

Inspection Report



100 Penny Lane
Hendersonville, TN 37075

Prepared for: Ellen Rigby

Prepared by: Complete Home Inspections, Inc.
9075 Richmond Way
Gallatin, TN 37066

Action Item Summary

We feel that the information we put in this category may affect your health, safety or pocketbook. We urge you to seek the advice and services of licensed professionals in the appropriate trades to review/repair noted items before the expiration of your inspection contingency. We suggest that you obtain all receipts for repairs from the seller for your records. Check to see that the work has been completed in a workman-like fashion before your final walk-through or closing. Please note that building standards are in a constant state of flux. What may have been an acceptable practice at the time of construction or installation may no longer comply to newer standards and upgrades to these conditions may be at your expense. Consult with your real estate advisor.

Electrical

1. Electric Panel: The latch on the front cover of the garage panel is damaged. Due to this condition, I was unable to get the face to open to access the breakers. As a component of function and safety, recommend having the latch repaired.

Kitchen

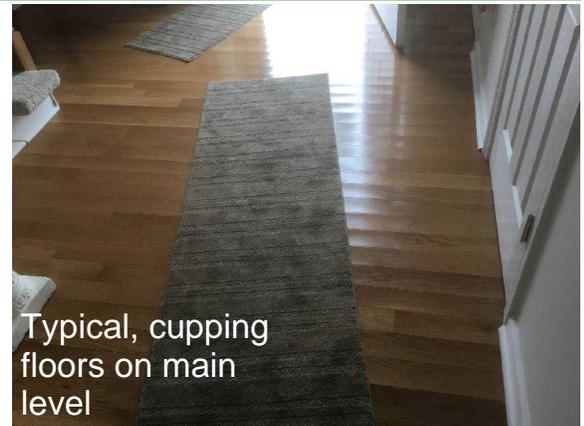
2. Outlets: An open ground was detected on the left side of the kitchen sink. Because this is located close to a water source and under some circumstances, this can be a shock hazard. This is a simple repair and it is recommended rewiring the outlet to eliminate this condition. Additionally, this outlet should be GFI protected because it is close to a water source.

Living Space

3. Floors: GENERAL NOTES ===
There is normal wear and tear on the flooring materials. These are of the type that normally come from normal age and use. We make no attempt to list all cosmetic flaws and suggest that most of these can be addressed through routine maintenance and upgrading.

ACTION ITEM ===

The hardwood flooring on the main level is badly cupped. Typically this is an indication of moisture from the under-floor area causing the bottom side of the wood to expand while the finished side of the floor remains in its original size due to dehumidification equipment. The cause for this varies greatly and is beyond the scope of a visual home inspection. If this is an area of concern, recommend further review of the under-floor area by a licensed contractor. Check to see if the hardwood flooring can be made to lay flat if the crawlspace area is dried out.



Water Heater

4. Additional Notes: The gas water heater is located in a closet off the converted garage area. Although I did see an air make-up to allow for combustion air, I did not see a vent located towards the ceiling area to allow CO to vent in the event of a malfunction in the burn chamber. Because the utility company bases their

Action Item Summary (Continued)

Additional Notes: (continued)

requirements on current standards, recommend further evaluation and upgrading if necessary by the local gas provider.

Because a gas burning device is located in the interior section of the property, consider installing a CO detector in this area as a component of additional safety.

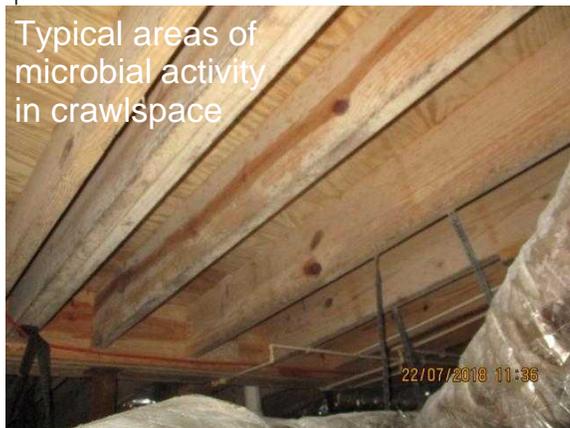
Structure

5. Structure: One of the bearing supports on the far side opposite the entrance is starting to rot out at the bottom. Recommend that this area be further reviewed/repaired by a licensed contractor.



Crawl Space & Unfinished Basement

6. Microbial Activity: Microbial activity has been observed in various areas of the crawlspace area. This appears to be consistent with properties of this age. Everyone's susceptibility to mold-like particles varies. If this is an area of concern, seek the advice and services of a licensed professional in the appropriate trade.

