ProTech
HOME & PROPERTY INSPECTIONS, INC.
770-277-5655
www.ProTech-Inspect.com

Inspection Report

LOCATED AT:
4502 Chartley Cir
Roswell, GA 30075
Wednesday, February 19, 2020

PREPARED EXCLUSIVELY FOR:
Jason & Allison Bunin

BUYERS AGENT:
Kathleen Teare
Keller Williams
(706) 464-3456

LISTING AGENT:
Kathy Stephenson
Redfin Corporation
(770) 656-7546

CERTIFIED INSPECTOR

AWARDED

Executive Summary

This is a summary review of the inspectors' findings during this inspection. However, it does not contain every detailed observation. This is provided as an additional service to our client, and is presented in the form of a listing of the items which, in the opinion of your inspector, merit further attention, investigation, or improvement. Some of these conditions are of such a nature as to require repair or modification by a skilled craftsman, technician, or specialist. We cannot determine the skill proficiency in handling smaller defects and findings observed in the report by the client, therefore we always recommend items in this report be handled by licensed professionals.

Often, following the inspector's advice will result in improved performance and/or extended life of the component(s) in question. In listing these items, your inspector is not offering any opinion as to who, among the parties to this transaction, should take responsibility for addressing any of these concerns. As with most of the facets of your transaction, we recommend consultation with your Real Estate Professional for further advice with regards to the following items:

OBSERVATIONS/COMMENTS
LANDSCAPING GROUNDS
s-23: Trees are touching or overhanging the left side of the roof. Recommend trimming to avoid roof surface damage and wildlife entry.

STONE OBSERVATIONS/ COMMENTS
WALLS EXTERIOR ELEMENTS
s-29: Broken or missing pieces noted.

PORCH OBSERVATIONS/ COMMENTS
PORCH EXTERIOR ELEMENTS
s-34: Loose railing noted. Repairs are recommended.

STAIRWAY OBSERVATIONS/COMMENTS
STAIRWAYS EXTERIOR ELEMENTS
s-37: Recommend a hand railing at all stairways with more than 3 steps in a row.

DECK OBSERVATIONS/COMMENTS
DECKS EXTERIOR ELEMENTS
s-39: The deck was observed to have several deficiencies including but not limited to improper attachment over siding, no visible flashing at the house junction, lag bolts primarily attaching deck to house, improperly notched 4x4 guardrail support posts, loose guard rails, loose hand railings and missing lateral bracing on the support posts in need of further evaluation and repairs by a licensed deck contractor.

s-40: Front balcony was observed defects including but not limited to: improper attachment over siding, and no visible flashing at the house junction

RETAINING WALL OBSERVATIONS/COMMENTS
RETAINING WALLS EXTERIOR ELEMENTS
s-42: Recommend a hand railing around the top of the wall when the wall height is 30 inches or more above grade.

s-43: Settlement displacement/Cracks noted. Monitor in future years and budget to replace depending on the movement over the next few years.

WATER PRESSURE
SUPPLY LINES PLUMBING SYSTEM
s-57: Elevated water pressure was observed to be above the acceptable range of 40 - 80 psi when tested. Elevated water pressure will put excessive stress on supply pipes and fixtures that will eventually cause water leaks. Water pressure can be adjusted at the water pressure regulator and regulators are a replaceable item that will eventually require replacement.

MASTER BATH OBSERVATIONS/COMMENTS
BATHROOM SECTION
s-85: No access to tub jet motor. Without access to the tub jets repairs will be difficult.

BASEMENT 1 BATH OBSERVATIONS/COMMENTS
BATHROOM SECTION
s-87: No P-trap visible at basement tub

HEATING SYSTEM CONDITION
HEATING SYSTEM CONDITION HEATING/ COOLING SYSTEM
s-93: Excluding any listed defects, the HVAC unit was observed to operate in servicable condition when tested with normal operating controls. We recommend routine service (generally twice a year) per manufacturer installation instructions to ensure proper performance and to uphold any applicable product warranty.

CONDITION
AIR CONDITIONING HEATING/ COOLING SYSTEM
s-99: The central air system cannot be tested in cold weather conditions. We do not recommend testing the unit when the temperature is below 65 degrees or damage could occur to the exterior components. We recommend further evaluation by a licensed HVAC contractor to check refrigerant levels and operation.

s-100: The suction line insulation is damaged in the front center attic and is needed for proper operation. Repairs are not expensive and will have a positive impact on the operation of the unit.

CONDITION
DUCTWORK HEATING/ COOLING SYSTEM
s-104: Inadequate clearance at the HVAC ductwork from flue pipe

PANEL CONCERNS
ELECTRICAL PANELS ELECTRICAL SYSTEM
s-112: Panels are without the benefit of complete labeling.

ATTIC ELECTRICAL
CONDUCTORS ELECTRICAL SYSTEM
s-118: Wire connections were observed that were not in a closed junction box. All wire connections need to be located inside a closed box for safety reasons.

OUTLETS CONCERNS
FIXTURES, SWITCHES & OUTLETS ELECTRICAL SYSTEM
s-122: GFCI outlet defective and not tripping/resetting at the front door and rear patio

SINK AREA
KITCHEN
s-131: Plumbing trap not visible under the kitchen sink, however is likely covered by finishing materials.

DISHWASHER
KITCHEN
s-134: The dishwasher drain line is incorrectly installed. It should extend as high as possible under the counter to prevent grey water from entering the dishwasher in the event of a backup in the sink. Incorrect installation is a common problem that is easily corrected.

FIREPLACE CONCERNS
FIREPLACE/GAS OR WOOD BURNING STOVES INTERIOR
s-167: Gaps are visible between the brick and gas pipe junction. If burning embers get into the gaps it may be a fire hazard. We recommend sealing all gaps around the firebox.

ATTIC OTHER CONDITION
OTHER CONCERNS ATTIC
s-173: Inadequate clearance from insulation to a flue pipe noted in right side of attic

PEST CONCERNS
OTHER CONCERNS ATTIC
s-174: Wildlife nesting materials/ dive holes/ wildlife trails in the insulation were observed in the attic. Recommend removal. Wildlife in the attic can do substantial damage by chewing on wires and plastic ductwork.

CONDITION
POOL SHELL POOL/SPA & EQUIPMENT
s-179: Waterfall feature's stone venneer appears to be possibly shifting away from decking. Recommend monitoring in future for further movement

POOL LIGHTS
POOL LIGHTS POOL/SPA & EQUIPMENT
s-182: Not operable. If a defective bulb is at fault, replacement may cost $50 or more. Otherwise, further evaluation and repairs will be needed by a licensed electrician.

CHILD PROTECTION FENCING
POOL DECKING POOL/SPA & EQUIPMENT
s-185: None is provided.

s-186: Check with the local town Building Department as to fencing requirements with regard to the swimming pool. Most areas require a complete pool enclosure with automatic self latching gates that are high enough a small child cannot climb over or operate. When the pool area opens to the house an alarm should be installed to notify adults when the door is opened.

PRESSURE
POOL FILTER POOL/SPA & EQUIPMENT
s-191: A higher than normal pressure indicates the need for filter cleaning or replacement.

TYPE & CONDITION
HEATERS POOL/SPA & EQUIPMENT
s-194: Gas supply line is rusting, recommend rust preventative paint be applied

Wednesday, February 19, 2020
Jason & Allison Bunin
4502 Chartley Cir
Roswell, GA 30075

Dear Jason & Allison Bunin,

We have enclosed the report for the property inspection we conducted for you on Wednesday, February 19, 2020 at:

4502 Chartley Cir
Roswell, GA 30075

Our report is designed to be clear, easy to understand, and helpful. Please take the time to review it carefully. If there is anything you would like us to explain, or if there is other information you would like, please feel free to call us. We would be happy to answer any questions you may have.

We thank you for the opportunity to be of service to you.

Sincerely,

Inspector: Ryan Jones
Protech Home & Property Inspections Inc.

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PROTECH INSPECTION REPORT

REPORT LIMITATIONS This report is intended only as a general guide to help the client make an evaluation of the overall big picture condition of the building, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. While many people use the inspection and report as a tool to negotiate, our goal is to find problems in excess of $1000 and often will not address smaller problems. Where specific minor repairs are mentioned, they are included to give you, the purchaser, an idea of the types of problems with the building and should not be considered a comprehensive list of defects.

The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, probing of building materials, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report.

The inspection fee is based on one visit to the property at the time scheduled. If additional visits are required due to utilities being off or limited access to some areas additional charges will apply. Systems and conditions which are not within the scope of the building inspection include, but are not limited to: formaldehyde, lead paint, asbestos, mold, toxic or flammable materials, and other environmental hazards; pest infestation, playground equipment, laundry equipment, efficiency measurement of insulation or heating and cooling equipment, interior of chimney flues, internal or underground drainage or plumbing, buried oil tanks, any systems which are shut down or otherwise secured; water wells (water quality and quantity) zoning ordinances; intercoms; satellite dishes; television wiring; computer wiring; doorbells; security systems; exterior security and yard lighting; heat sensors; cosmetics or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection.

