

Home Inspection Report

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Property address: 123 Sample Dr. Fort Mill, SC

Client: Mr. and Mrs. Homebuyer Inspected by: Bruce A. King

Date: 03-17-05 Weather conditions: clear Temperature: 50

Time: 8:30am - 11:45am Approx. age: 20 years

Property type: one level, single family home, two car attached garage, occupied

Notice: (included with all inspection reports) Information contained in this Report is required to be used in conjunction with and limited by the Inspector's Inspection Agreement. Receipt of this Report and/or making payment of the fee indicates Clients agreement and acceptance of the entire Inspector's Inspection Agreement. **This Inspection and Report are in accordance with the SC Standards of Practice for Home Inspectors. Nationally accepted professional Inspection Standards were also observed and standard guidelines for a visual Inspection were used.** It is recommended that reported items be repaired or evaluated before finalization of your purchase decision by a licensed specialist, who may identify additional defects or recommend upgrades.

* in report indicates an important issue that is also listed in the summary.

Note: items at or near the end of their service life that still function are not reported as defects, refer to the complete report.

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Grounds Section

1. - **Driveway** - inspected: yes description: concrete
appears serviceable, some common cracking is typical.
2. - **Grade** - inspected: yes slope: to left and rear
soil conditions at time of inspection: dry
3. - **Retaining wall/fences** - inspected: yes
appears serviceable
4. - **Drainage areas:** - inspected: n/a
5. - **Sidewalk** - inspected: yes description: concrete
condition: appears serviceable, some common cracking is typical.
6. - **Trees/Plants** - inspected: yes
comments: recommend annual evaluations.
* comments: need to remove tree limbs that overhang the house to prevent roof debris and deterioration of the roof at the left side and rear.

Exterior Section

7. - **Exterior Stairs** - inspected: yes description: front brick, rear wood
* condition: front steps have a crack that needs sealing.
8. - **Patio** - inspected: n/a
9. - **Deck** - inspected: yes description: treated wood
accessibility underneath: yes
* condition: The supporting girders are attached to the 6x6 posts with 5 nails each. I recommend that all these be bolted to the posts for adequate load bearing performance.
* opening in railings: more than 4 inches is considered a safety issue for children.

Safety recommendations: since the actual method and accuracy of attaching a deck to an existing house structure is usually not fully visible or known, it is recommended not to allow a deck to be occupied by very many people without having the deck further evaluated. No spas or hot tubs should be placed on a deck without evaluation and substantial reinforcements by someone qualified and familiar with the structure loading induced by spa installation and usage. Deck posts should have a footer under the load area and this is not always evident from a visual inspection where the post rests on a concrete patio.

10. - **Porch, Stoops** - inspected: yes description: concrete / brick
11. - **Balcony** - inspected: n/a
12. - **Exterior Walls** - inspected: yes material: cedar siding
all framing and components are not visible or accessible.
condition: appears serviceable
13. - **Exterior Trim** - inspected: yes
condition: appears serviceable
visible wood to soil clearance less than 8 inches: yes, cedar
14. - **Soffits / Fascia** - inspected: yes
vents present in soffits: continuous
complete inspection of eaves, soffits, fascia: partial / visual

15. - **Exterior Paint** - inspected: yes
condition: appears serviceable
comments: Recommend annual evaluation of condition.
16. - **Exterior Columns** - inspected: n/a
17. - **Exterior Doors** - inspected: yes
condition: appears serviceable
18. - **Exterior Caulk** - inspected: yes
comments: Recommend annual evaluation.
19. - **Screens and Storm Windows** - inspected: yes
note: see Interior section for Window details.
screens present: yes storm windows: no
condition: appears serviceable
20. - **Gas Utility** - inspected: n/a
21. - **Misc. Utilities Equipment** - inspected: yes
Mounting method used for antenna and/or satellite dish: rear roof
Description of visible fuel storage systems: none
22. - **Exterior Outlets / Lights** - inspected: yes See number 74 for interior.
condition: appears serviceable
23. - **Exterior Faucets** - inspected: yes backflow devices present: no
condition: appears serviceable
lawn sprinkler system present: no
24. - **Structure Alterations / Additions** - present: not evident
25. **Gas venting locations near operable windows**: none

