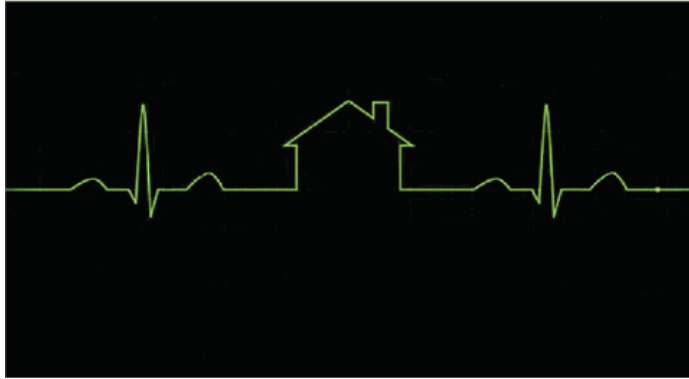


Inspection Report



CPF Home Inspections, LLC

Chris Federico

Phone: (216) 217-1156

Email: cpfhomeinspections@gmail.com

1234 Main St
Kirtland, Ohio 44094



1 Report Information

Client Information

Client Name Jim & Diane Doe
Client Phone 440-123-4567

Property Information

Approximate Year Built 1995
Approximate Square Footage 3715
Number of Bedroom 4
Number of Bath 3
Direction House Faces South East

Inspection Information

Inspection Date 11-7-18
Inspection Time 8:30am
Weather Conditions Dry (Recently Rained)
Outside Temperature 42 degrees
Price for Inspection

WITHIN THE SCOPE OF THE INSPECTION

The scope of this inspection and report is limited to a visual inspection of the systems and components as listed below, in order to identify those, if any, which may need replacement or repair. See Standards of Practice for a detailed description of the scope of inspection.

Exterior:

Landscaping, Retaining Walls, Gutters, Downspouts, Sidewalks and Driveways (both the condition of and as they affect foundation drainage,) Roof, Chimney, Flashing, and Valleys, (for evidence of water penetration and a description of materials,) Siding, Fascia, Soffit, Walls, Windows, Doors, Foundation, Attached Porches/ Decks/ Balconies/ Patios/ Garages (both structural and condition of.)

Interior:

Plumbing System: Water Supply/Drains/Vents/Water Heaters/Fixtures, and Locating (But Not Testing) Shut Off Valves; Electrical System: Service Drop, Service Panel, Ground Wire, GFCI Plugs, Switches, Receptacles, Installed Fixtures, and Smoke Detectors; Heating/Cooling System: Permanent Systems, Operating Controls/Filters/Ducts, Insulation, Vapor Barrier, and Ventilation; Bathrooms/Kitchen/Other Rooms: Doors/Windows/Walls/Floors (as to general condition), Cabinets, Counter tops, and Installed Fixtures; Structure: Ceilings/Walls/Floors, Stairs/Basements/Attic/Crawl Spaces (if readily accessible) (as to evidence of water damage and general condition.)

- The scope of the inspection is limited to the description and the general condition of the above systems.

OUTSIDE THE SCOPE OF THE INSPECTION

-Any area which is not exposed to view or is inaccessible because of soil, walls, floors, carpets, ceilings,

furnishings, lack of access or crawl spaces or any major system (water or electrical systems, heating system, or air conditioner) that is not currently functional is not included in this inspection.

-The inspection does not include any destructive testing or dismantling. Client agrees to assume all the risk for all conditions which are concealed from view at the time of the inspection. This is not a home warranty, guarantee, insurance policy, or substitute for real estate disclosures which may be required by law. Whether or not they are concealed, the following are outside the scope of the inspection;

- Building code or zoning ordinance violations - Thermostatic or time clock controls or Low Voltage wiring systems - Geological stability or soils conditions - Water softener or water purifier systems or solar heating systems - Structural stability or engineering analysis - Saunas, steam baths, or fixtures and equipment - Building value appraisal or cost estimates - Pools or spa bodies or sprinkler systems and underground piping - Radio-controlled devices, automatic gates, elevators, lifts, and dumbwaiters - Furnace heat exchanger, freestanding appliances, security alarms or personal property - Specific components noted as being excluded on the individual system inspection form - Adequacy or efficiency of any system or component - Prediction of life expectancy of any item.

- The Inspector is a home inspection generalist and is not acting as an engineer or expert in any craft or trade. If the Inspector recommends consulting other specialized experts, Clients do so at Client's expense.

THIS AGREEMENT made by and between CPF Home Inspections, LLC (hereinafter "INSPECTOR") and the undersigned ("CLIENT"), collectively referred to herein as "the parties." The Parties understand and voluntarily agree as follows:

1. INSPECTOR agrees to perform a visual inspection of the home/building and to provide CLIENT with a written report identifying the defects that INSPECTOR both observed and deemed material.

INSPECTOR may offer comments as a courtesy, but these comments will not comprise the bargained-for report. The report is only supplementary to the seller's disclosure.

2. Unless otherwise inconsistent with this Agreement or not possible, INSPECTOR agrees to perform the inspection in accordance with the current Standards of Practice of the American Society of Home Inspectors (ASHI). A copy of the ASHI SOP can be found at www.ashi.org <<http://www.ashi.org>>. Although INSPECTOR agrees to follow ASHI's Standards of Practice, CLIENT understands that these standards contain limitations, exceptions, and exclusions. CLIENT understands that ASHI is not a party to this Agreement and has no control over INSPECTOR or representations made by INSPECTOR and does not supervise INSPECTOR. Unless otherwise indicated below, CLIENT understands that INSPECTOR will NOT be testing for the presence of radon - a colorless, odorless, radioactive gas that may be harmful to humans. Unless otherwise indicated below, CLIENT understands that INSPECTOR will NOT be testing for mold. Unless otherwise indicated in a separate writing, CLIENT understands that INSPECTOR will not test for compliance with applicable building codes or for the presence of potential dangers arising from asbestos, lead paint, formaldehyde, molds, soil contamination, and other environmental hazards or violations.