The inspection report should not be construed as a compliance inspection of any governmental or non governmental codes or regulations. This is not a code inspection and we will not point out code violations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, cost, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience. We certify that our inspectors or Protech Homes & Property Inspections Inc. have no interest, present or contemplated, in this property or its improvement and no involvement with tradespeople or benefits derived from any sales or improvements.

To the best of our knowledge and belief, all statements and information in this report are true and correct. Should any disagreement or dispute arise between Protech Homes & Property Inspections Inc. and the client, as a result of this inspection or report, the parties agree any litigation arising shall be filed in the Circuit court for Gwinnet County, Georgia . In the event that Company and/or its inspector(s) are found liable due to breach of contract, breach of warranty, negligence, negligent misrepresentation, or any other theory of liability, the liability of the Company and its inspectors shall be limited to a sum equal to the amount of the fee paid by the Client for the inspection and report. The parties perty in quagree that any claim asserted must be brought within one (1) year of the accrual oof the cause of action. A pre-inspection agreement signed at the time of the inspection supercedes in any dispute. In the event of a claim, the Client will allow a Protech Homes & Property Inspections Inc. representative to enter the premises and inspect the claim area in question prior to any repairs or the client waives the right to make any claim. Client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency.

OTHER INSPECTIONS AND EVALUATIONS SUCH AS TERMITE INSPECTIONS, EIFS EVALUATIONS, PARTIAL INSPECTIONS, INFRARED SCANNING, COMMERCIAL INSPECTIONS AND MOLD SAMPLING WILL NOT INCLUDE ALL OF THE ABOVE IF WE ARE NOT PERFORMING A FULL RESIDENTIAL INSPECTION.

INSPECTOR INFORMATION

INSPECTOR OF RECORD
1: Ryan jones

TYPE OF INSPECTION

INSPECTION TYPE
2: Standard Home Inspection

BUILDING CHARACTERISTICS

ESTIMATED AGE OF BUILDING
3: Built around 1998

BUILDING STYLE
4: Single Family Home

OVERALL FINDINGS

INSPECTORS OPINION

INSPECTORS OPINION
5: A visual/ non destructive mold like substance evaluation is included in this home inspection, every Protech inspector has extensive training in the field of fungal and microbial growth inside residential homes. In order for mold to develop inside a home a moisture condition must be present. Examples of a moisture condition include high humidity levels, active roof leaks, waste water leaks, moisture intrusion through foundation components, water supply leaks, moisture damage and intrusion through exterior wall components. It is imperative that moisture conditions favorable to microbial growth be eliminated or any cleanup undertaken will likely need to be repeated.

A musky smell can sometimes indicate a moisture condition in the home. Special attention is recommended in these areas as mold like substances may not be visible during the home inspection. Finished areas, and occupant belongings in the home limit our visibility. When mold like substances are found, often the full extent of the potential contamination cannot be determined without additional evaluation and testing. Testing is always recommended based if there are favorable moisture conditions observed to determine the extent and type of any potential contamination. In our region ventilated crawlspaces are very prone to having high humidity levels and improperly installed vapor barriers, these conditions more often than not present favorable conditions for microbial growth, even with no visible indications we recommend routine monitoring as some mold species like penicillium can develop within a 24 hour time period. Encapsulation is how our area deals with humid crawlspaces, this is a beneficial upgrade that although not required is highly recommended to enhance the quality of the indoor air.

WARRANTY RECOMMENDATIONS

WARRANTY RECOMMENDATIONS
6: We recommend purchasing a one year warranty based on the age of some of the mechanical systems and the likelihood for future repairs or replacements. If systems are in need of repair at this time or are very old we strongly recommend service and obtaining a reciept for completed repairs before settlement to help prevent the warranty company from calling it a pre-existing condition and denying coverage.

STRUCTURE

Most building inspectors are not licensed structural engineers and as such cannot legally render a structural opinion. We suggest having any cracks wider than 1/4" or long horizontal cracks in a foundation wall evaluated by a structural engineer. In general small cracks in an older home are considered normal as most buildings are moving to some degree. All cracks in a foundation are considered a structural failure and should be monitored for future movement by taking photos of them and rechecking for changes periodically. That does not necessarily mean a crack needs repair immediately or perhaps at all. If cracks widen significantly within a few years further

evaluation is recommended by a licensed structural engineer. It is always possible that small cracks may be an indicator of larger problems that may be hidden from view in a completely different area of the home.

BUILDING COMPONENTS

FOUNDATION
7: Concrete slab
8: Poured Concrete

STRUCTURAL WALLS
9: Wood frame construction

FLOORING
10: The floors are supported by truss joists covered with plywood sheathing

ROOF FRAMING
11: The roof is constructed using 2x dimensional lumber covered by plywood sheathing

STRUCTURE OBSERVATIONS & COMMENTS

FOUNDATION OBSERVATIONS
12: Normal hairline cracks were noted in the foundation wall / slab. These cracks are typically the result of normal expansion and contraction and should not be considered a structural concern unless the cracks widen substantially assuming all areas of the foundation are visible. That being said, all cracks should be monitored for future movement by taking pictures to compare in future years.

BASEMENT/CRAWLSPACE

While basements today are often used as living spaces, they in many cases were not built to repel water adequately. If water collects near the foundation, the odds on it getting into the basement or crawlspace are very high. A home inspection is a snapshot in time and most basements have had water infiltration at some point in the past visible or not. Where we see evidence of water penetration we will report it, but in many cases walls and or floors have been painted, finished, carpeted, and/or blocked by storage. In these cases there may not be evidence of past or even current leakage. The only way to be certain that a basement or crawlspace does not leak is to observe conditions over a prolonged period of wet conditions.

It is not uncommon to see stains that have been in place since a major water event 20 years in the past. Where viewed we routinely test these areas with a moisture meter, however we cannot always tell if the area will leak in the future. When there is a negative grade or problems with the gutters or downspouts outside the odds on future basement dampness increase significantly regardless of past history of conditions at the time of the inspection.

When moisture conditions are elevated it is common to have mold growth. Mold grows quickly and conditions can go from not even visible to obvious in as little as a couple of days. Mold cannot be determined with certainty without lab analysis. A mold test is recommended whenever basement dampness is found or suspected. If you have any sensitivity toward mold or are particularly concerned about mold we can do air sampling either during or after the inspection. Results take about 3-5 days after testing. The home inspection is not a mold evaluation, but one can be arranged for an addition fee if desired. No indoor air quality is conducted in the scope of a standard home inspection. You should be aware a mildew smell is evidence of microbial growth in the area, and further investigation including mold sampling is recommended. You should assume a certain level of mold will always exist in a crawlspace as most crawlspaces offer optimum conditions for mold growth.

CRAWLSPACE

INSPECTION METHOD

13: From crawlspace The crawlspace evaluation is done based on a representative sampling method. All boards, joists, sheathing, piers, foundation areas, sill plates, pipes, wires, insulation, ducting, vents and parts of the vapor barrier are not evaluated. We make assumptions based on a representative sampling of conditions viewed. There is always a chance problems exist that were not detected in the representative sampling.

GROUNDS

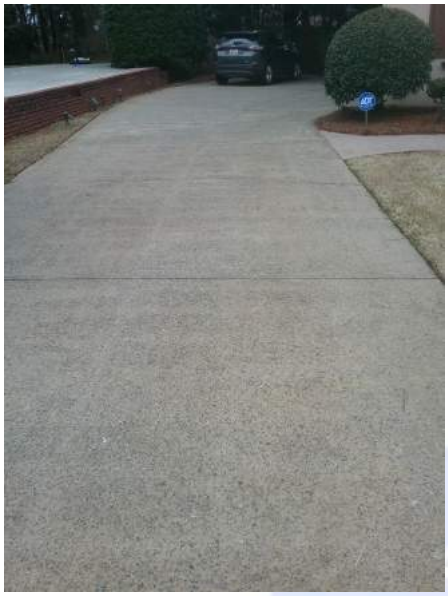
This inspection is visual in nature and does not attempt to determine drainage performance of the site or the condition of any underground piping, including municipal water and sewer service piping or septic systems. Areas too low to enter, or in some other manner not accessible, are excluded from the inspection and are not addressed in the report. We routinely recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs.

The inspection of the lawn irrigation system is not part of a standard home inspection, but can be done for an extra fee. Most homes are in need of regrading somewhere around the foundation. Failure to move water away from the home is the number one cause of water getting into the building. You should assume there is some level of risk of water getting into the building regardless of past history if the proper grade is not established.