Foundation Section

26. - **Foundation** - inspected: yes type: crawlspace
See number 12 for exterior walls.
condition: appears sound cracks: none
27. - **Basement structure/area** - inspected: n/a
28. - **Crawlspace** - inspected: yes Access door: under deck
all framing and components are not visible.
* condition: recommend plastic vapor barrier be installed on the ground.
* crawlspace light bulb is missing.
crawlspace vents: yes vapor barrier: no
crawlspace accessibility and visibility: good
crawlspace entered: yes
leaks present: no dampness present: no
Can not predict if leaks or water intrusion will occur or how often.
Condensate or other sump pump present: no
HVAC ductwork present in crawlspace: yes
Ductwork insulated: yes
29. - **Floor Structure viewed from under floor** - inspected: yes
all framing and components are not visible due to ducts and insulation.

floor joist type: standard wood framing construction.

floor system beam(s) and girder(s): 2x10

masonry to wood contact: yes

* condition: a floor joist at the right side (bedroom area), near the center does not have the ledger board supporting it like the others. No sagging is evident which could mean that it is attached in a manner that is not visible or does not have enough load present to cause a problem. Recommend having this floor joist be supported by having a contractor add a ledger board under it.

30. - **Foundation Piers** - inspected: yes material description: masonry
footers not completely visible and not inspected.
condition: appears serviceable

31. - **Floor Insulation** - inspected: yes thickness: 4in.- 6in.
insulation material: fiberglass batts, appears to be unfaced type.
See number 28 for recommendation to add vapor barrier on the ground.
* condition: some missing or falling down, approx 20 sq. feet total.
The location of a missing piece of insulation is at the front center area.

32. - **Concrete Slab** - inspected: n/a

33. - **Chimney** - inspected: yes description: brick
See number 98 for fireplace information.
condition: appears serviceable
mortar condition: appears serviceable
comments: If frequently used, recommend chimney sweep since most of the internal areas are not visible.

Roof Section

34. - **Roof Covering** - inspected: yes / partial
roof material description: asphalt-fiberglass
roof type: gable
roof viewed from: on roof
condition: appears serviceable

35. - **Roof, Wall, Ceiling Structure** - inspected: yes
Appears to be standard wood frame construction.
All framing and components are not visible.
condition: appears serviceable
rafters: 2x4 sheathing condition: adequate
trusses: yes sheathing type: OSB

36. - **Roof protrusions / skylights** - inspected: yes
Plumbing vents: yes Gas vents: no Skylights: no
condition: appears serviceable

37. - **Flashing** - inspected: visible portion, not all flashing visible.
Regular inspection and maintenance necessary on caulk and flashing.

38. - **Attic Access** - inspected: yes scuttle
condition: appears serviceable
attic area viewed from: attic opening
attic visibility: limited
light and switch: no inaccessible areas: yes
floored space: n/a

39. - **Attic Plumbing Vents** - inspected: yes description: pvc pipe
visibility: partial condition: appears serviceable

40. - **Attic Insulation** - inspected: yes approximate thickness: 12
insulation type and material: blown in fiberglass

41. - **Attic Ventilation** - inspected: yes
condition: appears serviceable
power roof fan: no, wiring still present power gable fan: no turbine: no
soffit vents: yes Gable vents: no ridge vent: yes
whole house fan present: no

42. - **Gutters / Downspouts** - inspected: yes material: aluminum
condition: appears serviceable
* debris filled gutters: yes, downspouts need checking too.
Downspouts discharge underground, termination unknown.
Lack of gutters or clogged gutters or downspouts are the most common source of house and structure deterioration.

Heating and Cooling section

Age of HVAC equipment: estimated 20 years

Note: lifespan of equipment depends on installation, environment, maintenance and other issues such as voltage spikes and total hours of operation.

