EXHIBIT · SUPPORT DOCUMENTATION FOR DEMOLITION

Existing Conditions Summary

707 West Juniper Street, Norman, Oklahoma · Lots 11–12 (part), Block 1, Ross's Addition



Front (south) elevation facing Juniper, photographed during the inspection.

Built	Ca. 1948 per City 2004 historic survey (County records list 1954)
Style	Minimal Traditional; noncontributing due to age (period of significance 1903–1944)
Size	Approx. 996 SF, slab on grade, attached one-car garage and carport
Status	Vacant; water, gas and electric off at time of inspection
Inspection	Sept. 29, 2026, Keyth Howry, Izon Inspection Services, LLC (OK Lic. #70001763)

86
separate findings requiring repair, evaluation or correction

13
findings the inspector rated Major Defect (Safety)

10 of 10
inspected systems with deficiencies: roof, exterior, foundation, attic, HVAC, plumbing, electrical, interior, appliances, garage

Summary

A licensed home inspector documented movement and settlement in the foundation, exterior brick walls, interior walls and attached garage; a sagging roof structure with broken plank decking and no collar ties; moisture damage and microbial growth in the bathrooms; and multiple electrical hazards, including a Federal Pacific panel and exposed junction boxes. The problems are not confined to one area. They run through the structure, the building envelope and every major system.

Keeping the house would mean foundation stabilization, rebuilding the roof framing and decking, repairing cracked masonry and interior finishes, full electrical replacement, moisture remediation, and replacing aging mechanical and plumbing systems. That work would replace most of the building's fabric while leaving a noncontributing structure that falls outside the district's period of significance.

Key findings by system

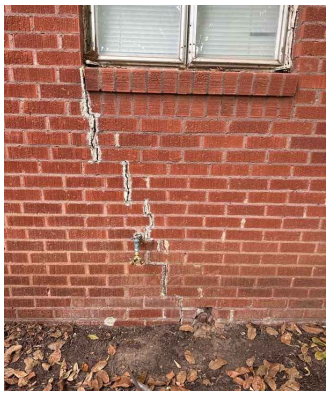
Item numbers refer to the attached Izon inspection report. Items marked ● were rated Major Defect (Safety) by the inspector.

System	Report item	Inspector finding
Foundation & structure	4.1.1	Evidence of settlement in the foundation.
	4.1.2	Horizontal cracks in the concrete stem wall.
	3.1.1 ●	Structural movement in exterior walls: stair-step and shear cracks in brick, separation at windows and doors.
	9.2.1	Settlement cracks in interior walls and ceilings, at corners and above doors and windows.
	9.1.1	Doors do not latch or close; rubbing consistent with differential movement.
	3.5.1 · 11.1.2	Settlement at porch columns and in the attached garage.
Roof structure	2.2.1	Roof structure sagging, indicating deficiencies in the support system or bracing.
	2.2.2	Broken and damaged roof planks; roof is skip/plank decked only and would need solid decking before re-roofing.
	2.2.3	No collar ties in the roof framing.
	2.1.3 · 2.1.4	Hail impacts and moderate wear on roof coverings.
Moisture & drainage	9.2.3 ●	Moisture damage and microbial growth in the bathrooms.
	9.2.2 · 11.1.1	Water staining on interior ceilings and on garage walls and ceiling.
	11.1.3	Efflorescence on garage slab and stem walls from moisture wicking through concrete.
	2.5.1 · 3.6.2	No gutters; pooled water and poor drainage at the foundation.
	9.2.4	Warped and buckled flooring.
Electrical	8.2.2 ●	Federal Pacific/NOARK service panel, a type associated with breaker failure, fire and shock risk.
	8.3.1 ●	Open junction boxes with energized components exposed.
	8.1.1 ●	Overhead service wires below required clearances; detached service insulator (8.1.2).
	8.4.1 ● · 8.4.2	Missing GFCI protection; ungrounded two-prong receptacles; cloth-insulated wiring noted.
Life safety & layout	11.1.4 ●	A bedroom opens directly into the garage, which current standards prohibit.
	9.1.2	Most windows painted or fastened shut; broken glazing, locks and sash weights.
	2.4.4	Transite flue pipe through the roof, a material that often contains asbestos.
	9.4.1–9.4.3 ●	Smoke detectors missing or past service life; no carbon monoxide detectors.
Mechanical & plumbing	6.2.2 · 6.2.3	Furnace advanced in age; improper flexible gas piping to the furnace.
	7.1.1	Galvanized and copper supply piping with corrosion.
	7.2.1 · 7.2.4 ●	Water heater near end of service life; improper relief-valve discharge piping.
	5.3.1	Kitchen range exhaust discharges into the attic.

Scope note. A general home inspection is visual and non-invasive. The inspector recommends further evaluation of the structural, roof framing, electrical and moisture items by qualified professionals. Utilities were off, so mechanical, plumbing and electrical systems could not be operated or tested.

Photographs from the inspection

All photographs taken by Izon Inspection Services on Sept. 29, 2026, and reproduced from the attached report.



Item 3.1.1
Stair-step cracking through the brick veneer.



Item 3.1.1
Cracked brick and displaced sill below a window.



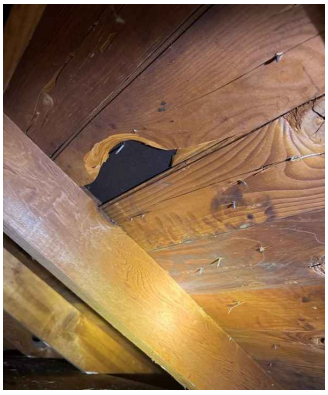
Item 3.1.1
Wall separating from the window frame.



Item 4.1.2
Horizontal crack along the concrete stem wall.



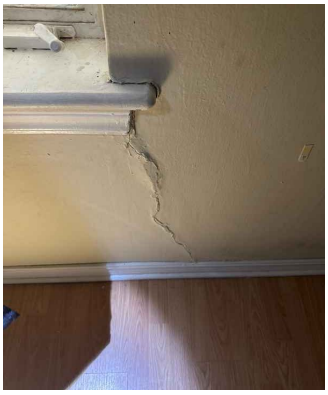
Item 2.2.1
Visible sag in the roof plane (arrow).



Item 2.2.2
Broken plank decking seen from the attic.



Item 9.2.1
Interior crack running from window to floor.



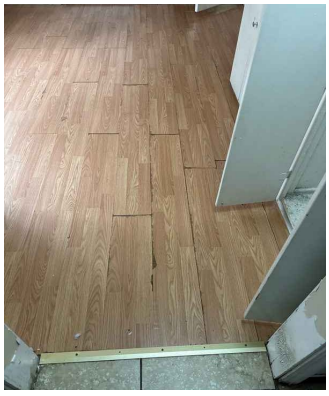
Item 9.2.1
Settlement crack at a window corner.



Item 9.2.3
Bathroom ceiling moisture damage.



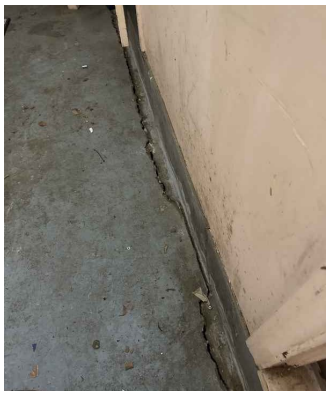
Item 9.2.3
Microbial growth at bathroom ceiling corner.



Item 9.2.4
Warped and separating floor planks.



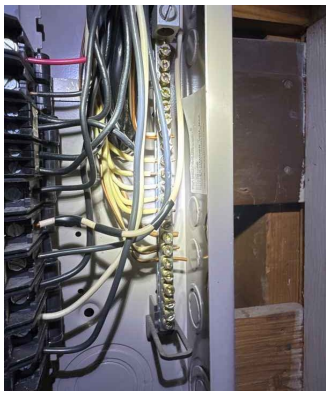
Item 11.1.1
Moisture intrusion at garage wall base.



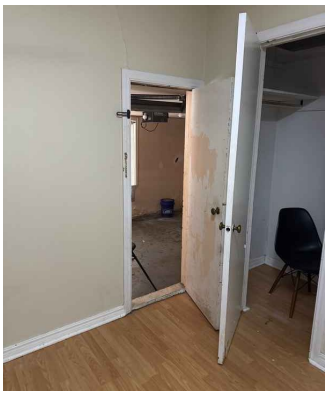
Item 11.1.2
Settlement and separation at garage slab.



Item 8.3.1
Open junction box with exposed wiring.



Item 8.2
Main electrical service panel.



Item 11.1.4
Bedroom door opening directly into the garage.

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IZON INSPECTION REPORT

707 Juniper Ln
Norman, OK 73069

Jade Noles & Joseph Hernandez

09/29/2026



Inspector
Keyth Howry
OK State Lic. #70001763
405-664-0179
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TABLE OF CONTENTS

1: INSPECTION DETAILS 7
2: ROOF & FRAMING 9
3: EXTERIOR 20
4: FOUNDATION & STRUCTURE 36
5: ATTIC 38
6: HVAC 42
7: PLUMBING 50
8: ELECTRICAL 58
9: INTERIOR 65
10: INSTALLED APPLIANCES 76
11: GARAGES & OUTBUILDINGS 78
Standards of Practice 82

About This Inspection

Thank you for choosing Izon *Inspection Services, LLC* to perform your home inspection. This report has been prepared in accordance with the **Oklahoma State Construction Industries Board (CIB) Standards of Practice** and is intended to provide an objective overview of the property's condition at the time of inspection.

Inspection Purpose & Scope

This inspection is visual and non-invasive, focusing on the major systems and components that are readily accessible. It is not a technically exhaustive evaluation and should not be interpreted as a warranty, guarantee, or appraisal of value.

This is not a ***"pass or fail"*** inspection, but rather an independent evaluation designed to help you understand the home's condition and make informed decisions as a buyer or homeowner.

Cosmetic or aesthetic items—such as paint, finishes, flooring, and normal wear and tear—are typically not included in the scope of this inspection, as they do not affect the home's structure or function, but might be noted especially if they have caused damage.

How to Read Your Report

To make the information clear and easy to navigate, findings are grouped into three main categories:

- **Maintenance Items**: Routine upkeep and minor repairs typical of home ownership.
- **General Recommendations**: Conditions that may require further evaluation, repair, or monitoring by a qualified specialist.
- **Safety Items & Updates**: Conditions that may present potential hazards or could benefit from safety improvements.

Be sure to check the ***"Information"*** tab within each section of the report. This tab contains equipment data such as model and serial numbers, reference notes, and links to scopes related to the inspection findings.

Need Help Understanding Your Report?

If you have any questions about the findings or recommendations, please don't hesitate to reach out. Your realtor can also be a valuable resource in determining next steps.

Thank you again for your trust and business — we're here to help, and questions never expire!

2.1.1 ROOF & FRAMING - ROOF COVERINGS: EXPOSED FASTENERS
2.1.2 ROOF & FRAMING - ROOF COVERINGS: NAIL POPS
2.1.3 ROOF & FRAMING - ROOF COVERINGS: EVIDENCE OF HAIL
2.1.4 ROOF & FRAMING - ROOF COVERINGS: MODERATE WEAR/DAMAGE
2.1.5 ROOF & FRAMING - ROOF COVERINGS: TREE DEBRIS
2.1.6 ROOF & FRAMING - ROOF COVERINGS: MOSSY GROWTH
2.2.1 ROOF & FRAMING - FRAMING STRUCTURE: ROOF SAGGING
2.2.2 ROOF & FRAMING - FRAMING STRUCTURE: DAMAGED PLANKS
2.2.3 ROOF & FRAMING - FRAMING STRUCTURE: COLLAR TIES
2.2.4 ROOF & FRAMING - FRAMING STRUCTURE: ROOFING TRIM & DECKING
2.4.1 ROOF & FRAMING - EXHAUST FLUES & PLUMBING VENTS: SEAL PENETRATIONS
2.4.2 ROOF & FRAMING - EXHAUST FLUES & PLUMBING VENTS: CORRODED VENT
2.4.3 ROOF & FRAMING - EXHAUST FLUES & PLUMBING VENTS: MISSING BOOT
2.4.4 ROOF & FRAMING - EXHAUST FLUES & PLUMBING VENTS: TRANSITE FLUE
2.5.1 ROOF & FRAMING - GUTTERS & DOWNSPOUTS: NO GUTTERING
3.1.1 EXTERIOR - EXTERIOR WALL STRUCTURE & CLADDING: EVIDENCE OF STRUCTURAL MOVEMENT
3.1.2 EXTERIOR - EXTERIOR WALL STRUCTURE & CLADDING: SEAL WALL
3.2.1 EXTERIOR - TRIM: PEELING PAINT/FINISH
3.2.2 EXTERIOR - TRIM: SEAL TRIM
3.2.3 EXTERIOR - TRIM: MOISTURE DAMAGE
3.2.4 EXTERIOR - TRIM: DAMAGED TRIM
3.2.5 EXTERIOR - TRIM: LOOSE/UNSECURED TRIM
3.2.6 EXTERIOR - TRIM: IMPACT DAMAGED TRIM
3.3.1 EXTERIOR - DOORS & WINDOWS: WINDOW SCREENS
3.3.2 EXTERIOR - DOORS & WINDOWS: DAMAGED WINDOW PANE
3.3.3 EXTERIOR - DOORS & WINDOWS: STORM DOOR DAMAGE
3.3.4 EXTERIOR - DOORS & WINDOWS: WINDOW GLAZING
3.4.1 EXTERIOR - WALKWAYS, DRIVEWAYS & PATIOS: CRACKING & SETTLING
3.5.1 EXTERIOR - PORCHES, PATIOS, DECKS, BALCONIES & STAIRS: EVIDENCE OF SETTLEMENT
3.5.2 EXTERIOR - PORCHES, PATIOS, DECKS, BALCONIES & STAIRS: DAMAGED COVERING
3.5.3 EXTERIOR - PORCHES, PATIOS, DECKS, BALCONIES & STAIRS: EVIDENCE OF HAIL
3.6.1 EXTERIOR - GROUNDS & DRAINAGE: VEGETATION IN CONTACT
3.6.2 EXTERIOR - GROUNDS & DRAINAGE: EVIDENCE OF POOR DRAINAGE
3.6.3 EXTERIOR - GROUNDS & DRAINAGE: TREE OVERHANG
3.7.1 EXTERIOR - FENCING: DEFERRED MAINTENANCE
4.1.1 FOUNDATION & STRUCTURE - FOUNDATION: EVIDENCE OF SETTLEMENT
4.1.2 FOUNDATION & STRUCTURE - FOUNDATION: HORIZONTAL STEM WALL CRACKS
5.1.1 ATTIC - VENTILATION: INSUFFICIENT VENTILATION
5.1.2 ATTIC - VENTILATION: WHOLE HOUSE FAN COVER
5.1.3 ATTIC - VENTILATION: SOFFIT VENT SCREENS

5.2.1 ATTIC - INSULATION: INSULATE HATCH/DOOR
5.2.2 ATTIC - INSULATION: INADEQUATE INSULATION
5.3.1 ATTIC - EXHAUST SYSTEMS: RANGE EXHAUST VENT
6.1.1 HVAC - COOLING EQUIPMENT (A/C): SUCTION LINE INSULATION
6.1.2 HVAC - COOLING EQUIPMENT (A/C): DIRTY CONDENSER
6.1.3 HVAC - COOLING EQUIPMENT (A/C): SECONDARY DRAIN
6.1.4 HVAC - COOLING EQUIPMENT (A/C): EVIDENCE OF LEAK
6.1.5 HVAC - COOLING EQUIPMENT (A/C): DISCONNECT BOX RUST
6.1.6 HVAC - COOLING EQUIPMENT (A/C): MISSING KNOCKOUT
6.2.1 HVAC - HEATING EQUIPMENT: SEDIMENT/DRIP LEG
6.2.2 HVAC - HEATING EQUIPMENT: FURNACE EQUIPMENT AGE
6.2.3 HVAC - HEATING EQUIPMENT: FLEXIBLE GAS PIPING
6.3.1 HVAC - DUCTING & DISTRIBUTION: CHANGE/CLEAN FILTERS
6.3.2 HVAC - DUCTING & DISTRIBUTION: CLEAN SYSTEM & DUCTWORK
7.1.1 PLUMBING - WATER SUPPLY: CORRODED PLUMBING COMPONENTS
7.2.1 PLUMBING - WATER HEATING: HOT WATER HEATING EQUIPMENT AGE
7.2.2 PLUMBING - WATER HEATING: NO DRIP/CATCH PAN
7.2.3 PLUMBING - WATER HEATING: SECURE DISCHARGE PIPE
7.2.4 PLUMBING - WATER HEATING: IMPROPER TPR DISCHARGE PIPE
7.3.1 PLUMBING - DWV: NO OBSERVABLE CLEANOUT
7.4.1 PLUMBING - FAUCETS & FIXTURES: SEAL FIXTURES
8.1.1 ELECTRICAL - SERVICE ENTRANCE & METER: SERVICE ENTRANCE CLEARANCES
8.1.2 ELECTRICAL - SERVICE ENTRANCE & METER: LOOSE/DETACHED INSULATOR
8.2.1 ELECTRICAL - MAIN SERVICE & DISTRIBUTION PANELS: NOT LABELED
8.2.2 ELECTRICAL - MAIN SERVICE & DISTRIBUTION PANELS: FEDERAL PACIFIC/NOARK PANEL
8.2.3 ELECTRICAL - MAIN SERVICE & DISTRIBUTION PANELS: PANEL BONDING
8.3.1 ELECTRICAL - BRANCH CIRCUIT WIRING: OPEN JUNCTION BOXES
8.3.2 ELECTRICAL - BRANCH CIRCUIT WIRING: UNPROTECTED WIRING
8.4.1 ELECTRICAL - FIXTURES, SWITCHES & RECEPTACLES: GFCI PROTECTION
8.4.2 ELECTRICAL - FIXTURES, SWITCHES & RECEPTACLES: 2 PRONG RECEPTACLES
9.1.1 INTERIOR - DOORS & WINDOWS: DOOR LATCH/RUB
9.1.2 INTERIOR - DOORS & WINDOWS: GENERAL WINDOW MAINTENANCE
9.2.1 INTERIOR - WALLS, CEILINGS, FLOORS & BATH: STRUCTURAL SETTLEMENT CRACKS
9.2.2 INTERIOR - WALLS, CEILINGS, FLOORS & BATH: EVIDENCE OF MOISTURE & DAMAGE
9.2.3 INTERIOR - WALLS, CEILINGS, FLOORS & BATH: MOISTURE & MICROBIAL GROWTH
9.2.4 INTERIOR - WALLS, CEILINGS, FLOORS & BATH: WARPED PLANKS
9.2.5 INTERIOR - WALLS, CEILINGS, FLOORS & BATH: GENERAL DEFFERED DAMAGE
9.4.1 INTERIOR - PERSONAL & PROPERTY SAFETY: NOT PROPERLY INSTALLED
9.4.2 INTERIOR - PERSONAL & PROPERTY SAFETY: CO DETECTORS
9.4.3 INTERIOR - PERSONAL & PROPERTY SAFETY: SMOKE DETECTOR AGE
9.4.4 INTERIOR - PERSONAL & PROPERTY SAFETY: CHIRPING DETECTORS

10.3.1 INSTALLED APPLIANCES - RANGE, OVEN & COOKTOPS: ANTI-TIP DEVICE
11.1.1 GARAGES & OUTBUILDINGS - ATTACHED GARAGE: EVIDENCE OF MOISTURE INTRUSION
11.1.2 GARAGES & OUTBUILDINGS - ATTACHED GARAGE: EVIDENCE OF SETTLEMENT
11.1.3 GARAGES & OUTBUILDINGS - ATTACHED GARAGE: EFFLORESCENCE
11.1.4 GARAGES & OUTBUILDINGS - ATTACHED GARAGE: BEDROOM OPENS TO GARAGE

1: INSPECTION DETAILS

Information

IN ATTENDENCE
NA (SEE LIMITATIONS)

OCCUPANCY
VACANT

HOME TYPE
SINGLE STORY

AGE
1954

BEDROOMS
3

BATHROOMS
1 FULL, 3/4 BATH

DIRECTION HOME FACES
SOUTH

LEGAL DESCRIPTION/SUBDIVISION
ROSS

TEMPERATURE
80° FAHRENHEIT (F)

WEATHER CONDITIONS
CLOUDY

SQFT
996

IZON INSPECTION SERVICES, LLC IS **NOT REQUIRED**, BY ANY STANDARD, TO PROVIDE ACCURATE SQUARE FOOTAGE OF ANY INSPECTED PROPERTY. ASSESSING SQUARE FOOTAGE EXCEEDS THE SCOPE OF THE GENERAL HOME INSPECTION. THEREFORE, SQFT'AGE IS TAKEN FROM CREDIBLE SOURCES, I.E. COUNTY ASSESSOR, OR THE PROPERTY'S LISTING.

OTHER STRUCTURES
NA

STRUCTURES LOCATED ON THE PROPERTY CAN BE INSPECTED, HOWEVER, MIGHT INCUR AN ADDITIONAL FEE. DETACHED GARAGES ARE INCLUDED IN THE GHI AND DO NOT INCUR ADDITIONAL FEES, UNLESS IT HAS BEEN CONVERTED TO INCLUDE LIVING SPACE.

SEPARATE HOUSE, POOL AND CABANAS, BARNS AND WORKSHOPS WILL INCUR AN ADDITIONAL CHARGE.

