Property Inspection Report

PROPERTY ADDRESS:
403 Old Southern Rd.
Branson MO 65616

REPORT PREPARED FOR: 4 Arrows Ranch, LLC

Gingles Inspections
Alex Gingles
1440 State Hwy 248 Ste Q Box 476
Branson, MO 65616
816-210-2300

Table of Contents

Date: 8/23/2023	**Time:** 08:00 AM	**Report ID:** AG13823
Property: 403 Old Southern Rd. Branson MO 65616	**Customer:** 4 Arrows Ranch, LLC	**Real Estate Professional:**

We have inspected the major structural components and mechanical systems for signs of significant non-performance, excessive or unusual wear and general state of repair. The following report is an overview of the conditions observed.

In the report, there may be specific references to areas and items that were inaccessible. We can make no representations regarding conditions that may be present but were concealed or inaccessible for review. With access and an opportunity for inspection, reportable conditions may be discovered. Inspection of the inaccessible areas will be performed upon arrangement and at additional cost after access is provided.

We do not review plans, permits, recall lists, and/or government or local municipality documents. Information regarding recalled appliances, fixtures and any other items in this property can be found on the Consumer Product Safety website. These items may be present but are not reviewed.

Our recommendations are not intended as criticisms of the building, but as professional opinions regarding conditions present. As a courtesy, the inspector may list items that they feel have priority in the Executive Summary portion of the report. Although the items listed in this section may be of higher priority in the opinion of the inspector, it is ultimately the client's responsibility to review the entire report. If the client has questions regarding any of the items listed, please contact the inspector for further consultation.

Lower priority conditions contained in the body of the report that are neglected may become higher priority conditions. Do not equate low cost with low priority. Cost should not be the primary motivation for performing repairs. All repair and upgrade recommendations are important and need attention.

This report is a "snapshot" of the property on the date of the inspection. The structure and all related components will continue to deteriorate/wear out with time and may not be in the same condition at the close of escrow.

Anywhere in the report that the inspector recommends further review, it is strongly recommended that this be done PRIOR TO THE CLOSE OF ESCROW. This report is not intended for use by anyone other than the client named herein. No other persons should rely upon the information in this report. Client agrees to indemnify, defend and hold inspector harmless from any third party claims arising out of client's unauthorized distribution of the inspection report.

By accepting this inspection report, you acknowledge that you have reviewed and are in agreement with all of the terms contained in the standard NACHI contract provided by the inspector who prepared this report.

Standards of Practice Followed:	**Individuals Present:**	**Type of building:**
INACHI - International Association of Certified Home Inspectors	Vacant (inspector only)	Single Family
Age of Structure:	**Structure status:**	**Structure Primarily Faces:**
MLS Data Date : 1998	Vacant, some belongings present	East
Temperature:	**Weather:**	**Ground/Soil surface condition:**
70-80F	Partly Cloudy	Dry
Rain in last 3 days:	**Radon Test Performed:**	
No	No	

1. Exterior

The inspector shall inspect: *The exterior wall-covering materials; Flashing and trim; All exterior doors; adjacent walkways and driveways; Stairs, steps, stoops, stairways and ramps; porches, patios, decks, balconies and carports; Railings, guards and handrails; the eaves, soffits and fascia; A representative number of windows; and vegetation, surface drainage, retaining walls and grading of the property, where they may adversely affect the structure due to moisture intrusion.*

The inspector shall describe: *The type of exterior wall-covering materials.*

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

The inspector is not required to: *Inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting. Inspect items that are not visible or readily accessible from the ground, including window and door flashing. Inspect or identify geological, geotechnical, hydrological or soil conditions. Inspect recreational facilities or playground equipment. Inspect seawalls, break-walls or docks. Inspect erosion-control or earth-stabilization measures. Inspect for safety-type glass. Inspect underground utilities. Inspect underground items. Inspect wells or springs. Inspect solar, wind or geo-thermal systems. Inspect swimming pools or spas. Inspect wastewater treatment systems, septic systems or cesspools. Inspect irrigation or sprinkler systems. Inspect drain-fields or dry wells. Determine the integrity of multiple-pane window glazing or thermal window seals.*

Styles & Materials

Exterior Siding and Materials Used:	**Was a Weather Resistant Barrier Observed?:**
Vinyl	Could not determine

Items

1.0 Wall Cladding, Flashing, Trim (exterior coverings)

Comments: Inspected

(1) **At the exterior siding, observations with the installation were made.** *Damage was observed that may be the source of moisture intrusion, pest intrusion, or damage into concealed locations. The siding was dirty and in need of cleaning to improve its appearance.* Some of the siding was faded or an incorrect color - this is more cosmetic in nature. I recommend a qualified siding contractor replace damaged siding as necessary.

1.0 Instance of damage

1.0 Instance of damage

1.0 Mismatch color, faded

1.0 Instance of damage

(2) **Caulk and paint maintenance at exterior surfaces was needed at this time.** Open seams and penetrations create the opportunity for weather and pests to enter the structure. *Maintenance will prolong the life of the materials. I recommend sealing penetrations and gaps that required sealant with a high grade exterior rated sealant.* ***I recommend making all repairs to the exterior as needed, prime, seal, and paint or stain as needed.***

1.0 Instance of maintenance needed

(3) **Decay, damage, signs of deterioration, incomplete construction, and/or repairs were needed to exterior surfaces**. *-- Repairs to these areas may reveal concealed moisture or pest damage to framing, insulation, finished surfaces, or damage to other systems near the locations. -- Unable to determine the condition of underlying materials.* ***I recommend addressing moisture problems, if necessary and a qualified contractor repair the exterior surfaces as necessary.***

1.0 Instance of damage, repair needed

1.1 Doors (Exterior)

Comments: Inspected

(1) *At the front entry door,* **The door assembly was in need of adjustments to restore proper function and ease of use.** *Planing the door, tightening hardware, adjusting latches, striker plates, and stops may be necessary*. I recommend repair as necessary.

(2) **The left and right garage doors had damage or blemishes present.** *This is cosmetic in nature and for your information.* I recommend repair or replacement as necessary.

(3) **Double cylinder dead bolt locks were present at the entry doors.** *Fumbling for the correct key to exit the structure is a safety hazard in the event of a fire or emergency.* I recommend changing the locks to conventional deadbolts.

1.2 Windows

Comments: Inspected

One or more windows did not have screens. The screens were not installed or not present. The screens may be on site in a different location. I recommend inquiring with the seller/occupant for more information regarding the location of screens that were not installed at the windows. I recommend installing screens as needed.

1.3 Decks, Steps, Railings

Comments: Inspected

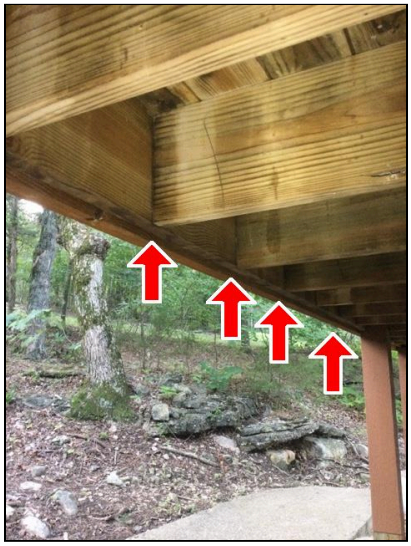
(1) At the deck, **The structure was inadequately secured to the structure**. Current requirements for attachment to the main structure includes through bolting or lag bolting the ledger boards. Nails or insufficient bolting are subject to withdrawal. *Failure can happen without notice or warning*. **Inadequate connections were present.** *Joist hangers were not present, or not present in some areas as required. Joist hangers improve the strength of the connections and*

provide bearing. The installation of joist hangers are recommend. Joist hangers were improperly installed or not installed in accordance with typical manufacturers. Approved fasteners are required at all holes in a joist hanger. Some fasteners were improper, inadequately driven, withdrawn, or not installed. Improper installation of joist hangers result in a significant load reduction. Structural connections were damaged, not installed, or were inadequate.

The guard railing, in my opinion did not feel secure and may not withstand 200lbs of force. Railing that is inadequately supported or secured to the structure can potentially fail to restrain occupants. *Potential severe injury or fall hazard.* ***I recommend improvements to railing to promote restraint.*** **The hand or guard railing installation was inadequate or in need of improvements.** *A graspable hand rail was not installed. Potential fall hazard.*

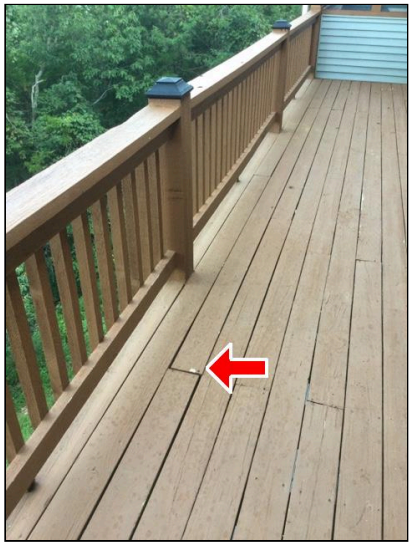
At the structure, damage, decay, or deterioration was observed. Subsequent deterioration or damage may occur if not corrected. Unable to determine the condition of underlying materials. *The structural integrity may be compromised.*

I recommend a qualified deck contractor evaluate and repair in accordance with present standards.



1.3 Instance of joist hangers not installed

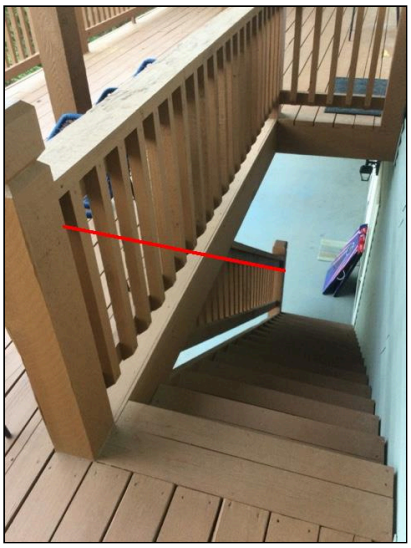
1.3 Instance of decay/ deterioration/damage, weak guard



1.3 Instance of loose board

1.3 Finish in need of improvement

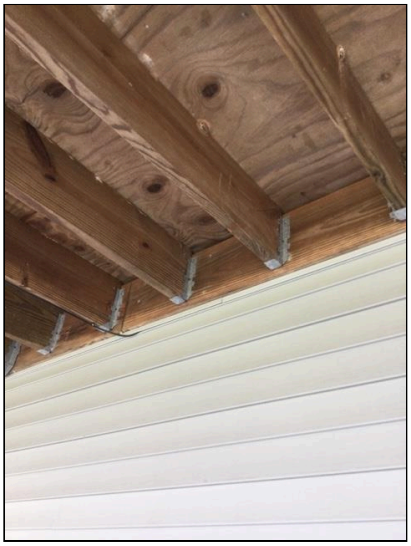
1.3 Instance of decay/ deterioration/damage



1.3 Graspable hand rail not installed

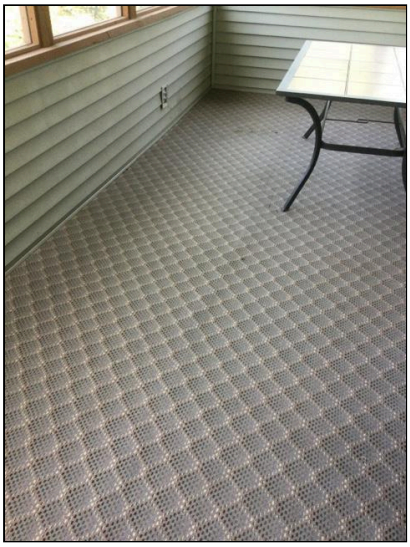
1.3 Instance of joist hangers not installed, withdrawn connections

1.3 Improper joist hanger



1.3 Joist hangers lacked some nails where required

(2) *Maintenance needed at the carpet in the sunroom.* Loose flooring is a potential trip hazard and long term, can damage the flooring. *Stains, significant wear and/or damage at the flooring.* Worn, damaged or stained flooring may be the source or allergens, smells, poor interior air quality and is a cosmetic concern. I recommend stretching carpets, nailing base shoe, transitions, and/or thresholds, or replacement if desired.



