



Inspection Report

John Doe
Jane Doe

Property Address:
2962 Griffin Ave.
Toledo, OH 24014



RW Huntley Home Inspection, LLC

Robert W. Huntley
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General Summary



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Customer

John Doe

Jane Doe

Property Address

2962 Griffin Ave.

Toledo, OH 24014

The following items or discoveries indicate that these systems or components **do not function as intended or adversely affects the habitability of the dwelling; or warrants further investigation by a specialist, or requires subsequent observation.** This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

5. Plumbing System

5.1 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

Defective, For Your Information



1. (LEAK) There is a leak in the plumbing at the basement valve. It is advisable to correct any leaky component to prevent damage to surrounding components and/or the component itself. For a definitive comment on this issue one would need to consult with a licensed plumber. Repair or replace as necessary.
 - (FAUCET) The faucet is loose at the upstairs bathroom. It is advisable to stop this leak to prevent damage to adjacent areas and eliminate moisture that may contribute to fungal growth. Repair or replace as necessary.
 - (BURST) The washer supply hoses are rubber. The modern standard for clothes washer connection is the "burst-proof" type. It is advisable to replace hoses regularly and update to the latest in "burst-proof" technology (FYI).
 - (SPIGOT) The exterior water spigot at the front of home is not producing water. It is very often the case that these are turned off inside the house either for winterization or, some other reason. We cannot determine if there is any problem with this fixture at this time (FYI).
 - (GALVANIC) Some pipes in the basement are incompatible metals in contact with one another (e.g. copper on steel). Such an incompatibility will tend to lead to point erosion and eventual leakage. Such leakage will

tend to take decades to occur, however. It is standard practice to use brass to connect copper and steel pipes. It is advisable to use like-metal pipe hangers and otherwise keep incompatible metals from touching. Repair or replace as necessary (FYI)

- (REVERSE) The hot and cold water supply at the basement shower are reversed from their typical sides. It is advisable that occupants and, especially guests be familiar with the hot water valve to prevent scalding (FYI).

5.3 HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS

Defective



1. (EXP. TANK) The water heater is on a closed water system without benefit of an expansion tank. Recent changes in standard of practice require one when a new water heater is installed. We observed no leaks or drips at the T&P valve during inspection. It is advisable to install an expansion tank to reduce the chance of pressure problems at the pressure relief valve, the tank or other fixtures. For a densities comment on this issue it is advisable to consult with a licensed plumbing contractor.
2. (T/P VALVE) The temperature/pressure relief valve on the water heater is not equipped with a proper extension pipe. The recognized standard is a 3/4", high-temperature rated pipe to extend within 6 inches of the floor. It is advisable to install a proper extension to minimize the risk of injury if the valve should open.

6. Electrical System

6.1 SERVICE ENTRANCE CONDUCTORS

Defective



1. (EXPOSE) The main electrical service is close to a traffic area and may constitute an exposure hazard. If the cable is within 3 feet of a door or window it is advisable to remove this hazard by eliminating the opening or moving the cable.

6.2 MAIN PANELS AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE,

Defective



1. (NEUTRAL TAPS) The neutral wires (grounded conductors) in the panel have one (or both) bus bars hosting two (or more) wires in one opening. Although this is common, manufacturers prohibit "grounded conductors" from sharing contact points. It is advisable to distribute conductors so as to each have their own terminal screw contact per manufacturer's requirements for safe operation. For a definitive comment on this issue one would need to consult with a licensed electrician.
2. (GAS BOND) There is corrugated stainless steel gas tube (CSST) being used in the house and we do not see where it is bonded to the electrical panel. Bonding this thin material is necessary to prevent unintended electrical current (lightning, power surge, etc.) from damaging the gas line. It is advisable to clamp a bond and run it to the electrical panel. For a definitive comment on this issue, one would need to consult a licensed electrician or HVAC specialist.
3. (PBOND) The primary electrical bond is loose at the electrical panel connection. Bonding the pipes of the plumbing system provides protection against shock in the case of electrical wires coming in contact with them. It is advisable to ensure this very simple component as soon as practical.
4. (KNOCK-OUT) The main electrical panel is missing one or more knock-out plates at the box. Any opening in the exterior of an electrical panel is an exposure hazard. It is advisable to cover these openings with knock-out covers. They come in standard sizes and are readily available at low cost.
5. (CLEARANCE) There is not adequate clearance in front and sides of the main electrical panel. Modern safety standards for main panels require a minimum clearance for safe/unrestricted access for service and maintenance. It is advisable to establish at least 36 inches of such a clear area. For a definitive comment on this issue it is advisable to consult with a licensed electrical contractor.
6. (OLD) There are a number of wires/cable in the electrical panels which are no longer properly terminate at the breakers, buses or a load device. This typically suggests an intentionally disconnected circuit. Any wires not currently used and properly connected in the main panels should be removed. For a definitive comment on this issue, it is advisable to consult with a licensed electrical contractor.

6.3 BREAKERS, FUSES AND CIRCUITS

Defective



1. (N/H) There are at least three white wires in the main electrical panel being used as hot conductors. Wires in the panel are distinguished by color and, although the use of this white wire may be otherwise acceptable, its use as a black/hot wire needs to be indicated with a clear black marking (Sharpie or electrical tape, for example). For a definitive comment on the correctness of the wire and usage, one would need to consult a licensed electrician.