Regular inspection and maintenance is very important for hvac equipment and especially so for gas units. Ensure that any annual checks include opening the panels and actual inspections performed. Ask the service technician to explain the process as it is being done.

All HVAC equipment accessibility: yes

42a. Supplemental Heating Units present : no

43. - **HVAC unit 1 Distribution** - inspected: yes area served: all
HVAC ductwork distribution: flex / metal
* There is a leak that is pulling about 5 percent crawlspace air into the return ducting and distributing through the house. The main return duct is loose where it attaches to the front side of the crawlspace unit.

44. - **HVAC unit 1** - inspected: yes description: outdoor unit
Brand: Trane BWD724A10060 sn Y46229684
location: rear refrigerant line insulation: yes
electrical outlet: yes electrical disconnect: yes
exterior condensate drain: yes
fuel type: 220V
unit accessibility: adequate
condition: appears serviceable, unit appears to be a late 1984 model and is at the limit of its intended and typical lifespan.

45. - **HVAC unit 1 Crawl** - inspected: yes description: airhandler
Brand: GE BW8736D100A Sn 180678
location: crawlspace refrigerant line insulation: yes
electrical outlet: no electrical disconnect: yes
condensate drains / pan: no filter present: in house
fuel type: 220V
unit accessibility: adequate
condition: appears serviceable, unit has some rust which is typical for a 20 year old unit that is at the limit of its intended and typical lifespan.

46. - **HVAC unit 2 Distribution** - inspected: n/a

47. - **HVAC unit 2** - inspected: n/a
48. - **HVAC unit 2 Attic / Crawl** - inspected: n/a

49. - **HVAC controls** - inspected: yes programmable: no

The temperature of the conditioned air is dependent on a number of items such as the temperature of the inside air, duct location and environment, duct insulation and sizes, amount of running time and location / efficiency of the unit therefore exact temperature readings are not provided as they can be misleading.

unit 1 heat output temperature: appears serviceable

cooling temperature: too cold to test.

unit 1 thermostat location: hallway

condition: appears serviceable

* The emergency heating strips are not working, recommend licensed HVAC contractor evaluate and make necessary repairs.

50. - **Through Wall Unit** - inspected: n/a

51. - **Window Unit** - inspected: n/a

Garage Section

52. - **Garage / Carport** - inspected: yes description: two car
view percentage blocked by personal items: 30 %
condition: appears serviceable

53. **Door / Opener** - inspected: yes

condition: appears serviceable

Safety reverse check not performed since a misadjusted opener can actually break the door hardware if it encounters resistance. The recommended procedure is for the user or a qualified contractor to refer to the manufacturers information and adjust the force level to a low setting and verify that it will stop or reverse the door and then adjust it slightly higher so that the door will be able to overcome the varying frictions that it has throughout its range of operation.

safety devices on springs:

remote checked: yes locks and ropes disabled: yes

comments: door openers can fail without warning, keep house key.

54. - **Garage Electrical / Lights** - inspected: yes

condition: appears serviceable

* condition: outlets need to be protected with GFCI protection for safety purposes. Outlets for dedicated use such as for refrigerators and freezers should not be on GFCI to prevent nuisance tripping.

55. - **Garage Venting** - inspected: yes description: door only

56. - **Garage Floor slope / drains / cracks** - inspected: yes

condition: appears serviceable, some common cracking is typical.

57. - **Garage to house Door** - inspected: yes

condition: appears serviceable

safety information: The door from the garage to the house should be a fire rated door. The rating of these doors are not always visible.

58. - **Garage Water Pipes** - inspected: n/a

59. - **Gas Exhaust Venting** - inspected: n/a

Plumbing Section

See Kitchen and Bathroom sections for other plumbing information.

It is recommended to check all sink drains and traps for leaks after a move-out or a move-in process due to possible damage being incurred.