1.3 Loose flooring, stains

1.4 Grading, Drainage, Landscape

Comments: Inspected

(1) **Improvements to the grading, landscaping and/or site drainage was needed.**

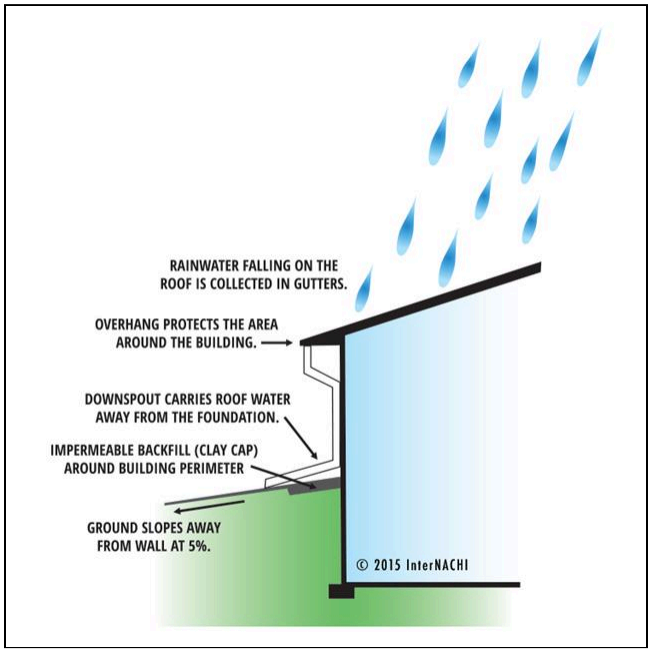
Inadequate drainage from the structure, surfaces, or walkways promotes foundation problems, moisture intrusion, moisture damage, erosion, ponding or aggravate existing foundation problems.

Landscaping and grade that is in contact or in close contact with siding promotes moisture damage, concealed moisture intrusion/damage and pest activity.

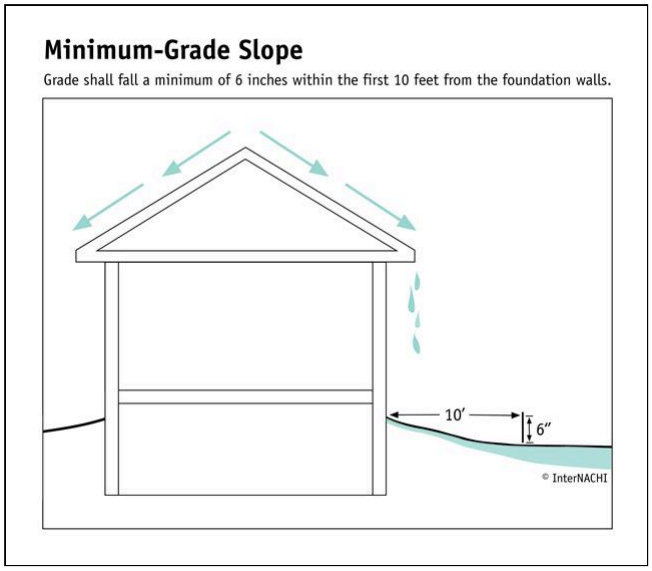
Sump pump discharge piping and/or roof gutter downspouts that do not carry storm water away from the structure due to improper installation, lack of extension, lack of splash blocks, damaged splash blocks/extensions, or poor placement promotes erosion, moisture intrusion, moisture damage, ponding or aggravate existing foundation problems.

-- Typical recommendations or standards for grading around a structure is a 6 inch drop at 10 feet away. Recommended siding to landscape/grade clearance is 6 inches --

I recommend improvements and maintenance to the grading, landscaping, and drainage as needed. Routine inspection and maintenance of exterior grading, landscaping, and drainage is recommended.



1.4 Typical recommendations



1.4 Typical recommendations

1.4 Instance of maintenance/ improvement needed

1.4 Instance of maintenance/ improvement needed

1.4 Instance of maintenance/ improvement needed

(2) *There were trees nearby that could negatively effect the structure. In the event that a tree falls over or a significantly sized limb or members falls off, significant damage to the structure or potential injury of occupants could occur. Trees that are located near or span over the structure should be evaluated by a qualified arborist.*

The structure(s) were located on property that was larger than a typical city parcel. It is beyond the scope of the inspection for the inspector to walk, evaluate, or inspect extended areas of the property. Ponds, fields, pastures, wooded areas, etc should be walked and/or viewed by the client. I recommend inquiring with the seller/occupant for more information regarding these areas. I recommend consulting contractors regarding special knowledge, improvements, etc.

1.5 Walkways, Driveways, Patios

Comments: Inspected

(1) **The driveway was in need of repairs**. *Cracks should be sealed to prevent subsequent cracking or damage. The surface was weathered and should be sealed to prolong its service life.* I recommend sealing the cracks and the surface with appropriate sealer. Sealing the surfaces as needed is recommended to prolong the life of the surfaces.

1.5 Instance of crack, weathered surface

1.5 Instance of crack, weathered surface

(2) **The driveway had indications of poor drainage**. *Ice or slick spots may be present in cold weather. Potential fall/slip hazard.* If not corrected, drainage accumulation may lead to foundation problems, moisture intrusion, erosion, settlement or aggravate existing problems. ***I recommend improvements to the surface or area to promote drainage.***

1.5 Drainage in need of improvement

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

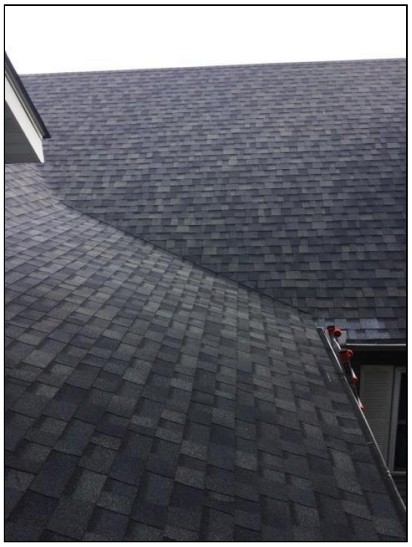
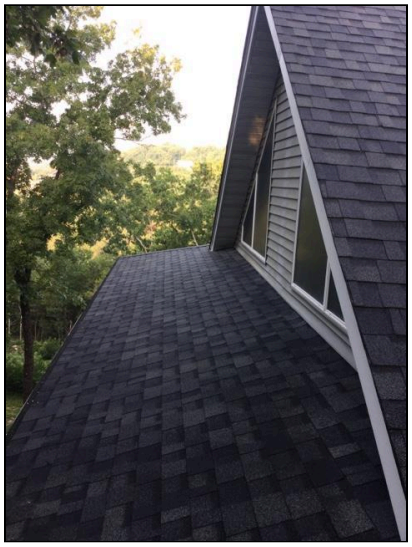
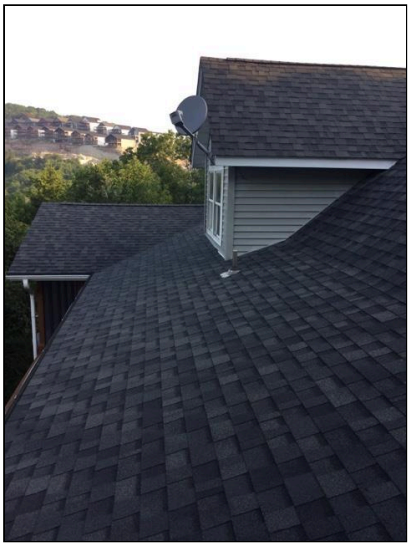
2. Roof & Guttering

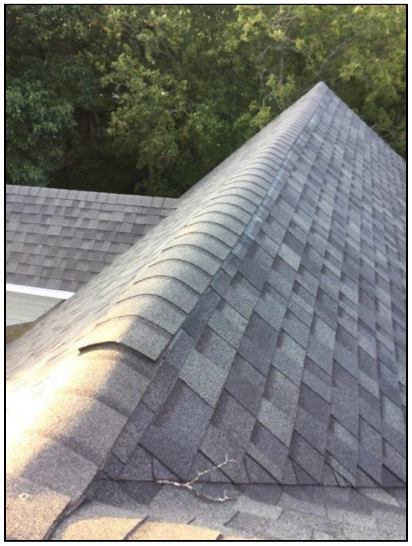
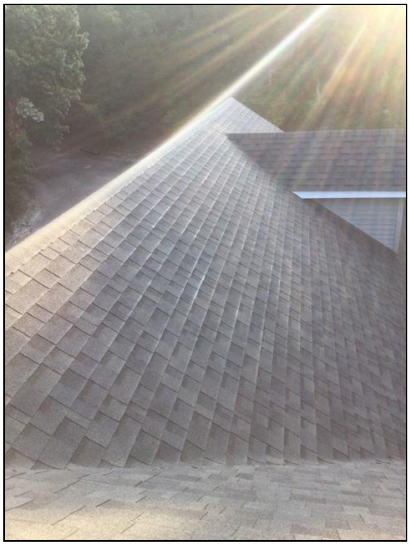
The inspector shall inspect from ground level or the eaves: *The roof-covering materials; The gutters; The downspouts; The vents, flashing, skylights, chimney, and other roof penetrations.*

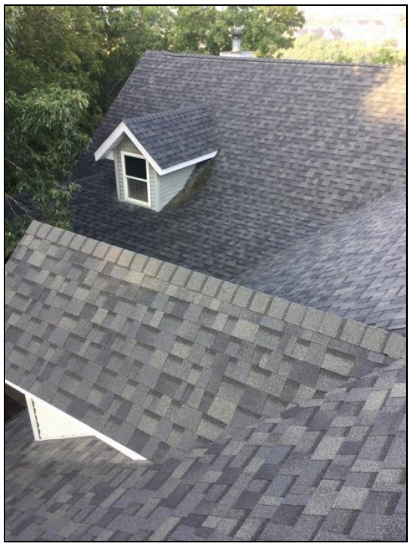
The inspector shall describe: *The type of roof-covering materials.*

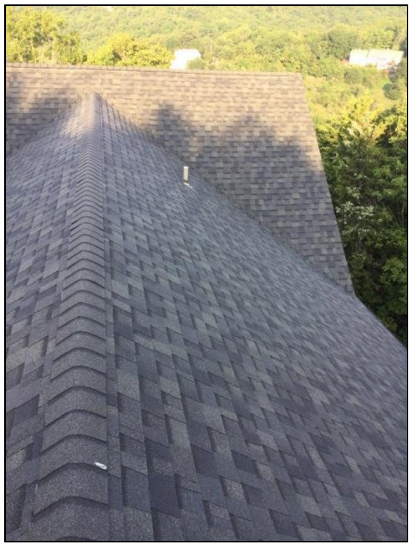
The inspector shall report as in need of correction: *Observed indications of active roof leaks.*

The inspector is not required to: *Walk on any roof surface; Predict the service life expectancy; Inspect underground downspout diverter drainage pipes; Remove snow; ice; debris or other conditions that prohibit the observation of the roof surfaces; Inspect antenna; Satellite dishes; Lightning arresters; De-icing equipment or similar attachments; Walk on any roof areas that appear, in the inspector's opinion, to be unsafe; Walk on any roof areas if doing so might, in the inspector's opinion, cause damage; Perform a water test; Warrant or certify the roof; Confirm proper fastening or installation of any roof-covering material.*





Styles & Materials

Roof-Type:
Gable

Roof Covering Material:
Architectural

Service Life of Visible Covering:
Newer roof
Approximate Age : 0-5 years

Main Structure Observed Roofing Layers:
One

Pitch:
Medium Pitch

How I Inspected The Roof:
Walked The Roof
Ladder At The Edge
Viewed From Adjacent Surface
From Ridges & Valleys

Sky Light:
Not Present

Items

2.0 General

Comments: Inspected

TIP: Roofs may leak at any time no matter their age or condition. A guarantee on current or future performance of the roof is not implied or expressed. There are many aspects and details of a roof installation which are concealed in nature and a visual inspection of their quality, integrity, adequacy, installation, and conformance to best installation practices is not possible or extremely limited. Extreme weather may reveal leakage or other deficiencies not visible or concealed at the time of the inspection. Routine inspection and maintenance of the roof surfaces is recommended to reduce the likelihood of leakage and prolong service life. Routine maintenance includes visually inspecting all plumbing flashing gaskets for deterioration/damage, flashings at chimneys and flues, and sealing nail heads or other exposed face nailed fasteners.