6.4 RECEPTACLES FIXTURES AND CONNECTED DEVICES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and located inside the house, garage, and on the dwelling's exterior walls)

Defective, For Your Information

-  1. (OG EACH) The grounded receptacle(s) at the upstairs is not actually grounded (as marked "OG" for open ground). This is typical of older homes which have been fitted with new receptacles but not equipped with a ground wire. It is advisable to use some form of surge protection on any ungrounded receptacles and, be clear which grounded receptacles are not actually grounded.
- 2. (LOOSE IN) The at least one receptacles at the Living Room are loose to the wall or have a loose connection such that a fixture plugged into it may not make a proper connection with the receptacle contacts. Standard practice is that all electrical connections be secure and correct for their intended function.
- 3. (CORD) The wire(s) at the bedroom closet and basement ceiling are lamp cord/extension cord being used as permanent wiring. Standard practice for permanent wiring (passing through wall/ceiling/floor/cabinets) is that it be properly rated shielded wire terminated inside a proper box.
- 4. (EXPOSED) There are electrical wires at various areas of the basement which are exposed to contact (as discussed-see photos). This includes any exposed bare wire, exposed taped wire junction, exposed wire nut junction, uncovered receptacle or junction box or switch, and any wire otherwise exposed from the manufacturer's supplied protective coating. Standard practice is to protect exposed portions of wire by placing the connections inside a proper box with cover.
- 5. (SWITCH) The lighting controls for the master bathroom shower area are too close to the shower area. Lighting or other electrical controls closer than 3 feet make it too easy to engage them while standing in water. This is a hazard. For a definitive comment on this issue it is advisable to consult with a licensed electrical contractor
 - (COVER) The receptacle box at the rear exterior is missing a cover. To avoid accidental exposure to the receptacle wires, it is advisable to attach a proper cover.
 - (VULN) The electrical wiring under the Kitchen is vulnerable to impact/abrasion. It is advisable to relocate this run of wiring or protect the wiring with raceway or conduit (FYI).

7. Heating / Central Air Conditioning

7.1 HEATING EQUIPMENT

Defective

-  1. (WALL HEAT) Two of the wall heaters at the downstairs are defective and not producing heat at this time. We have not established the cause of the defect but it might include defect; in the power supply problems with thermostat/controls, or other. It is advisable to establish if this supplemental heat system is central to the function of the heating of the house or merely remains from some previous system.

7.3 DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

Defective, For Your Information

-  1. (LEAK) There is a leak in the central air distribution duct at the attic . It is advisable to maintain a sealed distribution and return network to maximize the efficiency of the system as well as introducing unconditioned air into the house.
 - (STRAT) The air distribution for the central AC is stratified- much warmer upstairs than downstairs. We have not performed an evaluation of options or corrective measures. For a definitive comment on this issue, one would need to contact a licensed HVAC contractor (FYI).
 - (DIRTY) The disposable filters are dirty. A dirty filter puts unnecessary strain on the air handler and the heating/cooling system in general. It is advisable to install a clean filter and keep a maintenance schedule according to manufacturer specifications (FYI).

7.5 CHIMNEYS, FLUES AND VENTS (for fireplaces, gas water heaters or heat systems)

Defective, For Your Information

-  1. (GAP) There is a gap in the firebox at the left side livingroom firebox. This creates a risk for flue gases to

escape from the flue which is the safe, intended path out of the house. It is advisable to fill this gap. For a definitive comment on this issue, it is advisable to consult with a licensed chimney sweep/contractor.

- (DAMPER) The fireplace damper at the Living Room is defective. It is advisable to repair/replace this damper and have the flue inspected by a certified chimney sweep to determine usability.
- (SWEEP) We have done a quick visual inspection of the fireplace/chimney flue(s) as access permits. It is advisable at the time of any property changing ownership to consider scheduling a stage two inspection by a certified/licensed chimney sweep to eliminate any potential problems we could not see (FYI)

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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Date: 3/10/2014	Time: 8:55 AM	Report ID:
Property: 2962 Griffin Ave. Toledo, OH 24014	Customer: John Doe Jane Doe	Real Estate Professional: None

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any comments by the inspector advising action, or consideration of any, action suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Restricted Access (RES) = There is some factor that limited full view and/or testing of this item, area, unit or component. There may be some defect with this unit we are unable to detect.

Defect (DEF) = There is some significant defect with this item, area, unit or component. It may be defective or merely benefit from improvement or upgrade.

For Your Information (FYI) = There is some matter of interest regarding this item, area, unit or component. It may be defective or merely benefit from some upgrade/improvement.

No Comment (NC) = We have no comment about this item, area, unit or component.

Age of Home:
51-55 Years

Client attention:
Complete attendance

Radon Test:
Continuous Radon Monitor

Today's Weather:
Partly Cloudy

Today's Temperature:
55-65

Recent Weather:
Substantial Snow



INVOICE

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Inspected By: Robert W. Huntley

Inspection Date: 3/10/2014
Report ID:

Customer Info:	Inspection Property:
John Doe Jane Doe	2962 Griffin Ave. Toledo, OH 24014
Customer's Real Estate Professional: None	

Inspection Fee:

Service	Price	Amount	Sub-Total
Total Sq Ft 4,500 - 4,999	500.00	1	500.00
Radon test	100.00	1	100.00

Tax \$0.00
Total Price \$600.00

Payment Method: Check
Payment Status: PAID 600
Note:

1. Roofing

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing if conditions are not practical; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

Description of Section Components

Roof Covering: Architectural (laminated) Metal Slate	Roofing Age: 10-15 yrs	Layers: One layer
Viewed roof covering from: Ground Binoculars Restricted access	Sky Light(s): None	Chimney (exterior): Brick

RES DEF FYI NC

1.0	ROOF COVERINGS (roofing material, coatings, etc.)		X	X	
1.1	SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS (including flashing)				X
1.2	ROOF DRAINAGE SYSTEMS (gutters, downspouts, flashing)				X

RES DEF FYI NC

RES=Restricted Access, DEF=Defective, FYI=For Your Information, NC=No Comment

Comments:

1.0

1. (#SHINGLES) There is at least one broken slate shingle on the roof. Although there are several layers of materials on the roof to prevent weather damage, damaged or missing shingles should be considered for repair immediately.
 - (SURFACE) There are areas of roofing where nail heads are exposed at the surface. One should consider these nails as a breach in the roofing and vulnerable to leakage. It is advisable to cover them with some water-resistant product (FYI).
 - (POPS) There are one or more nail pops evident at the roofing shingles. This is a common occurrence with asphalt shingles. Considering that the shingles are covering the nail or other issue, we cannot directly observe the problem. It is advisable to re-establish a flat roof surface to prevent water penetration (FYI).