3. The inspection and report are for the use of CLIENT only, who gives INSPECTOR permission to discuss observations with real estate agents, owners, repair-persons, and other interested parties. INSPECTOR shall be the sole owner of the report and all rights to it. INSPECTOR accepts no responsibility for use or misinterpretation by third parties, and third parties who rely on it in any way do so at their own risk and release INSPECTOR (including employees and business entities) from any liability whatsoever. Any third parties who rely on the report in any way also agree to all provisions in this Agreement. INSPECTOR'S inspection of the property and the report are in no way a guarantee or warranty, express or implied, regarding the future use, operability, habitability or suitability of the home/building or its components. All warranties, express or implied, including warranties of

merchantability and fitness for a particular purpose, are expressly excluded to the fullest extent allowed by law. If any structure or portion of any structure that is to be inspected is a log home, log structure or includes similar log construction, CLIENT understands that such structures have unique characteristics that make it impossible for an inspector to inspect and evaluate them by an exterior visual inspection. Therefore, the scope of the inspection to be performed pursuant to this Agreement does not include decay of the interior of logs in log walls, log foundations or roofs, or similar defects.

4. INSPECTOR assumes no liability for the cost of repair or replacement of unreported defects or deficiencies either current or arising in the future. CLIENT acknowledges that the liability of INSPECTOR, its agents and/or employees, for claims or damages, costs of defense or suit, attorney's fees and expenses arising out of or related to the INSPECTOR'S negligence or breach of any obligation under this Agreement, including errors and omissions in the inspection or the report, shall be limited to liquidated damages in an amount equal to the fee paid to the INSPECTOR, and this liability shall be exclusive. CLIENT waives any claim for consequential, exemplary, special or incidental damages or for the loss of the use of the home/building even if the CLIENT has been advised of the possibility of such damages. The parties acknowledge that the liquidated damages are not intended as a penalty but are intended (i) to reflect the fact that actual damages may be difficult and impractical to ascertain; (ii) to allocate risk among the INSPECTOR and CLIENT; and (iii) to enable the INSPECTOR to perform the inspection at the stated fee.

5. INSPECTOR does not perform engineering, architectural, plumbing, or any other job function requiring an occupational license in the jurisdiction where the inspection is taking place, unless the inspector holds a valid occupational license, in which case he/she may inform the CLIENT that he/she is so licensed, and is therefore qualified to go beyond this basic home inspection, and for additional fee, perform additional inspections beyond those within the scope of the basic home inspection. Any agreement for such additional inspections shall be in a separate writing.

6. In the event of a claim against INSPECTOR, CLIENT agrees to supply INSPECTOR with the following: (1) written notification of adverse conditions within 10 days of discovery; and (2) access to the premises. Failure to comply with the above conditions will release INSPECTOR and its agents from any and all obligations or liability of any kind.

7. The parties agree that any litigation arising out of this Agreement shall be filed only in the Court having jurisdiction in the County in which the INSPECTOR has its principal place of business. In the event that CLIENT fails to prove any claims against INSPECTOR in a court of law, CLIENT agrees to pay all legal costs, expenses and fees of INSPECTOR in defending said claims. CLIENT further understands that any legal action against ASHI itself allegedly arising out of this Agreement or INSPECTOR's relationship with ASHI must be brought only in the District Court of Eugene, Oregon. No such action may be filed unless the plaintiff has first provided ASHI with 30 days' written notice of the nature of the claim. In any action against INSPECTOR and/or ASHI, CLIENT waives trial by jury.

8. If any court declares any provision of this Agreement invalid, the remaining provisions will remain in effect. This Agreement represents the entire agreement between the parties. All prior communications are merged into this Agreement, and there are no terms or conditions other than those set forth herein. No statement or promise of INSPECTOR or its agents shall be binding unless reduced to writing and signed by INSPECTOR. No change shall be enforceable against any party unless it is in writing and signed by the parties. This Agreement shall be binding upon and enforceable by the parties and their heirs, executors, administrators, successors and assignees. CLIENT shall have no cause of action against INSPECTOR after one year from the date of the inspection.

9. Payment of the fee to INSPECTOR (less any deposit noted above) is due upon completion of the on-site inspection. The CLIENT agrees to pay all legal and time expenses incurred in collecting due payments, including attorney's fees, if any. If CLIENT is a corporation, LLC, or similar entity, the person signing this Agreement on behalf of such entity does personally guaranty payment of the fee by

the entity.

10. If CLIENT requests a re-inspection, the re-inspection is also subject to all the terms and conditions set forth in this agreement.

11. This Agreement is not transferable or assignable.

12. Should any provision of this Agreement require judicial interpretation, the Court shall not apply a presumption that the term shall be more strictly construed against one party or the other by reason of the rule of construction that a document is to be construed more strictly against the party who prepared it.

CLIENT HAS CAREFULLY READ THE FOREGOING, AGREES TO IT, AND ACKNOWLEDGES RECEIPT OF A COPY OF THIS AGREEMENT. THIS CONTRACT LIMITS LIABILITY

CPF Home Inspections (Agent of CPF Home Inspections, LLC)

CLIENT:

Definition of conditions:

AS = Appears Serviceable: The item appeared to be in working or usable condition with no major discrepancies noted.