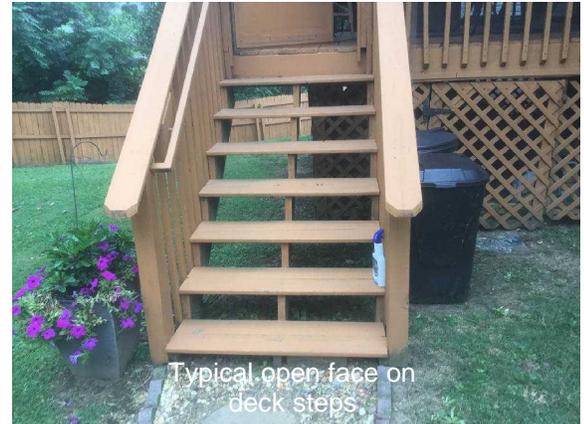


General Notes Summary

Imagine that you live in this house. How well would you have maintained it and what upgrades would you have done while living here? There are no perfect properties and as long as there are houses and people, there will always be items that will need upgrading and/or deferred maintenance. We understand this and it is our intent to identify as many of these items as we humanly can. We urge you to use this as a list to make upgrades, improvements or to enhance the investment in your new home.

Drives - Decks - Steps - Walks

1. Wood Steps & Stoops: Although it may have been an acceptable building practice at the time the property was constructed, the open face between the treads on the deck steps no longer conform to current industry safety standards. As a matter of function and safety, consider making upgrades.



2. Guards - Porch: Guardrails are not present at the right side of the front stoop. This may not have been a requirement at the time the property was constructed. For your own protection and reduction in liability recommend installing guardrails that meet current standards as the height between the decking and the ground exceeds 30 inches.



Lots & Grounds

3. Additional Notes: Like most exposed wood construction, wooden fences and gates have a finite service life. Even the best maintained fences will need repair and eventual replacement. The fencing and gates demonstrate, what would be considered, normal, age related wear and tear. Repairs to gate hinges and hardware are typical for aging fences. Missing and damaged boards are also considered normal. Age-related maintenance will be needed to restore the fence and gates.

Roof & Drainage Systems

4. Roof Covering: The shingles show, what can be considered, normal wear due to exposure to the elements and they appear to have been properly installed. They appear to be in a condition deemed acceptable for their age. No action will be needed at this time. Periodic monitoring is advised.

General Notes Summary (Continued)

Entry Doors

5. Entry Door Trim: Water damage has been observed on the frame at the entrance doors. As a component of ongoing maintenance and to prevent further damage, recommended that these areas be repaired.



Cooling System

6. Refrigerant 22: The package unit uses refrigerant 22 (R-22). This refrigerant is getting phased out due to its ozone depleting characteristics. As of 2020, new R-22 will no longer be produced and consumers will have to rely on recycled or stockpiled refrigerant to service equipment after that date.
7. Recommend Servicing: The condenser units are functioning and operating as designed and installed. Because the maintenance cycle of the units could not be determined, it is advised to either have the units serviced by a qualified contractor or have the current owner provide service/maintenance records prior to the expiration of your inspection/repair contingency. It is recommended that you obtain a copy of this documentation for your records. Consider entering into a semi-annual service contract to keep the units in optimal condition.
8. Additional Notes: As part of ongoing maintenance, recommend securing disconnected liquid tight connection on the package unit.

The converted garage area is being conditioned from the package unit. Because this area was not figured into the original size configuration for the unit and because the ductwork was not sized to accommodate a larger unit, the main floor may be under conditioned. Recommend having the unit and installation further evaluated by a licensed HVAC contractor as a separate unit may be needed to accommodate this area of the property.



General Notes Summary (Continued)

Kitchen

9. Dishwasher: Although functional, the dish racks are starting to rust. This is largely an aesthetic issue, and this condition does indicate the unit is nearing the end of its expected service life. Repair is probably not feasible and the need for eventual age replacement should be anticipated.