Limitations

INSPECTION DETAILS

CLIENT NOT PRESENT

THE CLIENT WAS NOT ABLE TO, OR DID NOT ATTEND THE INSPECTION ON THE SET DAY/TIME. CLIENTS ARE ALWAYS ENCOURAGED AND WELCOMED TO BE PRESENT DURING, OR ARRIVE NEAR THE END OF THE INSPECTION FOR A POST-INSPECTION DEBRIEFING. IT IS COMPLETELY UNDERSTANDABLE NOT ALL CLIENT'S SCHEDULES CAN ACCOMMODATE THE SET TIME/DATE, AND THEY UNDERSTAND THE IMPORTANCE OF RELYING ON THEIR REALTOR/REPRESENTATIVE TO BE PRESENT TO RECEIVE THE INSPECTORS FIRSTHAND INFORMATION, AND TO ASK QUESTIONS ON THEIR BEHALF.

INSPECTION DETAILS

SEWER SCOPE

A SEWER SCOPE WAS **NOT** PERFORMED AT THE TIME/DATE OF THE INSPECTION, HOWEVER, ARE **HIGHLY RECOMMENDED FOR ALL AGES OF HOMES**. IF A SEWER SCOPE HAS NOT BEEN ADDED TO THIS REPORT, NOR DOES THE INVOICE REFLECT THE FEE/SCOPING SERVICE, THE **ONLY** INFORMATION PROVIDED BY YOUR INSPECTOR ABOUT PLUMBING DRAINS CAN ONLY BE VISUALLY OBSERVED FROM INSIDE THE PROPERTY, AND THROUGH NORMAL OPERATIONAL FUNCTIONING OF THE FIXTURES.

WITHOUT SCOPING THE SEWER DRAIN, THE INSPECTOR CANNOT MAKE ACCURATE, DEFINITIVE ASSESSMENTS ABOUT THE SEWER DRAIN (LATERAL OR BUILDING), CONDITIONS, MATERIALS, AND REPAIRS/REPLACEMENTS OR DEFECTS.

PLEASE CONTACT IZON FOR SCHEDULE & PRICING, SHOULD YOU DECIDE YOU WOULD LIKE TO PROCEED WITH A SCOPE.

2: ROOF & FRAMING

		IN	NI	NP	D	H
2.1	ROOF COVERINGS	X			X	
2.2	FRAMING STRUCTURE	X			X	
2.3	FLASHINGS	X				
2.4	EXHAUST FLUES & PLUMBING VENTS	X			X	
2.5	GUTTERS & DOWNSPOUTS			X		

IN = INSPECTED NI = NOT INSPECTED NP = NOT PRESENT D = DEFICENT H = HAZARDOUS

Information

ROOF COVERINGS: INSPECTION METHOD
GROUND, WALKED

ROOF COVERINGS: ROOF TYPE
HIP

ROOF COVERINGS: MATERIAL
ASPHALT/FIBERGLASS, ROLLED MATERIAL

ROOF COVERINGS: LAYERS
1 LAYER

FRAMING STRUCTURE: ACCESS
WALL HATCH

FRAMING STRUCTURE: FRAMING
CONVENTIONAL

FRAMING STRUCTURE: SHEATHING (DECKING)
SPACE/PLANK

FRAMING STRUCTURE: # OF ATTIC ACCESSES
1

GUTTERS & DOWNSPOUTS: GUTTER MATERIAL
NA (SEE RECOMMENDATIONS)

ROOF COVERINGS: APPROX AGE
10 YEARS +

THE AGE OF THE ROOF IS ALWAYS APPROXIMATED BY THE AMOUNT OF WEAR AND DAMAGE OBSERVABLE AT THAT TIME.

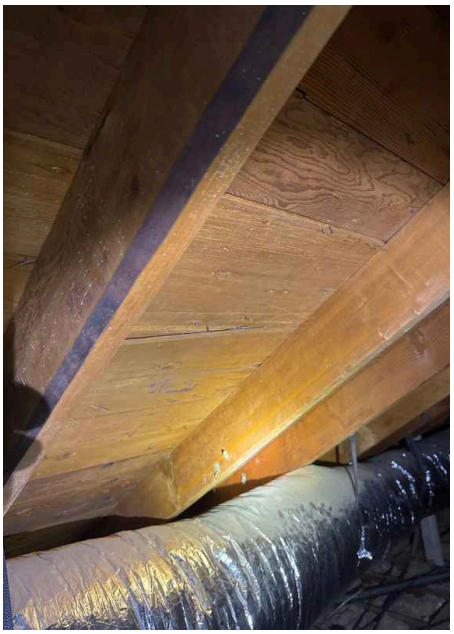
FRAMING STRUCTURE: DIMENSIONAL LUMBER (PLANKS)

THE HOME'S ROOF DECKING WAS DIMENSIONAL LUMBER (1X8, 1X6) SPACED, PLANK OR SKIP DECKING. MODERN BUILDING AND ROOFING PRACTICES HAVE CHANGED SINCE THE TIME THIS HOME WAS BUILT AND MOST SHINGLE MANUFACTURERS NOW REQUIRE 'SOLID SURFACE' DECKING SUCH AS, OSB OR PLYWOOD TO BE INSTALLED PRIOR TO THE REPLACEMENT OF ROOF COVERINGS.

BUILDING STANDARDS AT THE TIME THE HOME WAS BUILT WERE COMPLIANT AT THAT TIME, AND ESSENTIALLY PROTECT THE DECKING FROM CURRENTLY HAVING TO BE REPLACED. HOWEVER, SINCE CHANGES IN CODE COMPLIANCE FOR ALL INDUSTRIES HAPPEN REGULARLY, WHEN A NEW ROOF NEEDS TO BE INSTALLED, THE ROOFER MAY REQUIRE THE DECKING TO BE UPGRADED.

TO AVOID POTENTIALLY COSTLY UPGRADES OR CODE COMPLIANCE CHANGES, ENSURE YOU HAVE **CODE COVERAGE** INCLUDED INTO YOUR INSURANCE POLICY.

RECOMMEND SPEAKING WITH YOUR INSURANCE AGENT.



FLASHINGS: MATERIAL

METAL

NOTE* NOT ALL FLASHINGS ARE VISIBLE NOR CAN ALL BE INSPECTED. VARIOUS TYPES OF METAL FLASHING EXISIT AND THE ACTUAL MATERIAL TYPICALLY CANNOT BE IDENTIFIED UNLESS OTHERWISE NOTED IN THIS REPORT.

Limitations

FRAMING STRUCTURE

LIMITED ACCESS

FRAMING, INSULATION, HVAC AND/OR OTHER COMPONENTS LIMITED THE VIEW OR ACCESS OF THE ATTIC SPACE AT THE TIME OF THE INSPECTION. AREAS THAT WERE INACCESSIBLE COULD NOT BE INSPECTED. CONDITIONS WITHIN THOSE AREAS ARE OUTSIDE THE SCOPE OF THIS INSPECTION.

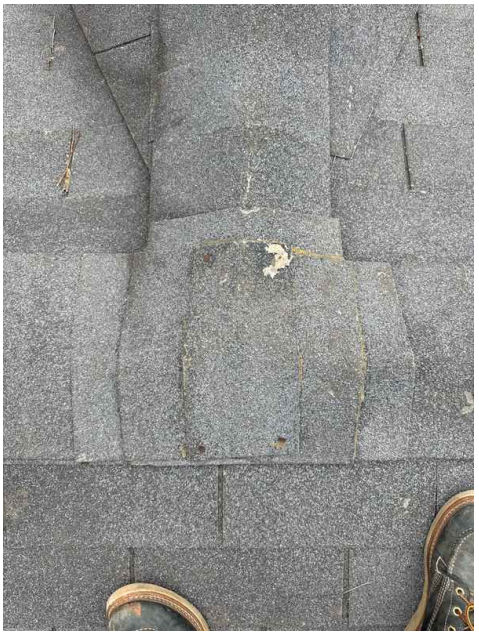
Recommendations

2.1.1 ROOF COVERINGS

RECOMMENDATIONS

EXPOSED FASTENERS

Exposed nails/fasteners were observed—see photos. This condition increases the chances of leaks and damage to underlying materials—see photos. Recommend correction.



2.1.2 ROOF COVERINGS

RECOMMENDATIONS

NAIL POPS

Under-driven nails/fasteners popping up shingles or through the shingle were observed—see photos. Recommend correction.





2.1.3 ROOF COVERINGS

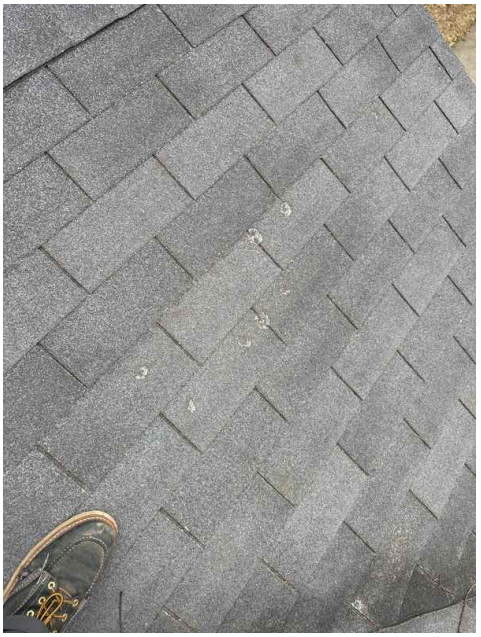
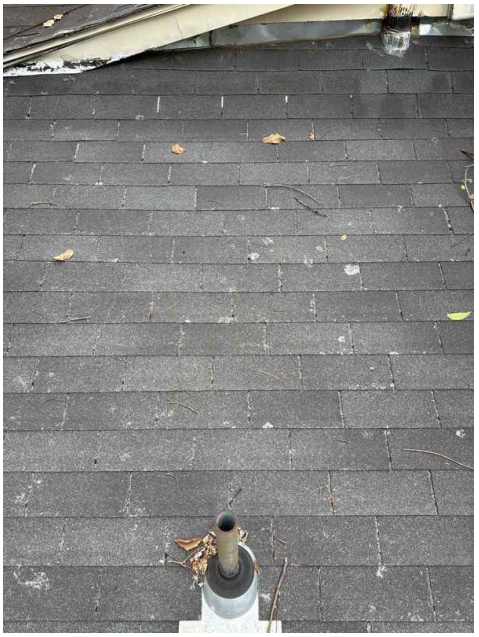
EVIDENCE OF HAIL

RECOMMENDATIONS

Impacts to roof coverings appeared to be from hail stones—see photos for details. All damage from hail stones was not observable on roof coverings, however, some are digs are evident. Recommend evaluation and correction is necessary. As a general rule of thumb, it is always recommended to contact your insurance company to verify insurability.





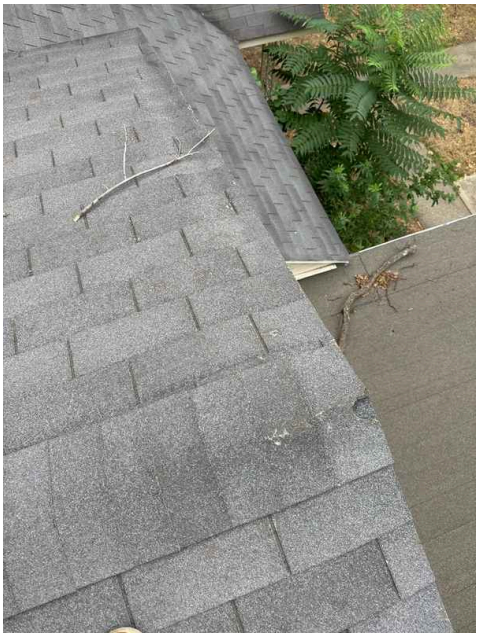
2.1.4 ROOF COVERINGS

MODERATE WEAR/DAMAGE

RECOMMENDATIONS

Roof coverings exhibited moderate wear and damage—see photos. Granular loss, wind damage, thermal expansion (cracking), and nail pops may by present. Recommend evaluation and repair or replacement as necessary.





2.1.5 ROOF COVERINGS

TREE DEBRIS

RECOMMENDATIONS

Tree debris was observed on the roof at the time of the inspection—see photos. Recommend properly removing debris.

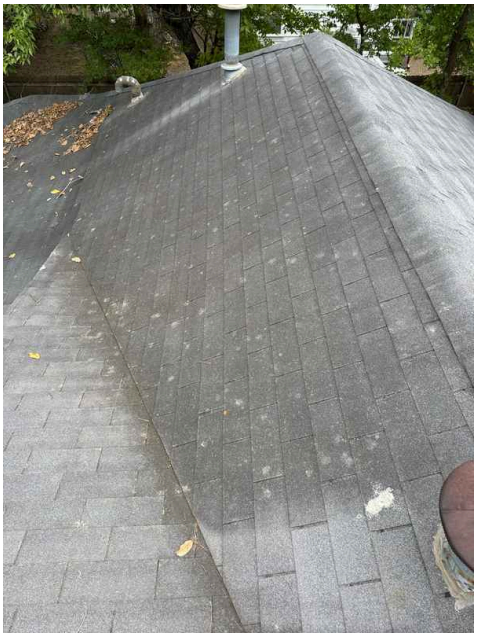


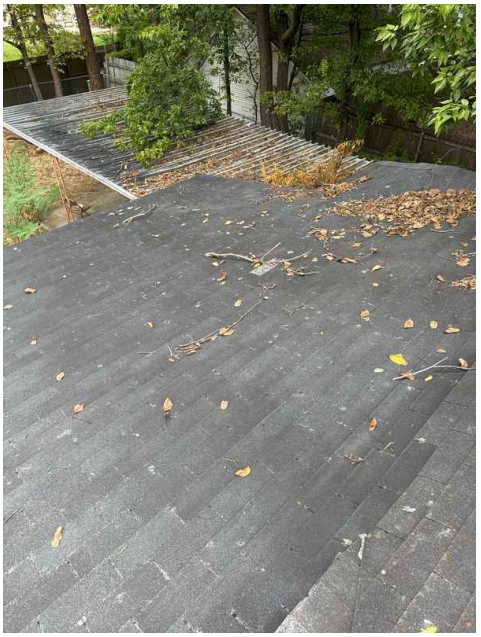
2.1.6 ROOF COVERINGS

MOSSY GROWTH

RECOMMENDATIONS

Mossy growth was observed on roof coverings—see photos. Moss grows were there is moisture in places that cannot be dried out easily. Roof fields under heavy tree coverings or where there is the least amount of sunlight are susceptible to this type of growth. Recommend to monitor over time. If moss grows thick or becomes damaging contact a qualified professional to have it cleaned and removed from coverings.



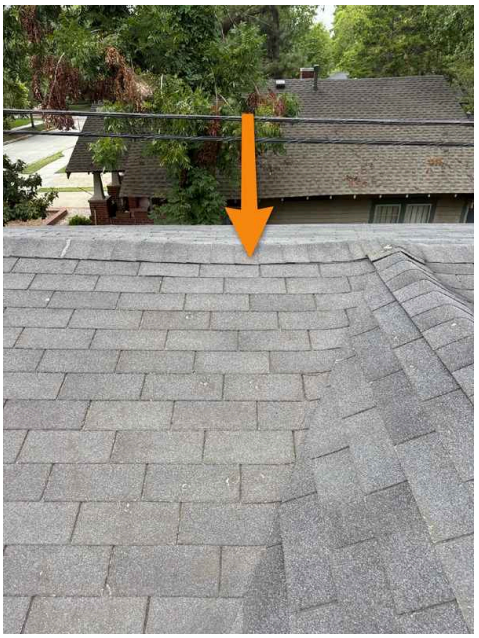


2.2.1 FRAMING STRUCTURE

ROOF SAGGING

RECOMMENDATIONS

Roof structure sagged, possibly indicating deficiencies in support system, or lacking proper bracing—see photos for details. Recommend evaluation and correct as necessary.

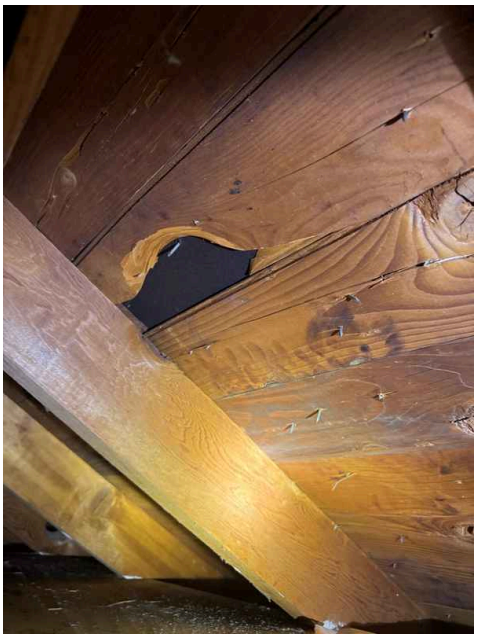


2.2.2 FRAMING STRUCTURE

DAMAGED PLANKS

RECOMMENDATIONS

Broken/damaged planks were observed at the time of the inspection—see photos. The roof decking was observed to still be solely plank decked (see comments on PLANK DECKING). If plank decking is the only decking installed, planks should be repaired or replaced as necessary.



2.2.3 FRAMING STRUCTURE

COLLAR TIES

RECOMMENDATIONS

The current framing structure was lacking collar ties—see photos for details. Recommend installing collar ties, as necessary to assist in structural support. All work should be completed by a qualified professional.



2.2.4 FRAMING STRUCTURE

ROOFING TRIM & DECKING

RECOMMENDATIONS

OSB Roof decking was exposed, where roofing trim was not adjusted or drip edge was not installed to mitigate the gap between the roof coverings and trim—see photos. Water, by capillary action, will penetrate and damaged decking. Recommend evaluation and correction as necessary.







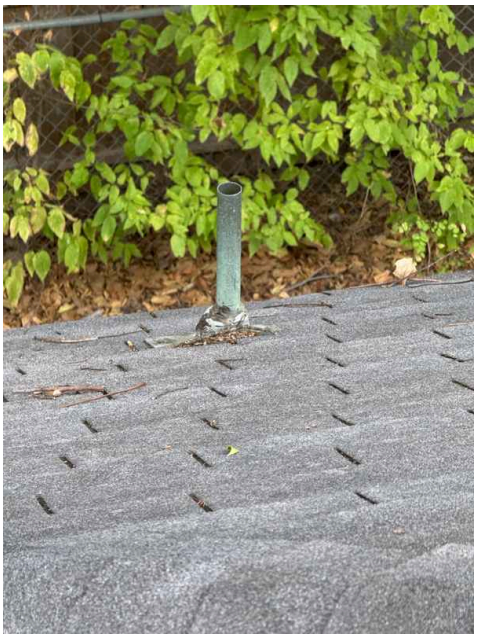


2.4.1 EXHAUST FLUES & PLUMBING VENTS

RECOMMENDATIONS

SEAL PENETRATIONS

Roofing boots and penetrations were in need of sealant to properly protect them from moisture intrusion—see photos for details. Recommend correction.

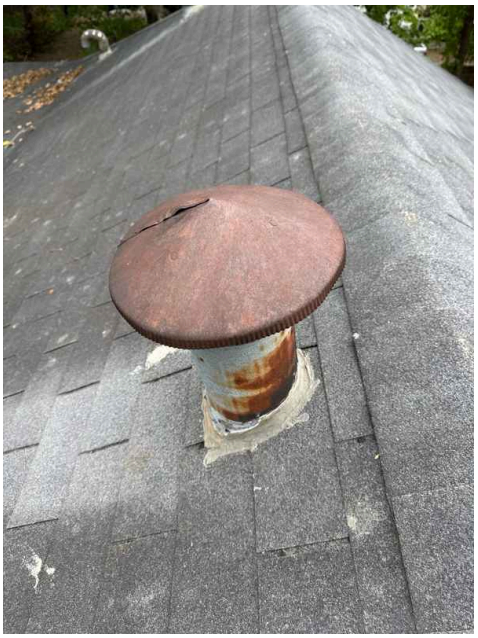


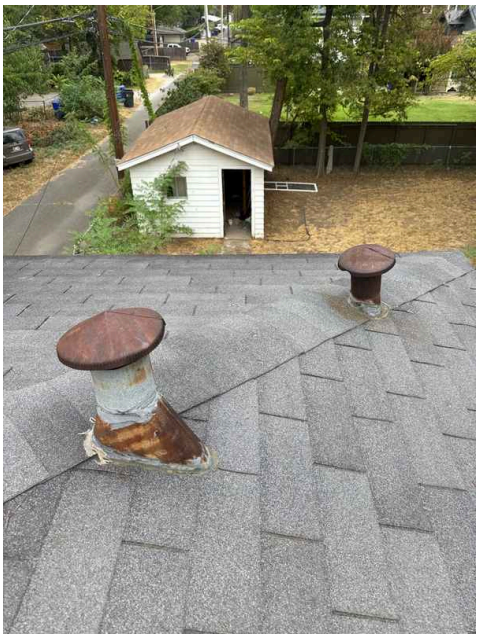
2.4.2 EXHAUST FLUES & PLUMBING VENTS

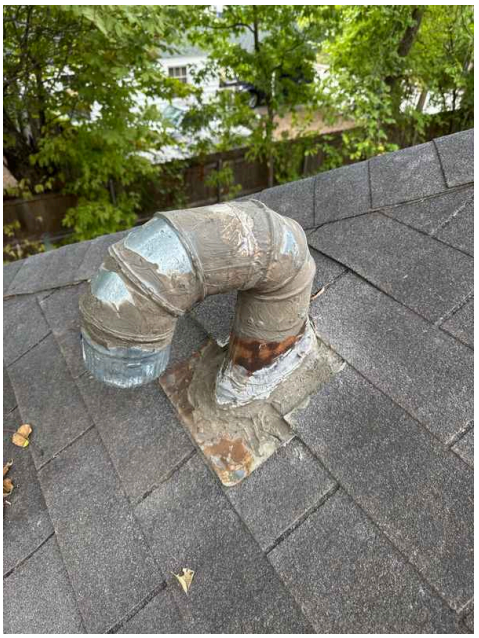
RECOMMENDATIONS

CORRODED VENT

Exhaust vent was corroded—see photos. Although the functionality of the vent might still be adequate, over time the vent will continue to deteriorate, and need replaced or repaired. Some vent types can be painted to properly protect them from weather damage. This could also indicate an improper venting for one of the home's gas fired appliances. Recommend evaluation and correction.