2.1 Roof Coverings

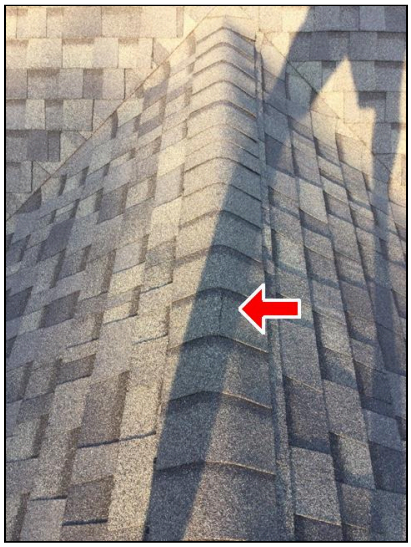
Comments: Inspected

The inspection of the roof revealed roofing of a different color. *The installation may be an indication of prior repairs in response to damage or leakage.*

Damaged roofing was observed. *Cracks in one or more shingles were present - Subsequent damage may occur if not corrected.*

Maintenance needed at roofing fasteners. Exposed fasteners at the ridge cap and flashings is an accepted practice however, *I recommend sealing with a high grade elastomeric roof sealant in the course of routine maintenance.*

At this time, maintenance is needed. I recommend a qualified roofer evaluate and repair as needed.



2.1 Cracked shingle

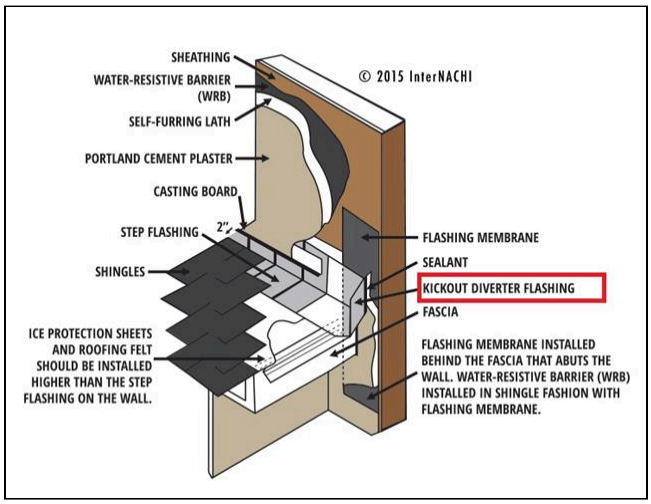
2.1 Mismatch shingle

2.1 Instance of exposed nail

2.2 Flashings

Comments: Inspected

Flashings where roof lines meet side walls may be ineffective or not present. *Properly installed kickout flashings where roof edges meet side walls prevent roof runoff from draining behind the siding surfaces into concealed framing. A kickout flashing also directs runoff into the guttering for effective drainage.* ***I recommend a qualified roofer evaluate all locations and make improvements for reliable drainage away from the structure.***



2.2 Detail of typical installation

2.2 Instance of inadequate flashings

2.4 Roof Drainage Systems

Comments: Inspected

TIP: Improperly functioning gutters and downspouts are a leading cause of foundation and basement moisture related problems. Regular gutter cleaning in the spring and fall, at minimum is recommended.

Downspout extensions and splash blocks are recommended to discharge water a minimum of 6 feet away from the structure to locations that promote drainage away from the structure if possible.

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

3. Interiors

The inspector shall inspect: *A representative number of doors and windows by opening and closing them; Floors, walls and ceilings; stairs, steps, landings, stairways and ramps; Railings, guards and handrails; and garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls.*

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

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

The inspector is not required to: *Inspect paint, wallpaper, window treatments or finish treatments. Inspect floor coverings or carpeting. Inspect central vacuum systems. Inspect for safety glazing. Inspect security systems or components. Evaluate the fastening of islands, countertops, cabinets, sink tops or fixtures. Move furniture, stored items, or any coverings, such as carpets or rugs, in order to inspect the concealed floor structure. Move suspended-ceiling tiles. Inspect or move any household appliances. Inspect or operate equipment housed in the garage, except as otherwise noted. Verify or certify the proper operation of any pressure-activated auto-reverse or related safety feature of a garage door. Operate or evaluate any security bar release and opening mechanisms, whether interior or exterior, including their compliance with local, state or federal standards. Operate any system, appliance or component that requires the use of special keys, codes, combinations or devices. Operate or evaluate self-cleaning oven cycles, tilt guards/latches, or signal lights. Inspect microwave ovens or test leakage from microwave ovens. Operate or examine any sauna, steam-generating equipment, kiln, toaster, ice maker, coffee maker, can opener, bread warmer, blender, instant hot-water dispenser, or other small, ancillary appliances or devices. Inspect elevators. Inspect remote controls. Inspect appliances. Inspect items not permanently installed. Discover firewall compromises. Inspect pools, spas or fountains. Determine the adequacy of whirlpool or spa jets, water force, or bubble effects. Determine the structural integrity or leakage of pools or spas.*

Styles & Materials

Installed Appliances:

Range/Oven
Dishwasher
Built in Microwave
Disposer
Refrigerator
Clothes washing machine
Clothes dryer

Garage Door Operation:

Automatic Opener Present

Items

3.0 General

Comments: Inspected

The structure was occupied and/or was furnished. Personal items such as furniture, decorations, beds, decor, furnishings, rugs, wall mounted pictures, electronics, storage, etc restrict access limit visibility. In general, personal items are not moved during an inspection unless the inspector determines further investigation requires moving certain items.

3.1 Installed Appliances

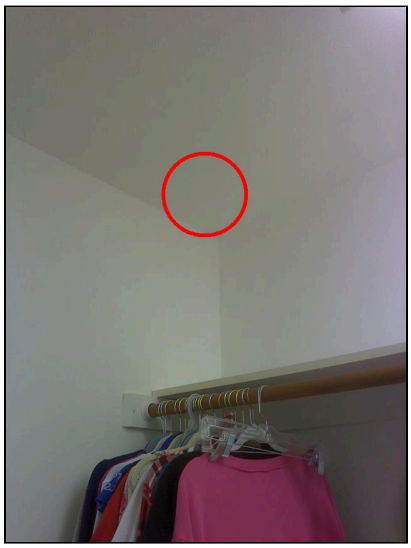
Comments: Inspected

Permanently installed appliances such as: ovens, ranges, surface cooking appliances, microwave ovens, dishwashing machines, and food waste disposers in the structure were tested by using normal operating controls to activate primary functions unless otherwise noted. Quality or extent of operation was not part of inspection. Testing of system timers, special functions, special features, pressures, etc. not part of testing or inspection. Comments regarding other appliances within the structure (not installed) are complimentary in nature.

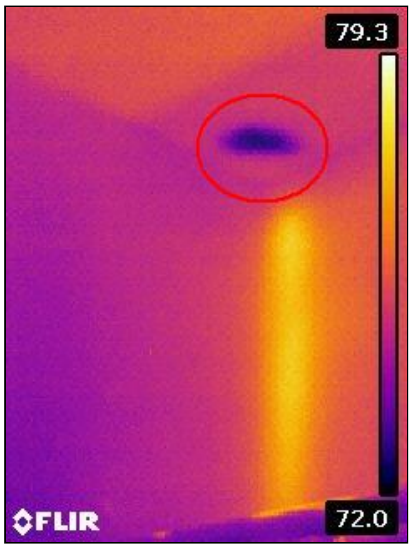
3.2 Walls & Ceilings

Comments: Inspected

(1) **A thermal imaging camera was used and moisture was detected**. A moisture meter was used to confirm moisture content. *Unable to determine the condition of underlying materials.* Inspection in the attic revealed that there was duct work in the area. This moisture may be related to sweating duct work. Further investigation required to determine a corrective action. *I recommend repairing as needed.*

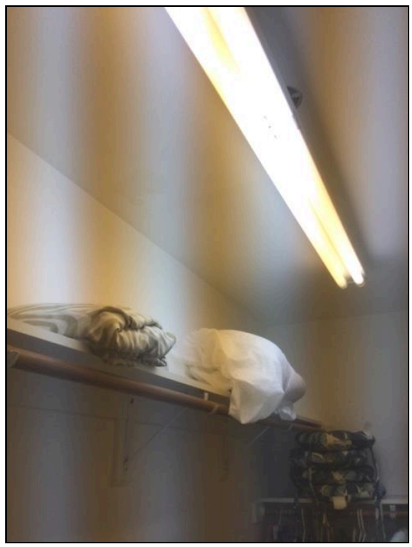


3.2 Wet spot - master closet



3.2 Thermal image, Wet spot - master closet

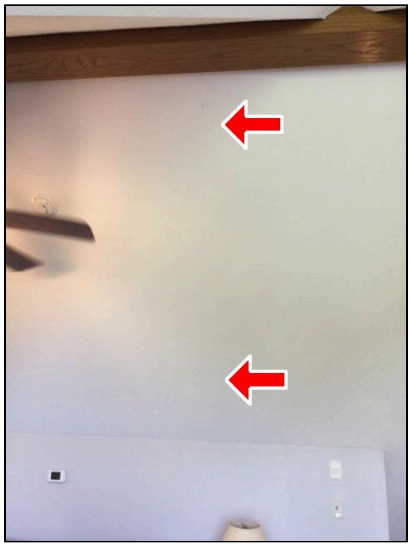
(2) *Moisture stains, moisture damage, indications of moisture, or repairs at suspected moisture stains were present at finished surfaces. The areas were checked with a moisture meter or a thermal imaging camera however at this time, did not detect elevated levels of moisture or thermal anomalies. At this time, I cannot confirm if prior moisture intrusion has been repaired or addressed. The conditions at the time of the inspection did not reveal moisture content. Changes in conditions such as temperature, weather, repeated use of plumbing, pest/vermin activity, or changes in occupant activity may reveal subsequent activity. I recommend inquiring with the seller/occupant for more information or repair details.*



3.2 Instance of stains - master closet

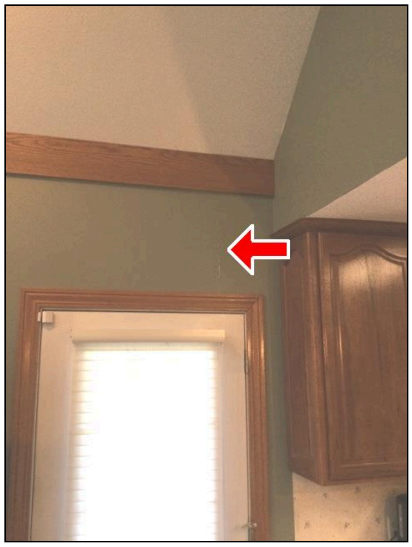
(3) *During the inspection, cracks, separation at seams, and/or nail pops observed at finished*

surfaces. Blemishes of this nature may be the result of normal expansion & contraction, humidity, structural movement, structural settlement, or depending on the age of the structure are typical when walls contain plaster. I recommend refinishing as needed in an aesthetically pleasing manner.