R = Repair: The item was at or near the end of its useful lifespan. A certified professional should be contacted for further evaluation and repair.

S = Safety Issue: The item is considered a safety hazard and can cause harm to people or property. These items need to be repaired as soon as possible.

NI = Not Inspected: The item was not inspected during the inspection.

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected

2 Grounds

Grading

Grading Slope

The site is moderately sloped.

1) Grading Conditions

R

Poor grading near the foundation was observed. We recommend re-grading to assure all water drains away from the home's foundation. Failure to re-grade low-lying areas at the foundation can cause water seepage under slabs, into the basement / crawlspace, and / or cracks or movement in the foundation. Poor site drainage or grading was observed. We recommend re-grading uneven areas to assure water drainage away from the house. Failure to re-grade low-lying areas at the foundation can cause water seepage under slabs, into the basement / crawlspace, and / or cracks or movement in the foundation.



Driveways - Sidewalks - Walkways

Driveway Material

Concrete

2) Driveway Conditions

R

Common cracks were observed in the driveway. Common cracks and settlement were observed.

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Sidewalk Material

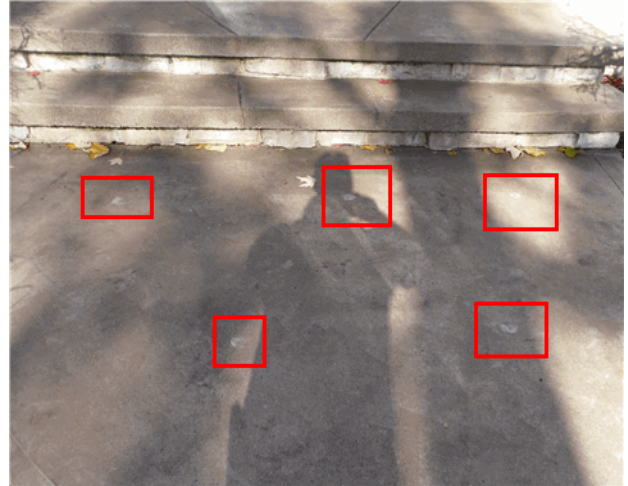
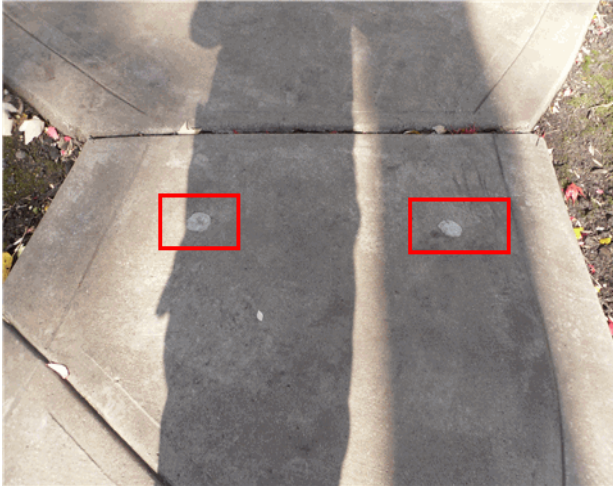
Concrete

3) Sidewalk Conditions

AS

Common cracks of up to ¼ inch were observed. Sidewalk was lifted/filled for leveling. It was also sealed at one point.

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Retaining Wall

Retaining Wall
Material

Natural Stone

4) Retaining Wall
Conditions



The retaining wall was leaning or bowed. Some repair may be warranted. Rock on waterfall were not secured. Could be a safety issue



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AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected

3 Exterior

Front - Back Entrance

Front Entrance Type

Patio

5) Front Entrance Conditions

AS

The visible portions of the patio appeared to be in serviceable condition at the time of the inspection.



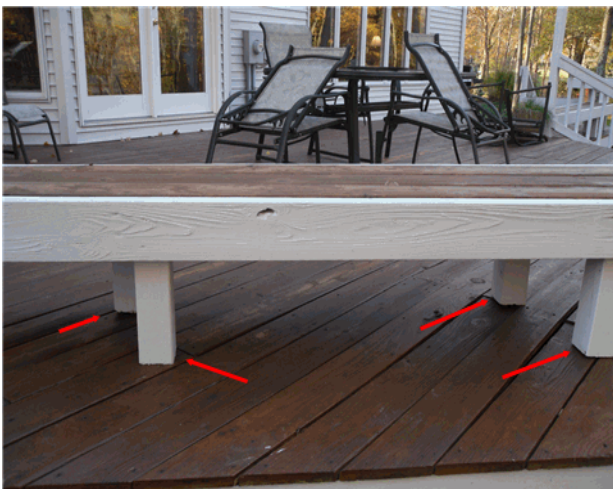
Back Entrance Type

Deck

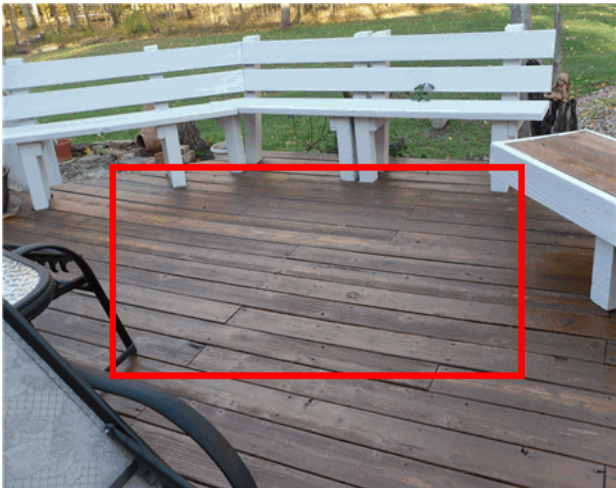
6) Back Entrance Conditions

S

Limited framing support was observed. While no immediate concern was noted, today's construction would require larger / additional framing. Proper footings or support should be considered to reduce any shifting or settling. The surface appeared weathered. Recommend cleaning and maintenance as needed. Bench was not connected to deck. Safety issue if someone were to sit. Recommend adding railings to avoid anyone from falling off deck.