60. - **Main Water Supply** - inspected: yes Valve operated: no
Public water supply
Main backflow prevention device not present, present only on exterior faucets. type of main pipe: black plastic
Location of main shutoff valve: not located, main pipe appear to enter living area near the front, the valve may be located in a closet behind an access panel.
Distribution lines: copper
Copper pipe bonded to electrical ground: yes
Note: ensure that you know how to turn off the water supply in case of a leak.
Note, some older valves may be rusted and jammed therefore no valves are operated due to possibility of leaks. It is always recommended to have a plumber test or replace older valves and to relocate the main valve to a location that is easily accessible.
comments: water lines can fail without warning, monitor water bills for changes and turn off water supply when not at home for lengthy periods.
Water lines are not typically insulated in crawlspaces and would be considered an energy saving method if this were done.

61. **Copper to galvanized pipe connections without brass dielectric union:**

Locations: none observed

62. - **Waste Piping** - inspected: yes material: PVC
waste ejection system present: no Sewage disposal: public

63. - **Water Heater** - inspected: yes Estimated age: 20
Brand: Rheem 62V-52D Sn R 0385809347
condition: appears serviceable
temperature/pressure valve present: yes
drain pan and overflow pipe present: no
fuel type: 220V
seismic straps present: no unit accessible: adequate
proper ground present for electric water heater: yes
comments: water heaters can fail to operate or leak without warning especially if more than 10 years old and not the long-life type.

64. - **Extra Water Heater** - inspected: n/a

65. - **Washer / Dryer hookups** - inspected: yes location: front
note: washer or dryer not operated or inspected
condition: appears serviceable
hose on dryer: metal flex washer hoses: rubber
dryer vent outlet location: front
note: failure of washing machine hoses is common cause of interior flooding and personal losses. Recommend metal clad hoses or quality rubber hoses no more that 5 years old. Recommend a pan under the washer that has a drain pipe. Dryer vents, hoses, ducts should be cleaned initially and at least every year thereafter for fire safety reasons. Dryer lint is extremely combustible.
Ensure that the dryer exhaust actually is exiting the house at the vent location with the dryer in operation.

66. - **Laundry facilities** - inspected: yes
electrical circuits: 120v: yes 220v: yes outlet: 3-wire
lighting adequate: yes gas dryer: no

67. - **Well tank/gauge** - inspected: n/a

Electrical Section

Note, electrical problems and unsafe installations that are present should be considered a priority item.

68. - **Electrical Service** - inspected: yes description: 120/ 240v
Exterior Service Equipment Panel or Disconnect location: utility room
number of conductors: 3 (stranded aluminum)
underground service
location of electrical disconnect(s) : utility room
condition: appears serviceable

69. - **Electrical grounding** - inspected: yes material: copper conductor
condition: appears serviceable Rod visible: no

70. - **Electrical Main panel** - inspected: yes Brand: Crouse Hinds

Location: utility room

type of overcurrent devices: circuit breakers labeled: yes

panel bonded to ground: yes

Voltage: 120/240v Amperage: 200

* condition: improper installation present.

* One breaker has three wires connected where only one is allowed.

* The stove breaker is missing the mechanical common trip bar.

* There are several places where neutral wires are double and triple tapped under one screw where only one is allowed.

* There are two white wires used as hot without having the correct indication present.

It is not considered safe practice to have more than one hot or neutral wire present under one screw terminal.

Recommend having the torque checked on all homes electrical connections, including the neutrals and grounds.

* Recommend having a licensed electrician evaluate and make all necessary repairs to the electrical system as soon as possible for safety purposes.

71. - **Electrical sub-Panel** - inspected: yes Brand: Crouse Hinds

location of sub-panels: crawlspace at hvac unit.

type of overcurrent devices: breakers labeled: no

panel bonded to ground: yes

Voltage: 120/240 Amperage: 60

* condition: This panel has two 15 amp breakers that appear to feed 240V to the hvac unit fan circuit. These breakers should be mechanically tied together with a common trip bar when used for 240v loads. The white wire should have indications that it is being used as a hot wire.

* Recommend having a licensed electrician evaluate and make all necessary repairs to the electrical system as soon as possible for safety purposes.