FLATWORK

DRIVEWAY DESCRIPTION

14: Concrete



DRIVEWAY OBSERVATIONS/COMMENTS

15: Serviceable, normal condition for the age.

SIDEWALK DESCRIPTION

16: Concrete

17: Stamped concrete

SIDEWALK OBSERVATIONS/COMMENTS
18: Good condition

PATIO DESCRIPTION
19: Concrete

PATIO OBSERVATIONS/COMMENTS
20: Serviceable, normal condition for the age of the material.

GRADING

GENERAL GRADE
21: Grade at foundation appears serviceable aside from any listed defects allowing surface water to flow away from the foundation.

LANDSCAPING

OBSERVATIONS/COMMENTS

22: Typical condition of landscaping surrounding the building was visible

23: Trees are touching or overhanging the left side of the roof. Recommend trimming to avoid roof surface damage and wildlife entry.

EXTERIOR ELEMENTS

Areas hidden from view by finished walls or stored items can not be judged and are not a part of this inspection. Moving of storage items is beyond the scope of this inspection. Minor cracks are typical in many foundations and most do not represent a structural problem, but do indicate movement and should be monitored. All exterior grades should allow for surface and roof water to flow away from the foundation. Non-pressure treated wood should never be below grade or wood will rot and insects may enter and do damage. All concrete slabs experience some degree of cracking due to shrinkage in the drying process. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined. The exterior elements listed in this report are those that make up the majority of the building or critical areas. The report is not a comprehensive list of exterior defects, but should be considered a representative sampling. Unless otherwise noted, the house exterior was inspected from the ground.

The chimney inspection was limited to viewing the chimney by looking up into the fireplace when possible and inspection from the ground unless otherwise noted. Where cleaning of a chimney is recommended, further evaluation should also be done as many repairs are not evident until the chimney is cleaned and a cleaning of the chimney often results in additional recommendations. Taking apart metal flue pipes to view the interior is beyond the scope of this inspection. In an older home over 25 years of age with a masonry chimney, cracks in the chimney liner, spalling bricks, un-pargeted smoke shelves or oversized flues used with modern high efficiency gas appliances are common and may require expensive repair. We recommend further evaluation by a licensed chimney sweep in any chimney older than 25 years of age regardless of the stated visual condition.

Few decks built more than 5 years ago would conform to todays building practices. The deck is evaluated for functionality only and not code compliance. Many decks and porches show indications of settlement and/or wood rot or rusting components. Where we deem settlement, rust or rot to be extensive and in need of repair in the near future we will report it, but minor settlement or wood rot is common and will usually not be reflected in the inspection report.

Retaining walls, foundations and building walls are evaluated for functionality and often show evidence of movement to some extent. Where movement does not appear to result in complete failure of the wall in the near term in our judgment, such movement may not be reflected in the report. In our opinion all cracks greater than 1/4" in width or when added up on the same wall greater than 1/4" in a house wall should be evaluated by a structural engineer.

Where wood rot is observed in exterior siding or trim there is always a possibility for additional damage below what is observed. The inspection report does not attempt to report on all areas needing repair. Where more than one area is in need of repair, you should assume other repairs are needed and have the home evaluated by a qualified contractor to get an accurate estimate on repair costs.

CHIMNEY

CHIMNEY DESCRIPTION
24: Stucco

OBSERVATIONS/COMMENTS
25: We were unable to view the top or inside of the chimney adequately to render an opinion on the overall condition of the inside flue liner. We recommend further evaluation by a chimney sweep and repairs done as needed to any chimney over 25 years of age. Repairs can be expensive.

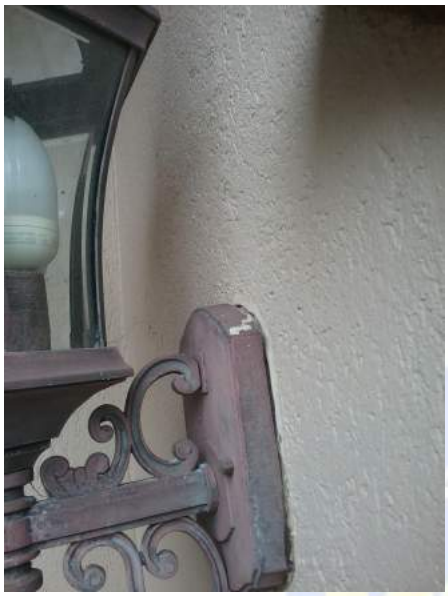
WALLS

SIDING DESCRIPTION
26: Stone veneer siding

27: Stucco siding

STUCCO OBSERVATIONS/ COMMENTS

28: As typical maintenance for stucco siding ensure all wall penetrations and junctions between dissimilar materials remain caulked and painted to prevent moisture damage and possible moisture intrusion.



STONE OBSERVATIONS/ COMMENTS

29: Broken or missing pieces noted.

TRIM

TRIM DESCRIPTION

30: Wood trim

31: Vinyl trim

WOOD TRIM OBSERVATIONS/ COMMENTS

32: As typical maintenance for wood trim ensure the trim joints, splits, and junctions between dissimilar materials remain caulked and painted to prevent moisture damage and possible moisture intrusion.

PORCH

PORCH DESCRIPTION

33: Front porch material is stone

PORCH OBSERVATIONS/ COMMENTS

34: Loose railing noted. Repairs are recommended.

35: Recommend repointing mortar joints

STAIRWAYS

STAIRWAY DESCRIPTION

36: Stone

STAIRWAY OBSERVATIONS/COMMENTS

37: Recommend a hand railing at all stairways with more than 3 steps in a row.

DECKS

DECK DESCRIPTION

38: Pressure-treated wood structure with Trex decking

DECK OBSERVATIONS/COMMENTS

39: The deck was observed to have several deficiencies including but not limited to improper attachment over siding, no visible flashing at the house junction, lag bolts primarily attaching deck to house, improperly notched 4x4 guardrail support posts, loose guard rails, loose hand railings and missing lateral bracing on the support posts in need of further evaluation and repairs by a licensed deck contractor.

40: Front balcony was observed defects including but not limited to: improper attachment over siding, and no visible flashing at the house junction

RETAINING WALLS

RETAINING WALL DESCRIPTION

41: Stone

RETAINING WALL OBSERVATIONS/COMMENTS

42: Recommend a hand railing around the top of the wall when the wall height is 30 inches or more above grade.

43: Settlement displacement/Cracks noted. Monitor in future years and budget to replace depending on the movement over the next few years.

ROOF SYSTEM

The foregoing is an opinion of the general quality and condition of the roofing material. The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. This report is issued in consideration of the foregoing disclaimer. The only way to determine whether a roof is absolutely water tight is to observe it during a prolonged rainfall. Many times, this situation is not present during the inspection.

Our inspection is performed from the equivalent of a 16' extension ladder. Multi story roofs are observed from the ground with binoculars and the attic. In some cases we may not be able to observe all roof surfaces due to the height of the building, restricted access (as on a flat roof with no access hatch), or weather conditions. In those cases we recommend further evaluation by a licensed roofer equipped with the necessary equipment to access these areas.

Where we suggest repairs or further evaluation on a roof, gutter, skylight or flashing it is recommended that the entire roof, gutter, skylights and flashing system be looked at and not just the area suggested. More often than not when one area needs repair other areas need attention as well.

Where ages of the roof or projected remaining life are offered, we do not mean that there will be no problems until then. We offer these comments as a guide to the advisability of repairs vs. replacement only. In a newer roof even expensive repairs may be a good choice, but in an older roof minor repairs may not be the best course of action.

ROOF

ROOF DESCRIPTION

44: Composition shingles. This is the material of choice for most sloped roofs in our climate. Often referred to as fiberglass, asphalt or 3 tab shingles they have an average life of 15-20 years. Some better grades known as architectural style shingles, can have as much as a 30 year warranty, but we rarely see a roof of this type last beyond 25 years. A lighter shade will general absorb less heat and last longer.

45: Metal raised seam roofing. This is a quality product that lasts for many decades when installed properly. The surface can be slippery with increased pitches that may prevent the inspector from walking the roof surface. Common areas to maintain to prevent leakage are flashing at roof penetrations, the rubber bushings on fasteners, and flashings.

ROOF ACCESS

46: Unable to fully access due to height/pitch/weather/type . We recommend areas not visible at the time of inspection be evaluated by a licensed roofer before due dilligence or closing.




MAINTENANCE RECOMMENDATIONS

47: We recommend having the roof checked by a licensed roofer going forward and every few years to avoid leaks and make repairs before problems can be seen from the interior of the building.

EXPOSED FLASHINGS

FLASHING DESCRIPTION

48: Metal

FLASHING OBSERVATIONS/COMMENTS

49: No observed or reported deficiencies were noted.