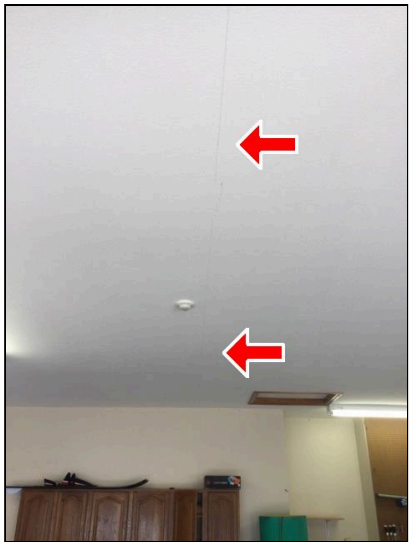
3.2 Instance of cracks/ separations - upper loft

3.2 Instance of nail pops - upper loft

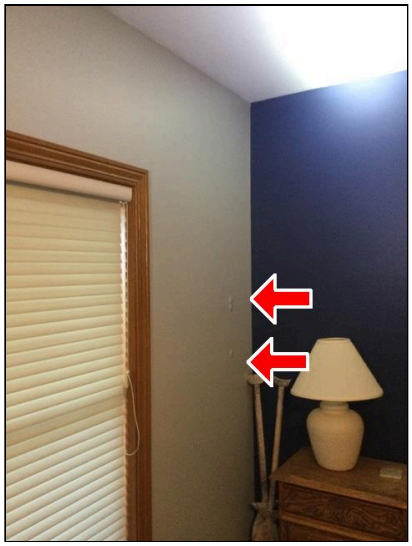


3.2 Instance of cracks/ separations - living room/ kitchen

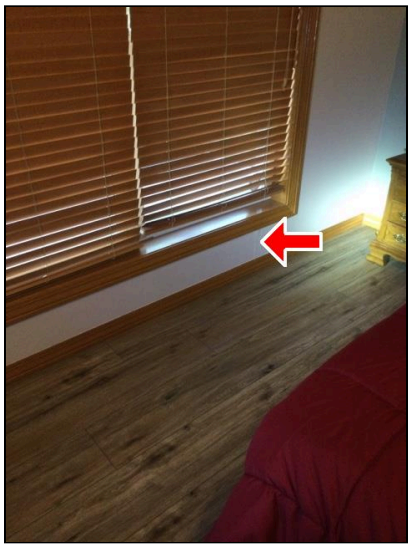
3.2 Instance of nail pops - garage



3.2 Instance of cracks/ separations - garage



3.2 Instance of nail pops (behind painted wallpaper) - master bedroom



3.2 Instance of cracks/ separations - lower level bedroom

(4) **Repairs, or indications of repairs were observed at finished surfaces within the structure**. Repairs to finished surfaces may have been performed in response to prior poor finishing, prior leakage, improvements, damage, or structural movement. *Unable to determine the condition of underlying materials or systems at this time. No immediate concern at this time, I recommend inquiring with the seller/occupant for information regarding repairs.*

3.2 Instance of repair attempt - kitchen

3.2 Instance of repair attempt - lower level

3.4 Kitchen Surfaces

Comments: Inspected

Grout and caulk/silicone maintenance needed. I recommend routine maintenance in this area.

3.4 Instance of silicone maintenance needed

3.5 Bathroom Surfaces

Comments: Inspected

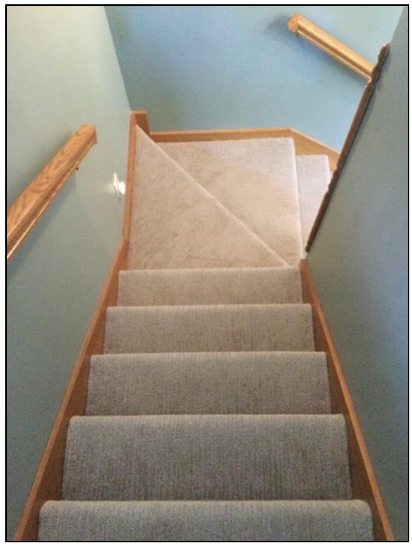
TIP: Regular caulk and grout maintenance around tubs and shower stalls is important to prevent water leakage into concealed framing or damage to the surrounding finished surfaces.

3.6 Steps, Stairways, Balconies and/or Railings

Comments: Inspected

(1) *Handrailing was not installed at the garage steps. Hand railing is not required at this location however may be installed to promote safe passage of the steps. I recommend installing, if desired.*

(2) **Stair steps within the structure called "winders" were present**. *The winder treads in the home were non-conforming by present standards but were typical for homes of this age and construction*. Reconstruction of the stairway may not be practical -- *special care should be taken when using the stairway*. *Potential fall hazard*.



3.6 Winders

(3) *The hand railing to the upper level was loose or inadequately secured to the wall. I recommend repair. In most cases, this involves tightening loose hardware.*

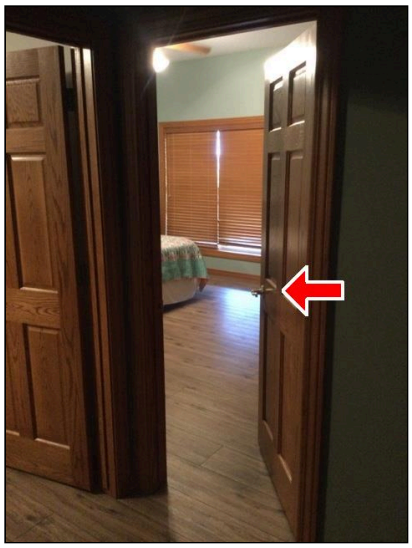
3.8 Interior Doors

Comments: Inspected

(1) **A representative amount of interior doors were inspected and adjustments are needed at this time**. *Tightening fasteners at hinges, latches, and handles or adjusting latches and striker plates needed. Doors that rub in jams may need planing at the edges or other adjustments.* These repairs can be made during the course of routine maintenance.

3.8 Instance of maintenance/ adjustments needed - front coat closet

3.8 Instance of maintenance/ adjustments needed - master bath (closet door did not latch, linen door rubbed jam)



3.8 Instance of maintenance/ adjustments needed - lower bedroom

(2) The privacy locks on the bathrooms and some bedrooms did not operate properly. *This may be an inconvenience and upgrading is recommended.*

3.9 Windows

Comments: Inspected

A representative number of windows throughout the structure were inspected and operated. Vinyl clad windows were present. Average life expectancy of vinyl clad windows is 15 years.

Moisture was present between glass panes at some of the windows. *This is an indication of seal failure.*

The testing of windows revealed that some were hard to operate. *-- Maintenance or repairs at the jams, springs, or closure mechanisms are needed. -- Suspected inactivity or minimal use of the windows may result in inoperable windows. --*

I recommend a qualified siding and window contractor evaluate all windows and repair or replace as necessary.

3.9 Instance of moisture/ cloudy panes

3.9 Instance of moisture/ cloudy panes

3.9 Instance of damage, hard to operate - lower level living room

3.11 Exhaust & Ventilation Systems

Comments: Inspected

TIP: I recommend regularly cleaning lint out of the dryer vent. The dryer may short cycle, or run in short cycles due to overheating if a large amount of lint has accumulated in the vent piping. In some cases, fires have resulted from lint accumulation.

3.12 Garage

Comments: Inspected

Garage door openers with excessive down-force tension is a potential safety or injury hazard.. Overhead doors should retract to the open position when met with minimal resistance. *Potential safety hazard.* ***I recommend adjusting the down force tension controls on the large garage door opener.***

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

4. Structure & Foundation

The inspector shall inspect: *The foundation; The basement; The crawlspace; Structural components; And ventilation of unfinished spaces, including attics, crawlspaces and foundation areas.*

The inspector shall describe: *The type of foundation; The location of the access to the under-floor space; and the type of insulation observed.*

The inspector shall report as in need of correction: *The general absence of insulation or ventilation in unfinished spaces; Observed indications of wood in contact with or near soil; Observed indications of active water penetration; Observed indications of possible foundation movement, such as sheetrock cracks, brick cracks, out-of-square door frames, and un-level floors; and any observed cutting, notching and boring of framing members that may, in the inspector's opinion, present a structural or safety concern.*

The inspector is not required to: *Enter any crawlspace that is not readily accessible, or where entry could cause damage or pose a hazard to him/herself. Move stored items or debris. Operate sump pumps with inaccessible floats. Identify the size, spacing, span or location or determine the adequacy of foundation bolting, bracing, joists, joist spans or support systems. Provide any engineering or architectural service. Report on the adequacy of any structural system or component.move, touch or disturb insulation; Move, touch or disturb vapor retarders; Break or otherwise damage the surface finish or weather seal on or around access panels or covers; Identify the composition or R-value of insulation material; Activate thermostatically operated fans; Determine the types of materials used in insulation or wrapping of pipes, ducts, jackets, boilers or wiring; Determine the adequacy of ventilation.*

Styles & Materials

Observed Structure Type:
Timber/Stick Frame Construction

Observed Foundation Type:
Poured concrete

Observed Floor Structure Construction:
Engineered I-Joists

Observed Floor System Insulation:
Rim Joist Insulation Present

Observed Vapor Barrier:
Not Observed

Observed Subfloor Material:
Plywood/OSB Structural Panels

Observed Wall Structure:
Wood Stud Walls

Observed Beam Type:
Steel I-beams

Observed Columns Type:
Not Observed

Items

4.0 Structural Inspection Limitations

Comments: Inspected

The structure was visually inspected where accessible. The inspection was non-invasive and not technical in nature. Many aspects of the foundation inspection are concealed due to construction of the structure. Exterior grading, vegetation, standing water, window well covers, additional structures, decks, porches/stoops, finished walls, finished ceilings, flooring, stored items, personal items, furniture, shelving, cabinetry, wiring, plumbing, and/or ductwork.

4.2 Foundation Observations

Comments: Inspected

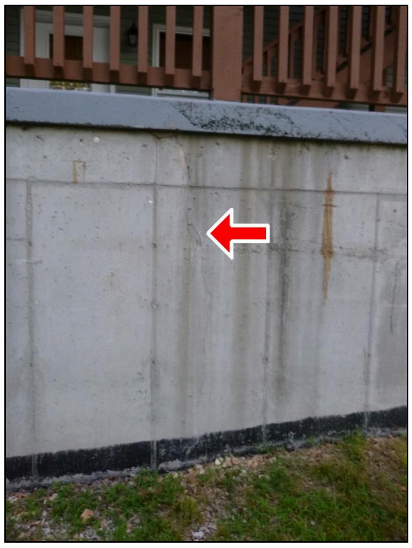
The foundation was visually inspected where accessible.