1.0 Picture 1 Broken slate



1.0 Picture 2 Exposed flashing nails



1.0 Picture 3 Nail pop

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

2. Exterior

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

Description of Section Components

Siding Material:
Brick Veneer
Coated

Exterior Entry Doors:
Wood

Appurtenance:
Stoop
Patio
Balcony

Driveway:
Asphalt

RES DEF FYI NC

2.0	WALL CLADDING FLASHING AND TRIM (brick veneer, wood, vinyl, etc)			X	
2.1	DOORS (Exterior)				X
2.2	WINDOWS				X
2.3	DECKS, BALCONIES, STOOPS, AREAWAYS, (porches, patio/cover and all applicable railings)			X	
2.4	VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)			X	
2.5	EAVES, SOFFITS AND FASCIAS				X
2.6	ADDITIONAL BUILDINGS ON PROPERTY				X
2.7	OTHER (pests, sunken ground, trip hazards, etc.)			X	

RES DEF FYI NC

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Comments:

2.0

- (PEEL) Portions of the protective coating for the wood trim and/or siding on the exterior of the house is peeling/deteriorating. It is advisable to maintain a protective coating on exterior wood to prevent decay (FYI).
- (LEAD) Because this house was built prior to 1978, it is possible there is some lead present in the paint, plaster, window glazing or other product. Lead has been identified with having certain health risks. We have not identified the presence of any lead as part of this inspection. It is advisable for homes pre-dating 1978 to identify products containing lead before remodeling or otherwise creating dust out of these materials. (FYI).
- (GAP) There is a hole in the exterior siding/trim. To prevent penetration by pests or loss of conditioned air from the home it would be advisable to seal any gaps (FYI).



2.0 Picture 1 Ex. exterior maintenance



2.0 Picture 2 Gap at exterior

2.3

- (RAILS) There are no handrails at the front and rear yard steps. If there is a drop of 18" or more along any point of these steps or, if there are three or more steps together, it is advisable to have a secure and graspable handrail (FYI).



2.3 Picture 1 Ex. no rail

2.4

- (EXTEND) It is advisable to extend all gutter downspouts as far away from the foundation of the house as practical. Groundwater near the foundation is one of the primary causes of instability and premature settlement of a house (FYI).
- (BURIED) One or more drains is buried underground and we cannot determine its effectiveness. Effective drainage of groundwater is central to preserving various parts of the home and one should consider establishing the functionality of all drains (RES).
- (HIGH) The soil/mulch at the base of the home exterior is in contact with brick veneer. Standard practice is that soil/mulch at grade not rise above the coated foundation wall. To prevent wicking of soil moisture into the brick veneer (and subsequently into the underlying wood framing) it is advisable to lower the grade or, establish a barrier between the moisture and the brick such as a channel filled with gravel (FYI).
- (WALL WEEPS) The walls of the house do not have lower course weep holes. Advisable practice for brick veneer homes is to provide a means for trapped water vapor to escape from the interstitial wall space. This practice is not strictly enforced in local counties and this comment is for your information only (FYI.)
- (GRADE) Parts of the grade (soil/sod) rises above the level of the foundation and/or interior floor level of the home. It is advisable to re-grade the surrounding yard/land to rise no higher than the top of the foundation wall and, preferably several inches below. This is to reduce chances of groundwater/grade water from seeping through the veneer and possibly inside the living space (FYI).
- (SHRUBS) Close growth of shrubs/trees at the wall of the house can permit insects/pests a convenient bridge to enter cracks into the house. It is advisable to keep shrubs cut back roughly 8-12 inches from exterior walls. Also due to the presence of thick, tall, or close shrubs, we are unable to see the full exterior of the house clearly. There is a possibility there is some defect(s) we are not able to see (FYI).
- (LIMBS) There are tree limbs either in contact with or, overhanging the roof. This situation should be monitored for friction/abrasion damage to roofing material and/or increasing threat of impact damage from limbs falling (FYI).
- (CATCH) There is at least one low point in the landscape next the foundation of the house (as discussed-see photos). Such a low spot will tend to "catch" water and direct it toward the foundation. It is advisable to establish an even grade sloped away from the foundation to prevent undue moisture exposure (FYI).
- (WELLS) One of the windows is at ground level without a window well. Without drainage of some sort at these low windows there is a high risk of water intrusion through the window/window area. It is advisable to establish some form of drainage at low windows such as a well (FYI).
- (GRADE) There is a negative slope at the right side (facing front) and rear of home which may cause or contribute to water intrusion or deterioration. It is advisable to monitor the pattern of water flow toward, and around, the house during heavy rains. If it is necessary one should consider taking measures to prevent intrusion of water into the house (FYI).



2.4 Picture 1 Extend all downspouts



2.4 Picture 2 Ex. buried drains



2.4 Picture 3 Ex. high soil mulch/no weeps



2.4 Picture 4 Ex. close shrubs



2.4 Picture 5 Ex. low spot



2.4 Picture 6 Window on grade



2.4 Picture 7 Ex. drain slope



2.4 Picture 8 Low area/poor drainage

2.7

- (UNEVEN) The walkway at the front of home has gaps/holes/cracks such that it is a possible trip hazard. It is advisable to level this area (FYI).