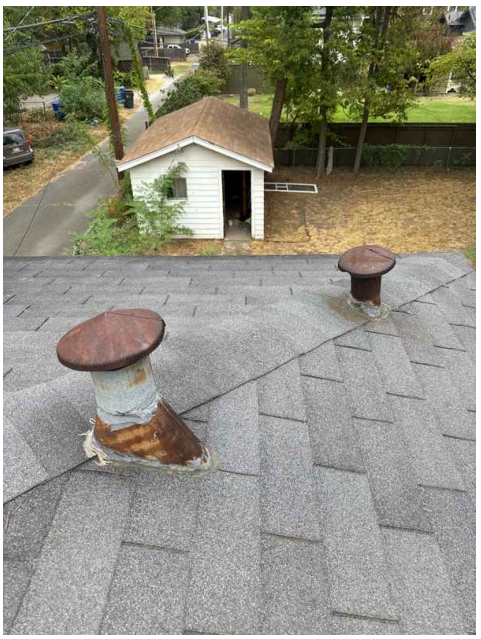
2.4.3 EXHAUST FLUES & PLUMBING VENTS

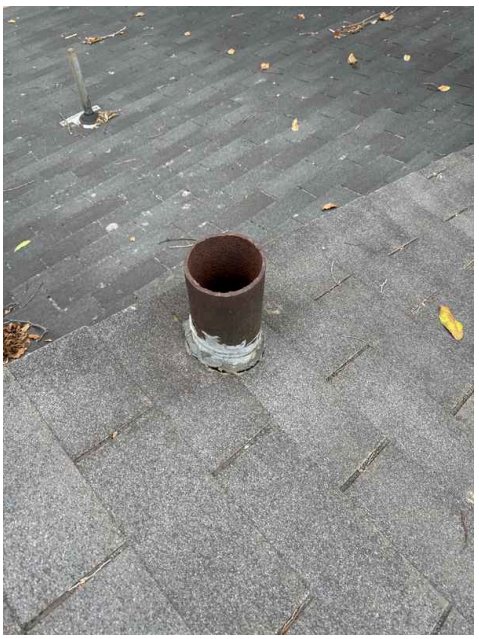
RECOMMENDATIONS

MISSING BOOT

Roof penetration did not have any boot installed—see photos. This improper installation will allow rain and moisture intrusion that can damage underlying materials. Recommend correction.







2.4.4 EXHAUST FLUES & PLUMBING VENTS

RECOMMENDATIONS

TRANSITE FLUE

A transite flue pipe was observed extending through the roof—see photos. Transite flue pipes were commonly used in older homes but are no longer installed due to their tendency to deteriorate over time. As they age, they can crack, flake, or deteriorate, potentially affecting their ability to safely vent combustion gases. Many transite products also contain asbestos, which generally poses the greatest risk if the material is damaged or disturbed. Recommend the flue be evaluated for replacement and, if replacement is warranted, removed and disposed of by a qualified professional in accordance with applicable regulations.



2.5.1 GUTTERS & DOWNSPOUTS

RECOMMENDATIONS

NO GUTTERING

Gutters were not present on the structure at the time of the inspection. Guttering is recommended in all appropriate areas to keep water moving away from the foundation. Missing areas of gutter can also cause advanced soil movement, damage to the grade, or water ponding, and even more, foundation and structural issues. Recommend installing gutters to properly move water away from the foundation and prevent potential movement/settlement.







3: EXTERIOR

		IN	NI	NP	D	H
3.1	EXTERIOR WALL STRUCTURE & CLADDING	X			X	
3.2	TRIM	X			X	
3.3	DOORS & WINDOWS	X			X	
3.4	WALKWAYS, DRIVEWAYS & PATIOS	X			X	
3.5	PORCHES, PATIOS, DECKS, BALCONIES & STAIRS	X			X	
3.6	GROUNDS & DRAINAGE	X			X	
3.7	FENCING	X			X	

IN = INSPECTED NI = NOT INSPECTED NP = NOT PRESENT D = DEFICENT H = HAZARDOUS

Information

EXTERIOR WALL STRUCTURE & CLADDING: CLADDING MATERIAL
BRICK VENEER, ALUMINUM SIDING

TRIM: TRIM MATERIAL
WOOD, ALUMINUM

DOORS & WINDOWS: DOOR MATERIAL
ALUMINUM

DOORS & WINDOWS: WINDOW MATERIAL
WOOD W/ STORM WINDOWS, STEEL

WALKWAYS, DRIVEWAYS & PATIOS: DRIVEWAY MATERIAL
CONCRETE

WALKWAYS, DRIVEWAYS & PATIOS: WALKWAY MATERIAL
CONCRETE

GROUNDS & DRAINAGE: RETAINING WALL
NA

PORCHES, PATIOS, DECKS, BALCONIES & STAIRS: APPURTENANCES
COVERED PORCH, COVERED PATIO

Although appurtenances have been noted, that does not indicate they have been properly inspected. See details of SOP for further clarifications on what the General Home Inspection includes.

GROUNDS & DRAINAGE: LARGE TREES

LARGE TREES WERE OBSERVED ON THE PROPERTY:

ROOTS FROM LARGE TREES ON THE PROPERTY MAY POSE A THREAT TO UNDERGROUND PIPING. ROOTS CAN INTRUDE INTO SEWER DRAINS, AND HAVC SUPPLY DUCTS. CONSIDER HAVING A SEWER/HVAC SCOPE TO POTENTIALLY LOCATE ANY POSSIBLE ISSUES IN DRAINS OR DUCTS.



FENCING: **FENCING MATERIAL**

WOOD

Fencing responsibility is typically shared between the properties. Check with your agent about obtaining details from the homeowner if you have any questions or concerns.

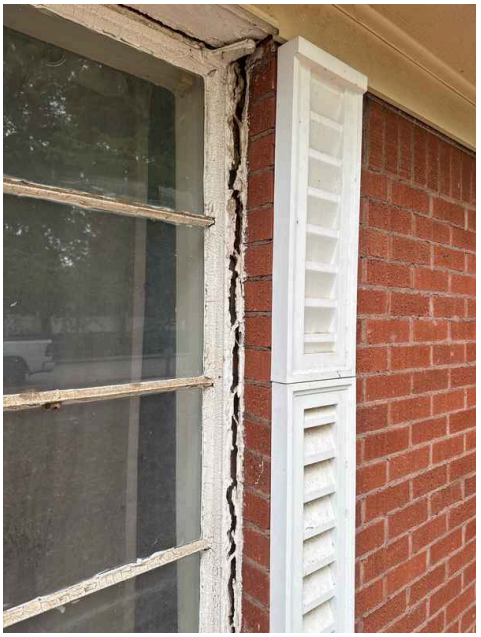
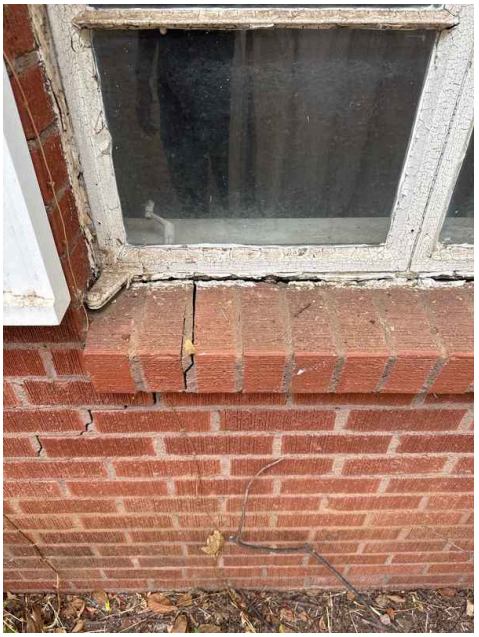
Recommendations

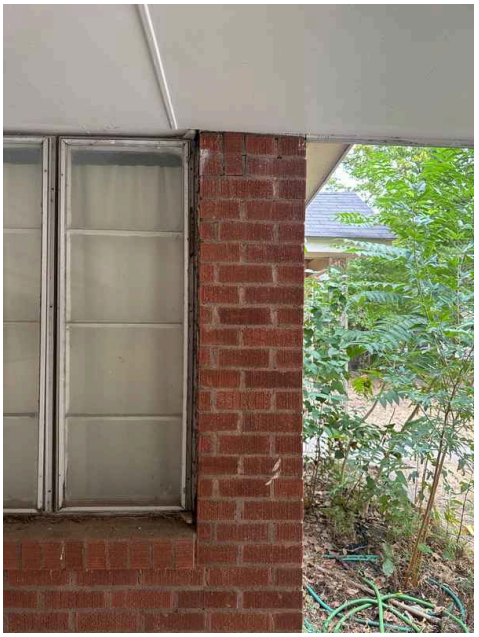
3.1.1 EXTERIOR WALL STRUCTURE & CLADDING

MAJOR DEFECT (SAFETY)

EVIDENCE OF STRUCTURAL MOVEMENT

Evidence of structural movement was observed in the wall structure—see photos for details. Walls that have moved will separate trim at corner(s)/windows/doors, can pop and flare trim. Step and shear cracks indicate movement in different ways. Gaps at doors and windows are also indicative of movement which can loosen bricks. Recommend evaluation and correction as necessary.

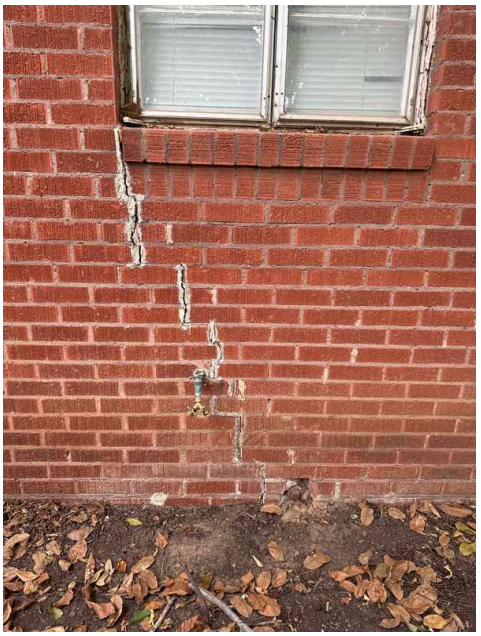




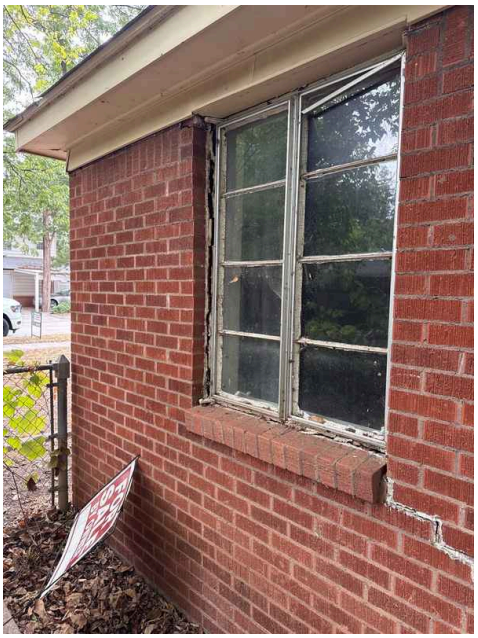









3.1.2 EXTERIOR WALL STRUCTURE & CLADDING

RECOMMENDATIONS

SEAL WALL

Exterior wall had joints and penetrations that should be sealed and or insulated with an appropriate sealant or mortar to prevent moisture intrusion—see photos for details. Recommend correction.

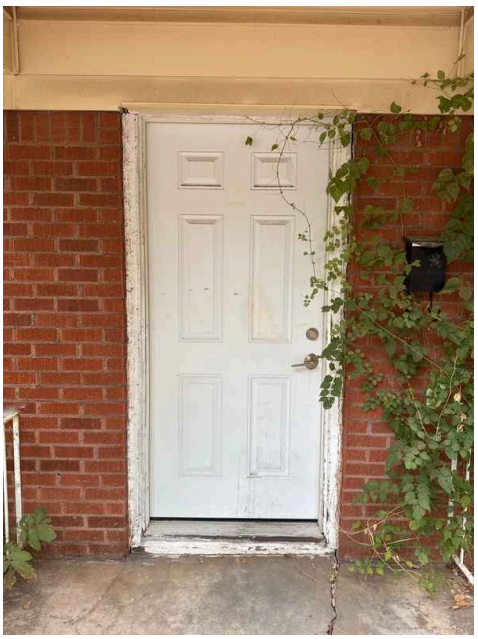


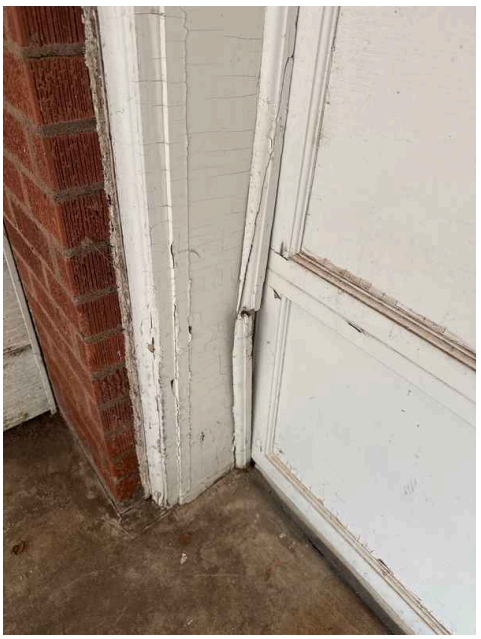
3.2.1 TRIM

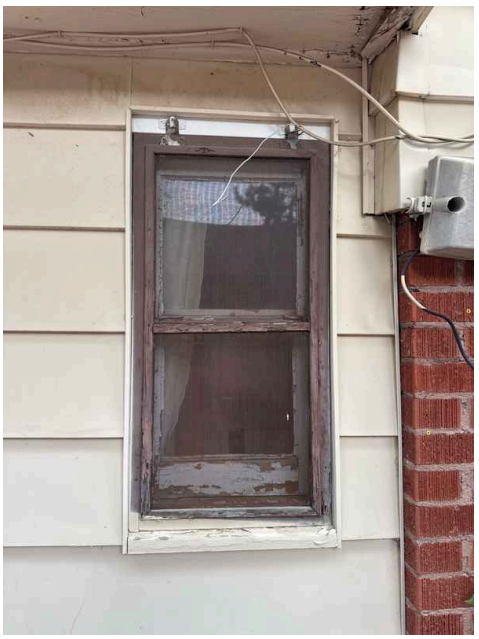
PEELING PAINT/FINISH

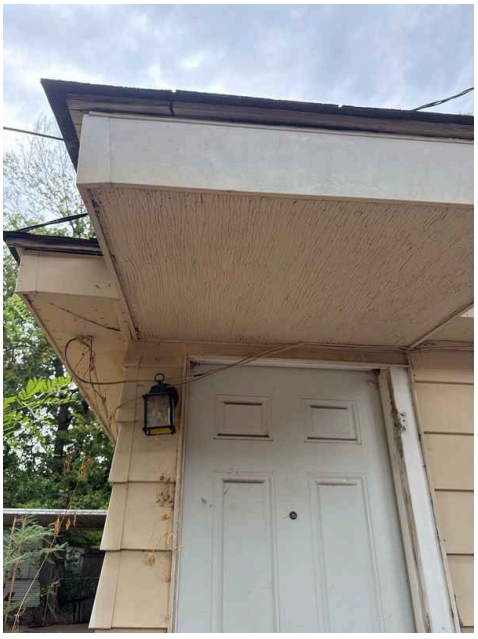
RECOMMENDATIONS

Peeling paint and moisture damage was observed in wood trim and siding—see photos for details. Recommend correction to properly protect and preserve the life of wood components.









3.2.2 TRIM

SEAL TRIM

RECOMMENDATIONS

Voids were observed at the trim—see photos. Recommend correction where necessary.

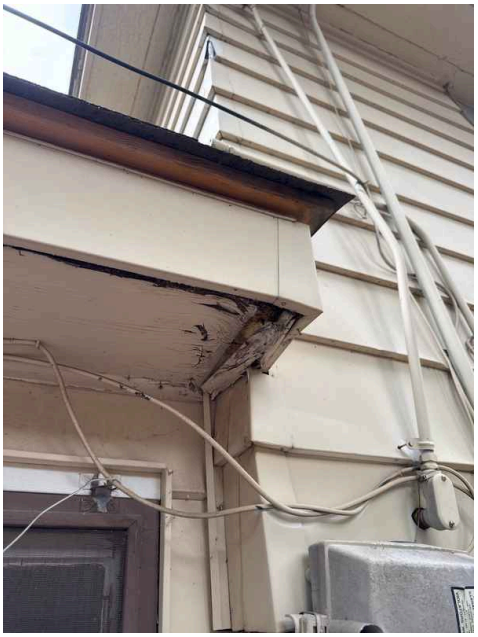


3.2.3 TRIM

MOISTURE DAMAGE

RECOMMENDATIONS

Minor to moderate moisture damage was visible on wood components—see photos for details. Recommend evaluation and correction by a qualified professional.





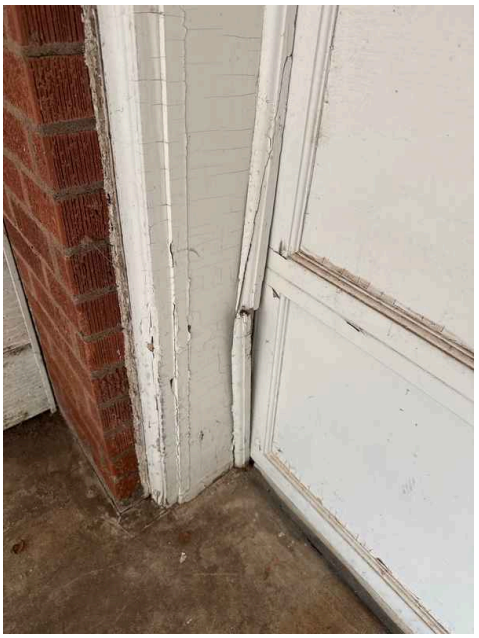


3.2.4 TRIM

DAMAGED TRIM

RECOMMENDATIONS

Trim was observed to have damage—see photos for details. Repair or replacing trim to properly protect underlying materials. Recommend correction as necessary.

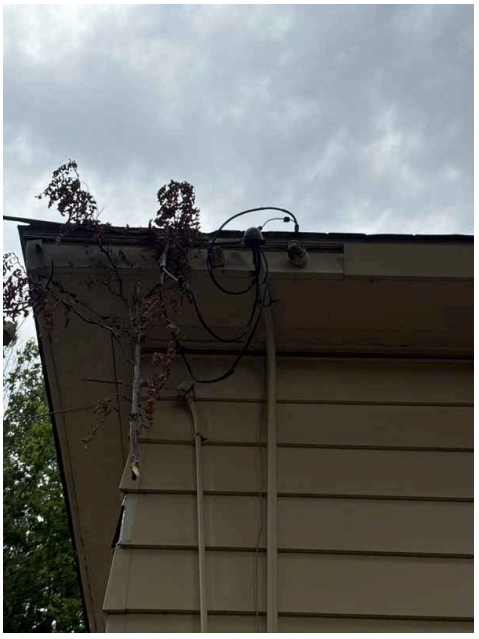


3.2.5 TRIM

LOOSE/UNSECURED TRIM

RECOMMENDATIONS

Trim was loose in one or more areas at the time of the inspection—see photos for details. Recommend correction by a qualified professional.

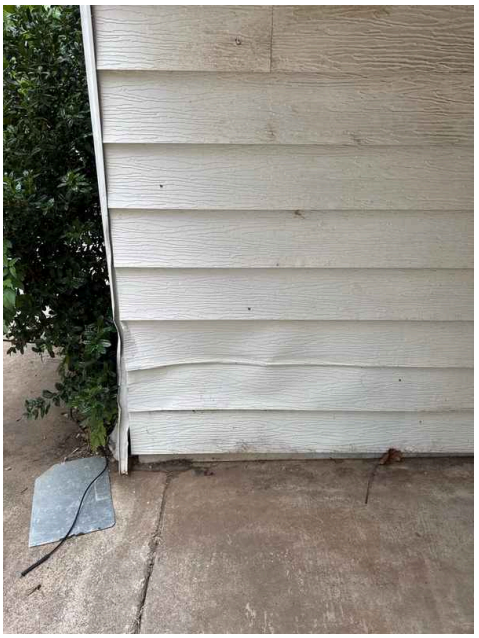


3.2.6 TRIM

IMPACT DAMAGED TRIM

RECOMMENDATIONS

Denting/impact damage in trim was observed, appeared mostly cosmetic—see photos. Recommend repair or replacement as necessary.



3.3.1 DOORS & WINDOWS

WINDOW SCREENS

RECOMMENDATIONS

Screens were damaged and/or missing for one or more windows/doors—see photos. Recommend repair or replacement.



