

PROPERTY INSPECTION REPORT

ADDRESS:

REPORT #12-037

INSPECTION INFORMATION

INSPECTION:

DATE: 5/7/2012 START TIME: 9:00AM END TIME: 2:15PM
FEE: 395
RADON: NO RADON COMPANY: N/A
PRESENT: CLIENTS AT 10:00AM TILL 1:00PM; BUYER AGENT 12:00 TO 1:00PM; HOMEOWNER AT 1:45PM
WEATHER: RAIN, 50'S
MISC:

PROPERTY:

YEAR BUILT: 2005
SQ FEET: 4456
 BASEMENT
 CRAWL SPACE
 CELLAR
 DETACHED GARAGE
OCCUPIED: YES
ORIENTATION: FRONT FACES NORTH

CLIENT:

NAME:
PHONE #:
EMAIL:

BUYERS AGENT:

NAME: NORRIS MINICK
OFFICE: AGENTS FOR HOME BUYERS
PHONE #: 303-448-8808
EMAIL:

FSBO:

SELLERS NAME:
PHONE #:

LISTING AGENT:

NAME:
OFFICE:
PHONE #:

PROPERTY INSPECTION REPORT

ADDRESS:

REPORT #12-037

THE FOLLOWING IS A DESCRIPTION OF ALL COMPONENTS AND SYSTEMS IN THE PROPERTY AND A LIST OF ALL CONDITIONS, PROBLEMS, DEFECTS AND HEALTH/SAFETY RISKS OBSERVED IN THE PROPERTY AT THE TIME OF INSPECTION, AND THE MOST IMPORTANT RECOMMENDATIONS MADE BY YOUR INSPECTOR. CLIENT SHOULD CALL INSPECTOR IF THERE ARE ANY QUESTIONS ABOUT ANY REPORT ITEMS. **RED ITEMS ARE THE MOST SIGNIFICANT, OR HAVE THE POTENTIAL OF BEING THE MOST SIGNIFICANT CONDITIONS, PROBLEMS, DEFECTS AND HEALTH/SAFETY RISKS OBSERVED.**

ASK SELLER

THE FOLLOWING ITEMS PERTAIN TO CONDITIONS THAT COULD NOT BE VERIFIED OR DETERMINED AT THE TIME OF INSPECTION, OR NEED FOLLOW-UP. IT IS RECOMMENDED THAT BOTH QUESTIONS AND RESPONSES BE IN WRITING TO AVOID ANY MISUNDERSTANDING. ITEMS NOTED HERE MAY OR MAY NOT POSE RISK DEPENDING UPON THE SELLER REPOSSES. NOT ALL QUESTIONS FOR SELLER APPEAR HERE. ADDITIONAL "ASK SELLER" QUESTIONS WILL BE FOUND IN THE SEPARATE REPORT SECTIONS.

1. SPRINKLER SYSTEM:

- NOTE: PER INSPECTION AGREEMENT, INSPECTOR DOES NOT OPERATE THE SPRINKLER SYSTEM.
- WALK-THROUGH: CLIENT SHOULD OPERATE AND OBSERVE SYSTEM AT THE WALK-THROUGH PRIOR TO CLOSING.

2. PROVIDE THE FOLLOWING INFORMATION:

- MANUFACTURERS' WARRANTY INFORMATION AND MANUALS FOR APPLIANCES AND EQUIPMENT
- ENGINEER'S SOIL REPORT – TYPICALLY PROVIDED TO ORIGINAL OWNER AT TIME OF PURCHASE OR CLOSING.

3. DOES THE A/C WORK? EQUIPMENT WAS NOT OPERATED DUE TO OUTSIDE TEMPERATURES – SEE FYI:39.

4. PROVIDE INFORMATION ABOUT THE FOLLOWING:

- (A) TOP/RIGHT SECTION OF DRIVEWAY CONCRETE WAS REPLACED.
- (B) **PICTURE #3.** LOAD FROM THE OVERHEAD TRELIS IS TRANSFERRED TO THE ADDED PATIO CONCRETE. WERE FOOTINGS PROVIDED TO SUPPORT THE ADDED PATIO?
- CLIENT: IF NOT, AND IF THE OUTER END OF THE PATIO WERE TO SETTLED, IT WILL PLACE SOME STRESS ON THE TRELIS FRAMING AND LEDGER BOARD CONNECTION TO THE HOUSE EXTERIOR WALL. RECOMMEND MONITORING AND CONTACT A CONTRACTOR IF MOVEMENT IS OBSERVED.