GUTTERS & DOWNSPOUTS

GUTTER & DOWNSPOUT DESCRIPTION

50: Aluminum gutters and downspouts. This is the material of choice for most homes in this area. Aluminum is a long lived material that does not require painting. Periodically, you should check to verify the gutters are still firmly secured to the house and that they are not clogged with debris.

GUTTER OBSERVATIONS/COMMENTS

51: Recommend extending the downspouts six feet or more as needed to help route water away from the building and foundation.

GARAGE - CARPORT

Any holes between the garage wall and the residential living space should be sealed with fire rated material such as fire rated drywall. The installation of pull down stairs in the garage is a prime example of an improper hole cut into the roof, but is commonly done.

Garage door openers should be tested monthly to verify proper operation including safety features like electric eyes and proper bounce back when met by an obstruction. Garage doors need maintenance including, painting, oiling the rollers and chains, tightening nuts and bolts along with inspection of older springs. Garage doors and openers frequently fail and may do so between the time of the inspection and move in. Be sure to test the door for proper operation on your final walkthrough to verify it is still functioning properly. Some older garage doors do not have the newer safety devices that prevent the door from closing on children. In these cases we routinely recommend replacement.

It is not a good idea to plug freezers and refrigerators into GFCI outlets in the garage as they are easily tripped by occupants inside or electrical storms and food may spoil.

GARAGE DESCRIPTION

LOCATION
52: Three car

FIRE WALL

FIREWALL OBSERVATIONS/COMMENTS
53: No observed or reported deficiencies were noted.

GARAGE DOOR(S)

GARAGE DOOR OBSERVATIONS/COMMENTS
54: Aside from any listed defects the automatic garage door openers were observed to operate in serviceable condition.

PLUMBING SYSTEM

All underground piping related to water supply, waste, or sprinkler use are excluded from this inspection. Leakage or corrosion in underground piping cannot be detected by a visual inspection without a sewer camera evaluation and water may not run at the time of the inspection in enough quantity to identify sewer backups that might be clogged out in the yard. A sewer camera inspection is the only way to determine the likelihood of future as well as current problems within the main drain line from the house to the street. This inspection can be done by one of our inspectors for an additional fee if desired. If this home is over 30 years of age or there are large trees in the yard near the pipes, we recommend the drains be scoped to identify any potential problems. Most do not require expensive repairs, but in cases where pipes have to be replaced repairs can be costly.

Backflow preventers are installed in many homes today to prevent risk of contamination to the water supply. In most cases, the backflow preventer is required to be replaced every 5 years, but often has not been changed.

This area has seen numerous problems with pin hole leaks in copper pipes in recent years. Buildings on well and septic systems should have the well water tested and the septic pumped if not pumped within the last year. Inspection of the septic system is beyond the scope of this inspection. Normally a septic system can go 3-5 years between pumping. Buildings on well water with copper supply pipes should also have the water tested for acidity as the copper pipes can be corroded and need replacement if not properly protected. Testing water supply for quality and quantity are beyond the scope of this inspection. Leaks can occur without warning in any home and will happen in every home from time to time. In homes where leaks are detected or have occurred in the past there is a greater risk of mold growth. Leaks should be repaired quickly when they occur.

SUPPLY LINES

MAIN ENTRY PIPE DESCRIPTION
55: Appears to be plastic

LOCATION OF MAIN SHUTOFF
56: Basement right side wall.

WATER PRESSURE
57: Elevated water pressure was observed to be above the acceptable range of 40 - 80 psi when tested. Elevated water pressure will put excessive stress on supply pipes and fixtures that will eventually cause water leaks. Water pressure can be adjusted at the water pressure regulator and regulators are a replaceable item that will eventually require replacement.

MAIN ENTRY OBSERVATIONS/COMMENTS
58: No observed or reported deficiencies were noted.

INTERIOR SUPPLY PIPES DESCRIPTION
59: Combination of materials
60: Copper.

61: PEX (Cross Linked Polyethylene).

INTERIOR SUPPLY OBSERVATIONS/COMMENTS
62: Aside from any listed defects the water supply pipes were observed to be visually operational, however there is always a possibility of unseen defects that may be hidden from view.

WASTE LINES

DRAIN DESCRIPTION
63: Plastic.

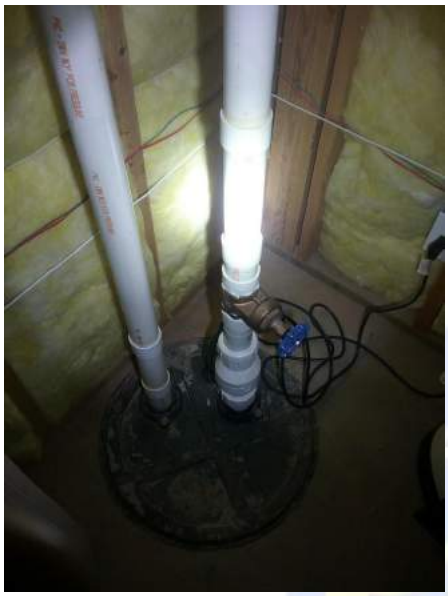
DRAIN PIPE OBSERVATIONS/COMMENTS
64: There is always a possibility for damaged or broken pipes hidden from view at the time of the inspection. Additionally some slower leaks may not become visible during the inspection process and may show up after a period of time. While our system of testing plumbing fixtures is likely to find defects, sometimes these issues do not show up during the 3-4 hours we are on site. We recommend monitoring under plumbing fixtures and areas below bathrooms for the first few months after moving in for any developing issues.

65: Appears serviceable with no indications of problems at the time of the inspection, but we recommend that you inquire with the seller about any history of drain clogs, prior leaks, repairs, slow draining, and sounds of improper venting.

VENTING OBSERVATIONS/COMMENTS
66: Venting materials are the same product as waste lines and appear serviceable from a visual observation.

EJECTOR PUMP

67: The house is equipped with a sewer ejector and was observed to operate serviceably and was located in the rear of the lower level to pump the sewage up to the level of the drain exiting the house. We recommend sewage ejector and lift station pumps have alarms in case of failure. The average life for a pump is around 10 years depending on use. While the unit was operating when tested at the inspection, we cannot determine remaining life expectancy or when this unit will fail.



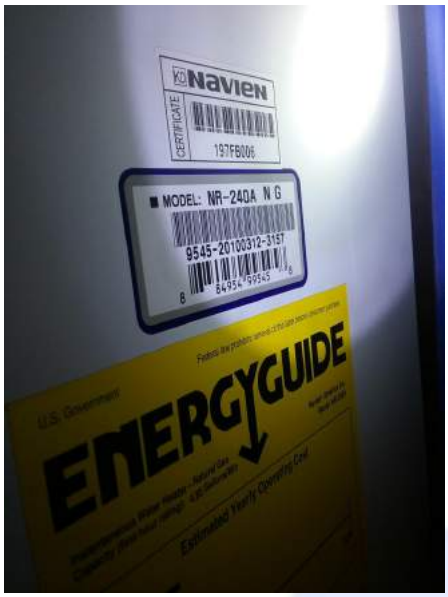
WATER HEATER

FUEL SOURCE AND SIZE

68: Gas fired, on demand water heater installed. Generally these units have an efficient lifespan of 20 years. Ideally these units will need to be installed as the first gas fired appliance coming from the gas supply pipe, measuring pipe width and span is considering outside the scope of our inspection, however we recommend further evaluation by a licensed plumbing contractor to verify manufacturers installation instructions if in question on location.

LOCATION

69: Basement



AGE

70: Manufactured around 2010 . The average life for storage tank water heaters today is 8-12 years, and generally 20 years for tankless units. Any water heater over 7 years of age has the potential for failure at any time. That being said, some may last for 20 years or more, thus unless the waterheater is located in an area that will cause significant damage when it fails most people change the waterheater when it begins to leak or develops other problems to expensive to warrant repair.

WATERHEATER OBSERVATIONS/COMMENTS

71: Operating with no sign of leakage at time of inspection. Aside from any listed defects tested hot water fixtures were serviceable at the time of the inspection. We recommend routine maintenance be performed per manufacturer installation instructions, generally the water heater should be drained once a year.

GAS/OIL LINES

TYPE OF FUEL PIPE DESCRIPTION

72: Black iron

LOCATION OF GAS METER

73: Exterior right side

HOSE FAUCETS

HOSE BIBB OBSERVATIONS/COMMENTS

74: The exterior hose bibbs were observed to operate in serviceable condition aside from any listed defects.