2.7 Picture 1 Trip hazard

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

3. Insulation and Ventilation

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

Description of Section Components

Ventilation: Gable vent(s)	Exhaust Fans: Bath Exhaust Fan	Dryer Power Source: Electric
Dryer Vent: Flexible vent (not advisable)	Floor System Insulation: Restricted access None ?	Attic insulation: Fiberglass batt insulation approximatley R13 Blown cellulose insulation approximately R-13

		RES	DEF	FYI	NC
3.0	INSULATION IN ATTIC	X		X	
3.1	INSULATION UNDER FLOOR SYSTEM				X
3.2	VAPOR BARRIERS (on ground in crawl space or basement)				X
3.3	VENTILATION OF ATTIC AND FOUNDATION AREAS			X	
3.4	VENTING SYSTEMS (kitchens, baths and laundry)			X	
3.5	VENTILATION FANS AND THERMOSTATIC CONTROLS (attic)				X

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Comments:

3.0

- (GAPS) There are one or more gaps in insulation coverage at the attic floor. Such gaps will permit loss of home heating in the winter and conduction of attic heat during the summer. If your photos shows a gap of both ceiling material as well as insulation this is a deficiency in fire-stop function between the house and the attic. It is advisable to establish a complete covering of insulation between all conditioned and unconditioned spaces of the house (FYI).
- (COVERED) Much of the wall and ceiling space in the downstairs is covered with, drywall, paneling, etc. and some components are not readily visible for inspection. We find no problem in this area unless mentioned specifically elsewhere in this report (RES).



3.0 Picture 1 Ex. insulation gaps

3.3

- (PESTS) There are what appear to be mouse droppings in the attic crawl space. We have not determined any potential health consequences of any pests in the house. For a definitive comment of the type and degree of habitation within the structure, one would need to consult a specialist (FYI).



3.3 Picture 1 Evidence of pests

3.4

- (FLEX) The dryer vent is currently utilizing a flexible hose which is subject to collecting lint and overheating when not cleaned periodically. It is considered current safety standard to replace flexible vents with rigid metal vents (FYI).



3.4 Picture 1 Flex vent

The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

4. Interiors

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

Description of Section Components

Wall/Ceiling Material:
Drywall
Paneling

Floor Covering(s):
Wood Tongue and Groove
Carpet
Ceramic Tile

Interior Doors:
Wood

Window Types:
Double-hung
Wood
Single pane
Storm windows

Cabinet Types:
Wood

Countertop:
Stone
Cultured Stone

Dishwasher:
Built-in
5-10 yrs

Refrigerator:
10-15 yrs

Range/Stove:
10-15 yrs.
?

Built-in microwave:
None

Exhaust/Range Hood:
Exterior ventilation type
Re-circulation type

RES DEF FYI NC

4.0	RESTRICTED ACCESS	X			
4.1	CEILINGS (attic decking, interior rooms...excluding garage or rough basement surfaces)			X	
4.2	WALLS (attic, interior rooms...excluding garage or rough basement surfaces)				X
4.3	FLOORS				X
4.4	STEPS, STAIRWAYS, BALCONIES AND RAILINGS			X	
4.5	COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS				X
4.6	WINDOWS (REPRESENTATIVE NUMBER)			X	
4.7	DOORS (REPRESENTATIVE NUMBER)			X	
4.8	CENTRAL VACUUM				X
4.9	APPLIANCES			X	

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Comments:

4.0

- (PROPERTY) Access is limited to this area(s) due to the presence of personal property and/or equipment. Because of this limitation there is the possibility that some defect(s) exist in these areas we could not directly observe (RES).

4.1

- (CRACKS) There are one or more cracks on the interior walls and ceiling that fall within the description of "typical" or otherwise insignificant. It is always advisable to monitor these or any cracks to see if they worsen. We find no structural significance to these cracks unless mentioned elsewhere in this report (FYI).
- (STAINS-DRY) The attic ceiling has one or more stains apparently from water intrusion. A representative number of these stains were tested with a moisture meter and found to be dry at this time. If it has not rained or snowed in days/weeks, it is advisable to check for dampness when water has been on the roof. The newer the roof, the less the likelihood these are actually active but, from any number of years ago from a prior failing roof or flashing (FYI)



4.1 Picture 1 Ex. typical cracks



4.1 Picture 2 Ex. water stains-dry

4.2

- (TILE) The tile surround and floor at the bathtub wall and shower floor is deteriorated to some degree. Leakage seepage of water from the shower area can contribute to damage to the adjacent walls/floors. The adjacent damage may or not be visible. It is advisable to establish a sealed shower enclosure to prevent escape of water into these adjacent areas (FYI).



4.2 Picture 1 Gap at shower



4.2 Picture 2 Developing gap at floor

4.4

- (RAILS) There is no guardrail at the attic stair landing. If there is a drop of 18" or more along any point of these steps or, if there are three or more steps together, it is advisable to have a strong guardrail (FYI).
- (GAP) The gaps in the spiral baluster rails greatly exceeds the standard of 4 inches. This standard may or may not have been in place when this deck was constructed. It is, however, a safety concern if small children may be able to fit between the rails (see <http://www.rwhuntley.com/research>).
- (RAIL) The hand/guard rail for the spiral case is loose. It is advisable that the loose connection be fixed and restored to a load bearing standard of 200 lbs.



4.4 Picture 1 Guardrail upgrade



4.4 Picture 2



4.4 Picture 3 Loose bottom post and rail

4.6

- (STUCK) There is a window in the downstairs bedroom which is stuck shut and missing crank handles. We find no correlation with these window and structural problems but this is an important means of escape in case of fire and should be made operable. For a definitive comment on this issue one would need to consult a specialist (FYI).



4.6 Picture 1 Stuck window

4.7

- (HARDWARE) One or more doors has loose or missing hardware. It is not the intention of a standard home inspection to account for minor maintenance of such hardware (FYI).
- (ADJUST) One or more doors in the house requires some adjustment to operate smoothly. It is not the intention of this report to necessarily document small adjustments and maintenance issues (FYI).