72. - **Branch Circuit Wiring** - inspected: partial

material description: copper and aluminum

electrical wiring methods: non-metallic

condition: appears serviceable

aluminum wiring present: stranded for subpanel and stove.

* conditions: wiring present in attic from a previous attic vent fan is not contained within a box.

* In the utility room, there are some taped up wires in the wall where the water heater flex conduit is. One of these wires has two bare conductors showing. Recommend repairs by licensed electrician.

73. - **Light Switches** - inspected: yes See number 92 for light fixtures.

dimmers present: no

condition: appears serviceable

74. - **Electrical Outlets** - inspected: yes / representative number

description: grounding type See number 22 for exterior electrical.

GFCI protected outlets are located at exterior and bathrooms.

* Condition: recommend GFCI protection be installed for the kitchen counter outlets for safety purposes.

* comments: outlet in right front bedroom under the light switch is loose, safety hazard.

Condition: indications on tester show normal.

GFCI's and outlets are tested with only an AEMC or similar circuit tester with a ground fault testing feature.

75. - **Extension Cord use** -

evidence of improper use of extension cords: no

Note, extension cords should never be connected outdoors for extended periods.

76. - **Other Electrical observations** - Due to the majority of the electrical system components and workmanship being hidden from view it is impossible to inspect the whole system. Every effort was made to find problems but some may still exist in any home and problems could result later. Any problems noticed should be repaired as soon as possible for safety reasons. A small symptom could be caused by a more serious problem.

Kitchen Section

77. - **Countertops** - inspected: yes description: laminate

condition: appears serviceable

comments: any countertop can crack at any time due to top loads or inadequate mounting/shimming of the base cabinets which is not inspected or tested for in this inspection.

78. - **Sink** - inspected: yes

* condition: a dispenser faucet located at the right of the sink appears to be part of a filter system under the sink that is not operational.

comments: due to the high usage of some sinks, new leaks, blockages or failure of the fixture is possible at any time.

79. - **Kitchen Cabinets** - inspected: yes

drawer tracks: adequate

condition: appears serviceable

comments: wooden cabinets are subject to humidity changes and wear and tear that can result in warping, cracking or failure at any time.

80. - **Oven / Range / Stove** - inspected: yes Brand: GE

condition: appears serviceable

fuel type : 220V door gaskets: adequate

comments: Ovens should have their anti-tip bracket installed for safety reasons, this is not inspected for due to possible damage from applying pressure to the unit. Some newer ovens do not heat up both oven burners during preheat.

81. - **Microwave / vent hood** - inspected: yes Brand: GE

condition: appears serviceable

exhaust termination: recirculates

82. - **Dishwasher** - inspected: yes Brand: GE

note: panels are not removed for inspection.

condition: appears serviceable

door seals leak: no condition of racks: adequate

type of cycle run: regular dishes present: yes

83. - **Wet Bar** - inspected: n/a

84. - **Trash Compactor** - inspected: n/a

85. - **Garbage Disposal** - inspected: yes

condition: appears serviceable

85a. - **Refrigerator** - inspected: yes Brand: GE

door seals: adequate

condition: appears serviceable

Interior Section

86. - **Living Space** - inspected: yes

historical evidence not available due to new paint or trim: yes

condition: appears serviceable

87. - **Windows** - inspected: yes / representative number

type: double hung

condition: appears serviceable

dual pane windows have loss of seal / fogged / condensation: no

comments: Window glass within 18 inches of the floor, near stair landings and around tubs and showers should be of the tempered safety type.

88. - **Smoke Detectors and Carbon Monoxide Detectors**

Batteries should be replaced in all detectors since age of batteries is unknown.

Homeowner should test all detectors before occupying the home.

It may be necessary to disable the alarm system if installed before testing smoke alarms.