Cracks or separations were present at one or more foundation walls *that in my opinion, should be monitored at this time for subsequent cracking, displacement, or moisture intrusion.*

Exterior grading, exterior drainage, or foundation drainage problems may lead to moisture intrusion into the structure. Extreme weather or prolonged rains may reveal moisture intrusion or moisture related deficiencies. -- Indications of moisture intrusion or prior moisture intrusion into the structure was not observed at this time. --

I recommend improving the grading and lot drainage at the exterior as outlined in Section 1 to improve conditions of the foundation. Improvements to the downspouts and downspout extensions is recommended to move drainage away from the structure. *Routine inspection and maintenance of lot drainage, exterior grading, and gutter drainage is recommended to reduce moisture related problems and aggravating existing foundation problems.*

4.2 Instance of cracks/ separations



4.2 Instance of cracks/ separations

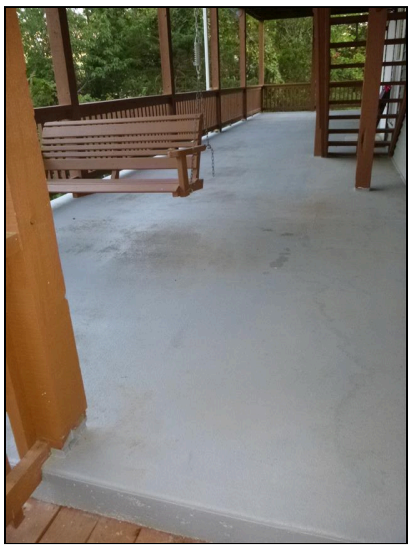
4.6 Floors (Structural)

Comments: Inspected

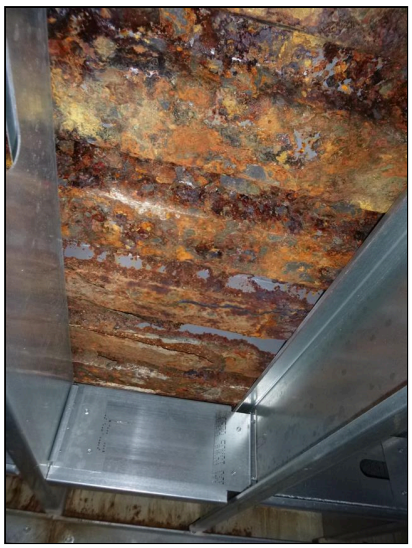
(1) *The floor structure consists of subflooring installed across floor joists. The floor joists are supported by the foundation walls and beams.*

Building materials restricted inspection of the floor structure. The floor structure was inspected where accessible.

(2) *A suspended concrete floor was present at the rear of the home. The metal decking that the concrete was poured onto was rusty and damaged. The concrete had a coating applied. In my opinion, there was significant moisture intrusion through the suspended concrete into the room below in the past. A metal structure was installed underneath the suspended concrete to support it. The construction of the metal structure was professional in nature. I recommend inquiring with the seller for more information regarding repair attempts.*



4.6 Coating on concrete



4.6 Rusty metal deck underneath the concrete

4.6 Metal structure installation

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report. Site conditions may change at any time, and unusual weather may reveal other deficiency's not evident at the time of the inspection.

5. Plumbing System

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

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

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

The inspector is not required to: *Light or ignite pilot flames. Measure the capacity, temperature, age, life expectancy or adequacy of the water heater. 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. Determine the exact flow rate, volume, pressure, temperature or adequacy of the water supply. Determine the water quality, potability or reliability of the water supply or source. Open sealed plumbing access panels. Inspect clothes washing machines or their connections. Operate any valve. Test shower pans, tub and shower surrounds or enclosures for leakage or functional overflow protection. 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. Determine the effectiveness of anti-siphon, back-flow prevention or drain-stop devices. Determine whether there are sufficient cleanouts for effective cleaning of drains. Evaluate fuel storage tanks or supply systems. Inspect wastewater treatment systems. Inspect water treatment systems or water filters. Inspect water storage tanks, pressure pumps, or bladder tanks. Evaluate wait time to obtain hot water at fixtures, or perform testing of any kind to water heater elements. Evaluate or determine the adequacy of combustion air. Test, operate, open or close: safety controls, manual stop valves, temperature/pressure-relief valves, control valves, or check valves. Examine ancillary or auxiliary systems or components, such as, but not limited to, those related to solar water heating and hot water circulation. Determine the existence or condition of polybutylene plumbing. Inspect or test for gas or fuel leaks, or indications thereof.*

*---> Inspection of the interior of plumbing supply piping, drain/waste/vent piping, or buried piping systems for breaks, cracks, deterioration, obstructions, or improper installation is beyond the scope of the home inspection. The inspection of buried plumbing system can be performed by a specialist for an additional fee***. I recommend a specialist camera-scope all underground plumbing systems before close of escrow.** *<---*

Some municipalities provide insurance coverage for repairs and/or maintenance of buried plumbing systems that can be added to your water & sewer bill. I recommend inquiring with the local municipality and/or water department for more information, exclusions, and details.

Styles & Materials

Water Source by Observed Evidence:
Public

Static Water Pressure at Exterior Faucet:
Mid-range
Approximate Pressure : 50 psi

Visible Main Supply Material:
PVC

Visible Fuel Supply Material:
Black Iron

Visible Water Supply Materials:
Copper

Sewer System by Observed Evidence:
Septic System

Visible Drain/Waste/Vent Material:
Plastic

Water Heater Manufacturer:
ENVIROTEMP
Manufacture Date : 1997

Water Heater Power Source:
Electric

Water Heater Capacity:
80 Gallon

Water Heater Location:
Utility Room

Items

5.0 General

Comments: Inspected

--- Inspection of the interior of plumbing supply piping, drain/waste/vent piping, or buried piping systems for breaks, cracks, deterioration, obstructions, or improper installation is beyond the

*scope of the home inspection. The inspection of buried plumbing system can be performed by a specialist for an additional fee***. I recommend a specialist camera-scope all underground plumbing systems before close of escrow.** ---

Some municipalities provide insurance coverage for repairs and/or maintenance of buried plumbing systems that can be added to your water & sewer bill. I recommend inquiring with the local municipality and/or water department for more information, exclusions, and details.

5.1 Main Water Shut-off Location

Comments: Inspected

The main water shut off was located in the lower utility room .

5.2 Main Fuel Shut-off Location

Comments: Inspected

The main fuel shut off was located at the exterior propane tank.

5.2

5.3 Drain Cleanout Locations

Comments: Inspected

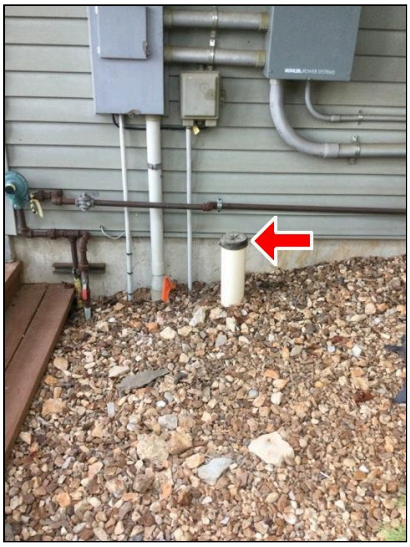
The main drain/waste plumbing cleanout was located at the exterior.

5.4 Plumbing Drain, Waste and Vent Systems

Comments: Inspected

(1) **A septic system for waste water disposal and processing was present.** These systems are specialized and should be inspected by a professional septic inspection contractor. To properly inspect the septic tank and system, *the tank contents must be pumped out*. Other evaluations or tests may be necessary upon investigation findings. *Full or partially full tanks cannot be thoroughly assessed or inspected*. A professional septic contractor can perform both the inspection and pump the tank, thus ensuring that you begin with an empty tank and a system that has been properly inspected. ***I recommend a septic system inspection by a qualified licensed septic inspector.***

(2) **There were openings at the drain and waste plumbing that lacked a cap or had an inadequate cap**. *This allows smelly sewer gases to escape, enter the equipment or the structure. Potential health hazard.* This is also a potential source of leakage. I recommend capping or terminating all open plumbing in accordance with present standards.



5.4 Cap with holes in it

5.6 Bathroom & Kitchen Plumbing

Comments: Inspected

(1) **A leak was present at the right master bathroom sink drain piping.** The opportunity for deterioration at the cabinetry and organic growth is possible if left in disrepair. ***I recommend a qualified plumber evaluate and repair as necessary.***

5.6 Leak

(2) **Repairs were needed at the lower level hall bathroom shower head (bathroom with the shower stall)**. *The shower head dripped at the threaded pipe when in use. -- This may be a nuisance and wasteful*. -- I recommend repair or replacement and confirming proper and leak free operation.

5.6 Drip/leak

(3) **Corrosion was present at the left master bathroom sink drain system**. *This is an indication of a prior leak in the area*. A leak was not observed in this area at this time. *I recommend monitoring plumbing for leaks and repairing as needed.*

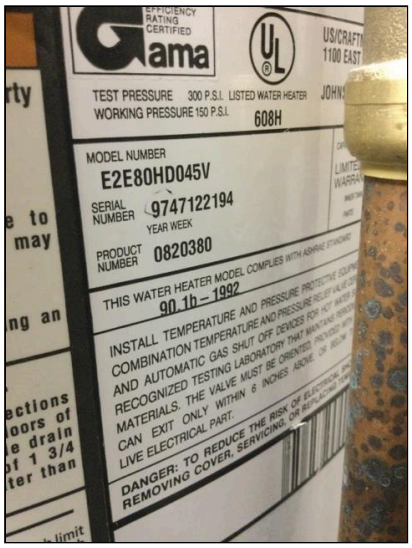
5.6 Corrosion

5.7 Water Heater System

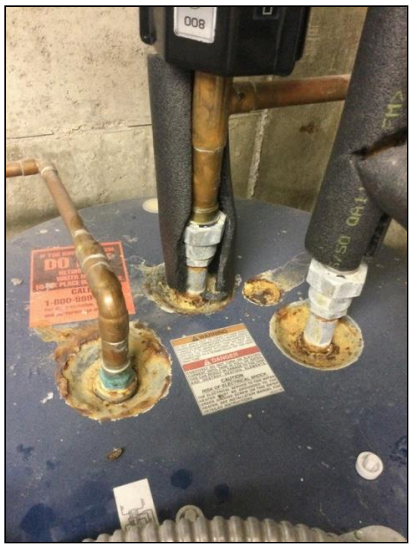
Comments: Inspected

The water heating equipment was older or near the end of its typical life expectancy. The system was in operation at the time of the inspection. **Rust streaks, stains, or indications of prior leakage was present near and/or around the water heating equipment.** *The source of rust stains and/or streaks may be from a prior failed water heater installation or prior leakage from plumbing components not related to the water heater.* Leakage was not observed at this time. *No immediate concern. I recommend inquiring with the seller/occupant for more information. No immediate concern at this time. I recommend monitoring for defects or leakage at this time.*

5.7 Unit



5.7 Data label



5.7 Rusty, prior leak

5.10 Additional Systems

Comments: Inspected

(1) **The home was equipped with a water softener system**. *Any recommendations for repairs or maintenance provided is complimentary and is based off my limited observations of the system.* No immediate concern with the system. I recommend reviewing all associated paperwork regarding operation.

A water filtration device was present at the main water supply. In depth review of the system is beyond the scope of a home inspection. The filter cartridge should be replaced on a regular basis. I recommend reviewing all applicable paper work and routine maintenance.

5.10

(2) **An irrigation system or parts of an irrigation system was present at the structure and inspection or testing of the system is beyond the scope of the home inspection**. Any *recommendations for repairs or maintenance provided is complimentary and is based off my limited observations of the system.* Sprinkler heads should be postillioned to direct spray away from the structure or sensitive areas. The system was shut down at this time.
I recommend further review by a qualified landscaper before use.