4.7 Picture 1 Missing hardware



4.7 Picture 2 Ex. door adjustment

4.9

- (BURN) The left-rear gas burner at the stove is not burning cleanly/correctly. This could be a matter of efficiency or safety and it is advisable to fix as soon as practical. Repair or replace as necessary.

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

5. Plumbing System

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

Description of Section Components

Water Source: Public	Water Filters: None Found	Plumbing Water Supply (into home): Galvanized (old)
Plumbing Water Distribution (inside home): Galvanized Copper Brass Restricted access	Washer Drain Size: 1 1/2" Diameter or larger	Plumbing Waste: Plastic Cast iron Rubber Cuffs
Water Heater Power Source: Gas	Water Heater Capacity: 50 Gallon	Water Heater Age: 2008

		RES	DEF	FYI	NC
5.0	RESTRICTED ACCESS	X			
5.1	PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES		X	X	
5.2	PLUMBING DRAIN, WASTE AND VENT SYSTEMS			X	
5.3	HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS		X		
5.4	FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks)				X
5.5	OTHER				X
5.6	SUMP PUMP (including perimeter drain systems)			X	

RES DEF FYI NC

RES=Restricted Access, DEF=Defective, FYI=For Your Information, NC=No Comment

Comments:

5.0

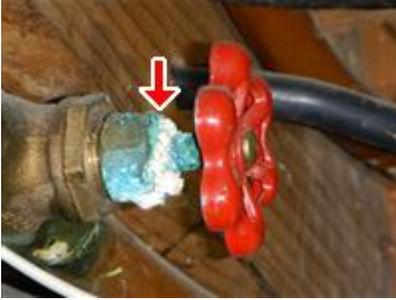
- (COVERED) Much of the wall and ceiling space in the basement/downstairs is covered with drywall, paneling, etc. and some plumbing components are not readily visible for inspection. There is no specific concern about covered elements unless mentioned specifically elsewhere in this report (RES).



5.1

- (LEAK) There is a leak in the plumbing at the basement valve. It is advisable to correct any leaky component to prevent damage to surrounding components and/or the component itself. For a definitive comment on this issue one would need to consult with a licensed plumber. Repair or replace as necessary.
 - (FAUCET) The faucet is loose at the upstairs bathroom. It is advisable to stop this leak to prevent damage to adjacent areas and eliminate moisture that may contribute to fungal growth. Repair or replace as necessary.
 - (BURST) The washer supply hoses are rubber. The modern standard for clothes washer connection is the "burst-proof" type. It is advisable to replace hoses regularly and update to the latest in "burst-proof" technology (FYI).
 - (SPIGOT) The exterior water spigot at the front of home is not producing water. It is very often the case that these are turned off inside the house either for winterization or, some other reason. We cannot determine if there is any problem with this fixture at this time (FYI).
 - (GALVANIC) Some pipes in the basement are incompatible metals in contact with one another (e.g. copper on steel). Such an incompatibility will tend to lead to point erosion and eventual leakage. Such leakage will tend to take decades to occur, however. It is standard practice to use brass to connect copper and steel pipes. It is advisable to use like-metal pipe hangers and otherwise keep incompatible metals from touching. Repair or replace as necessary (FYI)
 - (REVERSE) The hot and cold water supply at the basement shower are reversed from their typical sides. It is advisable that occupants and,

especially guests be familiar with the hot water valve to prevent scalding (FYI).



5.1 Picture 1 Leak at valve



5.1 Picture 2 No water



5.1 Picture 3 Ex. incompatible metals



5.1 Picture 4 Ex. incompatible metals

5.2

- (HIGH) The dishwasher drain line has not been installed with a "high loop." Most jurisdictions and manufacturers require this loop to prevent water from being pulled back into the washer or even from being siphoned back into the water supply. It is advisable to implement a high loop before using the appliance.
- (LOOSE) The toilet is loose at floor at the guest bathroom. Although not necessarily significant on its own, a loose toilet will contribute to deterioration of the wax seal at the base of the toilet. It is advisable to secure all toilets firmly to the floor (FYI).



5.2 Picture 1 Missing high loop



5.2 Picture 2 Loose toilet

🏠 5.3

1. (EXP. TANK) The water heater is on a closed water system without benefit of an expansion tank. Recent changes in standard of practice require one when a new water heater is installed. We observed no leaks or drips at the T&P valve during inspection. It is advisable to install an expansion tank to reduce the chance of pressure problems at the pressure relief valve, the tank or other fixtures. For a densities comment on this issue it is advisable to consult with a licensed plumbing contractor.
2. (T/P VALVE) The temperature/pressure relief valve on the water heater is not equipped with a proper extension pipe. The recognized standard is a 3/4", high-temperature rated pipe to extend within 6 inches of the floor. It is advisable to install a proper extension to minimize the risk of injury if the valve should open.



5.3 Picture 1 Expansion tank upgrade



5.3 Picture 2 Short extension pipe

5.6

- (HIDDEN) We are not aware of any sump pump in the house. Occasionally floor covering and/or personal property in the basement will obscure the location of an existing sump pump. If there is some understanding that a sump pump exists in the house but was not mentioned in this report, it is advisable to discuss with the seller and/or contact a specialist. There is no defect with a sump pump unless mentioned specifically elsewhere in this report (FYI).