Living Space

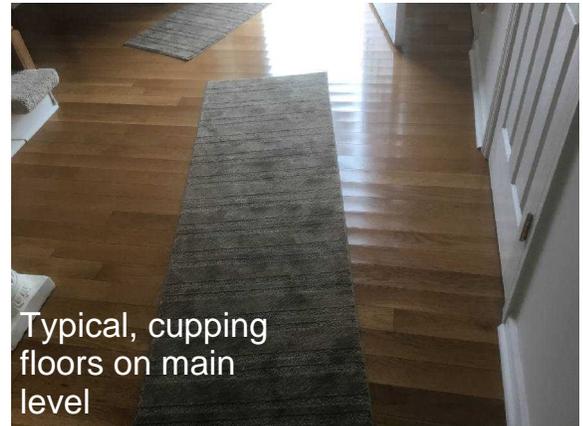
10. Ceilings: There is normal wear and tear on the ceiling materials. These are of the type that normally come from normal age and use. We make no attempt to list all cosmetic flaws and suggest that most of these can be addressed through routine maintenance and upgrading.
11. Walls: There is normal wear and tear on the wall materials. These are of the type that normally come from normal age and use. We make no attempt to list all cosmetic flaws and suggest that most of these can be addressed through routine maintenance and upgrading.

12. Floors: GENERAL NOTES ===

There is normal wear and tear on the flooring materials. These are of the type that normally come from normal age and use. We make no attempt to list all cosmetic flaws and suggest that most of these can be addressed through routine maintenance and upgrading.

ACTION ITEM ===

The hardwood flooring on the main level is badly cupped. Typically this is an indication of moisture from the under-floor area causing the bottom side of the wood to expand while the finished side of the floor remains in its original size due to dehumidification equipment. The cause for this varies greatly and is beyond the scope of a visual home inspection. If this is an area of concern, recommend further review of the under-floor area by a licensed contractor. Check to see if the hardwood flooring can be made to lay flat if the crawlspace area is dried out.



13. Doors: The door located at the laundry room will not latch. As a component of better function, recommend making necessary corrections for better operation.

General Notes Summary (Continued)

14. Windows: The bottom of the left side window in the master bedroom is damaged. This will prevent the window from latching. If this is an area of concern, recommend repair.



A representative number of windows were tested for functionality as required by our industry standards and all the windows were evaluated to see if any of the seals had failed. I was unable to detect any. Bear in mind that the seals in dual pane windows can lose their seal at any time. Due to the nature, construction and the quality of the windows, no representation can be made for windows that fail after the inspection. If you are getting a home warranty, check to see if it will cover latent defects such as this for the first year.

15. Unusual Odors: Several air fresheners were present throughout the property. This may have been done as there is a strong musty/dank odor in the crawlspace area. As this odor will enter the living space, many owners will use air fresheners for their own personal use.

Laundry Room/Area

16. Dryer Venting: As part of ongoing maintenance, consult with the current owner as to when the vent system was last serviced. If it has been more than 2 years, it is recommended that the dryer vent system be cleaned and serviced as part of ongoing maintenance.

Fireplace

17. Gas Logs: The gas log system is functioning as manufactured and installed. For your own personal safety it is recommended that, that a CO detector be installed according to the manufacture's specifications in close proximity to the fireplace.

Attic

18. Personal Storage: Have the current owner remove all personal storage from the attic area. Check for compliance during your final walk-through.

Crawl Space & Unfinished Basement

19. Moisture Barrier: Sections of the moisture barrier have not been properly installed and/or are missing. Recommend making improvements so as to provide continuous coverage in the crawlspace.

20. Electrical: Install missing cover plates on all junction boxes so as to conform to industry standards.

Crawl Space & Unfinished Basement (Continued)

Electrical: (continued)



21. Trash/Debris: As a courtesy to the new homeowner, have the current owner clean personal items/trash/debris out of the crawlspace. Check for compliance during the final walk-through.

Service Life Summary

Appliances and housing components wear out because nothing lasts forever. We wish they did, however, they don't. State and our Industry Standards do not require us to note the remaining service life or lives of components, and/or house-hold appliances, or major items such as HVAC systems or water heaters. Due to the replacement costs associated with these items or appliances, we feel, that as a consumer, you need to be aware so you can budget accordingly.

Cooling System

1. Approaching End of Service Life: The condenser that services the main floor is functional and is responding to normal operating controls. Based on the ID plate information the unit is approximately 15 years old. As per our industry and TVA guidelines, condenser units that are over 14 years old are considered to be existing beyond their anticipated life expectancy. Recommend having the unit serviced by a licensed specialist in the appropriate trade prior to the expiration of your inspection/repair contingency. Budget for eventual age replacement.

Heating System

2. Approaching End of Service Life: Based on the temperature output differential between randomly selected registers and the return air grill, the forced air package unit is functioning as installed. However, the unit is about 15 years old. As per our industry guidelines, the heat exchangers in gas-fired forced air package units have a life expectancy of roughly 8 - 12 years depending upon the manufacturer and maintenance. Based on these guidelines, the heat exchanger is existing beyond the range of its anticipated service life. Recommend having the unit serviced prior to the expiration of your inspection/repair contingency. Budget for eventual age replacement.