UTILITY SINK

UTILITY SINK OBSERVATIONS/COMMENTS

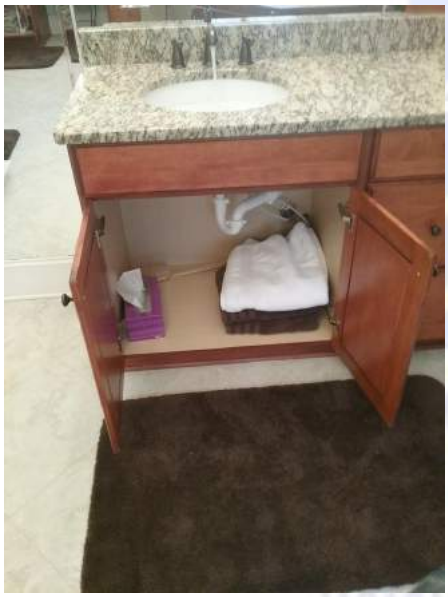
75: Operational

BATHROOM SECTION

Shower pans are visually checked for leakage, but leaks often do not show except when the shower is in actual use. Determining whether shower pans, tub/shower surrounds are water tight is beyond the scope of this inspection. It is very important to maintain all grouting and caulking in the bath areas. Small imperfections can allow water to get into the wall or floor areas and cause damage. Damage to the structure including wood rot, mold and mildew under areas that have had leakage either in the past or currently is always a possibility and should be anticipated in areas that have had prolonged leaks. Sometimes these repairs can be expensive and is usually not discovered until the walls or flooring is removed in the course of remodeling. Proper ongoing maintenance will be required with all homes. Expect a slow drain in at least one fixture or pipe in a bath every so often. Check for leaks both at the sink spout and under the sink every few months as leaks can develop at any time. Turning the small supply valves at the fixtures often causes a leak. Newer high quality valves are available that are not prone to leaking. Toilets often leak from the tank into the bowl resulting in higher water bills but may not happen with every flush and is not likely to be caught in the course of a home inspection as we are in each bathroom for a short time. This is often and intermittent problem that can be repaired inexpensively (under $10 for materials) by changing the hardware inside the tank. It is rare that a toilet cannot be repaired, but plumbers often recommend replacement rather than repair. Few warranties will cover toilets and repairs to toilets. If in the course of remodeling tiles are removed in wet areas, expect to find mold as grout is a porous material and water will get behind the tiles in time. It is not uncommon for small repairs to become larger repairs due to unseen problems and/or parts that are no longer available.

OVERALL OBSERVATIONS/COMMENTS

76: The condition of the bathrooms as a whole is typical for the age and area. As with all homes, there are some repairs needed.



MAINTENANCE TIPS

77: Caulking is needed frequently in all bathrooms in areas like the counters, tub enclosure, shower enclosure, sink perimeters, faucet penetrations, commode bases, and other junctions of dissimilar materials. Some of these areas were visible at the time of the inspection.

78: Keep the area between the tiles and dissimilar materials well grouted to avoid water intrusion.

79: Clean the whirlpool tub by filling it above the level of the jets and then running a mixture of bleach and water for 30 minutes to kill and remove any growing bacteria and germs. Depending on the tub size you will need to add anywhere from 2 to 4 cups of bleach. You may want to run the tub first with dishwashing detergent for 30 minutes to get rid of other buildup.

80: All commodes installed on a tile floor should be caulked at the base to prevent moisture intrusion.

HALL BATH OBSERVATIONS/COMMENTS

81: The commode is loose and needs to have the wax ring replaced at this time to prevent leaks visible and/or hidden. While this is generally not an expensive repair, it can be if the flange is cracked or broken.

82: Stopper did not operate properly or is missing parts.

MASTER BATH OBSERVATIONS/COMMENTS

83: The toilet is loose and needs to have the wax ring replaced at this time to prevent leaks visible and/or hidden. While this is generally not an expensive repair, it can be if the flange is cracked or broken.

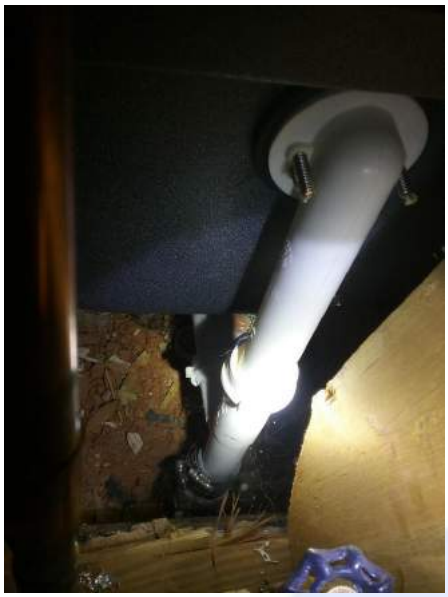
84: Tub jets need cleaning as indicated by the stuff coming out of the jets when operated.

85: No access to tub jet motor. Without access to the tub jets repairs will be difficult.

86: Outlets near hydro pump motor are missing cover plates

BASEMENT 1 BATH OBSERVATIONS/COMMENTS

87: No P-trap visible at basement tub



BASEMENT 2 BATH OBSERVATIONS/COMMENTS

88: The tub stop is missing components

HEATING/ COOLING SYSTEM

The heating and cooling system when tested, is tested for basic safe operation from a visual standpoint. All possible combinations of operation have not been tested. The inspector is not equipped to inspect furnace heat exchangers for evidence of cracks or holes, as this can only be done by dismantling the unit. More often than not some level of mold can be detected in the ductwork or on various parts of the HVAC system.

In condos and other buildings where elements of the system are located on the roof the inspection may be limited to the portion inside the unit only, depending on the type of system and/or access at the time of the inspection. Some furnaces, boilers and ductwork, especially in older homes, may contain asbestos. Reporting on the presence of asbestos is outside the scope of this inspection and can only be determined for certain by evaluation under a microscope. It is

common for under slab ductwork to be broken, contain asbestos, mold, standing water and be contaminated by termite treatments. Sending a camera through the ductwork is recommended to determine the condition if concerned. Ductwork is tested to determine if air is moving through them only. The inspection does not speak to the adequacy of air flow to a given area of the home as conditions that may affect air flow will change day to day and season to season. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection. The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. Cooling systems cannot be tested in cool weather below 40 degrees. Subjective judgment of system capacity is not a part of the inspection. A very rough rule of thumb for AC adequacy is 600-800 sq feet per ton of AC cooling capacity, however an exact determination cannot be made without doing a Manual J report on the property. If the heating or cooling system is older than 10 years we recommend you purchase a one year warranty on the property. Average expected lifespans: Forced air furnaces have an expected life of 15-20 years, AC units 8-12 years, Boilers 25-35 years. The age of the system or expected remaining life is sometimes offered to give the reader an idea of the advisability of repairs only. In a newer system repairs often make sense, while in an older system even a small repair might not be the best course of action or parts may not be available. Where repairs are recommended, we suggest further evaluation of the entire HVAC system as often more extensive work is needed than is readily apparent.

INSTALLED HEATING SYSTEMS

HEATING SYSTEM DESCRIPTION

89: Gas forced air furnace. The average life for a furnace in this area is 15-20 years depending on the quality of the furnace and maintenance levels. A poorly maintained system could fail in as little as 5 years and a well maintained system last over 20 years. All heating and cooling systems will require repair from time to time. It would be unusual for a system to go 15 years without something needing repair. Often the repairs will be for a system that has been off for a while. They don't usually break while they're running.

AGE OF SYSTEMS

90: Manufactured around 2014 and 2013

CAPACITY OF UNIT

91: 80,000 BTU
92: 100,000 BTU

HEATING SYSTEM CONDITION

HEATING SYSTEM CONDITION

93: Excluding any listed defects, the HVAC unit was observed to operate in servicable condition when tested with normal operating controls. We recommend routine service (generally twice a year) per manufacturer installation instructions to ensure proper performance and to uphold any applicable product warranty.

AIR FILTERS

94: Suggest cleaning/changing filter every 30-60 days.

AIR CONDITIONING

TYPE

95: Central AC.

AGE OF UNIT

96: Manufactured in 2013 and 2014 Central AC units are expected to last 10-15 years with periodic repairs and proper maintenance. The compressor is the heart of the system. When that breaks it usually signals the need for a new unit. Most other problems get repaired.

CAPACITY

97: 3 ton AC unit.

98: 4 ton AC unit.

CONDITION
99: The central air system cannot be tested in cold weather conditions. We do not recommend testing the unit when the temperature is below 65 degrees or damage could occur to the exterior components. We recommend further evaluation by a licensed HVAC contractor to check refrigerant levels and operation.

100: The suction line insulation is damaged in the front center attic and is needed for proper operation. Repairs are not expensive and will have a positive impact on the operation of the unit.

DUCTWORK

TYPE
101: Flexible Round

CONDITION
102: A limited visual inspection of the HVAC ductwork was conducted and appeared to be serviceable. Please note many ductwork junctions and terminations lose their seal, and may leak conditioned air as not all runs undergo a complete visual examination due to location and building materials.

103: Several were tested for air flow and temperature of the air. While we did not measure quantitatively, the amount of air flowing out of the registers there was at least some air coming out of each register tested. A representative number are tested in the scope of a standard home inspection.