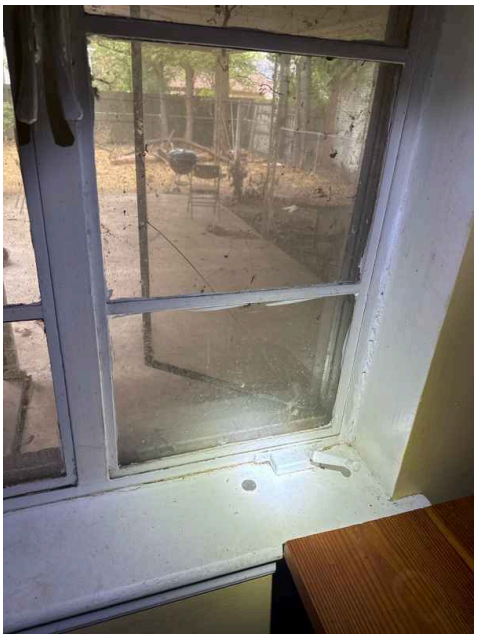


3.3.2 DOORS & WINDOWS

RECOMMENDATIONS

DAMAGED WINDOW PANE

Window pane was damaged (cracked/broken/chipped)—see photos. Recommend repair or replacement as necessary.



3.3.3 DOORS & WINDOWS

RECOMMENDATIONS

STORM DOOR DAMAGE

The storm door was damaged—see photos. Recommend repair or replacement as necessary.



3.3.4 DOORS & WINDOWS

WINDOW GLAZING

RECOMMENDATIONS

Window glazing was deteriorated—see photos. Recommend evaluation and correction as necessary.



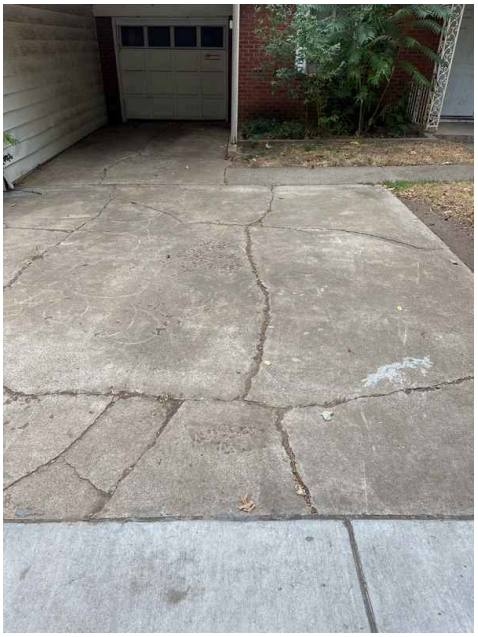


3.4.1 WALKWAYS, DRIVEWAYS & PATIOS

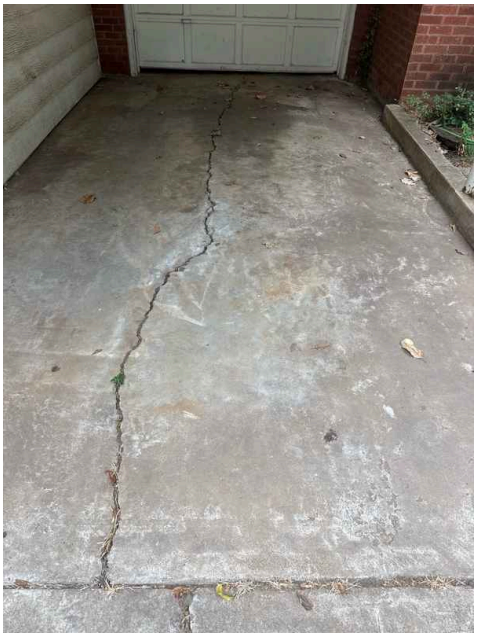
RECOMMENDATIONS

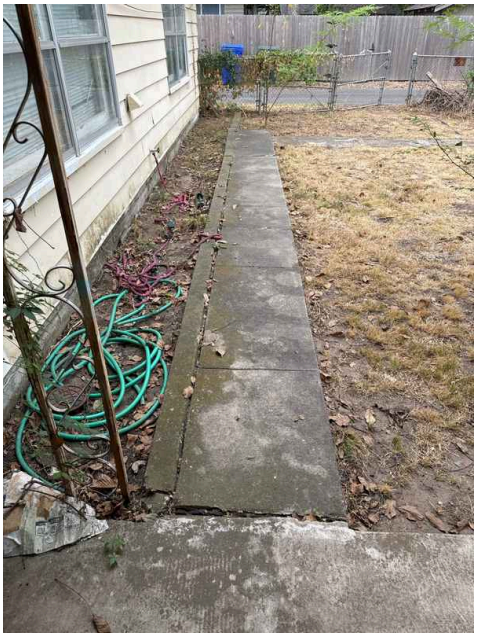
CRACKING & SETTLING

Cracking and settling was observed in walkways/driveways, steps and porches at the time of the inspection—see photos for details. Controlling water and drainage can help prevent concrete from cracking and settling. Sealing cracks and expansion joints to prevent moisture intrusion will help prevent or slow down further movement and damage and trip hazards. Recommend correction as necessary.









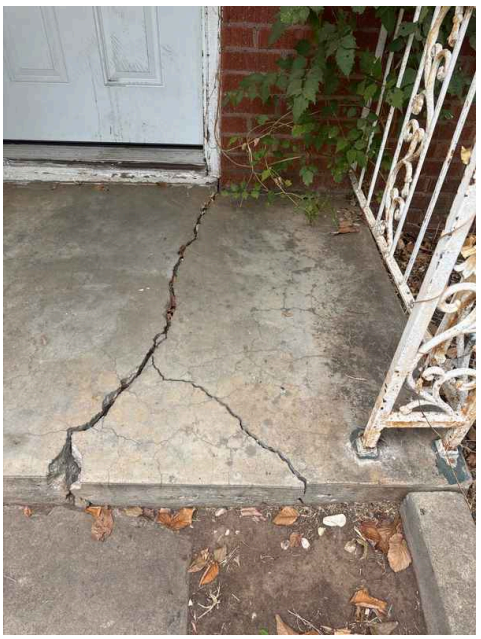
3.5.1 PORCHES, PATIOS, DECKS, BALCONIES & STAIRS

RECOMMENDATIONS

EVIDENCE OF SETTLEMENT

Evidence of settlement was observed in the porch columns/structure—see photos. Recommend evaluation and correction as necessary.





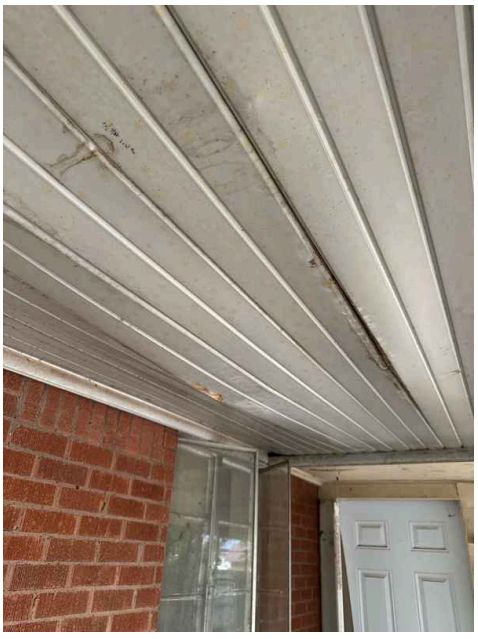


3.5.2 PORCHES, PATIOS, DECKS, BALCONIES & STAIRS

RECOMMENDATIONS

DAMAGED COVERING

Damage observed for the carport/patio covering. Sheet metal coverings were damaged or not properly secured in one or more areas—see photos for details. Recommend correction.



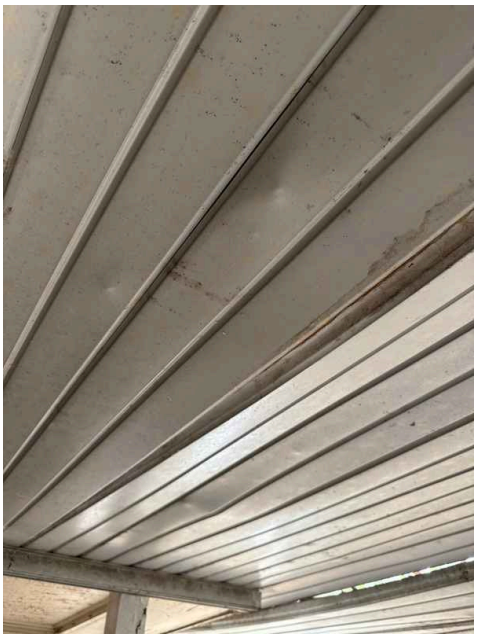


3.5.3 PORCHES, PATIOS, DECKS, BALCONIES & STAIRS

RECOMMENDATIONS

EVIDENCE OF HAIL

Patio covering had evidence of damage from hail—see photos. Recommend evaluation and correction as necessary.



3.6.1 GROUNDS & DRAINAGE

RECOMMENDATIONS

VEGETATION IN CONTACT

Trees/vegetation were observed to be in contact with the roof/building structure. Recommend qualified professional to trim trees to allow at least 1' of clearance to ensure no damage to building materials.







3.6.2 GROUNDS & DRAINAGE

RECOMMENDATIONS

EVIDENCE OF POOR DRAINAGE

Evidence of pooled/standing water observed, which could indicate poor drainage and/or grading. Level, low and negative grades can also allow water to wick into soil under foundations, which can cause other concerns, especially if sub-slab ductwork is present. Modern building standards require the grade to drop 6" within 10' of the foundation. Recommend evaluation and correction as necessary. If present, ensure guttering is sloped properly and they have been cleared of any debris to allow water to drain away from the home's foundation. Alternative drainage solutions should be sought if this is not achievable by grading alone. Recommend evaluation and correction.



3.6.3 GROUNDS & DRAINAGE

RECOMMENDATIONS

TREE OVERHANG

Dead or weakened trees are more susceptible to limb failure or collapse during storms or high winds and may result in property damage or personal injury. Consider having these trees evaluated by a qualified professional. Evaluating trees lies beyond the scope of the general Home Inspection.



3.7.1 FENCING

RECOMMENDATIONS

DEFERRED MAINTENANCE

Deferred maintenance was observed in areas of the fencing and gates—see photos for details. Recommend evaluation and correction as necessary.





4: FOUNDATION & STRUCTURE

		IN	NI	NP	D	H
4.1	FOUNDATION	X			X	

IN = INSPECTED NI = NOT INSPECTED NP = NOT PRESENT D = DEFICENT H = HAZARDOUS

Information

FOUNDATION: FOUNDATION

TYPE

SLAB ON GRADE

Recommendations

4.1.1 FOUNDATION

RECOMMENDATIONS

EVIDENCE OF SETTLEMENT

Evidence of settlement was observed in the foundation—see photos. Recommend evaluation and correction as necessary.







4.1.2 FOUNDATION

RECOMMENDATIONS

HORIZONTAL STEM WALL CRACKS

There were horizontal cracks observed in the stem wall—see photos. Horizontal cracks can occur a few ways in concrete. Hydrostatic pressure from the soil and sometimes it can be caused by the expansion of rebar oxidizing, corroding and expanding, which cracks horizontally; breaking through the concrete. Recommend evaluation and correction as necessary.





5: ATTIC

		IN	NI	NP	D	H
5.1	VENTILATION	X			X	
5.2	INSULATION	X			X	
5.3	EXHAUST SYSTEMS	X			X	

IN = INSPECTED NI = NOT INSPECTED NP = NOT PRESENT D = DEFICENT H = HAZARDOUS

Information

INSULATION: INSULATION TYPE

BLOWN FIBERLGASS, FIBERGLASS BATTS

EXHAUST SYSTEMS: EXHAUST TYPE

KITCHEN EXHAUST FAN

VENTILATION: VENTILATION TYPE

SOFFIT VENTING, STATIC VENTS (BOX/EYEBROW/TURTLES)

THE BEST ROOF VENTILATION SYSTEMS DON'T JUST EXTEND THE LIFE OF YOUR COVERINGS, BUT THEY HELP LOWER HOME'S ENERGY BILLS AND MAKE YOUR HOME AN OVERALL HEALTHIER PLACE TO LIVE.

DIFFERENT TYPES OF ROOF VENT ARE MORE EFFECTIVE THAN OTHERS, BUT EACH TYPE OF VENT HAS A BASIC TASK OF EITHER REMOVING STALE AIR FROM THE ATTIC (EXHAUST) OR BRINGING FRESH AIR INTO YOUR HOME (INTAKE).

TO TAKE FULL ADVANTAGE OF PROPER VENTILATION, IT'S CRUCIAL TO HAVE BOTH INTAKE AND EXHAUST VENTS INSTALLED. HOWEVER, IN SOME CASES IT IS NOT POSSIBLE, OR PRACTICAL BASED ON THE HOME'S DESIGN.

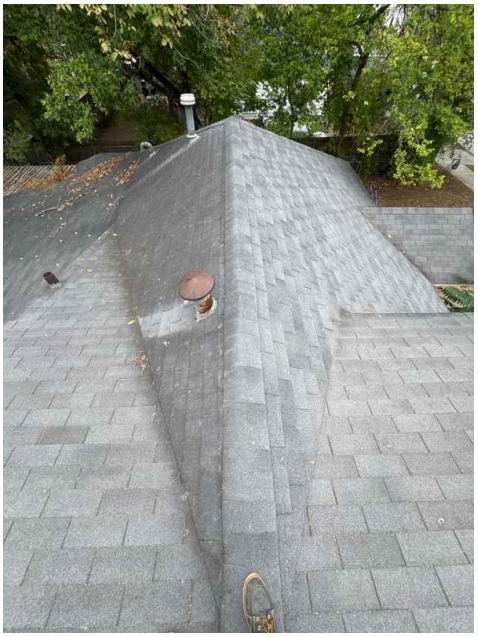
Recommendations

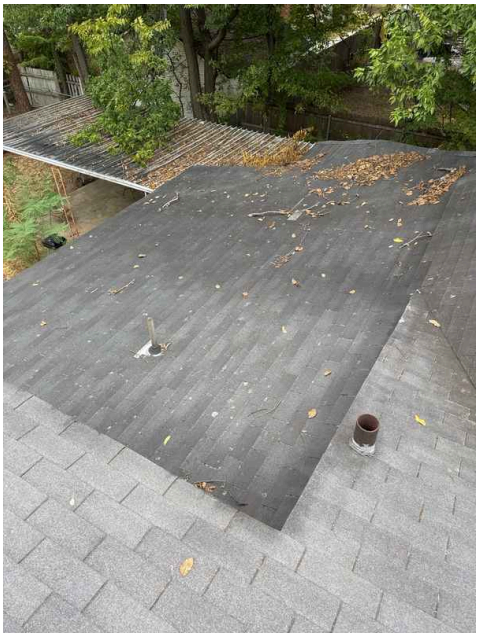
5.1.1 VENTILATION

INSUFFICIENT VENTILATION

RECOMMENDATIONS

Attic venting was insufficient at time of inspection. Modern standards require proper intake and outtake air for attics, generally 1.5 square feet of venting area for every 300 square feet of attic floor space. Attics that are not properly ventilated can deteriorate asphalt roof coverings and decking at a much faster rate. Recommend evaluation and correction as necessary.



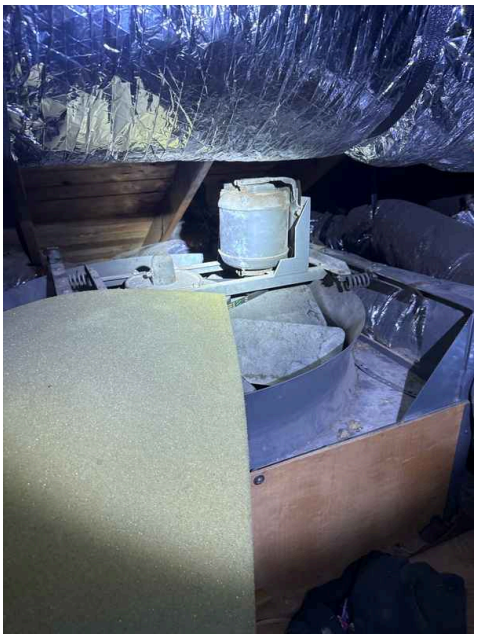


5.1.2 VENTILATION

WHOLE HOUSE FAN COVER

RECOMMENDATIONS

No cover was provided for sealing and insulating the whole-house fan —see photos. This condition will result in the loss of home conditioned air and increased energy costs. Recommend properly insulating.

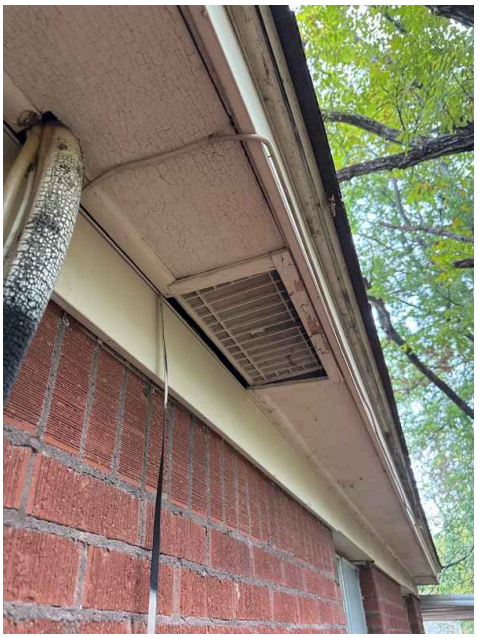


5.1.3 VENTILATION

SOFFIT VENT SCREENS

RECOMMENDATIONS

Soffit vent screens were damaged at the time of the inspection—see photos. Recommend correction by qualified professional.



5.2.1 INSULATION

INSULATE HATCH/DOOR

RECOMMENDATIONS

The attic access hatch/door was not insulated. The Inspector recommends insulating the attic access hatch cover to reduce unwanted heat loss/gain.

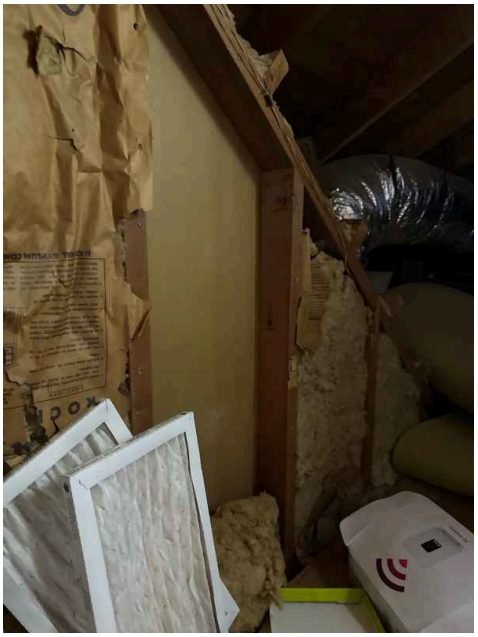


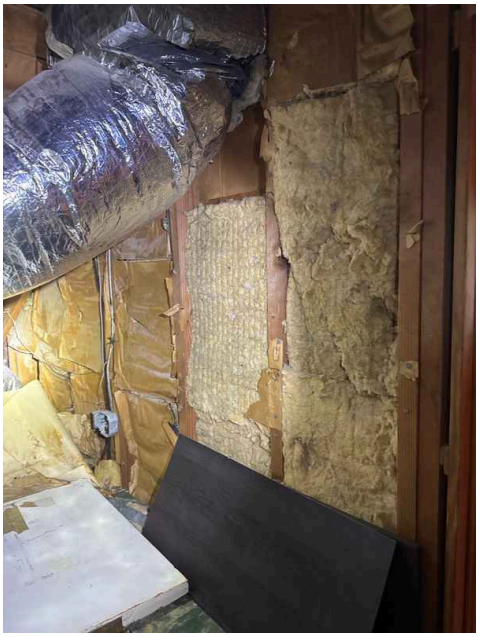
5.2.2 INSULATION

INADEQUATE INSULATION

RECOMMENDATIONS

Installing additional insulation to bring ceiling R values to modern standards will help save on heating and cooling costs. Recommend installing additional insulation to approximately R-38 (where practical) can improve energy efficiency and comfort.







5.3.1 EXHAUST SYSTEMS

RANGE EXHAUST VENT

RECOMMENDATIONS

The hood vent exhaust discharges into the attic, which introduces excessive amounts of grease and moisture into the attic. Excessive moisture deposited into the attic may result in damage to home materials from decay or encourage the growth of microbes such as mold. Exhaust vents should terminate at the home exterior. Recommend correction.



6: HVAC

		IN	NI	NP	D	H
6.1	COOLING EQUIPMENT (A/C)		X		X	
6.2	HEATING EQUIPMENT		X		X	
6.3	DUCTING & DISTRIBUTION		X		X	

IN = INSPECTED NI = NOT INSPECTED NP = NOT PRESENT D = DEFICENT H = HAZARDOUS

Information

COOLING EQUIPMENT (A/C): MANUFACTURER
CONCORD

COOLING EQUIPMENT (A/C): ENERGY SOURCE/TYPE
ELECTRIC

COOLING EQUIPMENT (A/C): DISCONNECT LOCATION
WITHIN SIGHT

COOLING EQUIPMENT (A/C): DELTA T (TEMPERATURE DIFFERENTIAL)
00

COOLING EQUIPMENT (A/C): AGE & SERIAL
2014

SERIAL #1914C07206



HEATING EQUIPMENT: MANUFACTURER
ARMSTRONG

HEATING EQUIPMENT: ENERGY SOURCE/TYPE
GAS

HEATING EQUIPMENT: HEATING METHOD
FORCED AIR

HEATING EQUIPMENT: AGE & SERIAL

UNK

SERIAL #8499437404



HEATING EQUIPMENT: TEMPERATURE RISE (TEMPERATURE DIFFERENTIAL)

NA

DUCTING & DISTRIBUTION: DUCTWORK TYPE

FLEXDUCT

DUCTING & DISTRIBUTION: FILTER SIZE

10X20X1

DUCTING & DISTRIBUTION: FILTER LOCATION

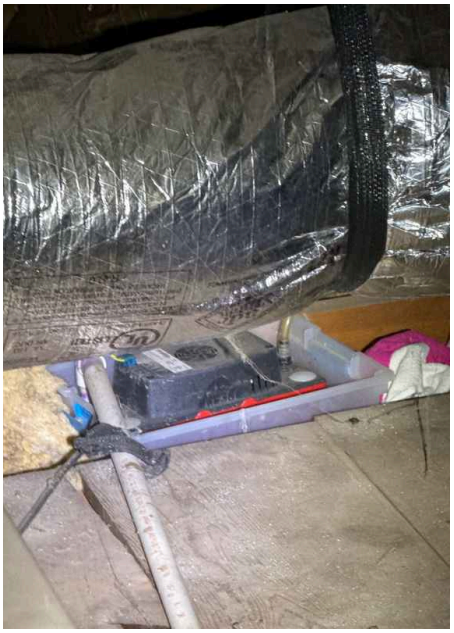
UNIT

COOLING EQUIPMENT (A/C): CONDENSATE PUMP

A CONDENSATE PUMP WAS OBSERVED - THESE PUMPS ARE NOT INSPECTED NOR TESTED.