* smoke detectors are not present in bedrooms and are recommended.

comments: smoke detectors should be in all bedrooms and another one for each floor and basement that has both electrical and battery power. A carbon monoxide detector should be present also on each floor if there is an attached garage or any gas burning appliances present. If a carbon monoxide detector is mounted on the ceiling or above three feet, contact the manufacturer to determine if this is the correct installation. Carbon monoxide is heavier than air and will settle to the low area therefore they should be mounted lower. All detectors should be replaced if more than 8 to 10 years old. The carbon monoxide detector does not detect any gas leaks. The gas has an odorant mixed in it to provide some level of safety. If you smell a strong rotten egg smell, do not touch anything, leave the house and call the gas company or fire department from a neighbors house. A spark can be generated from turning off a light or static discharge from touching a metal object.

89. - **Interior Stairs** - inspected: n/a

90. - **Doorbell** - inspected: yes condition: appears serviceable

91. - **Interior Floors** - inspected: yes

condition: appears serviceable, note some movement noticed with furniture when walking past. The area is in the master bedroom near the closet and bathroom with no visible problems found in the crawlspace that would be related. Recommend having this further investigated and reinforced if problem is persistent and noticeable.

comments: tile floors can crack for a number of reasons at any time. Squeaks, pops and imperfections are not considered defects and not inspected for, they are reported as a courtesy when possible. Hardwood flooring performance depends on many factors such as the humidity level during installation, the moisture content of the wood itself, the amount of vapor barrier(s) in the crawlspace / floor, the use of the home and the heating and cooling systems. Wood floors do not like dry or damp / humid conditions. Consult with qualified contractors to ensure your flooring does not become troublesome.

92. - **Interior Lighting Fixtures** - inspected: yes

See item 22 for exterior lights.

See item 73 for light switches.

ceiling fans: yes

Note: fan mounting methods not inspected.

condition: appears serviceable

93. - **Interior Walls and Ceilings** - inspected: yes material: sheetrock

historical evidence not available due to new paint or trim: yes

condition: appears serviceable.

94. - **Interior Trim** - inspected: yes material: wood
condition: appears serviceable
95. - **Interior Paint** - inspected: yes
condition: appears serviceable
96. - **Interior Closets** - inspected: yes
view blocked due to personal items: partial
condition: appears serviceable
97. - **Interior Doors** - inspected: yes material: hollow core
condition: appears serviceable
98. - **Fireplace** - inspected: yes
See number 33 for chimney information.
material description: prefab metal
condition: appears adequate
distance to combustibles: adequate fuel type: wood

Bathroom Section

Some shower pan or tub leaks may only occur under normal use and the inspection does include testing to this level. Toilets plumbed with hot water are not inspected for and not considered a defect. Drain performance is tested one at a time and no inspection of the overall waste system condition can be done without specialized camera equipment. It is recommended to maintain good caulking around all toilets, showers, tubs and sinks to prevent damage to the house structure. Bathroom vent fans should exhaust to the exterior and not the attic, crawlspace or soffit area to keep moisture from damaging the structure. It is not always possible to determine whether or not these exhaust hoses are actually connected and venting properly due to insulation, framing and soffit materials. See number 74 for information on GFCI outlets.

99. - **Bathroom 1** - inspected: yes description: master bath
* condition: left sink is slower than right one to drain, not major.
Water pressure / flow: appears serviceable
Drain performance: appears serviceable
Ventilation: fan
Toilet/ flushing: appears serviceable leaks: none observed
100. - **Bathroom 2** - inspected: yes description: full bath
condition: appears serviceable
Water pressure / flow: appears serviceable
Drain performance: appears serviceable
Ventilation: fan
Toilet/ flushing: appears serviceable leaks: none observed
101. - **Bathroom 3** - inspected: yes description: full bath
condition: appears serviceable
Water pressure / flow: appears serviceable
Drain performance: appears serviceable
Ventilation: fan
* Toilet/ flushing is not adequate, needs repairs by plumber
leaks: none observed
102. - **Bathroom 4** - inspected: n/a
103. - **Bathroom 5** - inspected: n/a

Misc. Section

- 104. - **Central Vacuum** - present: no
- 105. - **Unfinished Spaces** - inspected: n/a
- 106. **Other Item** - inspected: n/a
- 107. - **Detached Building** - inspected: n/a

Report Summary Section

Note: Summary should not be used as the only source of information.