Living Space

3. Smoke Detectors: The smoke detectors are functional and old. According to industry standards, these items have a short 10 - 12 year life expectancy. As part of ongoing maintenance and for your own personal protection consider upgrading the detectors when you take possession of the property.

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General Information

Property Information

Client Name: Ellen Rigby
Property Address: 100 Penny Lane
City: Hendersonville State: TN Zip: 37075

Agent/Contact Name: Rita Loveless
Phone: 615

Inspector Name Michael Thornton, Curtis Cook
Company Name Complete Home Inspections, Inc.
Address 9075 Richmond Way
City Gallatin State TN Zip 37066
Phone: 050
E-Mail: 1teamchi@gmail.com
File Number: 37641
Inspector: Michael Thornton License #: 050



Signature

Inspection Fee: \$xxx
Fee Paid: Yes

Conditions:

Others Present: Buyer, Buyer's Agent Property Occupied: Yes
Estimated Age (Years): 15 - (2003) Estimated Square Feet: 2500
Entrance Faces Northwest
Start Time 1000 End Time 1210
Electric On: Yes
Gas/Oil On: Yes
Water On: Yes
Weather: Partly Sunny Temperature: 77
Space Below Grade: Crawl Space
Building Type: Single Family Parking: Driveway Only

Building Notes: On a single family dwelling, the exterior components of the property consist of the drive, walks, steps/stoops, porch, decks, patios, balconies, lots and grounds, exterior condition of siding and windows, roofing and chimneys. The visual inspection is limited to the readily accessible areas only. No representation can be made for subterranean or items that are not readily accessible.

This is an average single family dwelling. The age and size is noted in the General Property Information section of the report. Keep in mind that age related and ongoing maintenance and improvements to the systems will be needed over time. The

General Information (Continued)

Building Notes: (continued)

improvements that are recommended in this report are not considered unusual for a property of this age. Keep in mind that there are no perfect houses and every property will have issues. All issues can be repaired.

Definitions & Declarations

| | |
|---------------|---|
| Action Item | We feel that the information we put in this category may affect your health, safety or pocketbook. We urge you to seek the advice and services of licensed professionals in the appropriate trades to review/repair noted items before the expiration of your inspection contingency. We suggest that you obtain all receipts for repairs from the seller for your records. Check to see that the work has been completed in a workman-like fashion before your final walk-through or closing. Please note that building standards are in a constant state of flux. What may have been an acceptable practice at the time of construction or installation may no longer comply to newer standards and upgrades to these conditions may be at your expense. Consult with your real estate advisor. |
| Not Inspected | Some items are/were beyond our control, ability or not within industry standards to investigate or inspect. We are vigilant and strive to do our due-diligence, we just do not have X-ray vision. An explanation as to the reason we could not inspect will be listed below. |
| General Notes | Imagine that you live in this house. How well would you have maintained it and what upgrades would you have done while living here? There are no perfect properties and as long as there are houses and people, there will always be items that will need upgrading and/or deferred maintenance. We understand this and it is our intent to identify as many of these items as we humanly can. We urge you to use this as a list to make upgrades, improvements or to enhance the investment in your new home. |
| Service Life | Appliances and housing components wear out because nothing lasts forever. We wish they did, however, they don't. State and our Industry Standards do not require us to note the remaining service life or lives of components, and/or house-hold appliances, or major items such as HVAC systems or water heaters. Due to the replacement costs associated with these items or appliances, we feel, that as a consumer, you need to be aware so you can budget accordingly. |

Items in the report that are listed as "inspected" were physically operated or visually assessed. While not new, appliances or components are operating or considered to be performing their intended function as per the standards at the time of installation or construction. Bear in mind that industry standards are constantly in flux. Installed items or components may not conform to current standards. Upgrades would be your option.

Photos:

The inspector has made a choice to include some photos of conditions identified in your inspection report. There are times when only a picture can fully explain the condition or location being identified. Sometimes, the client is unable to attend the inspection and the photo may help to make a better identification. Photo inclusion is at the discretion of the inspector and in no way is meant to emphasize or highlight the only conditions that were seen. We always recommend full review of the entire inspection report. Some locations, like roofs, crawl spaces and attics are difficult to access or may compromise the safety of the inspector, so generally, these areas may not have pictures unless the inspector feels comfortable accessing these areas.