CONDENSATE PUMPS WORK TO REMOVE CONDENSATION DISCHARGED FROM THE SYSTEM WHEN THERE IS NOT A DIRECT DISCHARGE OUTLET OR WASTE RECEPTOR LOCATED NEAR THE INSIDE UNIT.

SOME PUMPS ARE EQUIPPED WITH A BUZZER OR ALARM WHEN THERE IS AN ISSUE REMOVING CONDENSATION - USUALLY THE PUMP OR DRAIN LINE COULD BE CLOGGED.



Limitations

COOLING EQUIPMENT (A/C)

NO UTILITIES

THE HOME DID NOT HAVE ELECTRICAL UTILITIES AT THE TIME OF THE INSPECTION AND THEREFORE LIMITED THE PROPER INSPECTION OF THE HVAC EQUIPMENT.

COOLING EQUIPMENT (A/C)

WALL & WINDOW HVAC SYSTEMS

WALL AND WINDOW MOUNTED HVAC SYSTEMS WERE INSTALLED AND ARE NOT INSPECTED AS PART OF THE SOP OF A GENERAL HOME INSPECTION.

HEATING EQUIPMENT

NO UTILITIES

THE HOME DID NOT HAVE ELECTRICAL UTILITIES AT THE TIME OF THE INSPECTION AND THEREFORE LIMITED THE PROPER INSPECTION OF THE HVAC EQUIPMENT.

DUCTING & DISTRIBUTION

NO ELECTRICAL UTILITIES

No electricity at the time of the inspection. Electrical components could not be inspected at that time.

Recommendations

6.1.1 COOLING EQUIPMENT (A/C)

RECOMMENDATIONS

SUCTION LINE INSULATION

Insulation on the air-conditioning suction (large, insulated) line was damaged or missing in areas. Insulation should run from end-to-end without any damage or exposing line to temps where it will condense and damage underlying materials. Recommend correction.



6.1.2 COOLING EQUIPMENT (A/C)

RECOMMENDATIONS

DIRTY CONDENSER

Air flow to the air-conditioner condenser coils was restricted by dirt and/or debris on the exterior which may limit the system ability to dissipate heat. The cabinet should be cleaned in order to maintain cooling system efficiency and avoid problems from overheating of the compressor. It's always recommended having the HVAC system serviced to ensure it is properly efficient and operational prior to each seasonal use.

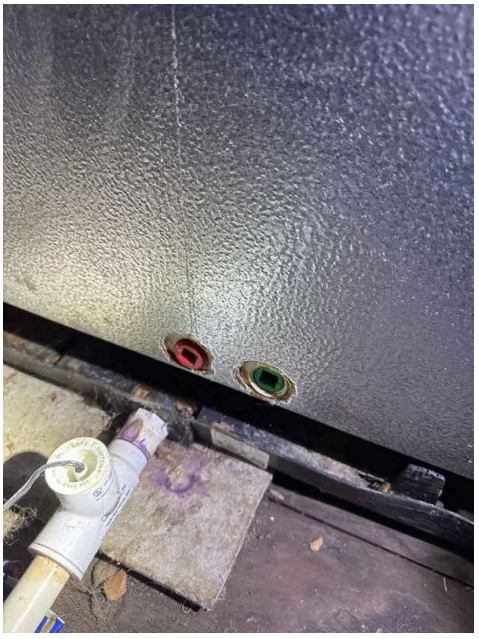


6.1.3 COOLING EQUIPMENT (A/C)

RECOMMENDATIONS

SECONDARY DRAIN

The unit needs a secondary condensate drain or a Safe-T float switch—see photos. Recommend correction as necessary.



6.1.4 COOLING EQUIPMENT (A/C)

RECOMMENDATIONS

EVIDENCE OF LEAK

Evidence of moisture was observed around the HVAC equipment—see photos. The source of the moisture could not be determined during the inspection. Recommend evaluation and repair as necessary.



6.1.5 COOLING EQUIPMENT (A/C)

RECOMMENDATIONS

DISCONNECT BOX RUST

The disconnect box for the condenser had moderate rust/corrosion—see photos. Recommend replacement by a qualified professional.

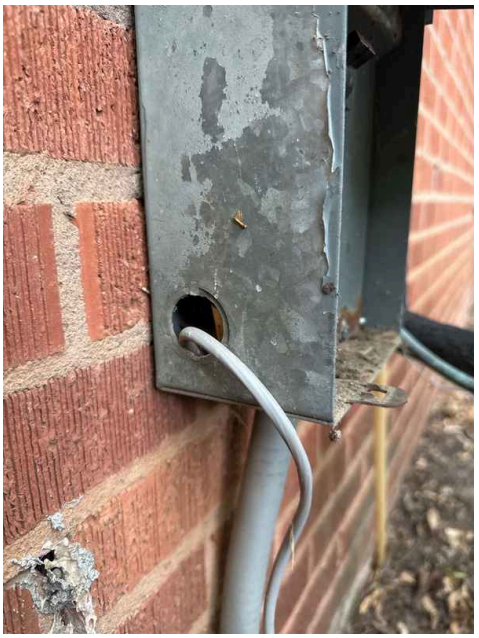


6.1.6 COOLING EQUIPMENT (A/C)

MISSING KNOCKOUT

MAJOR DEFECT (SAFETY)

Knockouts were missing at the disconnect service box—see photos. This allows moisture and pest intrusion into the box. Recommend correction.



6.2.1 HEATING EQUIPMENT

SEDIMENT/DRIP LEG

RECOMMENDATIONS

No sediment trap or drip leg was installed at this furnace. Sediment traps and drip legs are installed to keep particulates and moisture out of the gas valve. Particulates or moisture in the gas valve can interfere with water heater burner operation. Recommend correction.



6.2.2 HEATING EQUIPMENT

FURNACE EQUIPMENT AGE

RECOMMENDATIONS

The furnace and componetry appeared to be advanced in age. The typical lifespan of a maintained unit is around 15-20 years. Modern safety and efficiency features have changed since the installation of this unit. See additional recommendations in this report for other signs and symptoms of the units age and functionality. Systems that have exceeded their average lifespan may also be difficult to service or find replacement parts. Recommend evaluation and repair or replace as necessary.

6.2.3 HEATING EQUIPMENT

FLEXIBLE GAS PIPING

RECOMMENDATIONS

Flexible gas pipe was used to provide gas to the furnace—see photos. This is improper and should be replaced with a solid gas supply pipe. Recommend correction.



6.3.1 DUCTING & DISTRIBUTION

CHANGE/CLEAN FILTERS

RECOMMENDATIONS

Filters were dirty—see photos. Follow manufacturer recommendations; many disposable filters require replacement every 1–3 months depending on filter type and operating conditions.

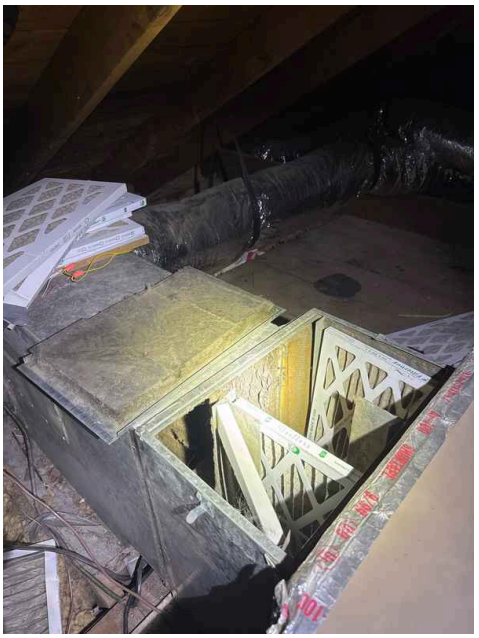


6.3.2 DUCTING & DISTRIBUTION

CLEAN SYSTEM & DUCTWORK

RECOMMENDATIONS

HVAC system and ductwork is need of cleaning/servicing. Recommend correction.



7: PLUMBING

		IN	NI	NP	D	H
7.1	WATER SUPPLY		X			
7.2	WATER HEATING		X		X	X
7.3	DWV		X			
7.4	FAUCETS & FIXTURES		X			
7.5	FUEL SUPPLY & DISTRIBUTION		X			

IN = INSPECTED NI = NOT INSPECTED NP = NOT PRESENT D = DEFICENT H = HAZARDOUS

Information

WATER SUPPLY: WATER SOURCE
CITY

WATER SUPPLY: SUPPLY MATERIAL
COPPER, GALVANIZED

WATER SUPPLY: MAIN WATER SHUT OFF LOCATED
METER



WATER HEATING: HEATING SOURCE
ELECTRIC

WATER HEATING: CAPACITY
40

WATER HEATING: AGE & SERIAL
UNK

SERIAL #CF7877207



DWV: SEWAGE SYSTEM TYPE

PUBLIC

DWV: DWV (DRAIN/WASTE/VENT) MATERIAL

CAST IRON

FUEL SUPPLY & DISTRIBUTION: MAIN GAS SUPPLY SHUT-OFF

GAS METER



FUEL SUPPLY & DISTRIBUTION: DISTRIBUTION MATERIAL

BLACK IRON

WATER SUPPLY: OPERATING WASHING MACHINES

Please keep in mind that washing machines, and inside drainage pipes are not inspected as part of the General Home Inspection. Adding a sewer scope can help ensure there is nothing obstructing the drains that can cause back ups. However, not all drains can be entered or observed with a sewer scope. Speak with your inspector about what any concerns you might have with drainage.

Be sure to stick around the house the first time you throw a load in, just in case something doesn't work right you can be there to shut it down quickly!

WATER HEATING: MANUFACTURER

BRADFORD WHITE

WE RECOMMEND FLUSHING AND SERVICING THE WATER HEATER ANNUALLY TO HELP MAINTAIN OPTIMAL PERFORMANCE AND EFFICIENCY. THE WATER TEMPERATURE SHOULD BE SET TO APPROXIMATELY 120°F TO HELP REDUCE THE RISK OF MICROBIAL GROWTH WHILE MINIMIZING THE POTENTIAL FOR SCALDING. TEMPERATURES ABOVE 130°F MAY INCREASE THE RISK OF BURNS AND ARE GENERALLY NOT RECOMMENDED. CONSIDER ADJUSTING THE

TEMPERATURE LOWER IF YOUNG CHILDREN, ELDERLY OCCUPANTS, OR INDIVIDUALS WITH INCREASED SENSITIVITY TO HOT WATER ARE PRESENT.

Limitations

WATER SUPPLY

WATER SERVICE SHUT OFF

WATER SERVICE TO THE HOME WAS TURNED OFF AT THE TIME OF THE INSPECTION. AS A RESULT, PLUMBING FIXTURES, WATER-SUPPLIED COMPONENTS, AND WATER-USING APPLIANCES COULD NOT BE FULLY INSPECTED OR TESTED.



WATER HEATING

WATER SERVICE SHUT OFF

WATER SERVICE TO THE HOME WAS TURNED OFF AT THE TIME OF THE INSPECTION. AS A RESULT, PLUMBING FIXTURES, WATER-SUPPLIED COMPONENTS, AND WATER-USING APPLIANCES COULD NOT BE FULLY INSPECTED OR TESTED.

DWV

NO WATER UTILITIES

NO WATER UTILITIES AT THE TIME OF THE INSPECTION. PLUMBING FIXTURES AND APPLIANCES THAT USE WATER WERE NOT ABLE TO BE INSPECTED FOR THIS REASON. NOT ONLY DOES IT LIMIT THE INSPECTION OF THE FIXTURES AND APPLIANCES, IT DOES NOT ALLOW ANY POSSIBLE LEAKS TO BE OBSERVED, OR DRAINAGE ISSUES. THE INSPECTOR RELEASES LIABILITY FOR COMPONENTS THAT WERE NOT ABLE TO BE INSPECTED AT THAT TIME.

ONCE WATER HAS BEEN RESTORED, CONTACT IZON TO RE-INSPECT - A RETURN CALL FEE WILL BE INCURRED.

FAUCETS & FIXTURES

WATER SERVICE SHUT OFF

WATER SERVICE TO THE HOME WAS TURNED OFF AT THE TIME OF THE INSPECTION. AS A RESULT, PLUMBING FIXTURES, WATER-SUPPLIED COMPONENTS, AND WATER-USING APPLIANCES COULD NOT BE FULLY INSPECTED OR TESTED.

FUEL SUPPLY & DISTRIBUTION

GAS SHUT OFF

Gas was shut off at the time of inspection. Recommend local utility company turn on and contact Izon to reschedule inspection of gas appliances prior to inspection deadlines.

FUEL SUPPLY & DISTRIBUTION

SHUT OFF

Gas to appliance(s) was shut off at the time of the inspection—see photos. Turning on gas is prohibited and beyond the scope of a general inspection. Recommend having gas turned on and re-inspecting the appliance.



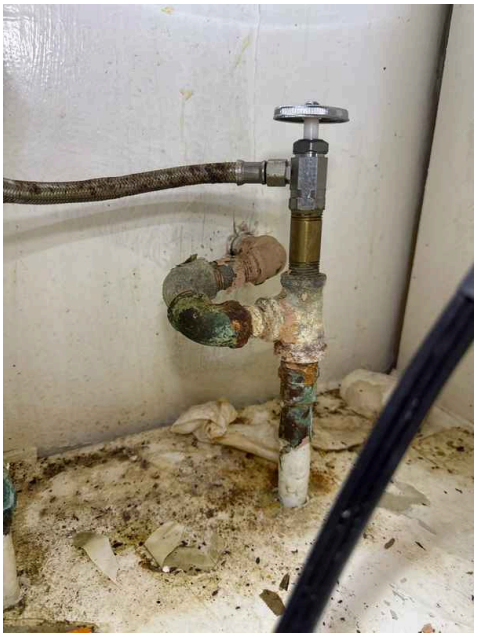
Recommendations

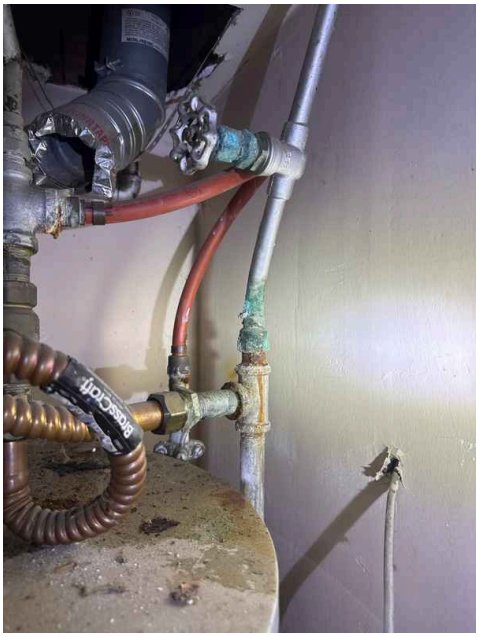
7.1.1 WATER SUPPLY

RECOMMENDATIONS

CORRODED PLUMBING COMPONENTS

Some plumbing pipes or valves, and drains around the home showed signs of mild to moderate corrosion. Corroded pipes can lead to leaking and damage to personal belongings if they are not monitored or replaced. Moderately corroded pipes can also affect the functional flow water at the fixtures. Some “corrosion” can also be caused by hard water or well water. Recommend evaluating and replacing as necessary.





7.2.1 WATER HEATING

RECOMMENDATIONS

HOT WATER HEATING EQUIPMENT AGE

The water heater is approaching the typical service life of similar equipment. Proper maintenance may help extend the service life and efficiency of the unit; however, maintenance does not guarantee continued reliable operation or prevent age-related failure. Safety, efficiency, and design features may also have changed since this unit was installed. See other recommendations in this report for additional considerations. Recommend continued monitoring and budgeting for eventual replacement as appropriate.

7.2.2 WATER HEATING

NO DRIP/CATCH PAN

RECOMMENDATIONS

No drip pan was present at the water heater at the time of inspection. Modern safety standards require an approved pan to be installed with a secondary drain installed to prevent personal injury or property damage. Also consider installing a flood stop switch to shut down the tank if the pan fills with water. Recommend correction.

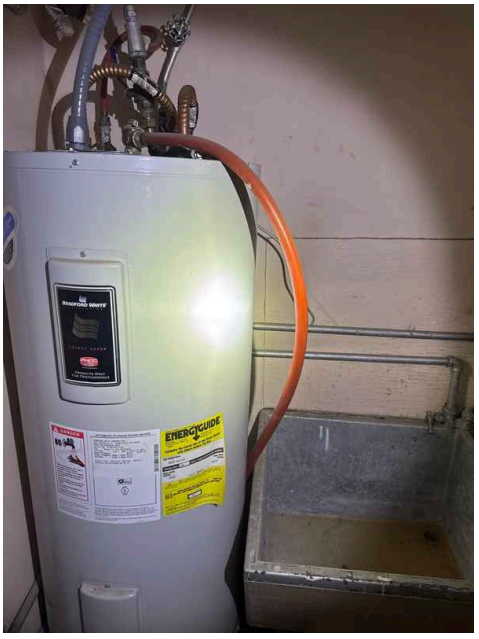


7.2.3 WATER HEATING

SECURE DISCHARGE PIPE

RECOMMENDATIONS

The TPR extension pipe was not properly secured to the tank. Securing the extension pipe is recommended to prevent damage to underlying materials, if the tank were to leak or discharge. The TPR should be secured to discharge properly, either into the pan, or directly into the waste receptor. Recommend correction by a qualified plumbing professional.

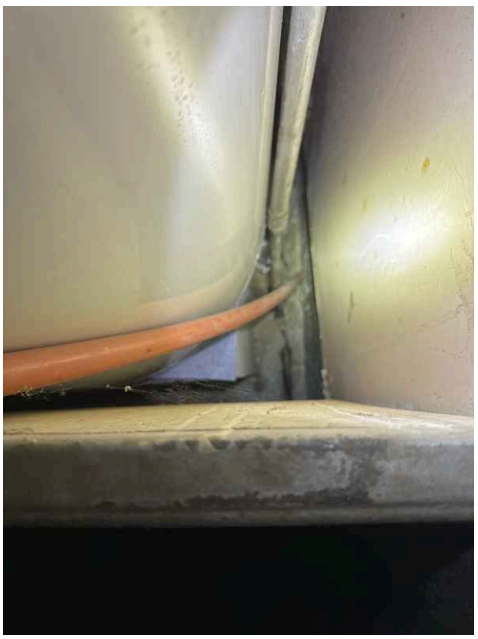


7.2.4 WATER HEATING

MAJOR DEFECT (SAFETY)

IMPROPER TPR DISCHARGE PIPE

The TPR discharge pipe was not proper, or professionally installed— See photos for details. Recommend correction.





7.3.1 DWV

RECOMMENDATIONS

NO OBSERVABLE CLEANOUT

A proper cleanout was not observed at the time to the inspection. Modern building standards require ceanouts every 100’ to access the sewer drain. Cleanouts can also be hidden or buried. Recommend installing a cleanout, as necessary, to make this access easier and efficient. Further evaluation of the condition of the line should be completed prior to, or during installation.

7.4.1 FAUCETS & FIXTURES

RECOMMENDATIONS

SEAL FIXTURES

Seal fixtures to prevent moisture from entering and damaging underlying materials. Fixtures mounted to the floor should be sealed. Recommend correction.





8: ELECTRICAL

		IN	NI	NP	D	H
8.1	SERVICE ENTRANCE & METER		X			X
8.2	MAIN SERVICE & DISTRIBUTION PANELS		X			X
8.3	BRANCH CIRCUIT WIRING		X		X	X
8.4	FIXTURES, SWITCHES & RECEPTACLES		X			X

IN = INSPECTED NI = NOT INSPECTED NP = NOT PRESENT D = DEFICENT H = HAZARDOUS

Information

SERVICE ENTRANCE & METER: SERVICE TYPE
OVERHEAD SERVICE DROP

MAIN SERVICE & DISTRIBUTION PANELS: MAIN POINT OF DISCONNECT
@ MAIN DISTRIBUTION PANEL

MAIN SERVICE & DISTRIBUTION PANELS: PANEL TYPE
BREAKERS

MAIN SERVICE & DISTRIBUTION PANELS: BUS TYPE
PARALLEL

MAIN SERVICE & DISTRIBUTION PANELS: AMPERAGE RATING
100 AMP

MAIN SERVICE & DISTRIBUTION PANELS: SERVICE GROUNDING
DRIVEN ROD



BRANCH CIRCUIT WIRING: BRANCH CIRCUIT WIRING TYPE
TYPE-NM (ROMEX), CLOTH

BRANCH CIRCUIT WIRING: WIRING TYPE
COPPER

SERVICE ENTRANCE & METER: SERVICE METER & LOCATION
NW GARAGE

An electrical meter (watt-hour meter) measures the amount of electricity consumed by a home or building in kilowatt-hours (kWh). The meter is owned and maintained by the serving electrical utility and is used to determine electrical usage for billing purposes. Modern smart meters may also provide real-time energy usage information and communicate consumption data directly to the utility. Home inspectors perform a visual inspection of the meter and its installation but do not determine billing accuracy or evaluate the meter's internal operation.