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

6. Heating / Central Air Conditioning

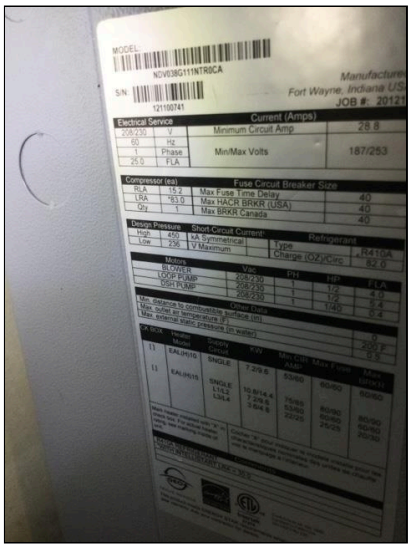
The inspector shall inspect: *The heating & cooling system, using normal operating controls.*

The inspector shall describe: *The location of the thermostat for the heating & cooling system; The energy source; the cooling method, and the heating method.*

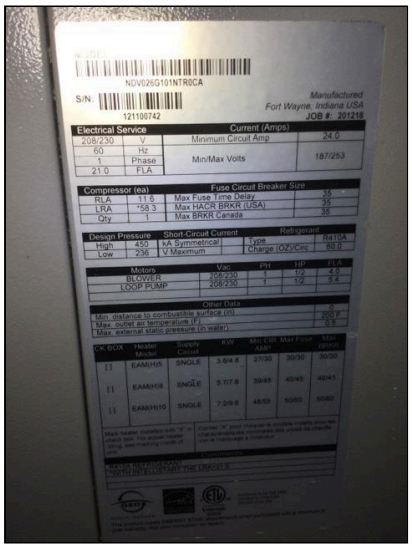
The inspector shall report as in need of correction: *Any heating system that did not operate; and if the heating system was deemed inaccessible. Any cooling system that did not operate; and if the cooling system was deemed inaccessible.*

The inspector is not required to: *Inspect, measure, or evaluate the interior of flues or chimneys, fire chambers, heat exchangers, combustion air systems, fresh-air intakes, makeup air, humidifiers, dehumidifiers, electronic air filters, geo-thermal systems, or solar heating systems. Inspect fuel tanks or underground or concealed fuel supply systems. Determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating or cooling system. Light or ignite pilot flames. Activate heating, heat pump systems, or other heating systems when ambient temperatures or other circumstances are not conducive to safe operation or may damage the equipment. Override electronic thermostats. Evaluate fuel quality. Verify thermostat calibration, heat anticipation, or automatic setbacks, timers, programs or clocks. Measure or calculate the air for combustion, ventilation, and dilution of flue gases for appliances. Inspect portable window units, through-wall units, or electronic air filters. Operate cooling equipment or systems if the exterior temperature is below 65° Fahrenheit, or when other circumstances are not conducive to safe operation or may damage the equipment. Inspect or determine thermostat calibration, cooling anticipation, or automatic setbacks or clocks. Examine electrical current, coolant fluids or gases, or coolant leakage.*

--- Due to normal design constraints, the heat exchanger in a hot air furnace cannot be fully assessed within the scope of a standard inspection. Complete heat exchanger evaluation requires use of special equipment. Independent evaluation by a specialist is advised, particularly if unit is older and/or exhibits wear. ---



Left Geo unit



Right Geo unit

Styles & Materials

Cooling Equipment Type(s):
Geo-Thermal

Cooling Equipment Energy Source(s):
Electric

Central Unit (or Air Handler) Manufacturer(s):
WATER FURNACE
Manufacture Date : 2012

Central Unit (or Air Handler) Type(s):
Forced Air
Geo-Thermal

Central Unit (or Air Handler) Energy Source(s):
Electric

Items

6.0 Thermostat Location(s)

Comments: Inspected

The thermostats for the heating and cooling was located in the main level hallway, lower level

living room, and upper level loft.

6.1 Central HVAC Equipment

Comments: Inspected

The central heating and cooling equipment was newer (WATER FURNACE - 2012). The geothermal systems responded to normal operating controls at this time.

A well maintained HVAC system will prolong it's service life. *Latent or irregular maintenance may result in failure, inconsistent operation, unsafe conditions, or decrease efficiency.* A service log was not present which may be an indication of inconsistent maintenance.

Annual and routine maintenance is recommended to ensure safe operation. Failure of components may occur at any time and this visual inspection of the equipment is not a guarantee of future performance. Annual maintenance and servicing should be performed by a qualified HVAC contractor.

6.1 Units

6.4 Distribution System

Comments: Inspected

A zoned HVAC system was present. The system consists of one central heating and cooling unit with a separate specialized computer that operates dampers within the duct work. The system will also consist of two or more thermostats. Zoned systems are designed to provide comfort in different areas of the structure (zones). These systems are specialized in nature and the system was operated by using the thermostats within the structure. No immediate concern with the system *I recommend inquiring with the seller/occupant for all paperwork, documentation, and/or instructions.*

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

7. Electrical System

The inspector shall inspect: *The service drop; The overhead service conductors and attachment point; The service head, gooseneck and drip loops; The service mast, service conduit and raceway; The electric meter and base; Service-entrance conductors; The main service disconnect; Panelboards and over-current protection devices (circuit breakers and fuses); Service grounding and bonding; 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; all ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCI's using a GFCI tester, where possible; and smoke and carbon-monoxide detectors.*

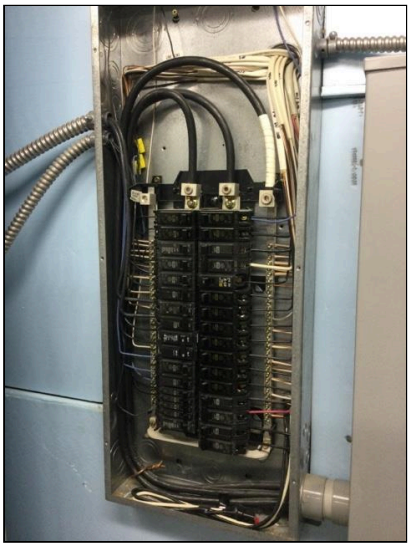
The inspector shall describe: *The main service disconnect's amperage rating, if labeled; and the type of wiring observed.*

The inspector shall report as in need of correction: *Deficiencies in the integrity of the service-entrance conductors' insulation, drip loop, and vertical clearances from grade and roofs; Any unused circuit-breaker panel opening that was not filled; The presence of solid conductor aluminum branch-circuit wiring, if readily visible; 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 the absence of smoke detectors.*

The inspector is not required to: *Insert any tool, probe or device into the main panelboard, sub-panels, distribution panelboards, or electrical fixtures. Operate electrical systems that are shut down. Remove panelboard cabinet covers or dead fronts. Operate or re-set over-current protection devices or overload devices. Operate or test smoke or carbon-monoxide detectors or alarms. Inspect, operate or test any security, fire or alarm systems or components, or other warning or signaling systems. Measure or determine the amperage or voltage of the main service equipment, if not visibly labeled. Inspect ancillary wiring or remote-control devices. Activate any electrical systems or branch circuits that are not energized. Inspect low-voltage systems, electrical de-icing tapes, swimming pool wiring, or any time-controlled devices. Verify the service ground. Inspect private or emergency electrical supply sources, including, but not limited to: generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility. Inspect spark or lightning arrestors. Inspect or test de-icing equipment. Conduct voltage-drop calculations. Determine the accuracy of labeling. Inspect exterior lighting.*

Main disconnect


Transfer switch


Panelboard

Styles & Materials

Electrical Service Entry:
Underground service

Service Entry Conductors:
Copper entry wires

Electric Panel Manufacturer:
GENERAL ELECTRIC

Panel Capacity:
120/240 Volt
200 Amp

Panel Type:
Circuit breakers

Circuits Labeled:
Labeled

Predominate Visible Branch Wiring:
Copper

Predominate Visible Wiring Methods:
Romex
Non-Metallic Sheathed Cable

AFCI Breakers:
Not Present

Smoke Alarms:
Present

Carbon Monoxide Detectors:
Not Observed

Items

7.0 General Comment

Comments: Inspected

Electrical systems are extremely technical in nature and other deficiencies may be present within the system. This visual home inspection is not intended to reveal or identify all defects in the electrical system. Because of this, it is recommended that a qualified licensed electrician evaluate the system and make all necessary repairs in addition to what is reported.

7.1 Location of Main and Distribution Panels

Comments: Inspected

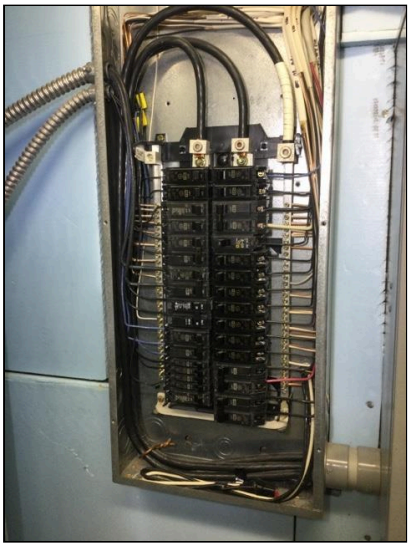
The main panelboard was located in the basement utility room.

The main disconnect was located at the exterior.

7.3 Distribution Equipment & Grounding

Comments: Inspected

(1) *An inspection of the electrical system revealed improvements or repairs needed at the panelboard.* ***The grounds and neutrals were bonded together****. This allows multiple paths for current to return to the main disconnect. This is not an allowed configuration. Potential shock hazard*. A separate ground and neutral was not present at the feeders supplying power to the panelboard. Panelboards installed downstream of a main disconnect or main panelboard are required to have 4 wires in the bundle (feeders). ***I recommend a qualified electrician evaluate and make repairs conforming to current standards.***



7.3 Grounds/neutrals bonded together

(2) **Openings were observed at the equipment**. *Uncovered openings at the equipment allow the opportunity for individuals to come in contact with energized components, leading to electrical shock. The potential for pests or debris to enter is a potential fire a hazard.* Proper sized fillers and blunder plugs should be installed as needed.

Some screws or fasteners were not installed or were not present -- an inadequately secured cover is susceptible to pest or debris entry. Proper blunt head screws should be installed.

7.3 Opening

(3) *The inspection of the electrical system revealed that circuits were labeled. Confirming that the labeling is accurate is beyond the scope of the inspection. It's important to understand which circuit breakers control which areas of your home. This information is useful when doing electrical work and when you need to isolate an area of your home to shut off the power, but also in an emergency when the power goes out.*

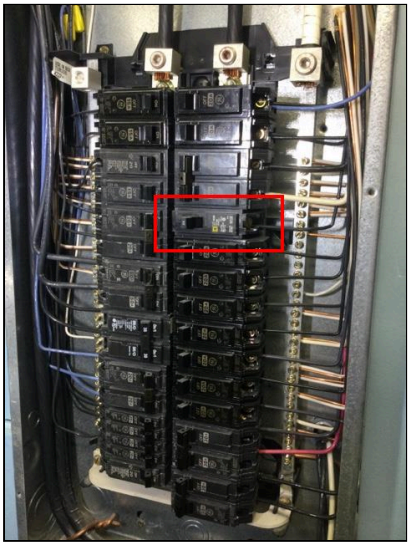
(4) *A back-up generator system was present at the structure. Evaluation of the system is beyond the scope of the home inspection and any comments made are complimentary in nature. Special knowledge or instructions on operation, maintenance, testing, and/or features should be communicated from the seller/occupant. If information cannot be provided, I recommend consulting with a qualified electrician or a specialist familiar with equipment of this nature. I recommend inquiring with the seller/occupant for available paperwork or warranty information. I recommend consulting a qualified electrician for further information and a system evaluation before close of escrow.*