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Exterior Walls

Structure Type	Wood frame
Exterior Wall Covering	The visible and accessible areas of the exterior siding material are vinyl. The visible and accessible areas of the exterior siding material are stone veneer.
7) Exterior Wall Conditions	<div>AS</div> The visible and accessible portions of the exterior wall coverings appeared to be in serviceable condition at the time of the inspection.

Exterior Windows - Doors

Window Type	Casement
Window Material	Vinyl
8) Window Conditions	<div>AS</div> Some windows were not functioning correctly.
9) Exterior Door Conditions	<div>AS</div> The door(s) appeared to be in serviceable condition at the time of the inspection.

Exterior Water Faucet(s)

Faucet Location	
-----------------	--

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10) Faucet Conditions**AS**

The hose faucets appeared to be in serviceable condition at the time of the inspection. These should be drained prior to freezing temperatures.

Chimney**11) Chimney
Conditions****R**

The pre-fabricated flue and / or cap was rusted.



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4 Roofing

Roof Covering

Method of Inspection	Some of the roof was inspected by observing from a ladder placed at the edge of the roof. The roof was not mounted due to the slope of the roof.
Roof Style	Gable
Roof Covering Material	Asphalt composition shingles.
Number of Layers	One
12) Roof Covering Condition	<div><div>R</div><div>The roof covering showed signs of cracking, curling, and loss of granules. This condition generally indicates that the roofing materials are approaching or close to the end of their useful life. Replacement is most likely needed. The inspector cannot offer an opinion as to whether the roof leaks today unless it is moderately raining at the time of inspection. We recommend further evaluation by a qualified roofing contractor prior to close. Client should obtain full disclosure / history information from the seller prior to close.</div></div>



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13) Flashing Conditions

AS

The exposed flashings appeared to be in serviceable condition at the time of inspection.

14) Gutter & Downspout Conditions

R

The gutter system appeared to be in serviceable condition at the time of the inspection. Recommend lowering grade so that gutter is not going into the soil. The PVC should be exposed

**Attic Area****Attic Access**

Master Bedroom closet

Method of Inspection

Entered attic area.

Roof Frame Type

The roof framing is constructed with rafter framing.

15) Attic Conditions

AS

The visible and accessible portions of the attic appeared to be in serviceable condition at the time of the inspection.



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Attic Ventilation Type	Soffit vents
Attic Ventilation Conditions	Appeared serviceable
Attic Insulation Type	Batt Insulation & Loose fill

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16) Attic Insulation Conditions

AS

The attic has blown-in insulation. The approximate depth of the insulation is 10+ inches, which appears adequate. The attic has fiberglass batt insulation. The approximate depth of the insulation is 8 to 10 inches. This appears adequate.



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5 Heating - Air

Heating

Location of Unit Basement

Heating Type Forced Air

Energy Source Natural Gas

Approximate BTU Rating

17) Unit Conditions

AS

Two units - Forced Air. The heating systems were operational at time of inspection. This is not an indication of future operation or condition. Property disclosure says replacement in 2014 and 2017. Recommend servicing as needed.



Distribution Type

The visible areas of the heat distribution system is ductwork with registers.

18) Distribution Conditions

AS

The visible and accessible areas of the distribution system appeared to be in serviceable condition at the time of inspection.

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19) Ventilation
Conditions

AS

The visible and accessible portion of the venting flue appeared to be in serviceable condition at the time of the inspection.

20) Thermostat
Condition

AS

The normal operating controls appeared to be serviceable at the time of the inspection.

Air Condition - Cooling

Type of Cooling System

Split system

AC Unit Power

120V

21) AC Unit Conditions

AS

The outside air temperature was below 65 degrees within 48 hours of the inspection. Operating the system at this temperature could damage the system, therefore the inspector was unable to operate and test the system at the time of inspection. We advise client to consult with their attorney for information on this typical cold weather real estate transaction scenario.

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6 Electrical

Service Drop - Weatherhead

Electrical Service Type The electrical service is underground.

Electrical Service Material Aluminum

Number of Conductors Two

22) Electrical Service Conditions AS The main service entry appeared to be in serviceable condition at the time of inspection.