LOT AND GROUNDS

5. FRONT PORCH – STRUCTURAL CONCRETE: PICTURE #1.

- OBSERVATIONS: WHILE NOT AS TYPICAL AS CONTROL JOINT CRACKS, THE SURFACE CRACKS APPEAR TO BE NORMAL.
- MAINTENANCE: RECOMMEND CLEANING AND SEALING THE CONTROL JOINTS AND SURFACE CRACKS WITH AN APPROPRIATE CLEAR CAULK TO PREVENT WATER INTRUSION/DAMAGE. ONCE SEALED, NO OTHER REPAIRS SHOULD BE REQUIRED.
- MONITOR: BECAUSE THE LOAD FROM THE FRONT PORCH ROOF IS TRANSFERRED TO THE FRONT PORCH, THERE SHOULD BE STRUCTURAL FOOTINGS BENEATH THE PORCH. GENERALLY, MINOR/HAIRLINE CRACKS IN THE FRONT PORCH CONCRETE THAT DEVELOP WITH INITIAL INSTALLATION ARE TYPICAL AND DO NOT INDICATE ANY SERIOUS CONDITION. IF THE CRACKS DO NOT WIDEN OR CONCRETE SURFACE DOES NOT BECOME UNEVEN, NO REPAIRS SHOULD BE REQUIRED. MONITOR FOR NEW CRACKS AND ANY FUTURE MOVEMENT OF EXISTING CRACKS – CAULK WOULD SEPARATE. IF OBSERVED, CONTACT BUILDER PER THE 10-YEAR STRUCTURAL WARRANTY.

PROPERTY INSPECTION REPORT

ADDRESS:

REPORT #12-037

LOT AND GROUNDS – continued

6. EXTERIOR “FLOATING” CONCRETE:

- NOTE: EXTERIOR CONCRETE IS FLOATING, MEANING IT IS EXPECTED TO MOVE AND THAT IS WHY THERE ARE CONTROL JOINTS THROUGHOUT THE CONCRETE. MOVEMENT IS USUALLY CAUSED BY ONE OR A COMBINATION OF THE FOLLOWING:
(1) EXPANSIVE SOILS, (2) SETTLEMENT DUE TO IMPROPERLY COMPACTED FILL/BACKFILL, AND (3) WATER SATURATION IN THE SOIL FROM RAIN AND SNOW MELT THAT FREEZES AND EXPANDS IN THE COLDER MONTHS. MOST, IF NOT ALL, CONCRETE WILL DEVELOP MINOR CRACKS (UP TO 1/8-INCH) IN THE CONTROL JOINTS AND POSSIBLE SURFACE CRACKS. DEVELOPING LARGER CRACKS AND UNEVEN SURFACES DEPENDS ON THE DEGREE THE 3-SOURCES ARE PRESENT.
- OBSERVED:
 - (A) DRIVEWAY:
 - (1) THE CRACKS IN THE CONTROL JOINTS ARE MINOR AND APPEAR TO BE NORMAL.
 - (2) **PICTURE #1.** REFERS TO THE JOINT BETWEEN THE DRIVEWAY AND GARAGE CONCRETE – EXPANSION MATERIAL WAS ORIGINALLY INSTALLED BETWEEN THE TWO BUT THERE IS A GAP PRESENT BETWEEN THE EXPANSION MATERIAL AND CONCRETE THAT PERMITS WATER INTRUSION BENEATH THE CONCRETE WHICH CAN RESULT IN FURTHER CONCRETE MOVEMENT/DAMAGE.
 - (3) THE EXPANSION MATERIAL CONDITION NOTED IN “**OBSERVATION B**” EXISTS AT THE BOTTOM OF THE DRIVEWAY BETWEEN THE DRIVEWAY AND PUBLIC SIDEWALK CONCRETE.
 - (4) **PICTURE #1.** INDICATES THE UPPER/RIGHT SECTION OF THE DRIVEWAY CONCRETE – THIS SECTION WAS PREVIOUSLY REPLACED (**SEE ASK SELLER #4A**). THE JOINTS AROUND THE NEW CONCRETE WERE NOT SEALED AND GAPS ARE PERMITTING WATER INTRUSION BENEATH THE CONCRETE. IT APPEARS THAT THE NEW SECTION HAS ALSO MOVED – ONE CORNER IS HIGHER THAN THE SURROUNDING CONCRETE. **UNEVEN SURFACES ARE CONSIDERED A TRIP HAZARD.**
 - (B) DRIVEWAY AND FRONT SIDEWALK JOINT: **PICTURE #1.** THE SIDEWALK CONCRETE HAS BROKEN AWAY FROM THE FRONT PORCH CONCRETE AND SETTLED AT THE OUTER EDGE. THE SETTLEMENT HAS RESULTED IN AN UNEVEN SURFACE WITH THE ADJOINING DRIVEWAY CONCRETE – THE DRIVEWAY CONCRETE IS 1/4 TO 1 INCH HIGHER THAN THE SIDEWALK CONCRETE. **UNEVEN SURFACES ARE CONSIDERED A TRIP HAZARD.**
 - (C) GARAGE: **PICTURE #1.**
 - (1) THERE ARE CRACKS IN MOST/ALL CONTROL JOINTS AND SOME CRACKS ARE 1/16TH TO 1/8TH INCH WIDE BUT STILL APPEAR TO BE IN THE NORMAL RANGE. THE LARGEST CRACK IS DOWN THE CENTER OF THE GARAGE.
 - (2) A COUPLE OF SURFACE CRACKS ARE ALSO PRESENT AND APPEAR TO BE NORMAL.
 - (3) SOME CONCRETE MOVEMENT/HEAVE JUST INSIDE THE GARAGE DOORS RESULTED IN A 1/2-INCH UNEVEN SURFACE BETWEEN THE TWO GARAGE DOOR OPENINGS. **UNEVEN SURFACES ARE CONSIDERED A TRIP HAZARD.**
- MAINTENANCE:
 - (D) CAULK ALL CONTROL JOINT CRACKS TO PREVENT WATER INTRUSION AND DAMAGE/SETTLEMENT.
 - (E) CAULK ALL SURFACE CRACKS TO PREVENT WATER INTRUSION AND DAMAGE ON THE SURFACE ALONG THE CRACKS.
- REPAIR:
 - (F) **CLOSE ALL GAPS ALONG THE EXPANSION MATERIAL. OPTIONS INCLUDE INSTALLING ADDITIONAL EXPANSION MATERIAL AND SEALING THE GAPS WITH THE APPROPRIATE CAULK.**
 - (G) **TO REMOVE THE UNEVEN SURFACES CONDITION, THE EDGES CAN BE CUT/SHAVED DOWN. THE OVERALL CONDITION OF THE CONCRETE DOES NOT WARRANT REPLACING ANY CONCRETE TO REMOVE THIS CONDITION.**