104: Inadequate clearance at the HVAC ductwork from flue pipe

ELECTRICAL SYSTEM

In most buildings in accordance with MD law and ASHI standards of practice, we test a representative number of outlets, switches and fixtures. The home inspection is not a code compliance inspection. In most homes there are aspects of the electrical system that would not comply with the current building code as codes change frequently. We do not expect to find every damaged or improperly wired outlet, switch, or defective light fixture in the scope of a standard inspection. A comprehensive evaluation of the electrical system would take several hours and is not part of a typical home inspection, but can be arranged at another time for an additional fee if desired. In most cases it would be less costly to repair whatever problems are discovered once you move in. You should assume if we find a couple of electrical problems there are more that also need repair. When repairs are needed it is often necessary to upgrade aspects of the system to comply with current building codes which can add to the cost of what appeared to be a simple repair . Electrical repairs attempted by anyone other than a licensed electrician should be approached with caution. The power to the entire building, floor or suite should be turned off prior to beginning any repair efforts, no matter how trivial the repair may seem. Light bulbs are not changed during the inspection, due to time constraints and a concern for damage to the fixture. Where lights are not functioning it would be prudent to ask that all lights be operating at the time of your final walkthrough rather than specific fixtures. Smoke Alarms should be installed within 15 feet of all bedroom doors, and tested regularly. In many areas hard wired smoke detectors are now required in each bedroom either when a home is constructed or being remodeled. We do not in the scope of this inspection verify adequate load distribution of circuits in the building. It is not uncommon, especially in an older building to have problems with tripping breakers or blowing fuses when multiple devices are operating simultaneously. Ground fault or (GFCI) outlets and Arc fault circuits (AFCI) are recommended for all homes built today. They are a wise upgrade to any older home not equipped with them. Typically, the GFCI outlets will be protecting the user from electrocution in kitchens, baths, garage, pool, hot tub and exterior outlets along with any other potentially wet area, while AFCI breakers will be protecting

bedrooms from fires resulting from an arcing of the electrical current. In homes where more than a couple of electrical problems are observed we advise further evaluation of the entire electrical system by a qualified electrician and repairs done as needed. The home inspection will rarely identify all electrical defects or possible safety upgrades within a building.

SERVICE

TYPE & SIZE
105: The electric service to your home consists of an underground 200 AMP main service entrance wire leading into a 200 AMP main electric panel with copper lower branch wires protected by circuit breakers.

VOLTAGE
106: 120/240 VOLT System

OVERALL CONDITION
107: Appears serviceable

GROUNDING
108: Unable to verify grounding from a visual inspection.

ELECTRICAL PANELS

MAIN DISCONNECT

109: Inside the main electric panel.

MAIN PANEL LOCATION

110: Right side wall

OVERALL CONDITION

111: Appears serviceable. We are checking for functionality in the scope of our inspection and not code compliance. There are often many areas in an older home that would not be compliant with the requirements of a modern home. Where in our opinion there are areas that we deem unsafe we do make recommendations for upgrades regardless of current or past building codes.

PANEL CONCERNS

112: Panels are without the benefit of complete labeling.

SUB PANEL #1 LOCATION

113: Basement

SUB PANEL #2 LOCATION
114: Basement

CONDUCTORS

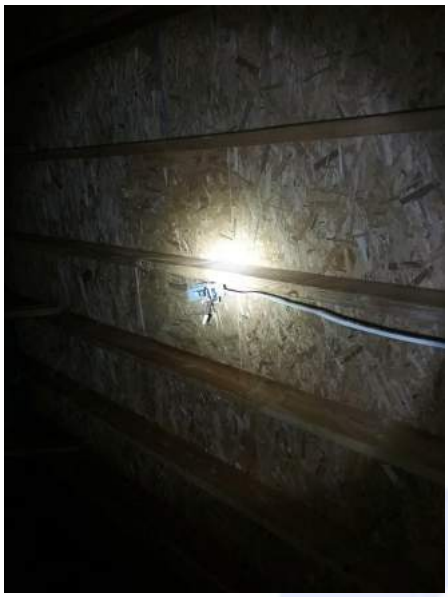
LOWER BRANCH WIRING
115: The wire type reported is the majority wire type. There may be other wire types in isolated or small areas that are not referenced.

116: Copper

LOW VOLTAGE
117: Inspection of low voltage wiring systems is considered outside the scope of the home inspection. Examples of these systems include: thermostat wiring, security system wiring, audio wiring, cable/ internet wiring, and land line telephone wiring.

ATTIC ELECTRICAL

118: Wire connections were observed that were not in a closed junction box. All wire connections need to be located inside a closed box for safety reasons.



FIXTURES, SWITCHES & OUTLETS

OVERALL CONDITION

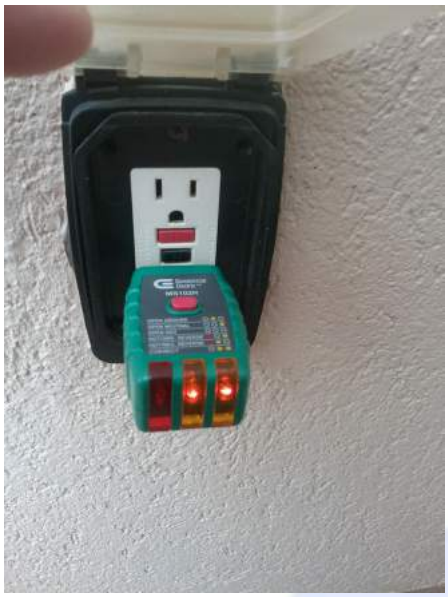
119: GREAT NEWS! Excluding any listed defects, the main electrical service panel, sub panel, circuit wire size / circuit breaker ampacity, panel bonding, system grounding were observed to be serviceable when tested with normal operaing controls.

120: We test a representative number of outlets, switches and fixtures as part of a home inspection. No furniture or belongings are moved to test the system.

121: All tested outlets, fixtures and switches were operational and appeared to be properly wired as tested with a circuit tester or operated via switch. GFCI outlets were located in all the required places including, bathrooms, kitchen, garage and exterior outlets. Remember, if something is not working you may just have to push a GFCI reset button.

OUTLETS CONCERNS

122: GFCI outlet defective and not tripping/resetting at the front door and rear patio



123: Recommend GFCI outlets be installed in kitchen outlets. While a homeowner is not required to upgrade older outlets, pre 1991 to GFCI protection we recommend all outlets in potentially wet areas be updated to increase safety for all occupants.

KITCHEN

Inspection of stand alone freezers, portable microwaves and after market water filtration systems and under cabinet lights are outside the scope of the inspection. No opinion is offered as to the adequacy of dishwasher operation, the even heating of the oven or the complete cooling of all areas of the refrigerator.

Appliances are tested for basic operation in one mode only meaning it might not work in another mode. It is not uncommon for an appliance to fail between the time of the inspection and the completion of the sale especially in vacant homes where they may not have been used for a few weeks. Appliances rarely break while running. Like your car, it just won't start one day and like your car it is most likely to be when it has not been on for some time. You are strongly advised to retest all of the equipment at the time of the final walkthrough.

We make no representation as to how long appliances will function in the future. Refrigerators,

wine chillers and freezers are checked for cooling only. We do not verify proper operation or determine leakage of water dispensers, filters and ice makers in the scope of this inspection. We do not test all aspects, controls, cycles, seals, speeds and operational temperature of each appliance in the scope of this inspection. No tools are used when testing the appliances. Ovens, self or continuous cleaning operations, cooking functions, clocks, timing devices, glass, lights and thermostat accuracy are not tested or evaluated during this inspection. Appliance are not moved during the inspection. Portable dishwashers are not inspected, as they require connection to facilitate testing. There is often floor damage under dishwashers and refrigerators that may not be discovered until the units are moved for service or replacement. There is a risk for microbial growth whenever an appliance leaks especially if small leaks are not repaired in a timely manner. We do not speculate as to the probability of microbial growth in the scope of our inspection. Air sampling can be done for an additional fee if you are concerned about potential microbial growth.

If the majority of the appliances in the kitchen are older than 10 years you may want to consider purchasing a one year warranty on the home. This type of warranty not only covers the appliances, but plumbing and electrical repairs with a $50-100 deductible. Where we talk about the projected life of appliances it is to aid you in determining the best course of action with regard to repair vs. replacement. We have no idea when an appliance may break, but putting repairs into a newer appliance might make sense while repairs to an older one may not. The condition of walls or flooring hidden by washers and dryers cannot be judged. It is recommended that any washer installed over a finished area be installed within a drain pan to help control potential leakage. Drain lines and water supply valves serving washing machines are not operated. Water supply valves may be subject to leaking if turned. We strongly recommend metal dryer vents instead of plastic or foil ones and braided metal washer supply hoses instead of rubber ones. While the average life of washers and dryers is between 5-10 years it is not uncommon for one to need repair at any time. It should be assumed there will be minor problems with any appliance over 5 years of age. You will likely need to replace one or two appliances every year, especially the first year you move in. The inspection is not a guarantee nothing will break the first week you move in, it happens all the time. When repairs become too frequent or costly the unit should be replaced regardless of its age.