Main Electrical Panel

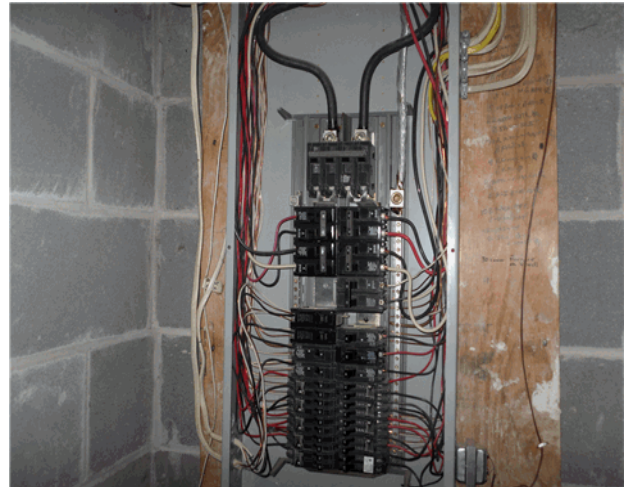
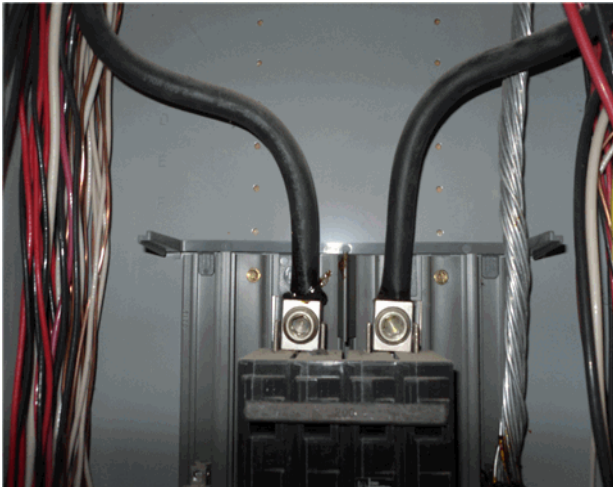
Main Disconnect Location At Main Panel

Electric Panel Location The main electric panel is located at the basement.

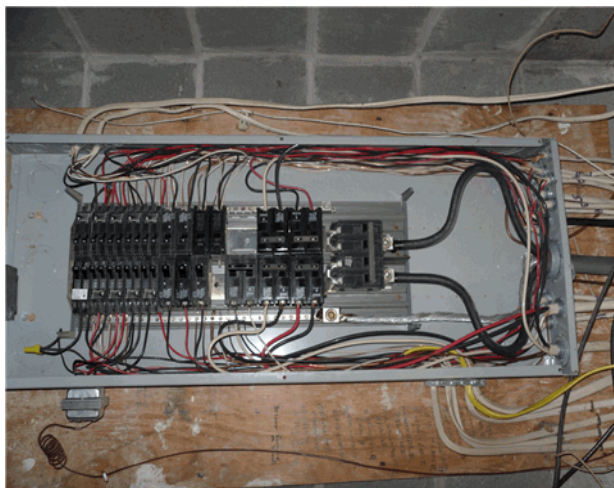
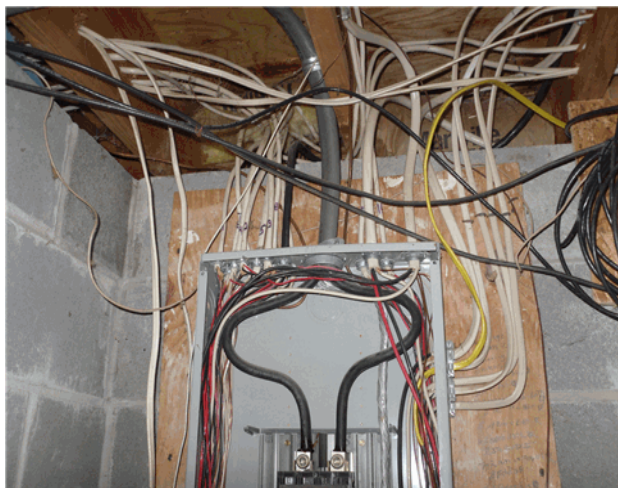
Panel Amperage Rating The electrical capacity of main breaker was listed / labeled as 200 amps.

Circuit Protection Type Breakers

23) Wiring Methods AS The main power cable is aluminum. The branch cables are copper.



AS = Appears Serviceable | **R** = Repair | **S** = Safety | **NI** = Not Inspected



24) Electrical Panel Conditions

AS

The main panel appeared to be in serviceable condition at the time of the inspection.

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7 Plumbing

Water Main Line

Main Shutoff Location The main valve is located at the basement.

Main Line Material The visible material of the main line / pipe appears to be copper.

25) Main Line & Valve Conditions AS The visible portion of the main pipe and valve appeared to be in serviceable condition at the time of the inspection.



Water Supply Lines

Supply Line Material The visible material used for the supply lines is copper.

26) Supply Line Conditions AS The visible portions of the supply lines appeared to be in serviceable condition at the time of inspection. All of the supply lines were not fully visible or accessible at the time of the inspection.

Drain - Waste Lines

Drain Line Material The visible portions of the waste lines are plastic.

27) Drain Line Conditions AS The visible portions of the waste lines appeared to be in serviceable condition at the time of inspection. All of the waste lines were not fully visible or accessible at the time of the inspection.

Water Heater(s)

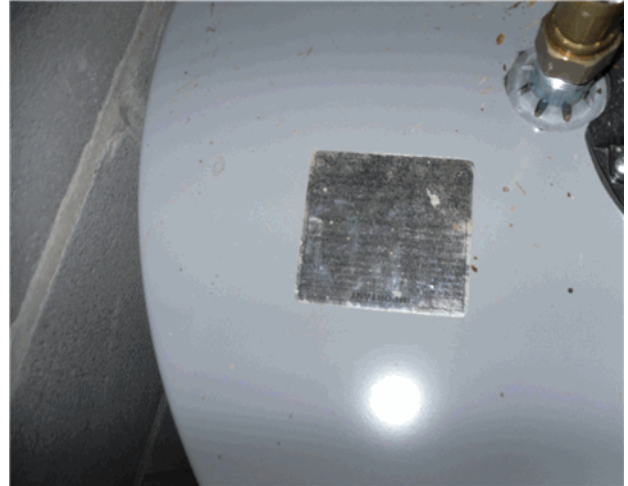
Water Heater Type Electric

Water Heater Location Basement

Water Heater Capacity 50 Gallon

28) Water Heater Conditions AS The water heater was operable at the time of inspection. This does not however guarantee future performance, operation, or condition.