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

6. Electrical System

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

Description of Section Components

Electrical Service Conductors:
Overhead service

Service:
200 amp
200 amp @3 panels

Panel capacity:
200 AMP

Panel location:
Basement

Panel Type:
Circuit breakers

Branch wire 15 and 20 AMP:
Copper

Wiring Methods:
Romex
BX
Restricted Access

RES DEF FYI NC

6.0	RESTRICTED ACCESS	X			
6.1	SERVICE ENTRANCE CONDUCTORS		X		
6.2	MAIN PANELS AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE,		X		
6.3	BREAKERS, FUSES AND CIRCUITS		X		
6.4	RECEPTACLES FIXTURES AND CONNECTED DEVICES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and located inside the house, garage, and on the dwelling's exterior walls)		X	X	
6.5	OPERATION OF GFCI/AFCI (GROUND FAULT/ARC FAULT CIRCUIT INTERRUPTERS)			X	
6.6	SMOKE/CARBON MONOXIDE DETECTORS			X	

RES DEF FYI NC

RES=Restricted Access, DEF=Defective, FYI=For Your Information, NC=No Comment

Comments:

6.0

- (PROPERTY) Access is limited to this area(s) due to the presence of personal property and/or equipment. Occupied and furnished houses always present some restriction by virtue of how they tend to conceal receptacles and other components. Movement of personal property by the inspector will be very limited and at his discretion. Because of this restriction there is the possibility that some defect(s) exists in these areas we could not directly observe (RES).
- (COVERED) Much of the wall and ceiling space in the basement is covered with, drywall, paneling, etc. and some electrical components are not readily visible for inspection. We find no problem in this area unless mentioned specifically elsewhere in this report (RES).
- (LOW) We did not evaluate any low-voltage or photo-voltaic circuitry (e.g. doorbells, garden lighting, dog fence, etc) as part of this inspection. If there is any concern about low voltage systems at this property, it is advisable to consult with a specialist (RES).

6.1

1. (EXPOSE) The main electrical service is close to a traffic area and may constitute and exposure hazard. If the cable is within 3 feet of a door or window it is advisable to remove this hazard be eliminating the opening or moving the cable.



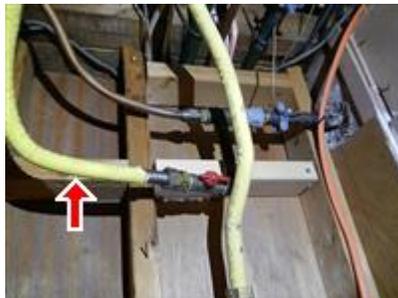
6.1 Picture 1 Service close to window

6.2

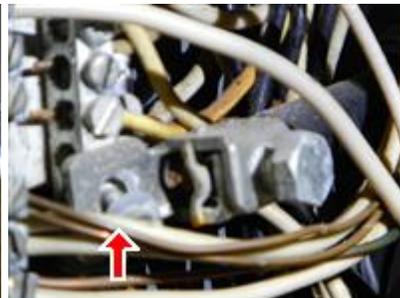
1. (NEUTRAL TAPS) The neutral wires (grounded conductors) in the panel have one (or both) bus bars hosting two (or more) wires in one opening. Although this is common, manufacturers prohibit "grounded conductors" from sharing contact points. It is advisable to distribute conductors so as to each have their own terminal screw contact per manufacturer's requirements for safe operation. For a definitive comment on this issue one would need to consult with a licensed electrician.
2. (GAS BOND) There is corrugated stainless steel gas tube (CSST) being used in the house and we do not see where it is bonded to the electrical panel. Bonding this thin material is necessary to prevent unintended electrical current (lightning, power surge, etc.) from damaging the gas line. It is advisable to clamp a bond and run it to the electrical panel. For a definitive comment on this issue, one would need to consult a licensed electrician or HVAC specialist.
3. (PBOND) The primary electrical bond is loose at the electrical panel connection. Bonding the pipes of the plumbing system provides protection against shock in the case of electrical wires coming in contact with them. It is advisable to ensure this very simple component as soon as practical.
4. (KNOCK-OUT) The main electrical panel is missing one or more knock-out plates at the box. Any opening in the exterior of an electrical panel is an exposure hazard. It is advisable to cover these opening with knock-out covers. They come in standard sizes and are readily available at low cost.
5. (CLEARANCE) There is not adequate clearance in front and sides of the main electrical panel. Modern safety standard for main panels require a minimum clearance for safe/unrestricted access for service and maintenance. It is advisable to establish at least 36 inches of such a clear area. For a definitive comment on this issue it is advisable to consult with a licensed electrical contractor.
6. (OLD) There are a number of wires/cable in the electrical panels which are no longer properly terminate at the breakers, buses or a load device. This typically suggest an intentionally disconnected circuit. Any wires not currently used and properly connected in the main panels should be removed. For a definitive comment on this issue, it is advisable to consult with a licensed electrical contractor.



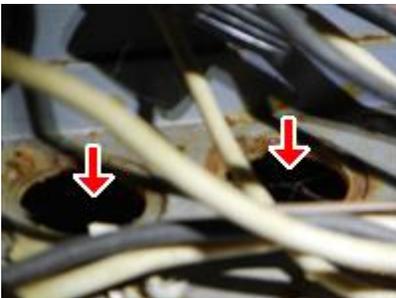
6.2 Picture 1 Ex. doubled neutral connection



6.2 Picture 2 Ex. CSST not bonded



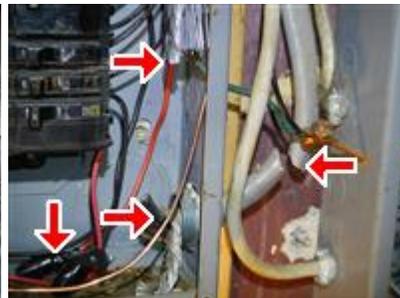
6.2 Picture 3 Loose connection



6.2 Picture 4 Open knock-out holes



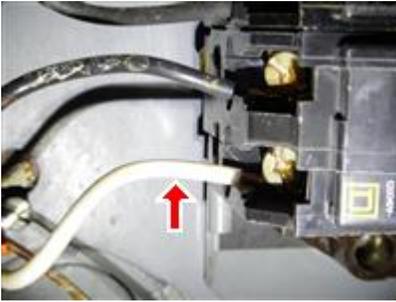
6.2 Picture 5 Inadequate clearance



6.2 Picture 6 Old/obsolete wires/cables

6.3

1. (N/H) There are at least three white wires in the main electrical panel being used as hot conductors. Wires in the panel are distinguished by color and, although the use of this white wire may be otherwise acceptable, its use as a black/hot wire needs to be indicated with a clear black marking (Sharpie or electrical tape, for example). For a definitive comment on the correctness of the wire and usage, one would need to consult a licensed electrician.