7.3

7.4 Overcurrent Devices (Breakers/Fuses)

Comments: Inspected

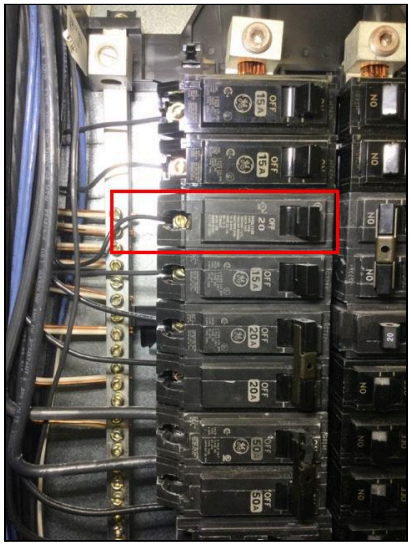
(1) **Mismatch or incorrect breakers were present at the equipment.** Only breaker brands and types specified by the manufacturer are allowed to be installed. Breakers manufactured by third parties may be classified for use in the panelboard -- *Further investigation by a qualified electrician is recommend to determine if the installed breakers are specified of classified for use.* -- Breakers not specified of classified for use are susceptible to reliability issues, arcing, overheating, or damage. *Potential fire hazard.* -- *Specified breakers are typically listed on the panelboard label.* -- ***I recommend further review by a qualified electrician.***



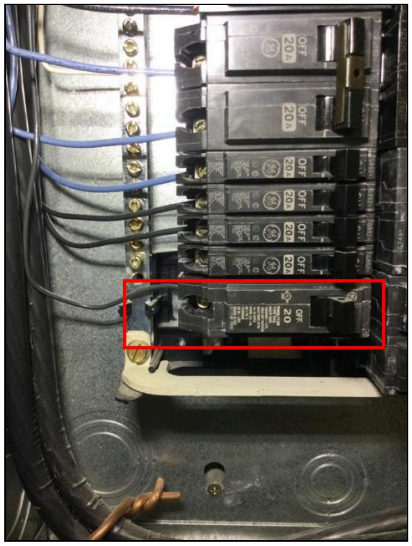
7.4 SQUARE D breaker in GE panel

(2) **Improper terminations were present**. Two or more wires were terminated at a screw - *Positive connection at the termination is not assured for multiple wires*. The potential for arcing between the wires at the termination increase, which could lead to a fire. *Notes: Double tapped neutrals. Double tapped breakers.* ***I recommend a qualified electrician evaluate and reconfigure the wiring.***

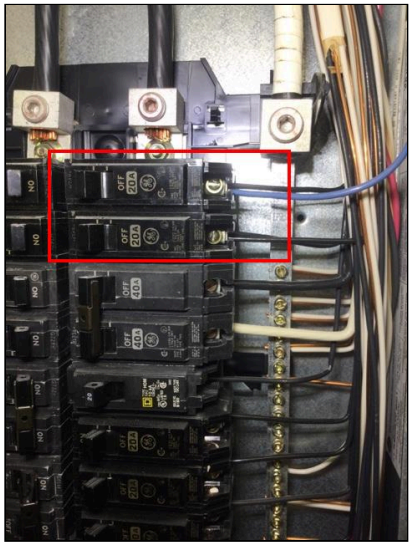
One or more breakers were too large of a rating for the circuit. Breakers that are rated for more amps than the wires are rated for is *a potential fire hazard. Notes: 20A breaker serving 14awg branch circuitry.* ***I recommend a qualified licensed electrician evaluate the panel circuitry and repair as necessary.***



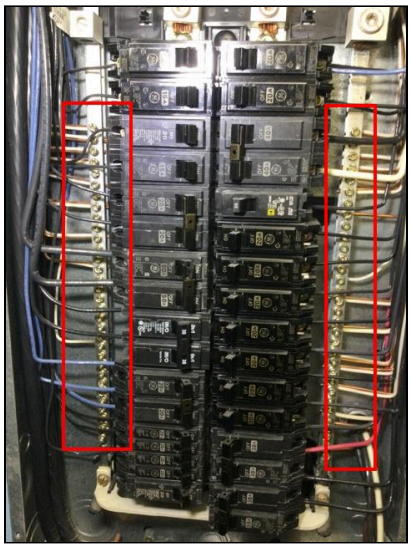
7.4 Over amp breaker



7.4 Over amp breaker

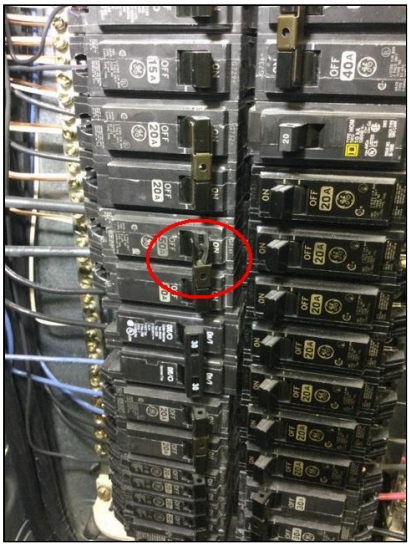


7.4 Double tapped breaker



7.4 Double tapped neutrals

(3) **Damaged breakers observed in the equipment.** The damage may be isolated to the exterior casing however, may be indications of concealed damage. A determination of reliability or proper function cannot be made. *Potential safety or fire hazard.* ***I recommend further review or opinions from a qualified licensed electrician and repair or replacement as necessary.***



7.4 Damaged trip handle

7.5 Branch Circuitry (Wiring)

Comments: Inspected

Sub-standard or non-typical circuitry was present at the structure. -- *Circuitry installations that lack safety details or that do not conform to best practices is potentially dangerous*. -- *Improper terminations, unsecured circuitry, lack of bushings or connectors, exposed conductors, damage, or other deficiencies should be repaired.*

I recommend a qualified licensed electrician evaluate all areas of sub-standard or non-typical circuitry and repair in accordance with present standards.

7.5 Instance of sub-standard install - under patio room (exposed wires)

7.6 Connected Devices and Fixtures

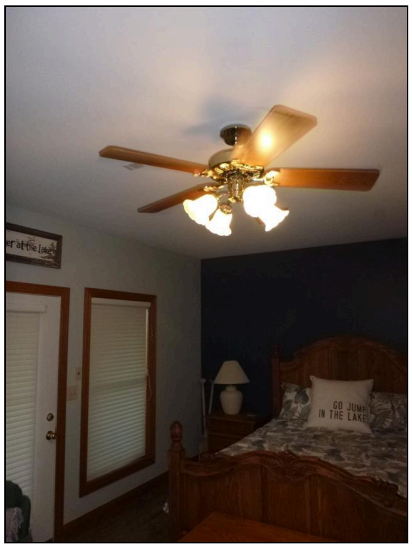
Comments: Inspected

(1) There were switches and/or controls that did not easily or visually reveal a purpose. *Equipment or nearby lighting did not respond when switches were flipped on or off. Extensive investigation was not performed in the interest of time.* Switches may have no purpose, may operate special functions within the structure, operate lighting or systems on opposite sides of the structure, or operate fixtures that are inoperable or have defective bulbs. *I recommend inquiring with the seller/occupant to determine the function or repairing, if needed.*

7.6 Instance of function not identified - front entry

(2) **Some of the ceiling fans were excessively noisy at a low speed**. Further diagnosis or repair needed. I recommend repair or replacement.

7.6 Instance of noisy fan - upper level

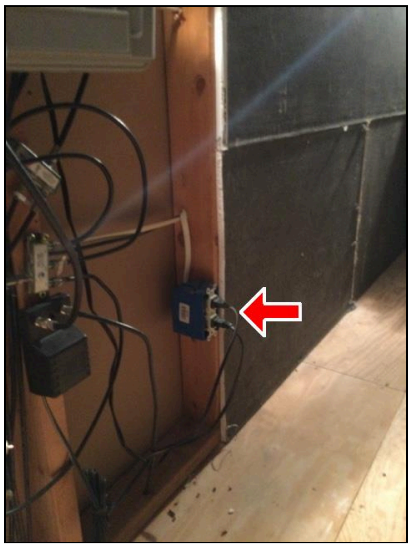


7.6 Instance of noisy fan - master bedroom

7.7 Receptacle Polarity & Grounding

Comments: Inspected

(1) **One or more outlets were in need of repairs**. Outlets should be tight to the surface and a face plate should cover the circuitry completely to prevent electrical shock. *I recommend repairing loose outlets as needed and installing covers where needed.*

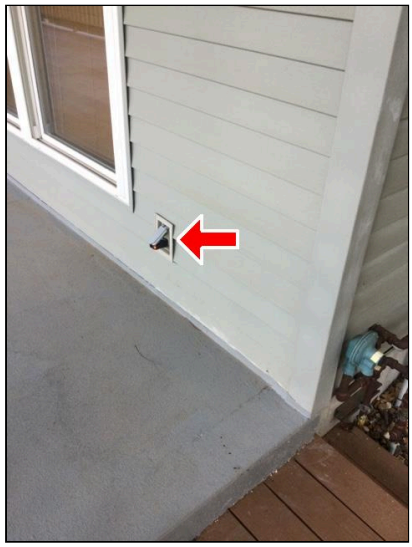


7.7 Instance of cover not installed - upper attic access

7.7 Instance of cover not installed - living room

7.7 Instance of cover not installed - utility room

(2) **One or more outlets tested incorrect polarity.** *Outlets that are incorrectly wired are a significant shock hazard!* ***I recommend a qualified electrician test all receptacles and repair as needed.***



7.7 Hot/ground reversed - lower rear exterior

7.8 Operation of GFCI (Ground Fault Circuit Interrupters)

Comments: Inspected

(1) **Some outlets were lacking GFCI protection.** GFCI protection prevents deadly shock around sources of water. *GFCI protection is recommended at all kitchen countertop surfaces, all exterior locations, laundry area, unfinished basement, and near sources of water (within 6 feet).* ***I recommend upgrading to current standards.***

7.8 Instance of outlet lacking GFCI protection - kitchen

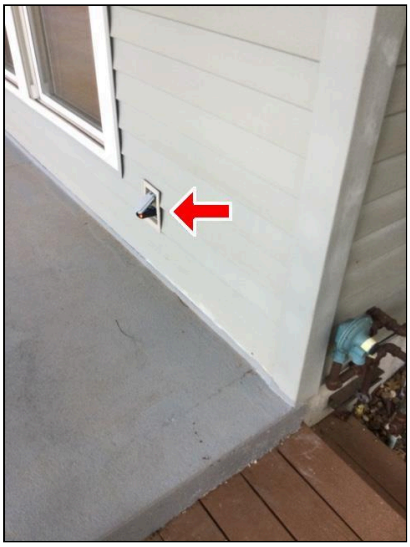
7.8 Instance of outlet lacking GFCI protection - kitchen

7.8 Instance of outlet lacking GFCI protection - laundry

7.8 Instance of outlet lacking GFCI protection - laundry

7.8 Instance of outlet lacking GFCI protection - rear covered deck

(2) **GFCI breaker(s) were present in electrical equipment.** *The test button was pushed and the breakers did not trip. The circuitry that provides the GFCI protection within the breaker(s) can fail with time. The breaker will still supply power to the circuit however, provides a false sense of safety.* ***I recommend a qualified electrician evaluate and replace all defective GFCI breakers.***



7.8 GFCI did not trip - lower rear exterior

7.9 Smoke Detectors

Comments: Inspected

In one of more areas within the structure, smoke detectors were potentially unreliable or not located in all recommended locations. Current standards require smoke detectors inside each sleeping room, outside each sleeping area in a common area (hallway) and on every level of the home (preferably near a stairway), 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, or in both locations. Typical life expectancy on smoke detectors is 10 years -- *Over time, the smoke sensor deteriorates which reduces the units ability to detect smoke*. Activating the test button on the units simply activates the alarm function of the device, and does not test the units ability to detect smoke. *I recommend checking the expiration date and replacing all defective or expired units. I recommend regular testing in accordance with manufacturer instructions.* ***I recommend the installation of dual sensor smoke detectors in all locations recommended by the manufacturer and NFPA.***

