. This inspection should include a "Warranty" that includes "Hidden damage". Consult your Realtor & Attorney to discuss all options to ensure that you are fully informed.

Crawl Space

8. Under Addition Crawl Space Pests See Notes: Note: This report should not be confused with your wood destroying insect [WDI] inspection report. Please see separated attachment Form NPMA-33 which is your termite inspection report [If contracted for] A separate fee will apply . Please read all comments and disclaimers on both sides of the NPMA-33 form.

This is a general comment only. Due to certain situations this may not apply to all homes:

Home inspection services does not perform a WDI (Wood Destroying Insect) inspection unless separately contract for. A separate fee applies, which is on all VISIBLE surfaces of the foundation and substructure. However due to finished surfaces and certain areas that may not be accessible we recommend (if desired) an outside pest control company perform a termite inspection using a specially trained dog. This will insure that no termites are present even in areas that cannot be viewed. An additional fee from such companies may be incurred Ask your inspector for a referral.

(NOTE: This is strictly a visual inspection only and dismantling or damaging of surfaces that are not already damaged is performed, We take no responsibility for areas covered, hidden, or inaccessible.)

Note: We recommend [if evidence] of wood destroying insects are found that you should request information if any hidden damage was also repaired by the home owner. This does not usually get done during the treatment process. Hidden damage may not be visible during the inspection and Home Inspection Services takes no responsibility for issues that are hidden, covered by storage or concealed by cosmetic means.

Maintenance Summary (Continued)

Heating System

9. Basement Heating System Air Filter Size See Notes: [Where required] Replace filters as needed, Always install filter with airflow arrow pointing in correct direction. Clean air filters allow for proper operation.

Kitchen

10. Main Kitchen Air Gap/High Loop See Notes: General Information:
Dishwashers use an "air gap" or "high loop" to prevent backflow into the dishwasher drain should the main waste clog. If not already present consider adding this device in the future. .
Note: Most newer units incorporate a built in high loop which deals with these issues. If a dated model maybe present consider adding one of these devices.
11. Main Kitchen Cabinets: Wood - Full view of interior cabinets maybe blocked by stored items and dishes. Re-evaluate after items are removed. Issues may be hidden by stored items which may not be visible during the inspection. We recommend following the final walk through check list to insure no items are missed.

Attic

12. Main Attic Wood Destroying Insects/Rodents See Notes: Note: This report should not be confused with you termite inspection report. This is a visual inspection only. Please see separated attachment Form NPMA-33 which is your termite inspection report. Please read all comment and disclaimers on both sides of this form.

This is a general comment and due to different situations may not apply to all homes:

Home inspection services has performed a WDI (Wood Destroying Insect) inspection on all VISIBLE surfaces of the attic and it's substructure. This does not pertain to areas where the inspector deems it unsafe to access. Inspector does not walk across joists or any other areas where damage or injury may occur. Insulation may hamper portions of this inspection. Unless mentioned elsewhere there was no evidence of present or past activity. However due to finished surfaces, insulation and certain areas that may not be accessible we recommend (if desired) an outside pest control company perform a termite inspection using safety equipment. This will insure that no wood destroying insects are present. An additional fee from such companies may be incurred Ask your inspector for a referral.

(NOTE: This is strictly a visual inspection only and dismantling or damaging of surfaces that are not already damaged is not performed, We take no responsibility for areas covered, hidden, or inaccessible.)

Note: We recommend [if evidence] of wood destroying insects are found that you should request information if any hidden damage was also repaired by the home owner. This does not usually done during the treatment property. Hidden damage may not be visible during the inspection and Home Inspection Services takes no responsibility for issues that are hidden, covered by storage or concealed by cosmetic means.

Major Concern Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Attic

1. Main Attic Moisture Penetration: See Note: **General Information:**

A shingled roof, whether it is asphalt, slate, tile, wood or any other material is NOT a water tight surface but rather a water shedding one. In some instances an underlayment contributes to this water shedding capability. As a result, under certain adverse conditions such as but not limited to, wind blown rain and ice damming, even a new roof can leak. Therefore, even though no evidence of roof leakage might have been observed during the inspection, Home Inspection Services and its inspectors cannot predict events which might result in future leakage. Because of such unpredictability, We disclaim any and all liability for any leakage which may occur in the future. Proper care and monitoring will help prevent leakage. These comments will relate to conditions occurring in the attic area including but not limited to water intrusion issues.

Evidence of possible mold growth present on rafter and sheathing surfaces. A sample was recommend but declined by client. Mitigation is required. For additional information about mold visit the library section of our web site abetheinspector.com.

Safety Summary

Safety is defined as the condition of being protected from or unlikely to cause danger, risk, or injury. Safety items will need repair or correction to prevent bodily injury or pose a shock condition: Examples are bare wires, missing outlet/switch covers, broken glass, uneven walks ect. to name a few.

Garage/Carport

1. Front Garage Garage Door Safety Devices: See Notes: **The garage door opener is dated and does not have all the safety devices newer units have. Recommend upgrading to a newer if safety devices can not be added..**

Bathroom

2. Master Bathroom Electrical: 120 GFCI - **1. Some bulbs in the light fixture did not operate at the time of the inspection, possibly burnt bulb.**
2. Missing outlet cover plates should be installed. This can prevent an electrical shock from exposed wires.
3. Hallway Bathroom Electrical: 120 VAC - **Bathrooms are considered a wet area and GFCI outlets are recommended for protection against electrical shock hazard. Have installed by an electrical contractor.**

Kitchen

4. Main Kitchen Electrical: 120 GFCI, 120 VAC - **Outlets mounted under sinks that service appliances should be GFCI protected. Consult with an electrical contractor.**

Bedroom

5. Master Bedroom Smoke Detector: Present - **Due to life span of smoke and carbon monoxide detectors, we recommend replacements of all units when first moving in.**
6. #2 Bedroom Smoke Detector: Present - **Due to life span of smoke and carbon monoxide detectors, we recommend replacements of all units when first moving in.**
7. #3 Bedroom Closet: Single - **Light fixture was missing and exposed wires are present. Install cover plate or replace .**
8. #3 Bedroom Smoke Detector: Present - **Due to life span of smoke and carbon monoxide detectors, we recommend replacements of all units when first moving in.**

Living Space

9. Carbon Monoxide Detectors: Level 1 Not Present - **1. Recommend installing Carbon Monoxide detectors on each level.**
2. General Information: Carbon Monoxide detectors should be located nearer the floor. Electrical plug height is recommended.
10. Carbon Monoxide Detectors: Level 2 Battery Operated - **1. Due to life span of smoke and carbon monoxide detectors, we recommend replacements of all units when first moving in.**
2. General Information: Carbon Monoxide detectors should be located nearer the floor. Electrical plug height is recommended.
11. Bedroom Hallway Living Space Smoke Detector: Present - **Due to life span of smoke and carbon monoxide detectors, we recommend replacements of all units when first moving in.**