Overview and Scope:

Inspectors are "generalist" who observe the building's systems, structures and components and identify material defects. The inspection is neither technically or physically exhaustive. Only normal user controls are operated.

Definitions & Declarations (Continued)

Overview and Scope: (continued)

Inspectors in for this company do not inspect for termites, and other wood destroying organisms. We do not inspect for engineering, geotechnical, zoning, low voltage electrical, product recalls, and other specific "expert only matters".

The purpose of the inspection is to report significant defects from a practical standpoint, not as they relate to codes and regulations. Style or aesthetics are not considered in the building's inspection.

More detailed information regarding the condition of all items noted in this report could be obtained from qualified professional licensed experts.

The inspection performed for the client is conducted with the State of Tennessee and InterNACHI Standards of Practice and based on the age of construction, age of remodel or replaced installations (ie) water heaters, furnaces, A/C etc.

When specific items are noted in the Summary and/or General Report, it is for the benefit of the buyer to know full disclosure of their intended purchase. We make no representations as to who is responsible for repairs or replacements.

This inspection is prepared solely and exclusively for Client's own information and may not be relied upon by any other person. Please refer to the Pre-Inspection Agreement.

Comments and evaluations in this report regarding documentation, service, repair or replacement are recommended to be Accomplished or Addressed, prior to the final "walk through", whether noted in the Summary or General Report.

Per Tennessee and InterNACHI Standards of Practice, all observations with regards to conditions can only be noted when visible and accessible. If desired, evaluations are available by mold, asbestos, lead, radon and other qualified professionals.

For more information on the TENNESSEE HOME INSPECTION STANDARDS OF PRATICE go to our website: chi-tn.com/sample-report/standards-of-practice.

The ultimate responsibility of your home is yours. Welcome to home ownership. The most important thing to remember about home ownership is that things break, parts wear out, break down, deteriorate, leak, or simply stop working.

Do not allow yourself to get overwhelmed. You are part of what makes American home ownership work. Every homeowner has similar concerns and questions. Home maintenance is the topic. Read your report very carefully and follow up.

When service, repair or replacement is advised, it is recommended that all work be accomplished by qualified licensed professionals.

We always recommend a qualified sewer video inspection by a quailed professional to determine the condition of

Definitions & Declarations (Continued)

Overview and Scope: (continued)
the waste lines.

We make no representations as to the extent or presence of code violations, nor do we warrant the legal use of this building. This information would have to be obtained from the local building and/or zoning department.

There may be information pertinent to this property which is a matter of public record. A search of public records is not within the scope of this inspection. We recommend the client or their representative review all appropriate public records.

|

Drives - Decks - Steps - Walks

Inspected

- Walks

Walkway Material: Concrete, Gravel

Walkway - Typical/Common Cracks: Yes

- Drives

Driveway Materials: Concrete

Driveway - Typical/Common Cracks: Yes

- Exterior Steps

Physical Location: Front of Property

Materials: Concrete

Typical Age-Related Wear & Tear: Yes

Handrails Present: N/A

Handrail Materials: N/A

- Exterior Steps

Physical Location: Deck

Materials: Wood

Typical Age-Related Wear & Tear: Yes

Handrails Present: Yes

Handrail Materials: Wood

- Deck

Deck Material: Wood

Guard Material: Wood

Typical Age-Related Wear & Tear: Yes

Normal/Routine Maintenance Needed: Yes

General Notes Wood Steps & Stoops: Although it may have been an acceptable building practice at the time the property was constructed, the open face between the treads on the deck steps no longer conform to current industry safety standards. As a matter of function and safety, consider making upgrades.

General Notes Guards - Porch: Guardrails are not present at the right side of the front stoop. This may not have been a requirement at the time the property was constructed. For your own protection and reduction in liability recommend installing guardrails that meet current standards as the height between the decking and the ground exceeds 30 inches.

Lots & Grounds

Inspected

Grade: Gentle, Moderate

Vegetation: Shrubs, Trees

General Notes Additional Notes: Like most exposed wood construction, wooden fences and gates have a finite service life. Even the best maintained fences will need repair and eventual replacement. The fencing and gates demonstrate, what would be considered, normal, age related wear and tear. Repairs to gate hinges and hardware are typical for aging fences.

Lots & Grounds (Continued)

Additional Notes: (continued)

Missing and damaged boards are also considered normal. Age-related maintenance will be needed to restore the fence and gates.