6.3 Picture 1 Neutral as hot conductor

6.4

1. (OG EACH) The grounded receptacle(s) at the upstairs is not actually grounded (as marked "OG" for open ground). This is typical of older homes which have been fitted with new receptacles but not equipped with a ground wire. It is advisable to use some form of surge protection on any ungrounded receptacles and, be clear which grounded receptacles are not actually grounded.
 2. (LOOSE IN) The at least one receptacles at the Living Room are loose to the wall or have a loose connection such that a fixture plugged into it may not make a proper connection with the receptacle contacts. Standard practice is that all electrical connections be secure and correct for their intended function.
 3. (CORD) The wire(s) at the bedroom closet and basement ceiling are lamp cord/extension cord being used as permanent wiring. Standard practice for permanent wiring (passing through wall/ceiling/floor/cabinets) is that it be properly rated shielded wire terminated inside a proper box.
 4. (EXPOSED) There are electrical wires at various areas of the basement which are exposed to contact (as discussed-see photos). This includes any exposed bare wire, exposed taped wire junction, exposed wire nut junction, uncovered receptacle or junction box or switch, and any wire otherwise exposed from the manufacturer's supplied protective coating. Standard practice is to protect exposed portions of wire by placing the connections inside a proper box with cover.
 5. (SWITCH) The lighting controls for the master bathroom shower area are too close to the shower area. Lighting or other electrical controls closer than 3 feet make it too easy to engage them while standing in water. This is a hazard. For a definitive comment on this issue it is advisable to consult with a licensed electrical contractor
- (COVER) The receptacle box at the rear exterior is missing a cover. To avoid accidental exposure to the receptacle wires, it is advisable to attach a proper cover.
 - (VULN) The electrical wiring under the Kitchen is vulnerable to impact/abrasion. It is advisable to relocate this run of wiring or protect the wiring with raceway or conduit (FYI).



6.4 Picture 1 open ground receptacle



6.4 Picture 2 Loose receptacle



6.4 Picture 3 Missing cover



6.4 Picture 4 Unsafe fixture



6.4 Picture 5 Unsafe extension cord



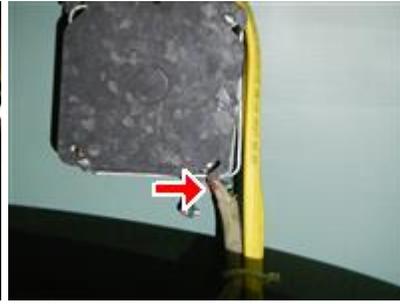
6.4 Picture 6 Exposed live wire



6.4 Picture 7 exposed wires



6.4 Picture 8 Ex. exposed electric



6.4 Picture 9 Exposed electric



6.4 Picture 10 Vulnerable wiring

6.5

- (ADVISABLE) Although it may not be required of this particular house, it is advisable to have GFCI protection specifically at all receptacles near water. AFCI protection is advisable for all bedrooms and GFCI protection at all other locations. This is the current standard for safe construction (FYI)

6.6

- (ADVISABLE) Although it may not be required of this particular house, it is advisable to maintain smoke detectors in every bedroom according to manufacturer specifications. If this house has any fuel burning appliance, the house should also be equipped with Carbon Monoxide protection. If detectors are noted as "old" it is advisable to replace with new to reduce the chance of failure when needed (FYI).

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

7. Heating / Central Air Conditioning

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

Description of Section Components

Heat Type: Heat Pump Forced Air (also provides cool air) Gas Forced Air Electric Element as Back up to Heat Pump SpaceWall heater 90-100k BTU 3 Ton 10 kilowatt (42 amps)	Number of Heat Systems (excluding wood): Three	Ductwork: Flexible Fiber/plastic Rigid Fiberglass Metal
Filter: Disposable Electronic air cleaner In Air Handler In Ceiling Return	Age of Heat: 2011 2010	Types of Fireplaces: Wood Burning Gas logs Brick Firebox
Operable Fireplaces: Three	Number of Woodstoves: None	Cooling Equipment Type: Heat Pump Forced Air (also provides warm air) Central-type Forced Air 3.0 Ton 4 Ton
Age of Central Cooling: 2011 2010	Exterior Condenser Units: Two	

		RES	DEF	FYI	NC
7.0	RESTRICTED ACCESS	X			
7.1	HEATING EQUIPMENT		X		
7.2	NORMAL OPERATING CONTROLS				X
7.3	DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)		X	X	
7.4	PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM				X
7.5	CHIMNEYS, FLUES AND VENTS (for fireplaces, gas water heaters or heat systems)		X	X	
7.6	SOLID FUEL HEATING DEVICES (Fireplaces, Woodstove)				X
7.7	GAS/LP FIRELOGS AND FIREPLACES				X
7.8	COOLING AND AIR HANDLER EQUIPMENT		X	X	
7.9	OIL TANK				X

RES DEF FYI NC

RES=Restricted Access, DEF=Defective, FYI=For Your Information, NC=No Comment

Comments:

7.0

- (AC 65) The air conditioning system has not been tested for proper operation because the temperature outside is too low (and/or the overnight temperatures were too low). Operating an air conditioner in cool weather can damage the unit. If this is part of a heat pump unit and the heat function is working, it is highly likely that the air conditioning function is working as well (RES).
- (EXCHANGER) We have tested the furnace for functionality. We are unable, however, to determine the condition of the interior heat exchanger. We find no defect with this heat system unless mentioned specifically elsewhere in this report. If there is some concern, due to age or other, that the exchanger might be defective, it is advisable to consult with an HVAC specialist (RES).