MAIN SERVICE & DISTRIBUTION PANELS: PANEL MANUFACTURER

CUTLER HAMMER

The inspection of electrical panels is limited to those that can be safely accessed and opened without risk of injury or damage to the equipment. While inspectors are not required to remove panel dead fronts or covers, your inspector may do so when conditions permit. Panels that were not opened due to safety concerns, accessibility limitations, or the potential for damage will be identified in this report.





FIXTURES, SWITCHES & RECEPTACLES: ORANGE DOT STICKERS

DEFICIENCIES AND INSPECTOR'S OBSERVATIONS MAY BE IDENTIFIED WITH A SMALL STICKER, USUALLY BRIGHT ORANGE. THESE ARE USED TO VISUALLY MARK COMPONENTS IN NEED OF ATTENTION.

Limitations

SERVICE ENTRANCE & METER

NO ELECTRICAL UTILITIES

No electricity at the time of the inspection. Electrical components could not be inspected. See Fixture, Switches & Receptacles for additional information regarding electrical concerns.

MAIN SERVICE & DISTRIBUTION PANELS

NO ELECTRICAL UTILITIES

No electricity at the time of the inspection. Electrical components could not be inspected. See Fixture, Switches & Receptacles for additional information regarding electrical concerns.

BRANCH CIRCUIT WIRING

NO ELECTRICAL UTILITIES

ELECTRICAL SERVICE TO THE HOME WAS TURNED OFF AT THE TIME OF THE INSPECTION. AS A RESULT, ELECTRICAL SYSTEMS, FIXTURES, APPLIANCES, AND OTHER ELECTRICALLY OPERATED COMPONENTS COULD NOT BE FULLY INSPECTED OR TESTED.

FIXTURES, SWITCHES & RECEPTACLES

NO ELECTRICAL UTILITIES

No electricity at the time of the inspection. Electrical components could not be inspected. See Fixture, Switches & Receptacles for additional information regarding electrical concerns.

Recommendations

8.1.1 SERVICE ENTRANCE & METER

MAJOR DEFECT (SAFETY)

SERVICE ENTRANCE CLEARANCES

Service entrance wires were too low; not giving enough clearances—see photos. Modern safety standards require the following clearances:

1. 10 feet (3m) above a walking surface (including decks and balconies).
2. 12 feet (3.7m) above a drive
3. 18 feet (5.5m) above a roadway.
4. 22.5 ft. (6.9m) above a swimming pool (water surface).
5. 8 feet as measured above all points.
6. 3 feet if the slope is less than 4 in 12.
7. 18 in above an overhanging portion of a roof.

Recommend evaluation and correct as necessary.

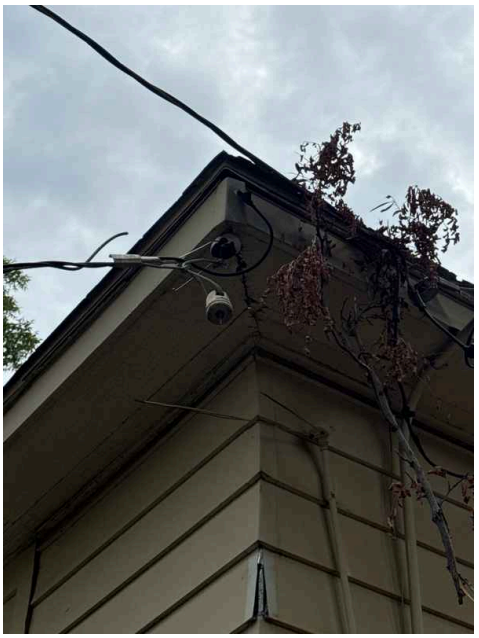


8.1.2 SERVICE ENTRANCE & METER

RECOMMENDATIONS

LOOSE/DETACHED INSULATOR

Porcelain insulator, which served to anchor the overhead service-drop conductors to the home was detached—see photos. Recommend correction.



8.2.1 MAIN SERVICE & DISTRIBUTION PANELS

RECOMMENDATIONS

NOT LABELED

Breakers in the service panel(s) were not properly labeled—see photos. Breakers should be labeled and identifiable for service, and safety for contractors working on any electrical components. Recommend labeling.



8.2.2 MAIN SERVICE & DISTRIBUTION PANELS

MAJOR DEFECT (SAFETY)

FEDERAL PACIFIC/NOARK PANEL

The home had an electrical service panel or disconnect made by Federal Pacific or Federal NOARK. Federal Pacific Stab-lok model service panels are reputed to have a high rate of circuit breaker failure, which can result in a fire or shock/electrocution. Recommend evaluation and correct/replace as necessary.

Information about defective Federal Pacific Stab-lok panels is widely available on the internet.

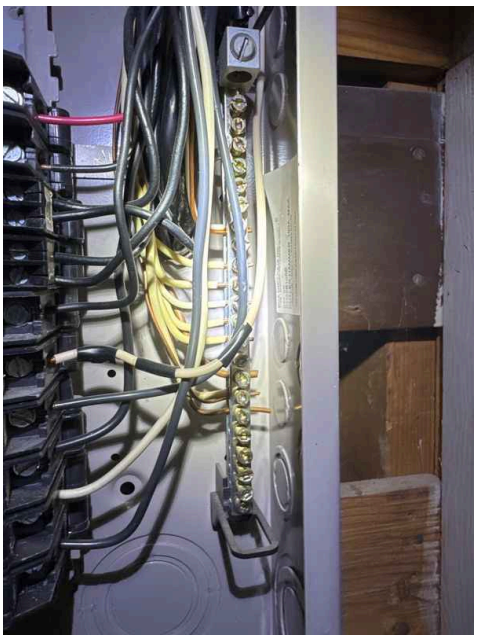


8.2.3 MAIN SERVICE & DISTRIBUTION PANELS

RECOMMENDATIONS

PANEL BONDING

There was not a neutral bonding screw or strap observed installed the service panel—see photos. Recommend evaluation and correction as necessary.

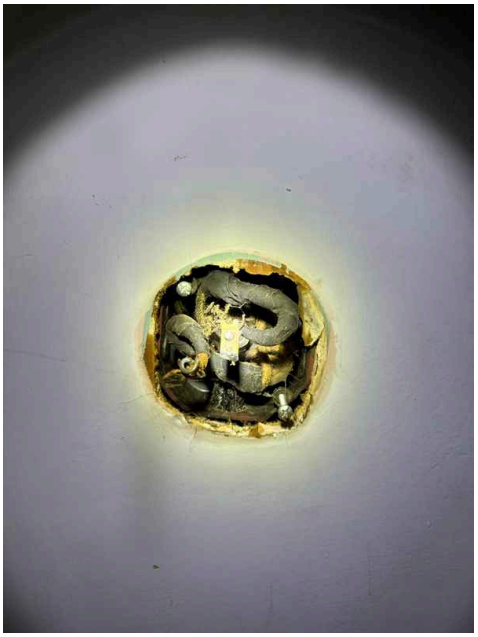


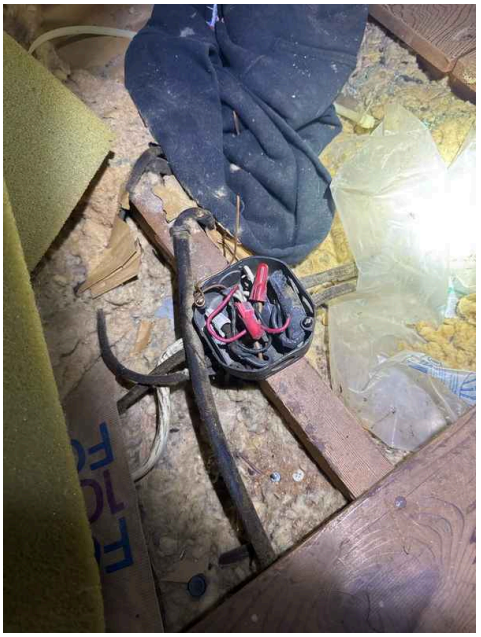
8.3.1 BRANCH CIRCUIT WIRING

OPEN JUNCTION BOXES

MAJOR DEFECT (SAFETY)

Junction boxes were missing cover plates at the time of the inspection, leaving energized electrical components exposed to touch. This condition is a shock/electrocution and potential fire hazard. The Inspector recommends that listed cover plates be installed by a qualified electrical professional.



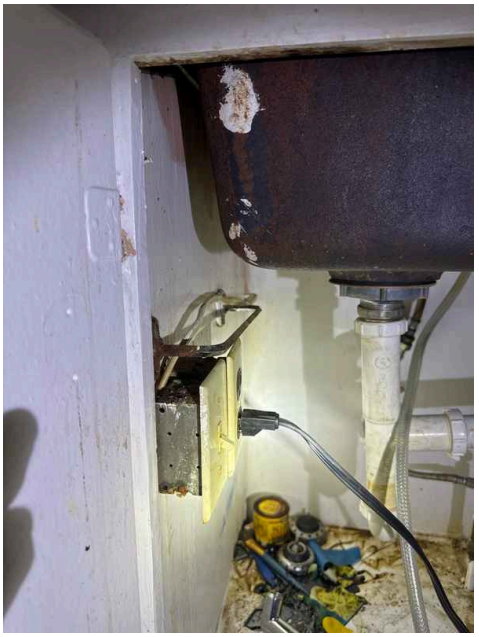


8.3.2 BRANCH CIRCUIT WIRING

UNPROTECTED WIRING

RECOMMENDATIONS

NM cable, more commonly known as Romex, was not properly installed where running to fixtures or receptacles—see photos. Modern building and safety standards require NM cable, when installed in a exposed area, to be properly protected inside of conduit, and terminate inside of a proper junction box. Recommend evaluation and correction as necessary by a qualified professional.



8.4.1 FIXTURES, SWITCHES & RECEPTACLES

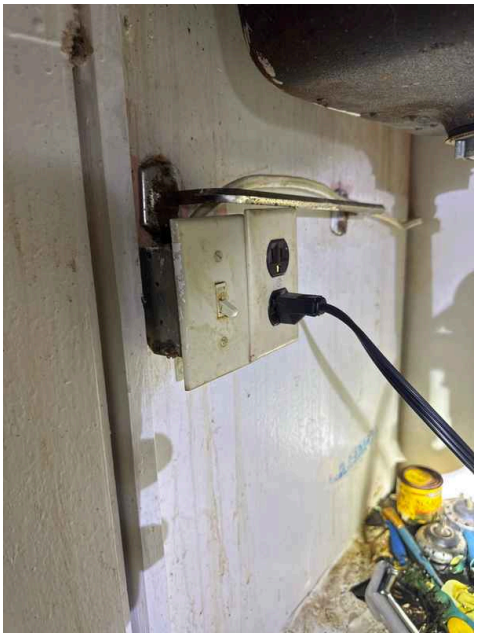
MAJOR DEFECT (SAFETY)

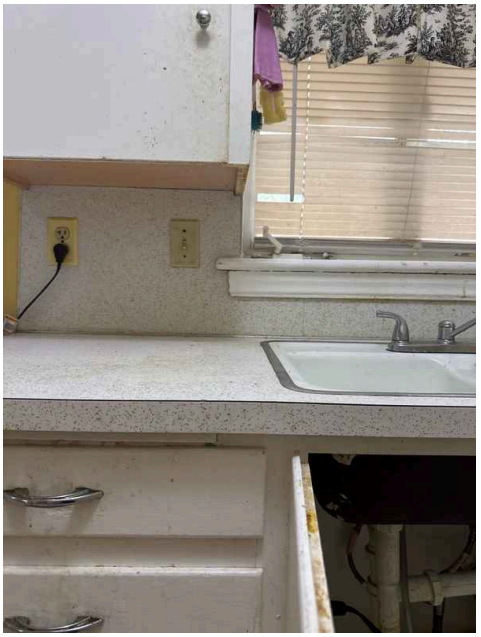
GFCI PROTECTION

GFCI protection wasn't present in all, or some locations—see photos for details. Or, in some cases, outlets downstream from a GFCI were not properly protected. Modern current building and safety standards require GFCI protection:

- Outdoors
- Garage / Accessory Buildings
- Kitchen (Including receptacles servicing a dishwasher)
- Laundry (Including wash basin sinks areas and wet bars)
- Bathrooms

Recommend evaluation and correction as necessary by a qualified professional.





8.4.2 FIXTURES, SWITCHES & RECEPTACLES

RECOMMENDATIONS

2 PRONG RECEPTACLES

The home contained ungrounded 2-prong electrical receptacles—see photos. General knowledge of safe building practices has improved with the passage of time and building standards have changed to accommodate for safer procedures. Ungrounded receptacles are common, and usually expected in homes of this age. Recommend evaluation and correction as necessary by a qualified professional.



9: INTERIOR

		IN	NI	NP	D	H
9.1	DOORS & WINDOWS	X			X	
9.2	WALLS, CEILINGS, FLOORS & BATH	X			X	X
9.3	CABINETS & COUNTERTOPS	X			X	
9.4	PERSONAL & PROPERTY SAFETY	X				X
9.5	STAIRS, STEPS & RAILINGS	X				

IN = INSPECTED NI = NOT INSPECTED NP = NOT PRESENT D = DEFICENT H = HAZARDOUS

Information

DOORS & WINDOWS: DOOR TYPE
WOOD

DOORS & WINDOWS: WINDOW TYPE
SINGLE HUNG, SINGLE PANE, CASEMENT

WALLS, CEILINGS, FLOORS & BATH: WALL & CEILING COVERING MATERIAL
GYPSUM (DRYWALL)

WALLS, CEILINGS, FLOORS & BATH: FLOORING MATERIALS
WOOD PLANK, CARPET, LAMINATE

WALLS, CEILINGS, FLOORS & BATH: SHOWER TYPE
TILED

CABINETS & COUNTERTOPS: COUNTERTOP MATERIAL
LAMINATE

CABINETS & COUNTERTOPS: CABINETRY MATERIAL
WOOD

PERSONAL & PROPERTY SAFETY: SMOKE DETECTORS
BATTERY OPERATED

PERSONAL & PROPERTY SAFETY: CO DETECTORS
NOT PRESENT

DOORS & WINDOWS: ORANGE DOTS

Deficiencies and noted components of the interior of the home will be identified by a small sticker, usually bright orange. I use these as a visual note to make aware the buyer and seller of issue with the particular component. These are not removed at the end of the inspection.

Limitations

DOORS & WINDOWS

STORAGE OF PERSONAL BELONGINGS

At the time of the inspection, the occupant's stored belongings significantly limited the Inspector's view of some or all cabinetry storage. Not all aspects of the built-in-storage components were observed and or inspected, unless otherwise noted in this report.

Recommendations

9.1.1 DOORS & WINDOWS

RECOMMENDATIONS

DOOR LATCH/RUB

Doors did not latch or close properly. Some doors that rub trim may be affected by differential movement. Recommend correction.



9.1.2 DOORS & WINDOWS

RECOMMENDATIONS

GENERAL WINDOW MAINTENANCE

Historic wood windows were observed to have general deferred maintenance and damage—see photos. Window glazing was cracked/chipped or broken. Stained glass windows were also damage and in need of correction. Most windows were painted/secured shut which poses a safety hazard. Window locks did not operate properly or were not installed on most windows throughout, as well as, sash weights were damaged. Recommend evaluation and correction as necessary.

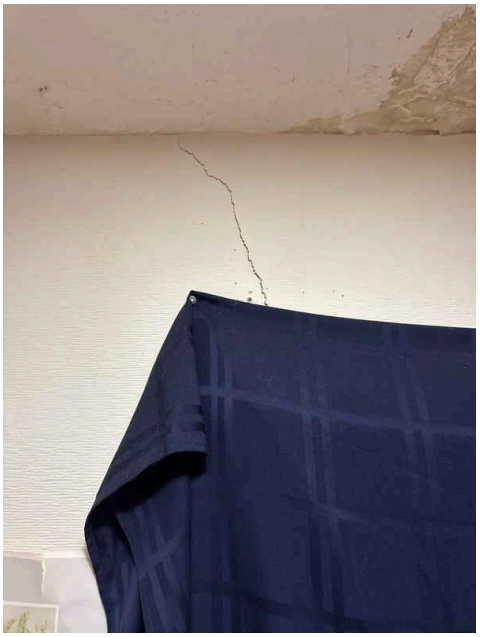


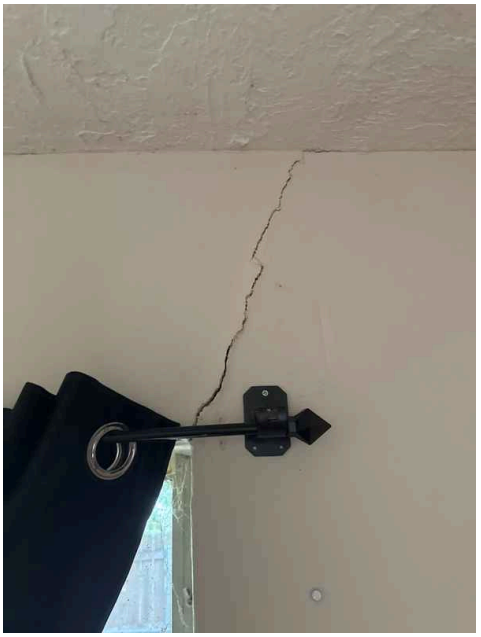
9.2.1 WALLS, CEILINGS, FLOORS & BATH

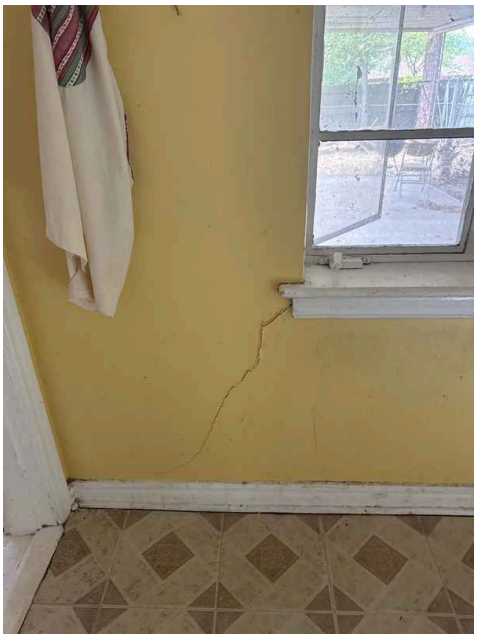
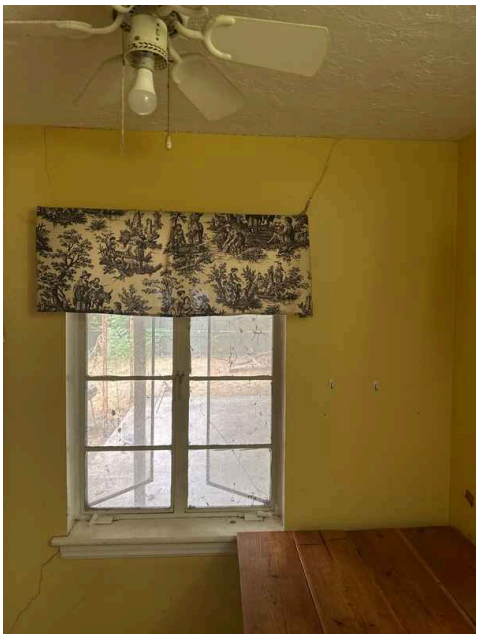
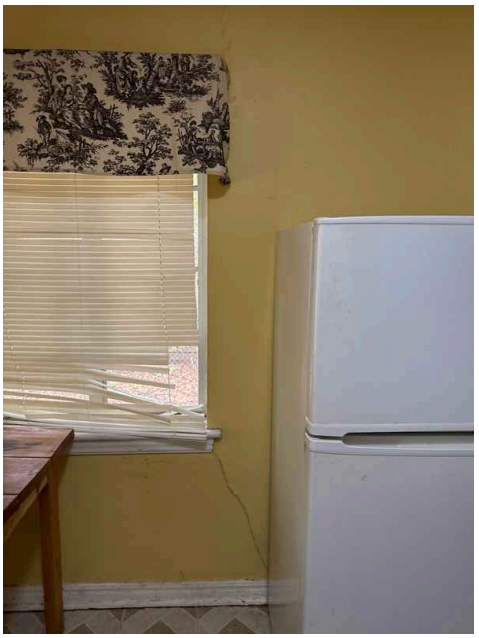
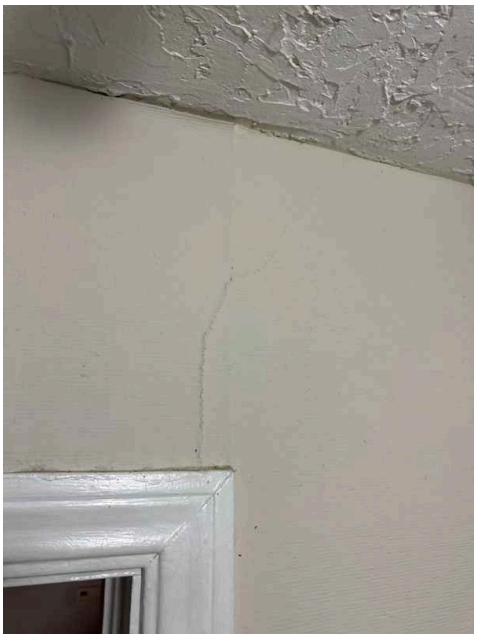
RECOMMENDATIONS

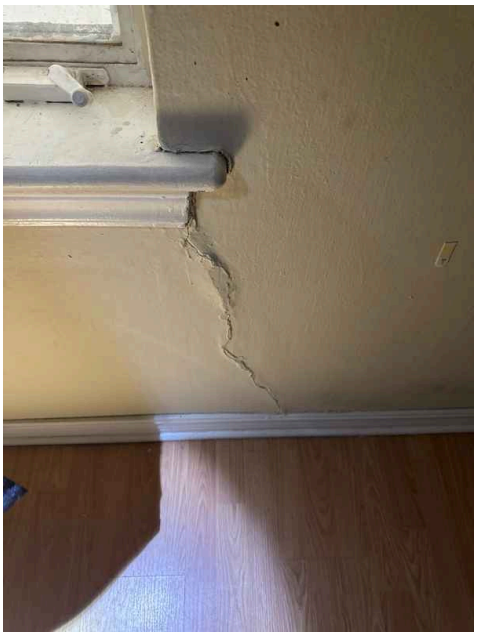
STRUCTURAL SETTLEMENT CRACKS

Cracks in ceilings, walls, corners or above windows or doors, tile and/or some trim—see photos for details. These cracks are indicative of structural movement or settling — **SEE THIS REPORT FOR ADDITIONAL RECOMMENDATIONS.** Recommend evaluation and correction as necessary.