Exterior

Inspected

1. Trim: Vinyl, Aluminum Wrapped Wood - (Unable to inspect wood)
2. Fascia: Aluminum Wrapped Wood - (Unable to inspect wood)
3. Soffit: Vinyl Panels (or Similar)
4. Siding Materials: Brick, Vinyl
5. Windows: Vinyl/PVC
6. Window Trim: Vinyl/PVC

Exterior Lighting - Outlets - Plumbing

Inspected

Exterior Lighting: Pedestrian Entrances, Overhead Garage Door, Eaves
Exterior Electric Outlets: 3 Prong (GFI protected)
Exterior Wiring Types: Interior Rated (Romex) - Deck Area
Conduit Types: Flexible Liquid-Proof, Electrical Rated PVC
Spigots: Frost Proof

Roof & Drainage Systems

Inspected

Roof Covering Materials: Asphalt Composition Shingles
Inspection Method: Ground with Binoculars

General Notes Roof Covering: The shingles show, what can be considered, normal wear due to exposure to the elements and they appear to have been properly installed. They appear to be in a condition deemed acceptable for their age. No action will be needed at this time. Periodic monitoring is advised.

Gas Meter - Lines - Tanks

Inspected

Gas Meter: Right Side
Main Gas Valve: By Gas Meter
Gas Line Materials: Black Iron
LP Tank: N/A

Entry Doors

Inspected

Door Bell/Chimes: Inspected

General Notes Entry Door Trim: Water damage has been observed on the frame at the entrance doors. As a component of ongoing maintenance and to prevent further damage, recommended that these areas be repaired.

Electrical

Inspected

1. Entrance Type: Underground (Unable to Inspect) Grounding: Rod in Ground

- Electric Panel

Physical Location: Converted Garage

Panel Type: Main

Over Current Types: AL/CU Breakers, AFCI Breakers

Voltage: 120 / 240 VAC

Amps: 200

Panel Entry Conductor: Stranded Aluminum

Branch Wiring Types: Stranded Aluminum (220 VAC Circuits), Single Strand Copper (110/120 VAC Circuits), Single Strand Copper (220/240 VAC Circuits), Stranded Copper (220/240 VAC Circuits)

2. Action Item Electric Panel: The latch on the front cover of the garage panel is damaged. Due to this condition, I was unable to get the face to open to access the breakers. As a component of function and safety, recommend having the latch repaired.

Cooling System

NOTES:

- Window units are not inspected.
- Units are not inspected for proper size or efficiency.
- Units are not dismantled or opened for inspection.
- Float switches are not tested.
- Internal condensate pans are not visible and not evaluated.
- Units are not inspected for rust or cleanliness.

Inspected

- Cooling Equipment

Physical Location: Right Side

Type: Split System

Energy Source: 220 VAC

Approximate Age (Years): 7

Tons (Approximate): 2

Temperature Differential: 10 - 12

Only able to do a limited check due to low outside temperatures: N/A

Compressor and controls are operable: Yes

Cooling System (Continued)

- Cooling Equipment

Physical Location: Right Side

Type: Package Unit

Energy Source: 220 VAC

Approximate Age (Years): 15

Tons (Approximate): 3

Temperature Differential: 10 - 12

Only able to do a limited check due to low outside temperatures: N/A

Compressor and controls are operable: Yes

=== SECTION NOTES ===

1. General Notes Refrigerant 22: The package unit uses refrigerant 22 (R-22). This refrigerant is getting phased out due to its ozone depleting characteristics . As of 2020, new R-22 will no longer be produced and consumers will have to rely on recycled or stockpiled refrigerant to service equipment after that date.
|
 2. General Notes Recommend Servicing: The condenser units are functioning and operating as designed and installed. Because the maintenance cycle of the units could not be determined, it is advised to either have the units serviced by a qualified contractor or have the current owner provide service/maintenance records prior to the expiration of your inspection/repair contingency. It is recommended that you obtain a copy of this documentation for your records. Consider entering into a semi-annual service contract to keep the units in optimal condition.
|
 3. Service Life Approaching End of Service Life: The condenser that services the main floor is functional and is responding to normal operating controls. Based on the ID plate information the unit is approximately 15 years old. As per our industry and TVA guidelines, condenser units that are over 14 years old are considered to be existing beyond their anticipated life expectancy. Recommend having the unit serviced by a licensed specialist in the appropriate trade prior to the expiration of your inspection/repair contingency. Budget for eventual age replacement.
|
- General Notes Additional Notes: As part of ongoing maintenance, recommend securing disconnected liquid tight connection on the package unit.
|
The converted garage area is being conditioned from the package unit. Because this area was not figured into the original size configuration for the unit and because the ductwork was not sized to accommodate a larger unit, the main floor may be under conditioned. Recommend having the unit and installation further evaluated by a licensed HVAC contractor as a separate unit may be needed to accommodate this area of the property.
|