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Septic Tank

29) Condition



Not Inspected - General Inspections do NOT include septic tank inspections. However, there does seem to be some newly planted grass around the area. Recommend contacting seller to find out any details of maintenance and/or replacement, etc.



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8 Interiors

Walls - Ceilings - Floors

30) Wall Conditions

AS

The general condition of the walls appeared to be in serviceable condition at the time of the inspection.

31) Ceiling Conditions

AS

The general condition of the ceilings appeared to be in serviceable condition at the time of the inspection.

32) Floor Conditions

AS

The general condition of the visible and accessible portions of the floors appeared to be in serviceable condition at the time of the inspection.



33) Heat Source Conditions

AS

Appears Serviceable

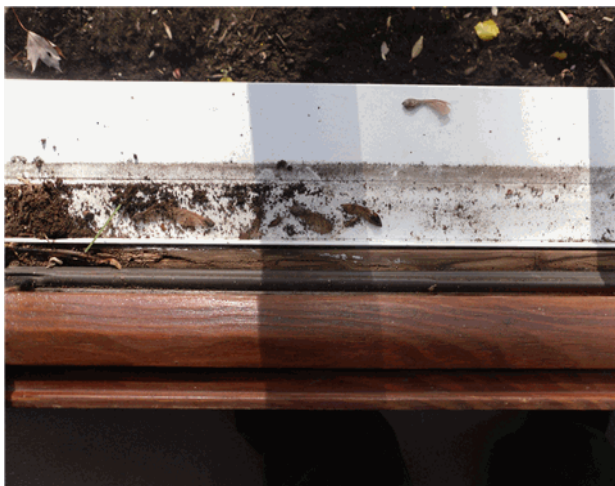
Windows - Doors

34) Interior Window Conditions

R

Some of the window screens were missing or not installed at time of inspection. The windows would only remain in the open position. Recommend repairs as needed. Laundry room window would not close/open. Window in office has what looks to be rotted wood. It is suggested that a "Licensed General Contractor" be contacted for further evaluation and repair.

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35) Interior Door Conditions

Electrical Conditions

AS

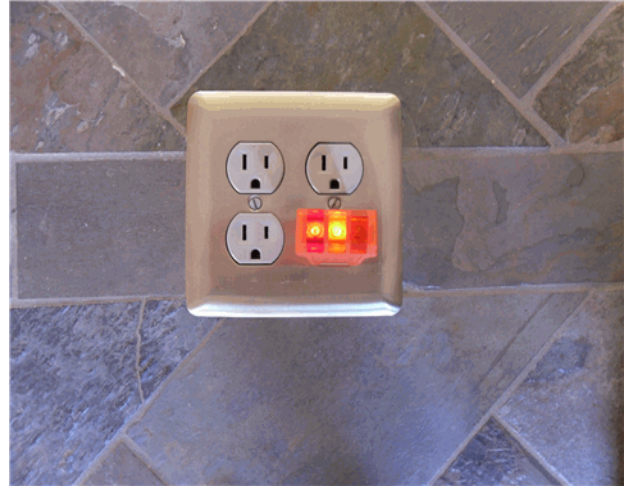
The interior doors appeared to be in serviceable condition at the time of the inspection.

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**36) Electrical
Conditions**



Improper wiring at outlet in living room on floor. It is suggested that a "Licensed Electrical Contractor" be contacted for further evaluation and repair.



37) Lighting Conditions



Appears Serviceable

**38) Ceiling Fan
Conditions**



Appears Serviceable The ceiling fan(s) were operational at the time of the inspection. Mounting hardware of fans, light fixtures, and / or chandeliers was not visible or accessible for inspection.

**39) Smoke Detector
Conditions**



It is suggested that a "Licensed General Contractor" be contacted for further evaluation and repair.

Fireplace

Fireplace Location

A fireplace is located at the living room.

Fireplace materials

The fireplace is mason built.

**40) Fireplace
Conditions**



The general condition of the visible and accessible areas of the fireplace appeared to be in serviceable condition at the time of the inspection. It is suggested that a "Licensed Masonry Contractor" be contacted for further evaluation and repair. The mantle over the fireplace was loose. It is suggested that a "Licensed General Contractor" be contacted for further evaluation and repair.

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AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected

9 Kitchen

Walls - Ceilings - Floors

- 41) Wall Conditions AS The general condition of the walls appeared to be in serviceable condition at the time of the inspection.
- 42) Ceiling Conditions AS The general condition of the ceilings appeared to be in serviceable condition at the time of the inspection.
- 43) Floor Conditions AS The general condition of the visible and accessible portions of the floors appeared to be in serviceable condition at the time of the inspection.
- 44) Heat Source Conditions AS Appears Serviceable

Windows - Doors

- 45) Kitchen Window Conditions AS Appears Serviceable
- 46) Kitchen Door Conditions AS The interior doors appeared to be in serviceable condition at the time of the inspection.

Electrical Conditions

- 47) Electrical Conditions R The GFIC (ground fault interrupter circuit) receptacle needed in kitchen that is close to any water. Recommend further evaluation and / or repair by a licensed electrician prior to close.