Refer to each numbered item in the report for complete information. This report is for the Client's use only and any distribution of it is their sole responsibility. The report ownership is retained by B.A. King Home Inspections, LLC and is not to be used by any other buyer without written permission of the inspector and if used could be a violation of copyright laws.

Refer to Inspection Agreement and Standards of Practice for more information.

Inspector not responsible for any item not further investigated and repaired promptly and resulting in more expense or damage to the house or person(s).

Items not inspected and reasons: In occupied homes, areas blocked by personal items such as closets, garages and cabinets etc. Some crawlspace areas due to accessibility problems.

Note: the following category is required by the state of S.C.

General Condition and maintenance: Home is typical for its age and normal maintenance seems to have been done with need for ongoing maintenance and monitoring for new problems to prevent new damage. Refer to entire report for more information on the condition and the needed repairs. The overall observed condition of all readily visible components is to be considered good unless stated otherwise in the report. The age of the house is taken into consideration in this type of required evaluation.

Items are grouped as follows as a courtesy only, items under any of the following categories may be considered a defect but this is the sole decision of the client. This is not a repair list for the seller, the buyer should understand that many homes will have inspection issues and the use of this report for negotiations should be trusted to a Realtor that understands all issues involved. All safety, electrical, roof and defective items should be treated as a high priority. I recommend a re-inspection be performed after repairs and upgrades are complete.

Defective Items:

- 43 return duct loose at unit in crawlspace.
- 49 emergency heating strips in airhandler not operating.
- 78 kitchen sink filtered water dispenser.
- 101 Bath 3 toilet does not flush properly.

Immediate Safety Hazards:

- 72 damaged wiring in utility room.

Potential Safety Hazards:

- 9 deck hardware connections for girders.
- 54 garage needs GFCI protection for outlets.
- 70 electrical main panel items.
- 71 electrical sub panel items.
- 72 misc. wiring items.
- 74 kitchen counter outlets lack GFCI protection.
- 74 loose electrical outlet.
- 88 smoke detectors not located in bedrooms.

Substandard or in need of improvement:

- 28 crawlspace vapor barrier missing on ground.
- 29 one floor joist does not appear supported correctly.
- 31 floor insulation missing in a few areas.
- 70 main electrical panel not correct.
- 71 sub panel in crawlspace.
- 72 wiring items.
- 99 master bedroom left sink slow to drain.

Maintenance Items:

- 6 tree limbs over roof at left and rear.
- 7 brick mortar needs sealing at front steps.
- 42 gutters clogged and downspouts need checking.

The following statements are included with **all** Inspection Reports to provide the Client with a sample of standard information and important limitations pertaining to this home inspection. This inspection and report do not constitute any type of guarantee or warranty for any item related to the home.

All items require frequent ongoing monitoring and evaluation due to varying weather conditions and their importance for property protection and maintenance budgeting. It is recommended to have annual home inspections, HVAC equipment maintenance and termite inspections performed. It is generally recommended to also have the indoor air quality tested, mold presence, lead paint inspections and radon tests performed but is up to the client. This inspection as per the Standards of Practice(s) did not include any mold or related materials.

Any advice relied on by the client that does not agree with the information in this report should be obtained in writing and further researched. Home issues such as those disclosed in this report are typically interpreted and acted on in different ways depending on the individual client. The clients individual circumstances involving intended use and expected performance of a property will vary, therefore the client should call or email the inspector with any questions. It is also generally recommended to obtain a warranty from a reputable home warranty company that at least covers the major systems in the home. It is highly recommended to have at least two fire extinguishers present in every home. It is recommended to perform research on all of your appliances and home equipment to determine if any recalls are present. The place to check is the CPSC website at <http://www.cpsc.gov> or call 800 638-2772. A home maintenance suggestion document is included with your inspection. If you did not receive this free document at the inspection it can be emailed or faxed to you upon request. Thank you for your business!

-End of Report-