Heating System

NOTES:

- Window units are not inspected.
- Units are not inspected for proper size or efficiency.
- Units are not dismantled or opened for inspection.
- Gas heat exchangers or heat strips are not accessible for evaluation.
- Units are not inspected for rust or cleanliness.

|

Inspected

- Heating Equipment

Physical Location: Exterior

Type: Package Unit

Energy Source: Gas

Approximate Age: 15

Type of Connector Line (Gas Only): Black Iron

Exhaust Flue (Gas Only): Part of Package Unit

Pilot Light: Automatic

Temperature Differential: 22 - 25

1. Service Life Approaching End of Service Life: Based on the temperature output differential between randomly selected registers and the return air grill, the forced air package unit is functioning as installed. However, the unit is about 15 years old. As per our industry guidelines, the heat exchangers in gas-fired forced air package units have a life expectancy of roughly 8 - 12 years depending upon the manufacturer and maintenance. Based on these guidelines, the heat exchanger is existing beyond the range of its anticipated service life. Recommend having the unit serviced prior to the expiration of your inspection/repair contingency. Budget for eventual age replacement.

|

Ducts - Filters - Thermostats

NOTES:

- Duct systems between floors cannot be evaluated.

|

Inspected

Duct System Components: System Registers, Flex Duct, Rigid Duct

Filter Type(s): Disposable Media

Thermostat Type(s): Digital

Kitchen

Inspected

- Kitchen

Built-in Appliances: Disposal, Dishwasher, Microwave

Cooking Appliances: Electric Oven

Outlet Type(s): 3 Prong - Grounded, GFI Protected

Kitchen (Continued)

GFI Reset Location: In Kitchen

General Notes Dishwasher: Although functional, the dish racks are starting to rust. This is largely an aesthetic issue, and this condition does indicate the unit is nearing the end of its expected service life. Repair is probably not feasible and the need for eventual age replacement should be anticipated.

Action Item Outlets: An open ground was detected on the left side of the kitchen sink. Because this is located close to a water source and under some circumstances, this can be a shock hazard. This is a simple repair and it is recommended rewiring the outlet to eliminate this condition. Additionally, this outlet should be GFI protected because it is close to a water source.

Living Space

NOTES:

- Paint, wallpaper and other finishes on ceilings and wall are not evaluated.
- Window blinds and treatments are not evaluated.
- Carpeting and condition thereof is not evaluated.
- Cosmetic blemishes are not evaluated.

Inspected

- Living Spaces

Wall Materials: Drywall

Ceiling Materials: Drywall, Textured Finish

Flooring: Carpet, Engineered Hardwood, Laminate, Vinyl

Outlets: 3 Prong (grounded), GFI Protected, AFI Protected (bedrooms)

Window Types: Single Hung, Fixed

Materials: PVC/Plastic

Smoke Detectors: Hardwired with Battery Back-up

Service Life Smoke Detectors: The smoke detectors are functional and old. According to industry standards, these items have a short 10 - 12 year life expectancy. As part of ongoing maintenance and for your own personal protection consider upgrading the detectors when you take possession of the property.

General Notes Ceilings: There is normal wear and tear on the ceiling materials. These are of the type that normally come from normal age and use. We make no attempt to list all cosmetic flaws and suggest that most of these can be addressed through routine maintenance and upgrading.

General Notes Walls: There is normal wear and tear on the wall materials. These are of the type that normally come from normal age and use. We make no attempt to list all cosmetic flaws and suggest that most of these can be addressed through routine maintenance and upgrading.

Living Space (Continued)