OVERALL CONDITION OF APPLIANCES

124: Some appliances are mid life and may require repairs or replacement in the next few years. Normally, stoves and refrigerators are expected to last between 12-18 years, dishwashers, microwaves, and disposals are expected to last about 5-10 years. We recommend you inquire with the seller as to any past history of repair and/or evaluation in the past.

OVERALL CONDITION

125: The overall condition of the kitchen appears to be average for the age of the home.

COUNTERS

126: Granite countertops. This is a popular high end product that lasts a long time and looks great. It can stain, crack, scratch or get chipped if not properly cared for. Reseal the granite every year or 2.

127: Grout/caulking is missing in some areas.

CABINETS

128: The cabinets appear to be in normal condition for their age.

FLOORING

129: The flooring appears to be in good condition and should be serviceable for several more years.

SINK AREA

130: Aside from any listed defects the sink and faucet were operating properly at the time of the inspection.

131: Plumbing trap not visible under the kitchen sink, however is likely covered by finishing materials.

DISPOSAL

132: Appears serviceable

DISHWASHER

133: Operational as tested, but check again on your final walkthrough as leakage is a common problem.

134: The dishwasher drain line is incorrectly installed. It should extend as high as possible under the counter to prevent grey water from entering the dishwasher in the event of a backup in the sink. Incorrect installation is a common problem that is easily corrected.

STOVE/OVEN

135: Aside from any listed defects thestove/ oven appeared to be in serviceable condition.

MICROWAVE

136: Operational

HOOD/VENTILATION

137: The stove hood was operating properly at the time of the inspection.

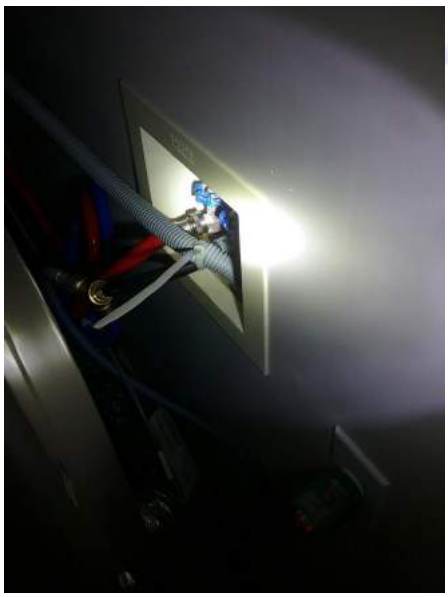
REFRIGERATOR

138: The unit appears to be operating normally at the time of the inspection. Freezer temperatures were observed below freezing and the refrigerator was cold. Per ASHI standards inspection of the refrigeration, internal components, ice maker, and cooling performance is considered outside the scope.

LAUNDRY

CLOTHES WASHER

139: Laundry wall appears serviceable at time of the inspection. Testing of any clothes washing or drying appliances is considered outside the scope of the inspection. Water cut off valves for washing machines are not tested during the inspection as they are prone to leaking when operated.



WASHER CONCERNS
140: We recommend every washing machine have a pan under it to prevent leakage onto the floor and ceiling below if applicable.

DRYER CONCERNS
141: Prior to use we always recommend checking the dryer vent piping and cleaning out of any excess lint buildup.

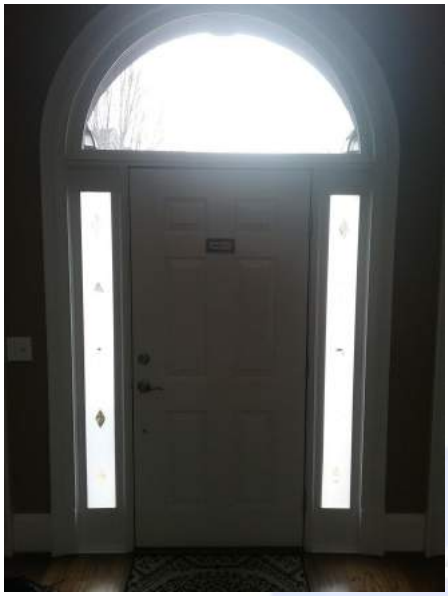
INTERIOR

The condition of walls behind wall coverings, paneling and furnishings cannot be judged. Only the general condition of visible portions of floors is included in this inspection In any building built before 1978 there is a possibility for asbestos or lead paint to be present in many products including plaster, flooring and ceilings along with insulation. In fact, any building built before 1978 should not be assumed to be free from these and other well-known contaminants . Moving storage items and furniture are outside the scope of this inspection. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not always reported. The condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Door locks are not tested in the scope of this inspection. We recommend new locks be installed on all doors requiring keys. The home inspection is not a mold inspection. A specific mold inspection can be ordered as an add on to the home inspection at a later date if desired. Most home inspectors are not trained to do a mold inspection. You should assume there is some level of mold in every home. It is recommended that people with high sensitivities to mold and other allergens consider having mold sampling done to determine if a mold problem exists. Mold is not visible to the naked eye until higher levels exist, but conditions favorable for mold growth can result in higher concentrations growing in as little as 48 hours. You should assume any surface wet for more than 48 hours is likely to begin growing mold. In areas where surface damage is visible due to wood rot, insect damage, mold or uneven settlement it would be prudent to assume problems also exist beyond view and further invasive evaluation will be needed to accurately assess the situation. More often than not, walls, ceilings and floors cannot be opened up in the scope of a real estate transaction. In every transaction we recommend inquiring about any history of past leaks and repairs, as paint and other finishes may mask past evidence of problems.

DOORS

MAIN ENTRY DOOR OBSERVATIONS/ COMMENTS

142: The main entry door appears to be operational and typical for the age of the home.



143: Door sagging and not square in the opening.

EXTERIOR DOOR OBSERVATIONS/ COMMENTS

144: Although not a defect for houses built prior to 2010, it is recommended that double keyed dead bolt locks to be replaced with thumb flip style at exterior fire egress doors . These locks were installed at all exterior doors.

145: Adjustment needed for proper operation at balcony door

INTERIOR DOOR OBSERVATIONS/ COMMENTS

146: The interior doors as a group were in operational condition. Most homes have one or two doors that could use minor adjustment.

147: Normal minor adjustments needed for proper operation of the interior door at bottom of basement stairwell

WINDOWS

WINDOW DESCRIPTION

148: Wood double hung insulated glass windows

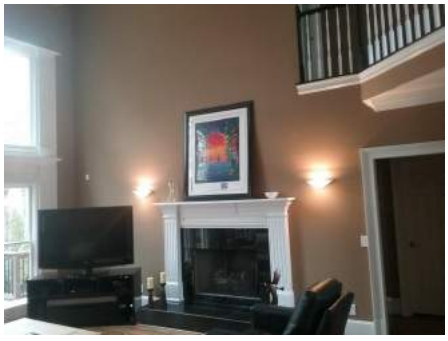
GENERAL WINDOW OBSERVATIONS/COMMENTS
149: Testing all aspects of all windows is beyond the scope of a home inspection. Where repairs are recommended you should consider the list of repairs as a sampling of the problems observed and not a complete list of problems regarding the windows.

150: Windows as a grouping are generally operational. While we attempt to test all windows that we can get at, in most homes there are a number blocked by furniture, storage, window finish, key or screw locks and owners stuff that are not tested.

WINDOW OPERATIONAL OBSERVATIONS/ COMMENTS
151: Basement windows have additional locking mechanisms installed. Recommend a key for each room be supplied

INTERIOR WALLS

WALL DESCRIPTION
152: Drywall.



SPECIFIC WALL OBSERVATIONS/ COMMENTS
153: Typical cracks/ minor holes noted in several locations. Although typical for the age of the home we recommend repairs by a licensed contractor.

INTERIOR CEILINGS

CEILING DESCRIPTION

154: Drywall

155: Acoustical ceiling tiles installed in a metal grid. In an older home these tiles may contain some asbestos.

SPECIFIC CEILING OBSERVATIONS/ COMMENTS

156: Nail pops and or minor drywall holes/cracks were observed in a few areas. Although common for the age of the home this is a minor problem that is easily corrected by a licensed general contractor.

FLOORS

FLOORING DESCRIPTION
157: Hardwood floors
158: Carpeting
159: Ceramic tile

FLOORING OBSERVATIONS/COMMENTS
160: We have no idea what the flooring looks like under carpets and furniture. Moving carpets and furniture is beyond the scope of a home inspection.