- 48) Lighting Conditions AS The lights appeared to be in serviceable condition at the time of the inspection.
- 49) Ceiling Fan Conditions AS The ceiling fan(s) were operational at the time of the inspection. Mounting hardware of fans, light fixtures, and / or chandeliers was not visible or accessible for inspection.

Kitchen Sink - Counter tops - Cabinets

- 50) Counter Conditions AS The visible portion kitchen counters appeared to be in serviceable condition at the time of the inspection.

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51) Cabinet Conditions**AS**

The kitchen cabinets appeared to be in serviceable condition at the time of inspection.

52) Sink Plumbing Conditions**AS**

The kitchen sink appeared to be in serviceable condition at the time of the inspection. The faucet appeared to be in serviceable condition at the time of the inspection. The visible areas of the plumbing under the kitchen sink appeared to be in serviceable condition at the time of the inspection.

**53) Garbage Disposal Condition****AS**

The sink disposal was operable at the time of the inspection. Client should consult a licensed plumber, manufacturer, or disposal supply company for information on proper usage and safety related concerns.

Appliances**Stove - Range Type**

The range is gas.

54) Stove - Range Condition**AS**

The oven was in operational condition at the time of the inspection. This does not however guarantee future conditions after the time of inspection. Noticed that the safety lock would not stay engaged. Recommend repairs as needed.



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**55) Hood Fan
Conditions**

AS

The fan / hood and light were in operational condition at the time of the inspection.

**56) Dishwasher
Conditions**

AS

The dishwasher appeared to be in serviceable condition at the time of the inspection. This does not however guarantee future performance or conditions.

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10 Bath(s)**Walls - Ceilings - Floors**

- 57) Wall Conditions AS The general condition of the walls appeared to be in serviceable condition at the time of the inspection.
- 58) Ceiling Conditions AS The general condition of the ceilings appeared to be in serviceable condition at the time of the inspection.
- 59) Floor Conditions AS The general condition of the visible and accessible portions of the floors appeared to be in serviceable condition at the time of the inspection.
- 60) Heat Source Conditions AS Appears Serviceable

Windows - Doors

- 61) Bathroom Window Conditions AS Some of the window screens were missing or not installed at time of inspection.
- 62) Bathroom Door Conditions AS The interior doors appeared to be in serviceable condition at the time of the inspection.

Electrical Conditions

- 63) Electrical Conditions R GFCI (Ground Fault Interrupter Circuit) receptacle circuit (a safety device for outlets near water) recommended at bathroom in hall.



- 64) Lighting Conditions AS Appears Serviceable
- 65) Vent Fan Conditions AS Appears Serviceable

Bathroom Sink

- 66) Counter - Cabinet Conditions AS Appears Serviceable
- 67) Sink Conditions AS The sink appeared to be in serviceable condition at the time of inspection in bath

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Shower - Tub - Toilet

68) Shower - Tub Conditions

R

A whirlpool tub was noted in bath. The tub was filled to a level above the water jets. It did not operate. Pump and supply lines were not completely accessible. It is suggested that a "Licensed Plumbing Contractor" be contacted for further evaluation and repair.



69) Toilet Conditions

AS

The toilet appeared to be in serviceable condition at the time of inspection in bath

AS = Appears Serviceable | **R** = Repair | **S** = Safety | **NI** = Not Inspected

11 Basement

Walls - Ceilings - Floors

- 70) Basement Stair Conditions** AS The interior stairs appeared serviceable at the time of the inspection.
- 71) Wall Conditions** AS The general condition of the walls appeared to be in serviceable condition at the time of the inspection.
- 72) Ceiling Conditions** AS The general condition of the ceilings appeared to be in serviceable condition at the time of the inspection.
- 73) Floor Conditions** AS The general condition of the visible and accessible portions of the floors appeared to be in serviceable condition at the time of the inspection.
- 74) Heat Source Conditions** AS Appears Serviceable

Windows - Doors

- 75) Basement Window Conditions** AS The sample of windows tested were operational at the time of the inspection.
- 76) Basement Door Conditions** AS The interior doors appeared to be in serviceable condition at the time of the inspection.

Electrical Conditions

- 77) Electrical Conditions** AS Appears Serviceable
- 78) Lighting Conditions** AS Appears Serviceable
- 79) Sump Pump Conditions** AS The sump pit was sealed closed. The inspector is prohibited from disturbing the seal. The inspector was unable to inspect pit and / or pump (if present).



AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected

12 Garage - Laundry

Walls - Ceilings - Floors

Garage Type

The garage is attached to the house. Number of cars is three.

80) Siding Conditions (if detached)

AS

The visible and accessible portions of the exterior wall coverings appeared to be in serviceable condition at the time of the inspection.

81) Roof Conditions (if detached)

AS

The roof covering showed signs of cracking, curling, and loss of granules. This condition generally indicates that the roofing materials are approaching or close to the end of their useful life. Replacement is most likely needed. The inspector cannot offer an opinion as to whether the roof leaks today unless it is moderately raining at the time of inspection. We recommend further evaluation by a qualified roofing contractor prior to close. Client should obtain full disclosure / history information from the seller prior to close.

82) Wall Conditions

AS

The general condition of the walls appeared to be in serviceable condition at the time of the inspection.

83) Ceiling Conditions

AS

The general condition of the ceilings appeared to be in serviceable condition at the time of the inspection.

84) Floor Conditions

AS

The general condition of the visible and accessible portions of the floors appeared to be in serviceable condition at the time of the inspection.

85) Window Conditions

AS

The sample of windows tested were operational at the time of the inspection.

86) Door Conditions

AS

The interior doors appeared to be in serviceable condition at the time of the inspection.