- Action Item, General Notes Floors: GENERAL NOTES ===
There is normal wear and tear on the flooring materials. These are of the type that normally come from normal age and use. We make no attempt to list all cosmetic flaws and suggest that most of these can be addressed through routine maintenance and upgrading.
|
ACTION ITEM ===
The hardwood flooring on the main level is badly cupped. Typically this is an indication of moisture from the under-floor area causing the bottom side of the wood to expand while the finished side of the floor remains in its original size due to dehumidification equipment. The cause for this varies greatly and is beyond the scope of a visual home inspection. If this is an area of concern, recommend further review of the under-floor area by a licensed contractor. Check to see if the hardwood flooring can be made to lay flat if the crawlspace area is dried out.
|
- General Notes Doors: The door located at the laundry room will not latch. As a component of better function, recommend making necessary corrections for better operation.
|
- General Notes Windows: The bottom of the left side window in the master bedroom is damaged. This will prevent the window from latching. If this is an area of concern, recommend repair.
|
A representative number of windows were tested for functionality as required by our industry standards and all the windows were evaluated to see if any of the seals had failed. I was unable to detect any. Bear in mind that the seals in dual pane windows can lose their seal at any time. Due to the nature, construction and the quality of the windows, no representation can be made for windows that fail after the inspection. If you are getting a home warranty, check to see if it will cover latent defects such as this for the first year.
|
- General Notes Unusual Odors: Several air fresheners were present throughout the property. This may have been done as there is a strong musty/dank odor in the crawlspace area. As this odor will enter the living space, many owners will use air fresheners for their own personal use.
|

Bathroom

Inspected

- Bathroom

Physical Locations: Powder Bath - Main Floor, 2nd Floor Main, Master

Ventilation Type(s): Fan

Functional Flow: Acceptable

Functional Drainage: Acceptable

Laundry Room/Area

Inspected

- Laundry Area

Appliances: Washing Machine (not tested), Dryer (not tested)

Dryer Venting: Through Wall

Washer Hook-Ups: Quick Close

Washer Drain: Wall Mounted Box

Washer/Dryer Energy: Washer - 110 VAC (grounded), Dryer - 220 VAC

Gas Supply: N/A

General Notes Dryer Venting: As part of ongoing maintenance, consult with the current owner as to when the vent system was last serviced. If it has been more than 2 years, it is recommended that the dryer vent system be cleaned and serviced as part of ongoing maintenance.

Steps

Inspected

Location(s): 2nd Floor

Handrails Present: Yes

Fireplace

Inspected

Number of Fireplaces: 1

Fireplace Type(s): Factory Manufactured - Gas Logs - (non vented)

Flue Type(s): N/A

Damper Present: N/A

Hearth: Flush Mounted

General Notes Gas Logs: The gas log system is functioning as manufactured and installed. For your own personal safety it is recommended that, that a CO detector be installed according to the manufacture's specifications in close proximity to the fireplace.

Water Heater

Inspected

Number of Water Heaters: 1

Location: Converted Garage Closet

Energy Source: Gas

Gallons: 50 USG

Gas Lines: Black Iron, Insulfelx

Flue Type(s): Double Wall Pipe

| | |
|-------------|---|
| Action Item | Additional Notes: The gas water heater is located in a closet off the converted garage area. Although I did see an air make-up to allow for combustion air, I did not see a vent located towards the ceiling area to allow CO to vent in the event of a malfunction in the burn chamber. Because the utility company bases their requirements on current standards, recommend further evaluation and upgrading if necessary by the local gas provider. Because a gas burning device is located in the interior section of the property, consider installing a CO detector in this area as a component of additional safety. |
|-------------|---|

Plumbing

Inspected

Supply Lines: Copper, CPVC

Main Water Shut Off: By Water Heater

Water Pressure: 50 - 55

Drain Material(s): Plastic/PVC

Vent Material(s): Plastic/PVC

Attic

Inspected

Method of Inspection: Visual in Attic Framing Type: Conventional

Insulation Type(s): Blown-In Insulation Depth (approximate inches) 6 - 8

General Notes Personal Storage: Have the current owner remove all personal storage from the attic area. Check for compliance during your final walk-through.
|

Structure

Inspected

Structure Type: Wood Frame, Post and Beam

Framing: Conventional

Inspection Method: Visual - Within Crawlspace

Action Item Structure: One of the bearing supports on the far side opposite the entrance is starting to rot out at the bottom. Recommend that this area be further reviewed/repaired by a licensed contractor.

Crawl Space & Unfinished Basement

Inspected

Method of Inspection: Within under floor area

General Notes Moisture Barrier: Sections of the moisture barrier have not been properly installed and/or are missing. Recommend making improvements so as to provide continuous coverage in the crawlspace.

General Notes Electrical: Install missing cover plates on all junction boxes so as to conform to industry standards.

Action Item Microbial Activity: Microbial activity has been observed in various areas of the crawlspace area. This appears to be consistent with properties of this age. Everyone's susceptibility to mold-like particles varies. If this is an area of concern, seek the advice and services of a licensed professional in the appropriate trade.

General Notes Trash/Debris: As a courtesy to the new homeowner, have the current owner clean personal items/trash/debris out of the crawlspace. Check for compliance during the final walk-through.

=== END OF REPORT ===