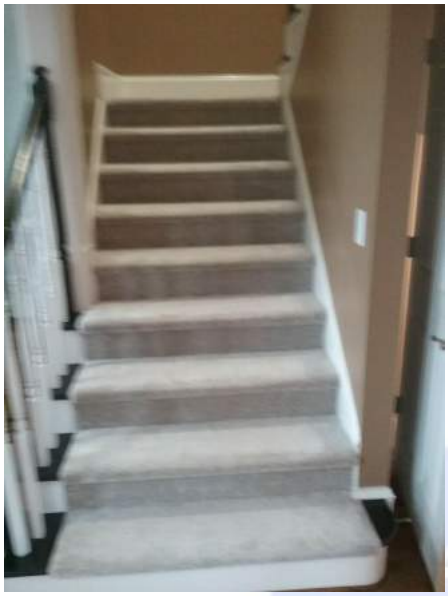
161: General condition appears serviceable.

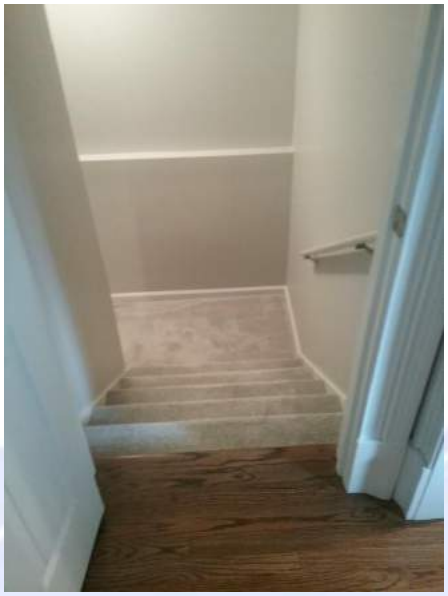
SPECIFIC FLOORING OBSERVATIONS/ COMMENTS
162: Recommend adding underfloor insulation

STAIRS & HANDRAILS

STAIR DESCRIPTION

163: Wood stairs covered by wall-to-wall carpet





STAIR OBSERVATIONS/COMMENTS

164: Serviceable condition

RAILING OBSERVATIONS/COMMENTS

165: Stair handrail serviceable.

FIREPLACE/GAS OR WOOD BURNING STOVES

FIREPLACE DESCRIPTION

166: Prefabricated fireplace insert with gas logs was installed.

FIREPLACE CONCERNS

167: Gaps are visible between the brick and gas pipe junction. If burning embers get into the gaps it may be a fire hazard. We recommend sealing all gaps around the firebox.

SMOKE / FIRE/ CO DETECTORS

SMOKE ALARM OBSERVATIONS/ COMMENTS

168: While we test a representative number of smoke detectors in the home this test only verifies the action of the test button, once moved in we suggest slowly replacing detectors with new units to ensure all are operational. Additionally if the home has a natural gas or propane service we recommend installing carbon monoxide detectors near the gas fired appliances. It is not uncommon to have a few detectors in the home that are non operational.

ATTIC

The inspection of the attic is limited to areas visible from walking areas only. No insulation is moved in the scope of an attic inspection. There is always a possibility for damage, mold, stains, improper wiring, disconnected ducting or venting, disconnected or broken pipes, truss damage and other defects hidden from view by insulation or accessibility. The inspector will not walk anywhere in the attic that he deems unsafe at the time of the inspection or could potentially cause damage to the home. The attic inspection will be limited to the hatch area in temperatures over 120 degrees for the safety of the inspector. Some insulation materials may potentially contain asbestos such as vermiculite. We do not test for asbestos or other potentially unsafe health concerns such as mold in the scope of a standard inspection. Asbestos and mold testing can be arranged for an additional fee. Mold is a concern in many attics and cannot be confirmed without lab analysis. This inspection does not include an evaluation of microbial growth. It is common for animals to enter the attic and they can do significant damage to wires, ceilings, ducting and insulation. Animals should not be tolerated living in an attic. We recommend removal of animals when observed, but they tend to hide when we enter attics during an inspection. More often the only evidence of animals in the attic is feces. Reporting on animal

feces is not part of the standard home inspection, unless we consider it an abnormal amount.

INSPECTION METHOD

METHOD OF INSPECTION
169: From attic.

VENTILATION

TYPE
170: Ridge and soffit vents have been installed. It is considered a good way to vent an attic.

ATTIC VENTILATION
171: The attic ventilation was observed to be in serviceable condition at the time of the inspection.

INSULATION

ATTIC INSULATION

172: Fiberglass blown-in

OTHER CONCERNS

ATTIC OTHER CONDITION

173: Inadequate clearance from insulation to a flue pipe noted in right side of attic

PEST CONCERNS

174: Wildlife nesting materials/ dive holes/ wildlife trails in the insulation were observed in the attic. Recommend removal. Wildlife in the attic can do substantial damage by chewing on wires and plastic ductwork.

OTHER SYSTEMS

LAWN IRRIGATION SYSTEM

NOT TESTED

175: The home is equipped with an exterior lawn irrigation system. The lawn irrigation system is not included in the inspection and not tested in the scope of a standard inspection. We recommend having the installing company come out in the spring and demonstrate proper operation. They have first hand knowledge of where it goes and why. Additionally, be sure to have the lines blown free of water in the winter months to prevent pipes from freezing and breaking. Most irrigation systems need at least minor repair.

POOL/SPA & EQUIPMENT

Inspection was limited to those areas which are above ground or water level. The only way to detect an underground leak in a supply line, buried pipe fitting, or pool surface crack is by observation of the persistent and continuous loss of water from the pool over an extended period of time. Purchasers are encouraged to ask sellers about the existence of any past or present leaks in the pool, spa or associated equipment. Pool filtering devices are not disassembled to determine the condition of any installed filter elements. Operation of time clock motors and thermostatic temperature controls cannot be verified during a visual inspection. Testing of backflush mechanisms is beyond the scope of this inspection. Pilot lights on gas pool heaters are not lit during the inspection. The pool and spa inspection is conducted in accordance with The American Society of Home Inspectors (ASHI) standards of practice for residential swimming pool and spa inspections, . No warranty expressed or implied, is intended or offered by Protech Inspection Services with regard to the pool or spa inspection.

POOL/WHIRLPOOL AND RELATED EQUIPMENT

POOL & EQUIPMENT

176: The pool was tested for basic operation only. We do not evaluate the pool or equipment for adequacy or project future lifespan.

POOL SHELL

TYPE

177: Concrete/Gunite

178: Liner is faded, with indications of age and wear. Anticipate the need for replacement in the not too distant future at a cost of approximately $1000 or more.

CONDITION

179: Waterfall feature's stone venneer appears to be possibly shifting away from decking. Recommend monitoring in future for further movement

POOL COPING

180: Due to the nature of the pool coping rough edges are present, which may present a hazard for users.

POOL SKIMMERS

CONDITION

181: Good.

POOL LIGHTS

POOL LIGHTS
182: Not operable. If a defective bulb is at fault, replacement may cost $50 or more. Otherwise, further evaluation and repairs will be needed by a licensed electrician.

POOL DECKING

TYPE & CONDITION
183: Scored concrete/Keystone
184: Recommend routinely sealing any gaps or cracks at pool decking or coping to mitigate damage or water intrusion

CHILD PROTECTION FENCING
185: None is provided.

186: Check with the local town Building Department as to fencing requirements with regard to the swimming pool. Most areas require a complete pool enclosure with automatic self latching gates that are high enough a small child cannot climb over or operate. When the pool area opens to the house an alarm should be installed to notify adults when the door is opened.

PUMPING EQUIPMENT

PUMP & MOTOR
187: Good.

EVIDENCE OF WATER LEAKAGE
188: None noted.

POOL FILTER

POOL FILTER TYPE
189: Sand

POOL FILTER CONDITION
190: Good- no significant air bubbles noted.

PRESSURE
191: A higher than normal pressure indicates the need for filter cleaning or replacement.

VISIBLE PLUMBING PIPES

CONDITION
192: Good.

HEATERS

TYPE & CONDITION

193: Natural gas

194: Gas supply line is rusting, recommend rust preventative paint be applied

GAS SUPPLY

195: Gas supply from main meter

ELECTRIC CONTROLS

SUBPANELS

196: Located next to pool equipment.

ENVIRONMENTAL CONCERNS

Environmental issues include but are not limited to radon, fungi/mold, asbestos, lead paint, lead contamination, toxic waste, formaldehyde, electromagnetic radiation, buried fuel oil tanks, ground water contamination and soil contamination. In some cases we may not be trained or licensed to recognize or discuss these materials. We may make reference to one of more of these materials in this report when we recognize one of the common forms of these substances. If further study or analysis seems prudent, the advice and services of the appropriate specialists are recommended. In some cases that may be us. In those instances a separate agreement will be required.