7.10 Carbon Monoxide Detectors

Comments: Not Present

Carbon monoxide detectors were not observed, not readily accessible, determined to be defective, or there were detectors that their function could not be determined. *Carbon monoxide detectors are essential safety devices that alarm individuals when high levels of poisonous CO gas are present. Detectors are recommended in structures containing fuel fire appliances, fireplaces, and/or attached garages. Newer construction standards require CO detectors in homes.* ***I recommend installing carbon monoxide detectors in all locations recommended by the manufacturer and NFPA.***

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

8. Attic, Insulation & Ventilation

The inspector shall inspect: *insulation in attics; ventilation of attics; mechanical exhaust systems from kitchens, bathrooms, and laundry; and the general structure of the roof from the readily accessible panels, doors or stairs.*

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

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

The inspector is not required to: *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; move, touch, move or disturb insulation; move, touch or disturb vapor retarders; break or otherwise damage the surface finish or weather seal on or around access panels or covers; identify the composition or R-value of insulation material; activate thermostatically operated fans; determine the types of materials used in insulation or wrapping of pipes, ducts, jackets, boilers or wiring; determine the adequacy of ventilation.*

Styles & Materials

Attic Access Location:
Scuttle hole
Located at : Garage

Method used to observe the attic:
The attic space was walked/crawled
Some areas inaccessible

Observed Roof Structure:
Engineered wood trusses

Observed Roof Sheathing:
Plywood or OSB Panels

Observed Ceiling Structure:
Engineered Truss System

Roof & Attic Ventilation:
Gable ventilation
Ridge ventilation
Soffit ventilation

Observed Attic Insulation:
Batts
Cellulose

Observed Vapor Barrier in the Attic:
Not Observed

Items

8.0 General, Limitations, and Access

Comments: Inspected

Accessible attic areas of the structure was inspected with an attempt to not disturb, damage, or compromise the effectiveness of the insulation. Where possible, the inspector may attempt to walk the attic space using exposed framing and planking. Insulation, clearance, and roof framing & construction limit the visibility of the attic system.

8.1 Roof Structure

Comments: Inspected

A wood truss system was present when inspecting the attic. Wood trusses are engineered members that are pre-fabricated & built at a shop, then delivered on site for installation.

8.2 Insulation in the Attic

Comments: Inspected

Improvements or repair needed at the insulation in un-conditioned spaces.
Inadequate or non-performing insulation is less effective at reducing the transfer of heat. Results of insulation that has been displaced or moved, compressed or trampled from traffic, or damaged include discomfort, increased energy costs, wasted energy, or potential ice dam formation (in winter). I recommend restoring insulation in to its proper thickness where necessary.

8.2 Very little insulation above master bathroom area

8.3 Roof & Attic Ventilation

Comments: Inspected

(1) *TIP: Proper and balanced roof & attic ventilation promotes long service life of the roof sheathing & surfaces. Proper ventilation also reduces moisture and heat build up in the attic space.*

(2) **Exhaust terminations were either present or suspected to vent into the attic.** *Ventilation that terminates into an attic or the does not directly vent to the exterior promotes excessive moisture in the area, which could lead to potential moisture or mold problems.* I recommend terminating the all exhaust terminations to the exterior in accordance with present standards.

8.3 Bath exhaust vent termination

8.3 Bath exhaust vent termination

(3) **The attic ventilation over the garage was in need of improvements**. Inadequate ventilation can lead to moisture & mold concerns in the attic, shorten roof covering life, and excessive heat soak during warm months. *I recommend a qualified roofer, familiar with balanced roof ventilation evaluate and repair as necessary. Notes: Minimal exhaust ventilation. A ridge vent should be installed.*

8.3 Ridge vent not installed

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

The attic, roof structure, insulation, and components or system within the attic of the structure was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during the inspection and weather conditions. Our inspection makes an attempt to find leakage but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.
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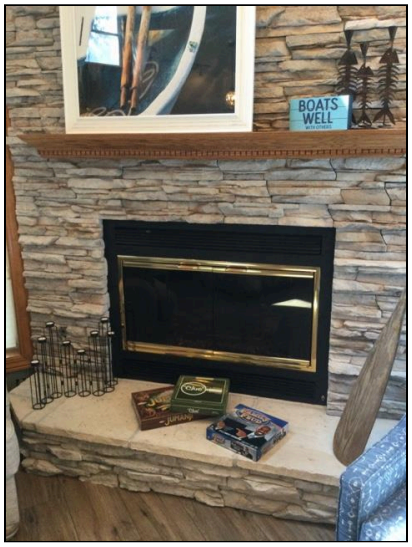
9. Chimneys & Fireplace

The inspector shall inspect: *Readily accessible and visible portions of the fireplaces and chimneys; Lintels above the fireplace openings; Damper doors by opening and closing them, if readily accessible and manually operable; and Cleanout doors and frames.*

The inspector shall describe: *The type of fireplace.*

The inspector shall report as in need of correction: *Evidence of joint separation, damage or deterioration of the hearth, hearth extension or chambers; Manually operated dampers that did not open and close; The lack of a smoke detector in the same room as the fireplace; The lack of a carbon-monoxide detector in the same room as the fireplace; and Cleanouts not made of metal, pre-cast cement, or other non-combustible material.*

The inspector is not required to: *Inspect the flue or vent system. Inspect the interior of chimneys or flues, fire doors or screens, seals or gaskets, or mantels. Determine the need for a chimney sweep. Operate gas fireplace inserts. Light pilot flames. Determine the appropriateness of any installation. Inspect automatic fuel-fed devices. Inspect combustion and/or make-up air devices. Inspect heat-distribution assists, whether gravity-controlled or fan-assisted. Ignite or extinguish fires. Determine the adequacy of drafts or draft characteristics. Move fireplace inserts, stoves or firebox contents. Perform a smoke test. Dismantle or remove any component. Perform a National Fire Protection Association (NFPA)-style inspection. Perform a Phase I fireplace and chimney inspection.*



Styles & Materials

Number of Operable Fireplaces:
One

Fireplace Types:
Factory-Built Fireplace

Exterior Chimney Construction:
Framed chimney

Flue Liner Material(s):
Metal

Items

9.0 General, Limitations, and Access

Comments: Inspected

The inspection of chimney and fireplace system that we perform is that of a generalist, not a specialist. Significant areas of chimney flues cannot be adequately viewed during a home inspection -- this has been documented by the Chimney Safety Institute of America, which reported in 1992*: 'The inner reaches of a flue are relatively inaccessible, and it should not be expected that the distant oblique view from the top or bottom is adequate to fully document damage even with a strong light.'* Because of this, the inspection of chimneys is limited to those areas that can be viewed without dismantling any portion of them, and does not include the use of specialized equipment, we will not guarantee their integrity and recommend that they be video-scanned before the close of escrow.

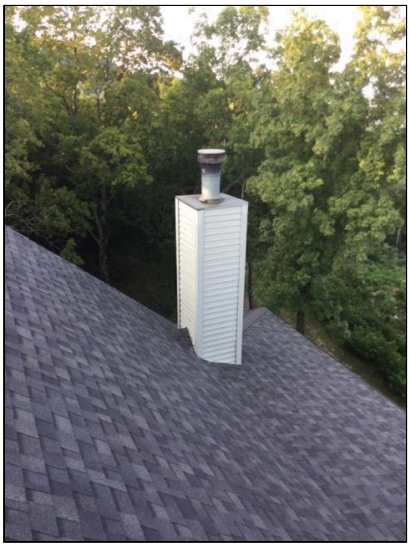
Chimney flues need to be cleaned periodically, to prevent the possibility of chimney fires. The complex variety of deposits that form within chimney flues as a result of incomplete combustion, and which contribute to such fires, are complicated and not easily understood. They range from soot, or pure carbon, that does not burn, to tars that can ignite. All of these deposits are commonly described as creosote, but creosote has many forms, ranging from crusty carbon deposits that can be easily brushed away, to a tar-glazed creosote that requires chemical cleaning. These deposits must be identified and treated by a specialist. However, cleaning a chimney is not a guarantee against a fire. Studies have proven that a significant percentage of chimney fires have resulted within one month of the chimney being cleaned, and many more have resulted within a six-month period.

The Chimney Safety Institute of America (CSIA) and the National Fire Protection Association (NFPA) recommend annual inspection and inspection at real estate transactions for chimney's, vents, fireplaces, etc. For more information, please seek the document NFPA 211 (Standard for Chimneys, Fireplaces, Vents, and Solid Fuel-Burning Appliances).

9.1 Chimney Structure(s)

Comments: Inspected

Indications of ponding at the chimney cap flashings, or significant rust was present. The cap flashing should be pitched to shed water to the sides of the chimney, not towards the center where the flue penetrates the flashing. *Without correcting, long term, severe deterioration or rust may occur which could lead to moisture intrusion into concealed areas*. I recommend repairs or improvements to the flashings to promote drainage and/or prime and seal as necessary.



9.1 Cap flashing inadequately pitched to shed drainage

9.2 Fireplace(s)

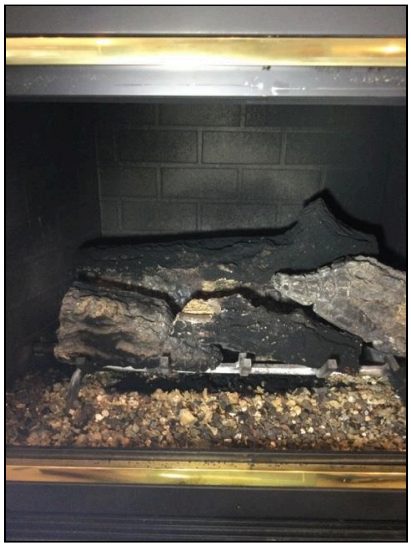
Comments: Inspected

A clamp was not present at the damper. With gas logs, a clamp is required on the damper to prevent it from being fully closed. *In the event the fireplace is used and the damper was not opened (by mistake), combustion products may still exit the flue*. I recommend installing an approved clamp as necessary.

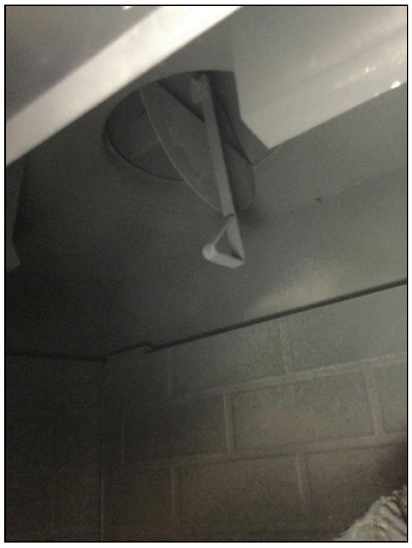
The gas logs had excessive soot on the components. *This is an indication of inadequate or poor combustion - this is less efficient and can produce excessive carbon monoxide. Improper ceramic log placement, or burners out of adjustment are typical causes.*

Sweeping the flue liner is necessary for a thorough inspection to determine the condition. *Interior inspection of flue liners is beyond the scope of a home inspection. A visual inspection of flue liners is limited to what is accessible from the fireplace or roof. The flue liners should be inspected for material defects, obstructions, damage, or poor installation.* ***A thorough inspection of the flue liners should be performed by a CSIA Certified Chimney Sweep****.* -- *The NFPA 211 and the CSIA recommend a Level II chimney inspection yearly and at real estate transactions.* --

I recommend a qualified fireplace contractor evaluate repair or replace as needed.



9.2 Sooty



9.2 Clamp not installed on damper

The fireplace of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.