87) Vehicle Door Conditions

AS

The vehicle door(s) appeared to be in serviceable condition at the time of the inspection. Recommend maintenance to door tracks.

88) Electrical Conditions

AS

Appears Serviceable

89) Lighting Conditions

AS

Appears Serviceable

Laundry Room

Location

The laundry facilities are located in the laundry room.

90) Laundry Room Conditions

AS

The visible and accessible portions of the laundry plumbing components appeared to be in serviceable condition at the time of inspection.

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected

13 Foundation - Crawl Space

Foundation

Foundation Type Basement & Crawl Space

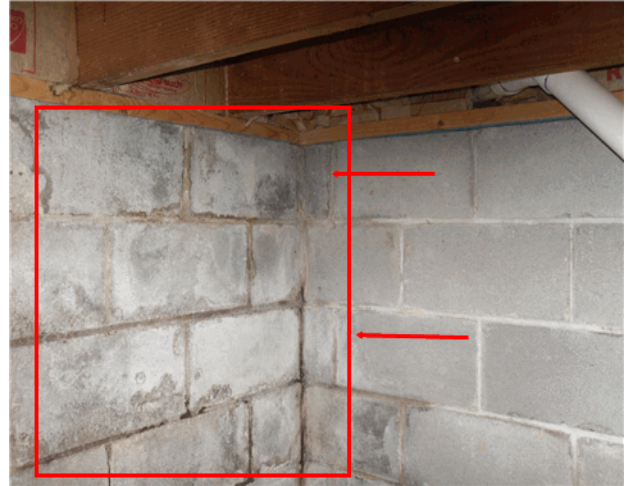
Foundation Material Block

**91) Foundation
Conditions**

S Minor moisture stains were observed on the foundation walls. This may be an indication of water penetration, which is not unusual for a block foundation. The inspector was unable to determine if the water stains were active or passive at the time of inspection. Client should obtain disclosure / history information from the seller regarding any previous water penetration. Areas of moisture were observed in the crawl space. Steps should be taken to reduce moisture, such as additional vents and / or moisture barrier. The conditions observed are conducive to wood rot, mold, rust and corrosion to pipes and wires. A mold inspection or testing was not performed as part of this general home inspection.



AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected



Flooring Structure

92) Flooring Support Conditions

AS

The visible and accessible areas of the wood framing system appeared to be in serviceable condition at the time of the inspection.

14 Report Summary Page

This is only a summary of the inspection report and is not a complete list of discrepancies.

Section	Condition#	Comment
Grounds	1	Poor grading near the foundation was observed. We recommend re-grading to assure all water drains away from the home's foundation. Failure to re-grade low-lying areas at the foundation can cause water seepage under slabs, into the basement / crawlspace, and / or cracks or movement in the foundation. Poor site drainage or grading was observed. We recommend re-grading uneven areas to assure water drainage away from the house. Failure to re-grade low-lying areas at the foundation can cause water seepage under slabs, into the basement / crawlspace, and / or cracks or movement in the foundation.
Grounds	4	The retaining wall was leaning or bowed. Some repair may be warranted. Rock on waterfall were not secured. Could be a safety issue
Exterior	6	Limited framing support was observed. While no immediate concern was noted, today's construction would require larger / additional framing. Proper footings or support should be considered to reduce any shifting or settling. The surface appeared weathered. Recommend cleaning and maintenance as needed. Bench was not connected to deck. Safety issue if someone were to sit. Recommend adding railings to avoid anyone from falling off deck.
Roofing	12	The roof covering showed signs of cracking, curling, and loss of granules. This condition generally indicates that the roofing materials are approaching or close to the end of their useful life. Replacement is most likely needed. The inspector cannot offer an opinion as to whether the roof leaks today unless it is moderately raining at the time of inspection. We recommend further evaluation by a qualified roofing contractor prior to close. Client should obtain full disclosure / history information from the seller prior to close.
Roofing	14	The gutter system appeared to be in serviceable condition at the time of the inspection. Recommend lowering grade so that gutter is not going into the soil. The PVC should be exposed
Plumbing	29	Not Inspected - General Inspections do NOT include septic tank inspections. However, there does seem to be some newly planted grass around the area. Recommend contacting seller to find out any details of maintenance and/or replacement, etc.
Interiors	34	Some of the window screens were missing or not installed at time of inspection. The windows would only remain in the open position. Recommend repairs as needed. Laundry room window would not

		close/open. Window in office has what looks to be rotted wood. It is suggested that a "Licensed General Contractor" be contacted for further evaluation and repair.
Interiors	36	Improper wiring at outlet in living room on floor. It is suggested that a "Licensed Electrical Contractor" be contacted for further evaluation and repair.
Bath(s)	63	GFIC (Ground Fault Interrupter Circuit) receptacle circuit (a safety device for outlets near water) recommended at bathroom in hall.
Bath(s)	68	A whirlpool tub was noted in bath. The tub was filled to a level above the water jets. It did not operate. Pump and supply lines were not completely accessible. It is suggested that a "Licensed Plumbing Contractor" be contacted for further evaluation and repair.
Foundation - Crawl Space	91	Minor moisture stains were observed on the foundation walls. This may be an indication of water penetration, which is not unusual for a block foundation. The inspector was unable to determine if the water stains were active or passive at the time of inspection. Client should obtain disclosure / history information from the seller regarding any previous water penetration. Areas of moisture were observed in the crawl space. Steps should be taken to reduce moisture, such as additional vents and / or moisture barrier. The conditions observed are conducive to wood rot, mold, rust and corrosion to pipes and wires. A mold inspection or testing was not performed as part of this general home inspection.