 **7.1**

1. (WALL HEAT) Two of the wall heaters at the downstairs are defective and not producing heat at this time. We have not established the cause

of the defect but it might include defect: in the power supply problems with thermostat/controls, or other. It is advisable to establish if this supplemental heat system is central to the function of the heating of the house or merely remains from some previous system.

7.3

- (LEAK) There is a leak in the central air distribution duct at the attic. It is advisable to maintain a sealed distribution and return network to maximize the efficiency of the system as well as introducing unconditioned air into the house.
 - (STRAT) The air distribution for the central AC is stratified- much warmer upstairs than downstairs. We have not performed an evaluation of options or corrective measures. For a definitive comment on this issue, one would need to contact a licensed HVAC contractor (FYI).
 - (DIRTY) The disposable filters are dirty. A dirty filter puts unnecessary strain on the air handler and the heating/cooling system in general. It is advisable to install a clean filter and keep a maintenance schedule according to manufacturer specifications (FYI).



7.3 Picture 1 Three levels on one unit



7.3 Picture 2 Gap in forced air

7.5

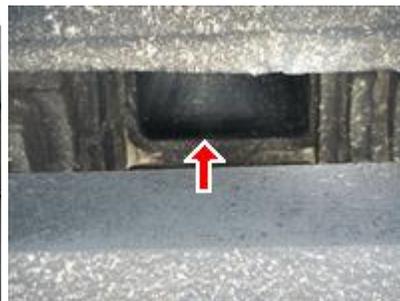
- (GAP) There is a gap in the firebox at the left side livingroom firebox. This creates a risk for flue gases to escape from the flue which is the safe, intended path out of the house. It is advisable to fill this gap. For a definitive comment on this issue, it is advisable to consult with a licensed chimney sweep/contractor.
 - (DAMPER) The fireplace damper at the Living Room is defective. It is advisable to repair/replace this damper and have the flue inspected by a certified chimney sweep to determine usability.
 - (SWEEP) We have done a quick visual inspection of the fireplace/chimney flue(s) as access permits. It is advisable at the time of any property changing ownership to consider scheduling a stage two inspection by a certified/licensed chimney sweep to eliminate any potential problems we could not see (FYI)



7.5 Picture 1 gap in firebox



7.5 Picture 2 No damper door



7.5 Picture 3 Time for flue maintenance

7.8

- (PUMP) The condensate pump at the downstairs air handler is leaking. We have not determined if this is a poor connection, a broken pan or some other defect. In order to properly direct condensate water it is advisable to maintain a functional condensate pump. Repair or replace as necessary.
 - (GAP) The insulation on the suction line in the attic is gapped. This area will condense moisture and tend to drip onto the insulation and ultimately the ceiling below. It is advisable to replace the missing insulation to prevent ensuing water staining/damage (FYI).



7.8 Picture 1 Insulation gap

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

8. Basement/Crawl Space

Description of Section Components

Floors:
 Carpet
 Adhesive Tiles

Finish:
 Partially Finished

		RES	DEF	FYI	NC
8.0	RESTRICTED ACCESS	X			
8.1	FLOORS/WALLS/CEILINGS				X
8.2	WINDOWS				X

RES DEF FYI NC

RES=Restricted Access, DEF=Defective, FYI=For Your Information, NC=No Comment

Comments:

8.0

- (PROPERTY) Access is limited to this area(s) due to the presence of personal property and/or equipment. Because of this limitation there is the possibility that some defect(s) exist in these areas we could not directly observe (RES).

9. Structural Components

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

Description of Section Components

Foundation: Poured concrete Masonry block	Method used to observe Crawlspace: Partial access Personal property	Floor Structure: Wood joists
Wall Structure: Wood	Columns or Piers: Steel Posts Supporting walls	Ceiling Structure: Wood Frame
Roof Structure: Wood Rafters	Method used to observe attic: Entered Fully	Attic Access: Walk-up Stairs

RES DEF FYI NC

9.0	RESTRICTED ACCESS	X			
9.1	FOUNDATIONS, BASEMENTS AND CRAWLSPACES (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)				X
9.2	WALLS (Structural)			X	
9.3	COLUMNS OR PIERS				X
9.4	FLOORS (Structural)				X
9.5	CEILINGS (structural)				X
9.6	ROOF STRUCTURE AND ATTIC			X	
9.7	STOOP, DECK, SLAB (Structural)				X

RES DEF FYI NC

RES=Restricted Access, DEF=Defective, FYI=For Your Information, NC=No Comment

Comments:

9.0

- (PROPERTY) Access is limited to this area(s) due to the presence of personal property and/or equipment. Because of this limitation there is the possibility that some structural defect(s) exist in these areas we could not directly observe (RES).
- (COVERED) Much of the wall and ceiling space in the basement is covered with drywall, paneling, etc. and some structural components are not readily visible for inspection. We find no defect in his area unless mentioned specifically elsewhere in this report (RES).

9.2

- (CRACK) There is a crack in wall at left side (facing front). This crack does not exhibit characteristics sufficient to constitute significant structural defect. For the best determination of the potential effect on the house, one would need to consult a licensed structural contractor (FYI).

9.6

- (RIDGE) The ridge board of the roof is significantly smaller in width than the attached rafters. The support capacity is limited to the lesser of the two dimensions. We cannot determine if this roof is engineered to provide proper load support as is or, if the the smaller dimension of the ridge board is a defective application. For a definitive comment on this issue, one would need to consult with a specialist



9.6 Picture 1 Ex. missing bearing surface

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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