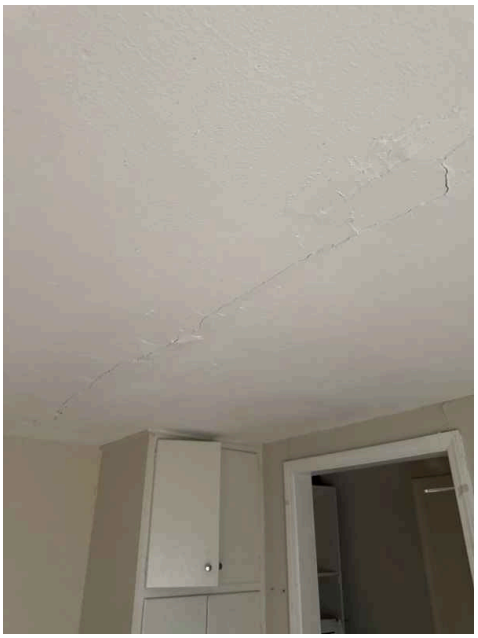





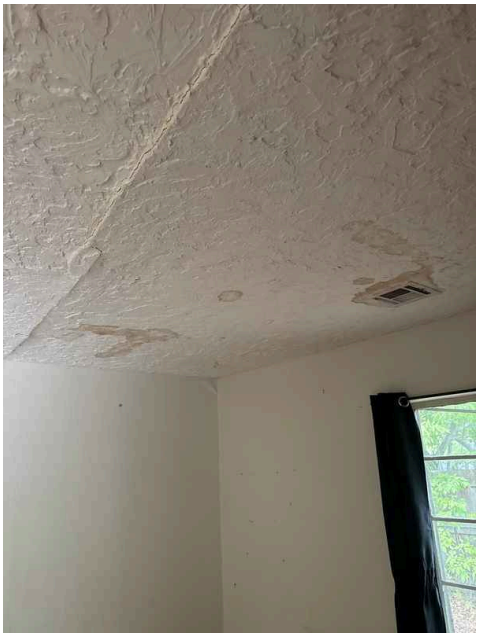
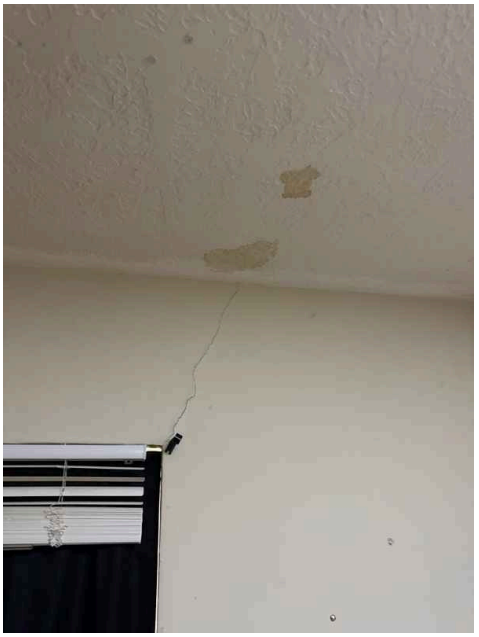
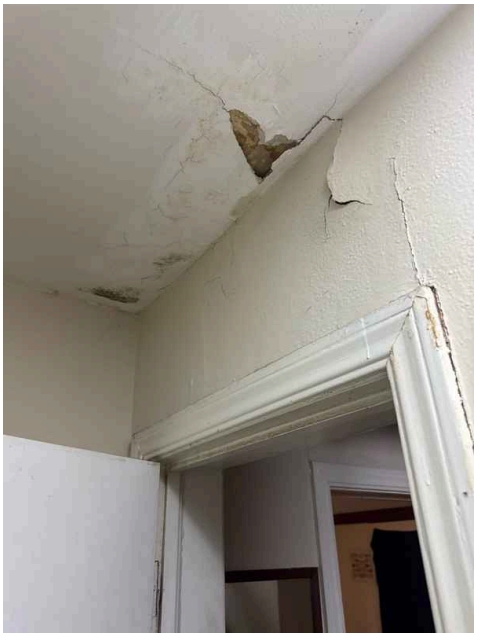
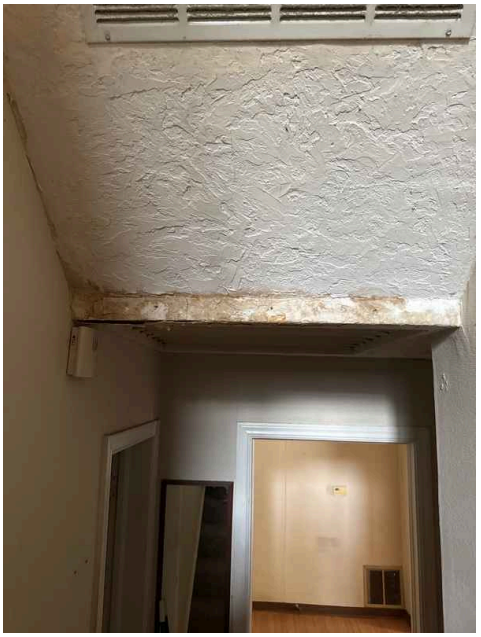


9.2.2 WALLS, CEILINGS, FLOORS & BATH

RECOMMENDATIONS

EVIDENCE OF MOISTURE & DAMAGE

At the time of the inspection, evidence of moisture intrusion with staining observed on the ceiling—see photos. This area was inspected with infrared thermography and a moisture meter and did not show evidence of active moisture present. Recommend evaluation and repair or replace damage as necessary.

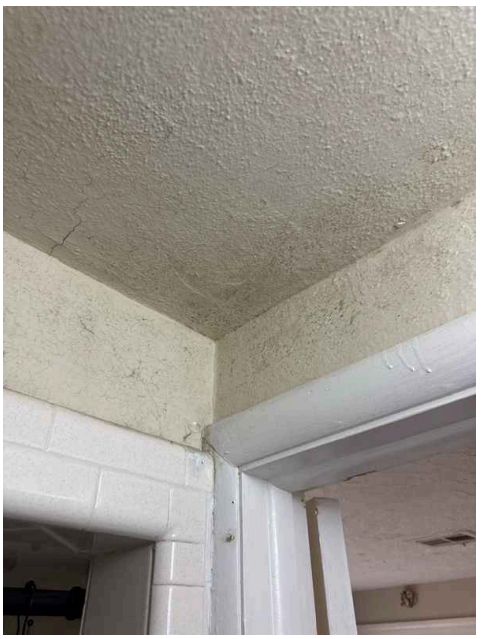






9.2.3 WALLS, CEILINGS, FLOORS & BATH

MOISTURE & MICROBIAL GROWTH

MAJOR DEFECT (SAFETY)

Moisture damage and microbial growth was observed in bathrooms—see photos. Recommend evaluation, treatment and replacement as necessary.

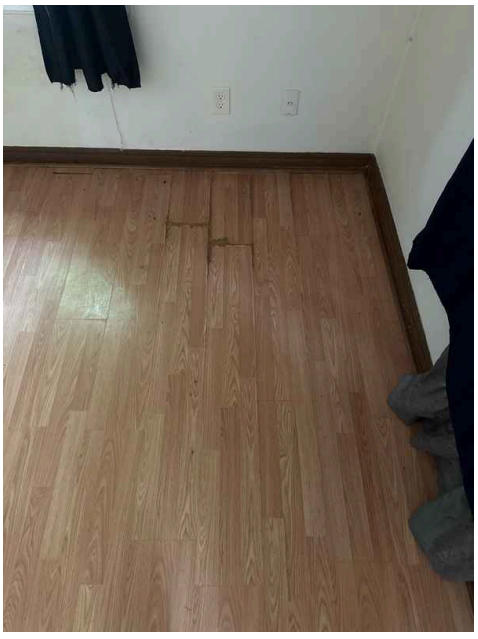
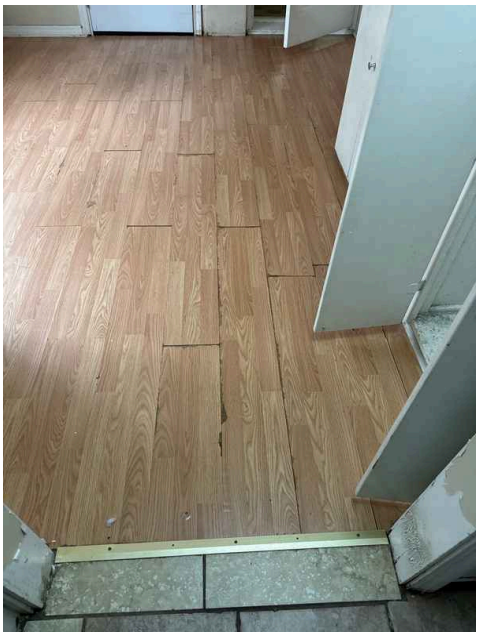




9.2.4 WALLS, CEILINGS, FLOORS & BATH

WARPED PLANKS

RECOMMENDATIONS

Flooring planks were warped or buckled—see photos for details. Recommend evaluation and correction as necessary.

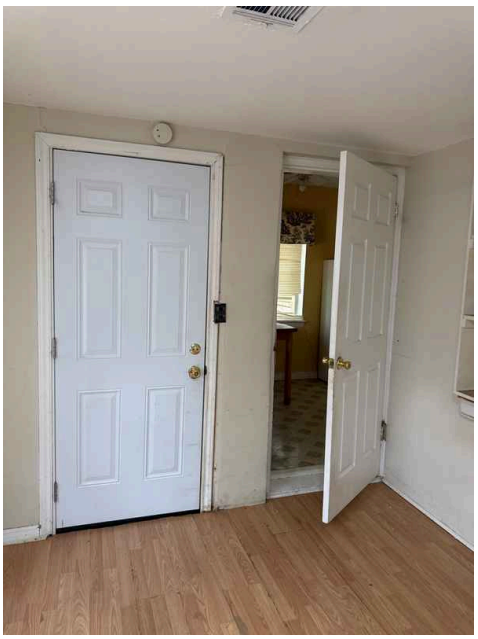
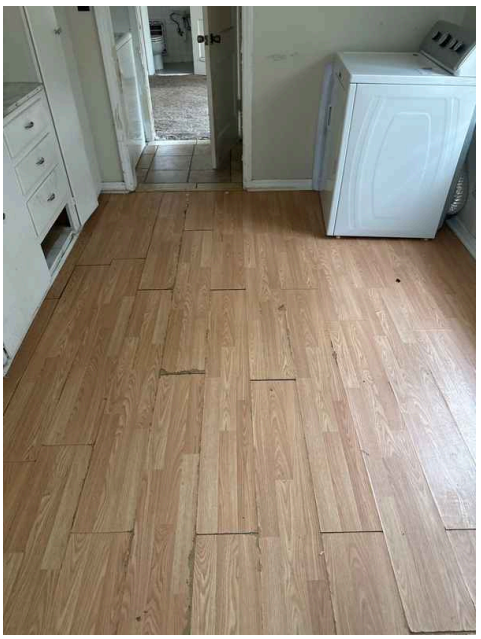



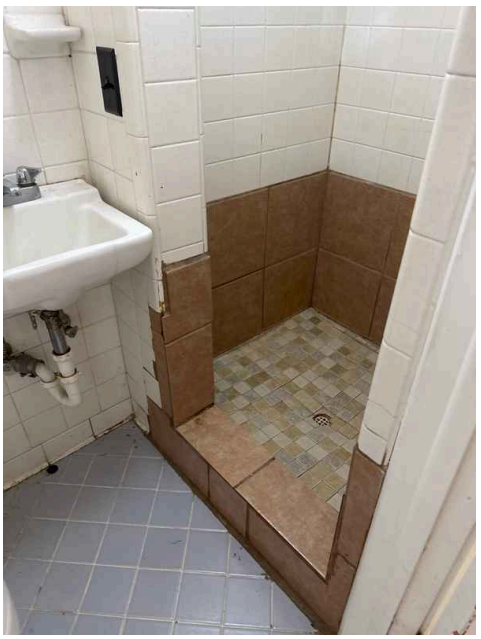
9.2.5 WALLS, CEILINGS, FLOORS & BATH

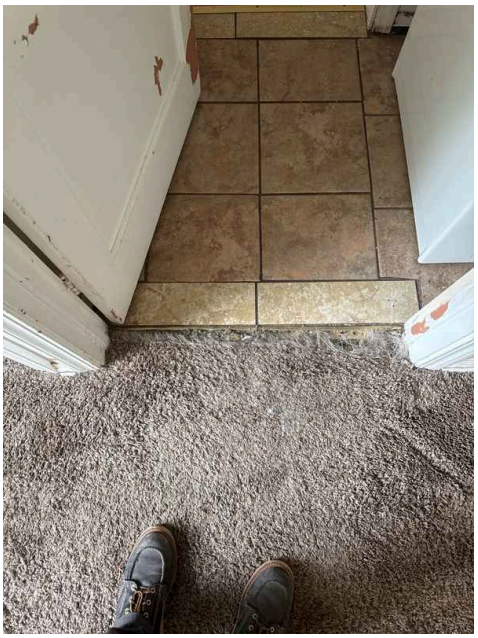
RECOMMENDATIONS

GENERAL DEFFERED DAMAGE

General damage was observed throughout the home—see photos. Recommend repair or replacement as necessary.

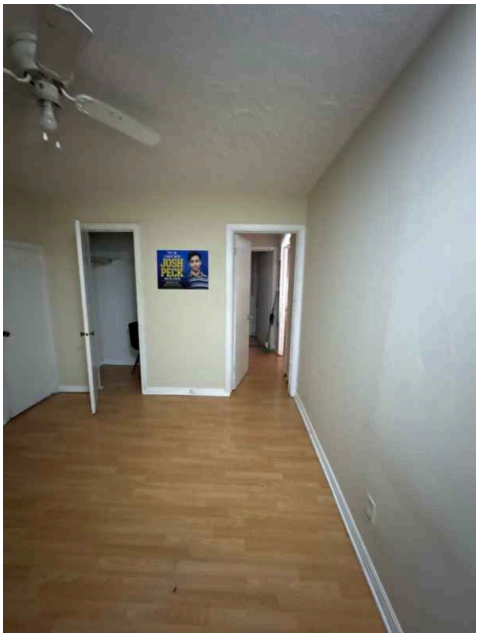


9.4.1 PERSONAL & PROPERTY SAFETY

NOT PROPERLY INSTALLED

MAJOR DEFECT (SAFETY)

Modern fire safety procedures recommend installing smoke detectors **inside each bedroom/office/playroom, outside each sleeping area and on every level of the home, including the basement. On levels without bedrooms, install alarms in the living room (or den or family room) or near the stairway to the upper level, in both locations, and even in attics**. Detectors should also be installed at least 10’ from cooking appliances to minimize false alarms. In addition, industry experts recommend having both photoelectric and ionization alarms for optimal protection against flaming and smoldering fires. Detectors may have been installed in one area, but not all recommended locations.

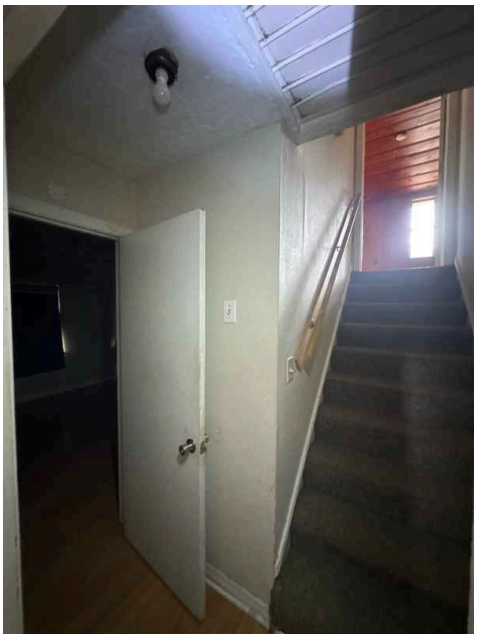



9.4.2 PERSONAL & PROPERTY SAFETY

MAJOR DEFECT (SAFETY)

CO DETECTORS

No carbon monoxide detectors were installed at the time of inspection. With the presence of gas fired appliances it is recommended to have these installed for safety in all recommended locations. Consider installing combination smoke/CO detectors.

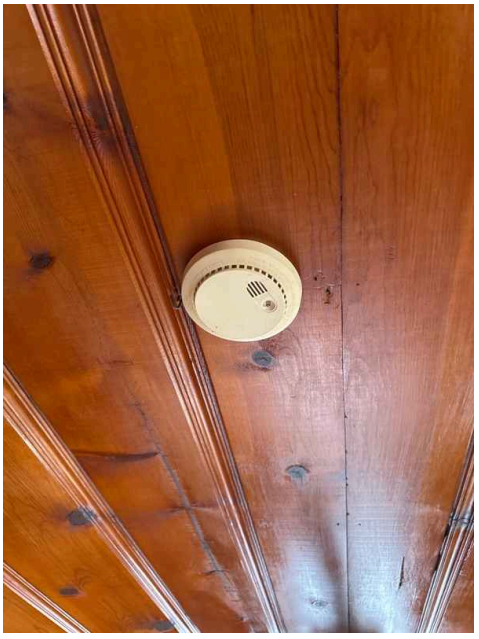


9.4.3 PERSONAL & PROPERTY SAFETY

MAJOR DEFECT (SAFETY)

SMOKE DETECTOR AGE

Smoke detectors appeared advanced in age or nearing end of life. Dirty detectors make it more difficult to detect smoke. Smoke detectors should have a date of manufacturing and a date is not found, it should be replaced. Most commonly detectors should be replaced every 10 years. Recommend evaluation and replacement as necessary.



9.4.4 PERSONAL & PROPERTY SAFETY

RECOMMENDATIONS

CHIRPING DETECTORS

Fire and smoke detectors that are chirping indicate batteries need to be changed. Recommend correction.



10: INSTALLED APPLIANCES

		IN	NI	NP	D	H
10.1	DISHWASHER			X		
10.2	GARBAGE DISPOSAL		X			
10.3	RANGE, OVEN & COOKTOPS		X			X
10.4	BUILT-IN MICROWAVE			X		
10.5	LAUNDRY		X			

IN = INSPECTED NI = NOT INSPECTED NP = NOT PRESENT D = DEFICENT H = HAZARDOUS

Information

DISHWASHER: BRAND
NOT INSTALLED

RANGE, OVEN & COOKTOPS: BRAND
UNKNOWN

RANGE, OVEN & COOKTOPS: FUEL TYPE
GAS

RANGE, OVEN & COOKTOPS: RANGE EXHAUST
UPDRAFT

BUILT-IN MICROWAVE: BRAND
NOT BUILT-IN

Limitations

GARBAGE DISPOSAL

NO ELECTRICAL UTILITES

ELECTRICAL SERVICE TO THE HOME WAS TURNED OFF AT THE TIME OF THE INSPECTION. AS A RESULT, ELECTRICAL SYSTEMS, FIXTURES, APPLIANCES, AND OTHER ELECTRICALLY OPERATED COMPONENTS COULD NOT BE FULLY INSPECTED OR TESTED.

RANGE, OVEN & COOKTOPS

NO ELECTRICITY

At the time of the inspection, there was no electricity for this unit. Appliances could not be inspected.

RANGE, OVEN & COOKTOPS

NO GAS UTLITIES

Gas utilities were off at the time of the inspection. Gas appliances could not be inspected.

RANGE, OVEN & COOKTOPS

NO ELECTRICAL UTILITES

ELECTRICAL SERVICE TO THE HOME WAS TURNED OFF AT THE TIME OF THE INSPECTION. AS A RESULT, ELECTRICAL SYSTEMS, FIXTURES, APPLIANCES, AND OTHER ELECTRICALLY OPERATED COMPONENTS COULD NOT BE FULLY INSPECTED OR TESTED.

BUILT-IN MICROWAVE

NO ELECTRICAL UTILITES

ELECTRICAL SERVICE TO THE HOME WAS TURNED OFF AT THE TIME OF THE INSPECTION. AS A RESULT, ELECTRICAL SYSTEMS, FIXTURES, APPLIANCES, AND OTHER ELECTRICALLY OPERATED COMPONENTS COULD NOT BE FULLY INSPECTED OR TESTED.

LAUNDRY

WASHER & DRYER INSTALLED

WASHER AND DRYER WERE PRESENTLY INSTALLED AT THE TIME OF THE INSPECTION. THE AREA COULD NOT BE PROPERLY INSPECTED WITH THIS NOT BEING VISIBLE NOR ACCESSIBLE. THE INSPECTOR DISCLAIMS LIABILITY FOR AREAS NOT INSPECTED.

Recommendations

10.3.1 RANGE, OVEN & COOKTOPS

MAJOR DEFECT (SAFETY)

ANTI-TIP DEVICE

Range was not fastened properly with an anti-tip device. This poses a safety hazard to children, and occupants. Recommend correction by qualified professional.



11: GARAGES & OUTBUILDINGS

		IN	NI	NP	D	H
11.1	ATTACHED GARAGE	X			X	X
11.2	DOORS & OPENERS	X				

IN = INSPECTED NI = NOT INSPECTED NP = NOT PRESENT D = DEFICENT H = HAZARDOUS

Information

ATTACHED GARAGE: VEHICLE BAYS
1

DOORS & OPENERS: DOOR TYPE
SINGLE

DOORS & OPENERS: DOOR MATERIAL
WOOD

DOORS & OPENERS: SENSORS
PHOTOELECTRIC

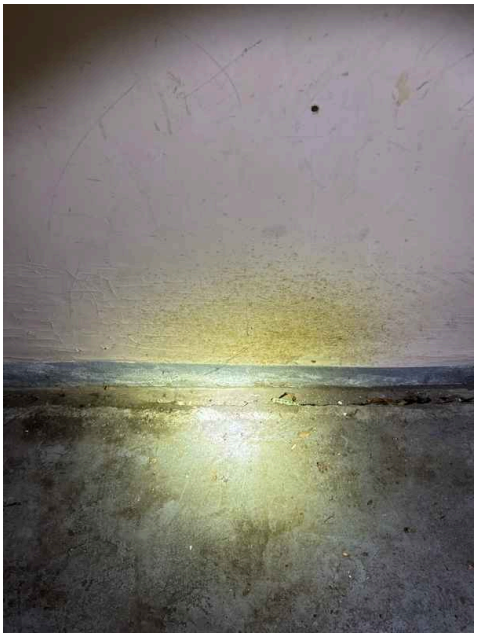
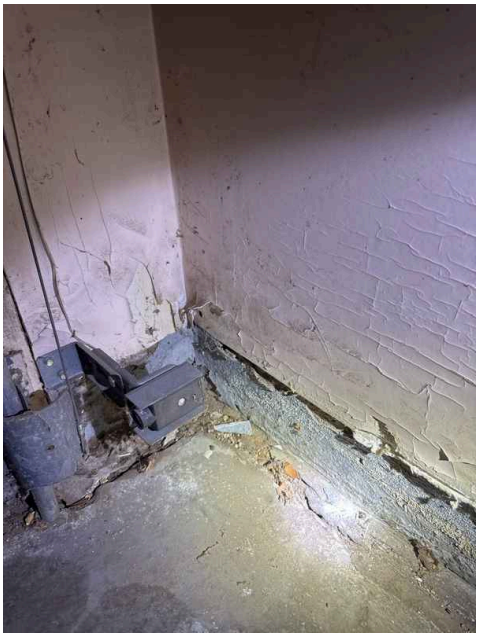
Recommendations

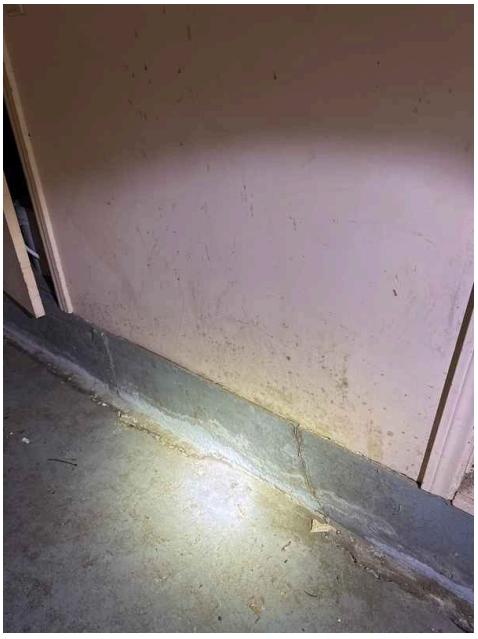
11.1.1 ATTACHED GARAGE

RECOMMENDATIONS

EVIDENCE OF MOISTURE INTRUSION

Evidence of moisture intrusion was observed on the walls/ceiling of the garage—see photos. Nothing appeared wet at that time and could be from a previous roof/leak. Recommend evaluation and replacement as necessary.



11.1.2 ATTACHED GARAGE

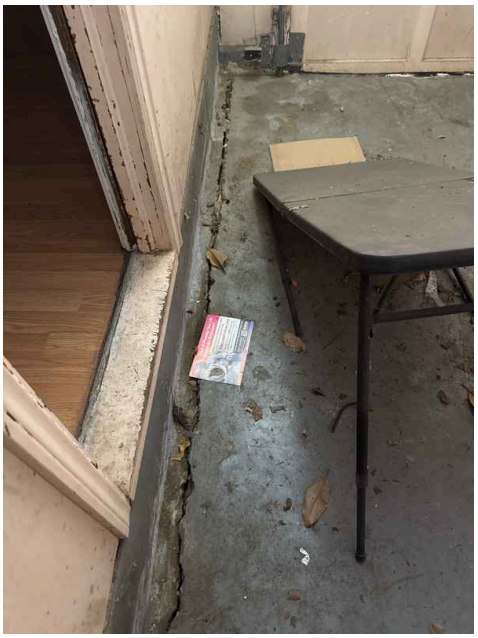
RECOMMENDATIONS

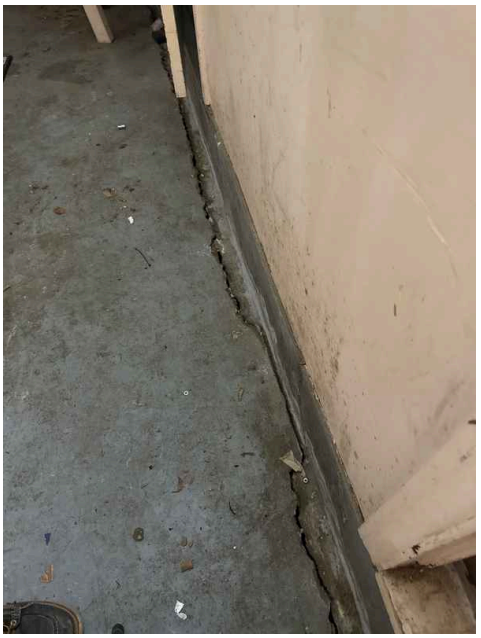
EVIDENCE OF SETTLEMENT

The garage structure shows evidence of settlement—see photos for details. Recommend evaluation and correction as necessary.

NOTE*

SEE IF PIER WORK HAS BEEN NOTED IN THIS REPORT. IF PIERS HAVE BEEN INSTALLED, OBTAIN PAPERWORK, INSTALLATION DIAGRAM AND WARRANTY INFORMATION, AND MONITOR OVER TIME.





11.1.3 ATTACHED GARAGE

RECOMMENDATIONS

EFFLORESCENCE

Efflorescence observed on the slab and stem walls of the garage—see photos. This white, powdery deposit of minerals happens when moisture wicks through the porous material and dries on the face of the slab or wall. Some chipping and spalling can also occur from the expansion of steel rebar in the slab. Recommend evaluation and correction as necessary.

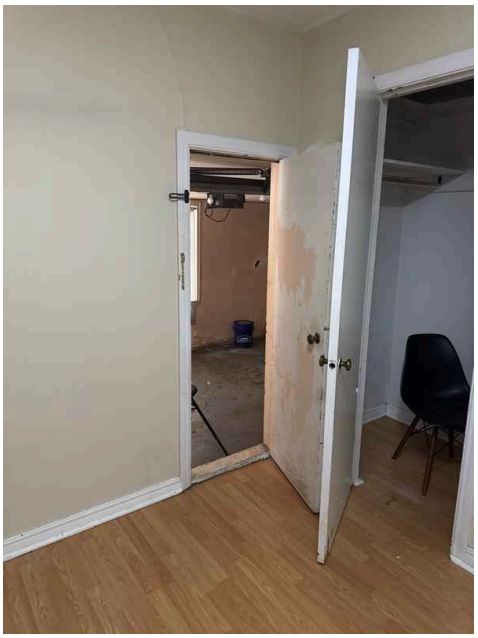


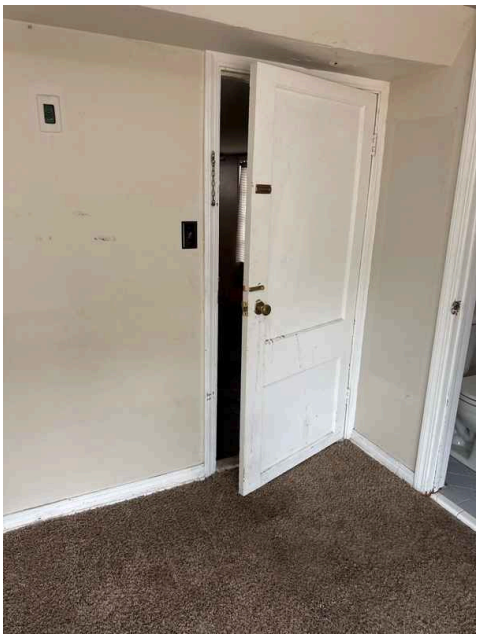
11.1.4 ATTACHED GARAGE

MAJOR DEFECT (SAFETY)

BEDROOM OPENS TO GARAGE

Modern building and safety standards do not allow openings from a private garage directly into a room used for sleeping purposes—see photos. Hazardous fumes that could be present in a garage can enter sleeping rooms. Recommend evaluation and correction as necessary.





STANDARDS OF PRACTICE

ROOF & FRAMING
I. The inspector shall inspect from ground level or the eaves: A. the roof-covering materials; B. the gutters; C. the downspouts; D. the vents, flashing, skylights, chimney, and other roof penetrations; and E. the general structure of the roof from the readily accessible panels, doors or stairs.

II.The inspector shall describe: A. the type of roof-covering materials.

III.The inspector shall report as in need of correction: A. observed indications of active roof leaks.

IV.The inspector is not required to: A. walk on any roof surface. B. predict the service life expectancy. C. inspect underground downspout diverter drainage pipes. D. remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces. E. move insulation. F. inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments. G. walk on any roof areas that appear, in the inspector’s opinion, to be unsafe. H. walk on any roof areas if doing so might, in the inspector's opinion, cause damage. I. perform a water test. J. warrant or certify the roof. K. confirm proper fastening or installation of any roof-covering material.

EXTERIOR
I. The inspector shall inspect: A. the exterior wall-covering materials, flashing and trim; B. all exterior doors; C. adjacent walkways and driveways; D. stairs, steps, stoops, stairways and ramps; E. porches, patios, decks, balconies and carports; F. railings, guards and handrails; G. the eaves, soffits and fascia; H. a representative number of windows; and I. vegetation, surface drainage, retaining walls and grading of the property, where they may adversely affect the structure due to moisture intrusion.

II.The inspector shall describe: A. the type of exterior wall-covering materials.

III.The inspector shall report as in need of correction: A. any improper spacing between intermediate balusters, spindles and rails.

IV.The inspector is not required to: A. inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting. B. inspect items that are not visible or readily accessible from the ground, including window and door flashing. C. inspect or identify geological, geotechnical, hydrological or soil conditions. D. inspect recreational facilities or playground equipment. E. inspect seawalls, breakwalls or docks. F. inspect erosion-control or earth-stabilization measures. G. inspect for safety-type glass. H. inspect underground utilities. I. inspect underground items. J. inspect wells or springs. K. inspect solar, wind or geothermal systems. L. inspect swimming pools or spas. M. inspect wastewater treatment systems, septic systems or cesspools. N. inspect irrigation or sprinkler systems. O. inspect drainfields or dry wells. P. determine the integrity of multiple-pane window glazing or thermal window seals.

FOUNDATION & STRUCTURE
I. The inspector shall inspect: A. the foundation; B. the basement; C. the crawlspace; and D. structural components.

II. The inspector shall describe: A. the type of foundation; and B. the location of the access to the under-floor space.

III. The inspector shall report as in need of correction: A. observed indications of wood in contact with or near soil; B. observed indications of active water penetration; C. observed indications of possible foundation movement, such as sheetrock cracks, brick cracks, out-of-square door frames, and unlevel floors; and D. any observed cutting, notching and boring of framing members that may, in the inspector's opinion, present a structural or safety concern. IV. The inspector is not required to: A. enter any crawlspace that is not readily accessible, or where entry could cause damage or pose a hazard to him/herself. B. move stored items or debris. C. operate sump pumps with inaccessible floats. D. identify the size, spacing, span or location or determine the adequacy of foundation bolting, bracing, joists, joist spans or support systems. E. provide any engineering or architectural service. F. report on the adequacy of any structural system or component.

ATTIC
I. The inspector shall inspect: A. insulation in unfinished spaces, including attics, crawlspaces and foundation areas; B. ventilation of unfinished spaces, including attics, crawlspaces and foundation areas; and C. mechanical exhaust systems in the kitchen, bathrooms and laundry area.

II. The inspector shall describe: A. the type of insulation observed; and B. the approximate average depth of insulation observed at the unfinished attic floor area or roof structure.

III. The inspector shall report as in need of correction: A. the general absence of insulation or ventilation in unfinished spaces.

IV. The inspector is not required to: A. enter the attic or any unfinished spaces that are not readily accessible, or where entry could cause damage or, in the inspector's opinion, pose a safety hazard. B. move, touch or disturb insulation. C. move, touch or disturb vapor retarders. D. break or otherwise damage the surface finish or weather seal on or around access panels or covers. E. identify the composition or R-value of insulation material. F. activate thermostatically operated fans. G. determine the types of materials used in insulation or wrapping of pipes, ducts, jackets, boilers or wiring. H. determine the adequacy of ventilation.

PLUMBING

I. The inspector shall inspect: A. the main water supply shut-off valve; B. the main fuel supply shut-off valve; C. the water heating equipment, including the energy source, venting connections, temperature/pressure-relief (TPR) valves, Watts 210 valves, and seismic bracing; D. interior water supply, including all fixtures and faucets, by running the water; E. all toilets for proper operation by flushing; F. all sinks, tubs and showers for functional drainage; G. the drain, waste and vent system; and H. drainage sump pumps with accessible floats.

II. The inspector shall describe: A. whether the water supply is public or private based upon observed evidence; B. the location of the main water supply shut-off valve; C. the location of the main fuel supply shut-off valve; D. the location of any observed fuel-storage system; and E. the capacity of the water heating equipment, if labeled.

III. The inspector shall report as in need of correction: A. deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously; B. deficiencies in the installation of hot and cold water faucets; C. mechanical drain stops that were missing or did not operate if installed in sinks, lavatories and tubs; and D. toilets that were damaged, had loose connections to the floor, were leaking, or had tank components that did not operate.

IV. The inspector is not required to: A. light or ignite pilot flames. B. measure the capacity, temperature, age, life expectancy or adequacy of the water heater. C. inspect the interior of flues or chimneys, combustion air systems, water softener or filtering systems, well pumps or tanks, safety or shut-off valves, floor drains, lawn sprinkler systems, or fire sprinkler systems. D. determine the exact flow rate, volume, pressure, temperature or adequacy of the water supply. E. determine the water quality, potability or reliability of the water supply or source. F. open sealed plumbing access panels. G. inspect clothes washing machines or their connections. H. operate any valve. I. test shower pans, tub and shower surrounds or enclosures for leakage or functional overflow protection. J. evaluate the compliance with conservation, energy or building standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping. K. determine the effectiveness of anti-siphon, backflow prevention or drain-stop devices. L. determine whether there are sufficient cleanouts for effective cleaning of drains. M. evaluate fuel storage tanks or supply systems. N. inspect wastewater treatment systems. O. inspect water treatment systems or water filters. P. inspect water storage tanks, pressure pumps, or bladder tanks. Q. evaluate wait time to obtain hot water at fixtures, or perform testing of any kind to water heater elements. R. evaluate or determine the adequacy of combustion air. S. test, operate, open or close: safety controls, manual stop valves, temperature/pressure-relief valves, control valves, or check valves. T. examine ancillary or auxiliary systems or components, such as, but not limited to, those related to solar water heating and hot water circulation. U. determine the existence or condition of polybutylene plumbing. V. inspect or test for gas or fuel leaks, or indications thereof.

ELECTRICAL

I. The inspector shall inspect: A. the service drop; B. the overhead service conductors and attachment point; C. the service head, gooseneck and drip loops; D. the service mast, service conduit and raceway; E. the electric meter and base; F. service-entrance conductors; G. the main service disconnect; H. panelboards and over-current protection devices (circuit breakers and fuses); I. service grounding and bonding; J. a representative number of switches, lighting fixtures and receptacles, including receptacles observed and deemed to be arc-fault circuit interrupter (AFCI)-protected using the AFCI test button, where possible; K. all ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible; and L. smoke and carbon-monoxide detectors.

II. The inspector shall describe: A. the main service disconnect's amperage rating, if labeled; and B. the type of wiring observed.

III. The inspector shall report as in need of correction: A. deficiencies in the integrity of the service entrance conductor's insulation, drip loop, and vertical clearances from grade and roofs; B. any unused circuit-breaker panel opening that was not filled; C. the presence of solid conductor aluminum branch-circuit wiring, if readily visible; D. any tested receptacle in which power was not present, polarity was incorrect, the cover was not in place, the GFCI devices were not properly installed or did not operate properly, evidence of arcing or excessive heat, and where the receptacle was not grounded or was not secured to the wall; and E. the absence of smoke detectors.

IV. The inspector is not required to: A. insert any tool, probe or device into the main panelboard, sub-panels, distribution panelboards, or electrical fixtures. B. operate electrical systems that are shut down. C. remove panelboard cabinet covers or dead fronts. D. operate or re-set over-current protection devices or overload devices. E. operate or test smoke or carbon-monoxide detectors or alarms F. inspect, operate or test any security, fire or alarms systems or components, or other warning or signaling systems. G. measure or determine the amperage or voltage of the main service equipment, if not visibly labeled. H. inspect ancillary wiring or remote-control devices. I. activate any electrical systems or branch circuits that are not energized. J. inspect low-voltage systems, electrical de-icing tapes, swimming pool wiring, or any time-controlled devices. K. verify the service ground. L. inspect private or emergency electrical supply sources, including, but not limited to: generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility. M. inspect spark or

lightning arrestors. N. inspect or test de-icing equipment. O. conduct voltage-drop calculations. P. determine the accuracy of labeling. Q. inspect exterior lighting.

INTERIOR
I. The inspector shall inspect: A. a representative number of doors and windows by opening and closing them; B. floors, walls and ceilings; C. stairs, steps, landings, stairways and ramps; D. railings, guards and handrails; and E. garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls.

II. The inspector shall describe: A. a garage vehicle door as manually-operated or installed with a garage door opener.

III. The inspector shall report as in need of correction: A. improper spacing between intermediate balusters, spindles and rails for steps, stairways, guards and railings; B. photo-electric safety sensors that did not operate properly; and C. any window that was obviously fogged or displayed other evidence of broken seals.

IV. The inspector is not required to: A. inspect paint, wallpaper, window treatments or finish treatments. B. inspect floor coverings or carpeting. C. inspect central vacuum systems. D. inspect for safety glazing. E. inspect security systems or components. F. evaluate the fastening of islands, countertops, cabinets, sink tops or fixtures. G. move furniture, stored items, or any coverings, such as carpets or rugs, in order to inspect the concealed floor structure. H. move suspended-ceiling tiles. I. inspect or move any household appliances. J. inspect or operate equipment housed in the garage, except as otherwise noted. K. verify or certify the proper operation of any pressure-activated auto-reverse or related safety feature of a garage door. L. operate or evaluate any security bar release and opening mechanisms, whether interior or exterior, including their compliance with local, state or federal standards. M. operate any system, appliance or component that requires the use of special keys, codes, combinations or devices. N. operate or evaluate self-cleaning oven cycles, tilt guards/latches, or signal lights. O. inspect microwave ovens or test leakage from microwave ovens. P. operate or examine any sauna, steamgenerating equipment, kiln, toaster, ice maker, coffee maker, can opener, bread warmer, blender, instant hot-water dispenser, or other small, ancillary appliances or devices. Q. inspect elevators. R. inspect remote controls. S. inspect appliances. T. inspect items not permanently installed. U. discover firewall compromises. V. inspect pools, spas or fountains. W. determine the adequacy of whirlpool or spa jets, water force, or bubble effects. X. determine the structural integrity or leakage of pools or spas.

INSTALLED APPLIANCES
10.1 The inspector shall inspect: F. **installed** ovens, ranges, surface cooking appliances, microwave ovens, dishwashing machines, and food waste grinders by using normal operating controls to activate the primary function.

10.2 The inspector is **NOT** required to inspect: G. installed and free-standing kitchen and laundry appliances not listed in Section 10.1.F. H. appliance thermostats including their calibration, adequacy of heating elements, self cleaning oven cycles, indicator lights, door seals, timers, clocks, timed features, and other specialized features of the appliance. I. operate, or confirm the operation of every control and feature of an inspected appliance.