7. WATER DRAINAGE:

- GUIDELINES: MAINTAIN APPROPRIATE CONTROLS. **SEE FYI:29.**
- REPAIRS: AT THE REAR/SE CORNER, THE BOTTOM DOWNSPOUT STRAP IS NOT CONNECTED AND THE 90 DEGREE ELBOW SECTION IS NOT SECURED TO THE BOTTOM OF THE VERTICAL DOWNSPOUT WITH SHEET METAL SCREWS.

PROPERTY INSPECTION REPORT

ADDRESS:

REPORT #12-037

ROOF COMPONENTS

8. ROOF SHINGLES:

- OBSERVED: AS OBSERVED WITH BINOCULARS ON THE UPPER ROOF – IT APPEARS THAT THERE ARE 3 OR 4 SHINGLES WITH RAISED SECTIONS. RAISED SHINGLES ARE VULNERABLE TO WIND DAMAGE – BEING BLOWN OFF.
- REPAIRS:
 - (A) IF RAISED SECTIONS ARE FROM SECURING NAILS BACKING UP/OUT, LIFT RAISED SHINGLE/SECTION AND REMOVE BACKED OUT NAILS. RE-NAIL AT A NEW LOCATION. SECURE THE RAISED SHINGLE/SECTION WITH THE APPROPRIATE SEALANT.
 - (B) IF RAISED SECTIONS WERE CAUSED BY THE WIND, LIFT RAISED SECTION AND SECURE WITH THE APPROPRIATE SEALANT.

EXTERIOR COMPONENTS

9. COMPOSITE BOARD TRIM: SEE FYI:24.

- OBSERVED:
 - (A) TYPICAL SEPARATED CAULK BETWEEN THE TRIM AND ADJOINING WINDOW FRAMES OR BRICK VENEER. RESULTING CRACKS PERMIT WASTER INTRUSION.
 - (B) DUE TO **OBSERVATION A**, THERE ARE LOCATIONS WHERE THE TRIM BOARD ENDS/EDGES HAVE SWOLLEN.
 - (C) **PICTURE #4**. INDICATES EXAMPLE LOCATIONS ON THE FRONT PORCH ROOF SUPPORT COLUMNS.
- MAINTENANCE: RECOMMEND RE-CAULKING ALL TRIM LOCATIONS (WINDOWS, DOORS, GARAGE, BRICK) AS REQUIRED.

10. BRICK VENEER:

- OBSERVATIONS:
 - (A) **PICTURE #4**. FRONT PORCH COLUMN: INDICATES ONE LOCATION WHERE THERE IS MISSING MORTAR BETWEEN BRICKS.
 - (B) **PICTURE #5**. REFERS TO THE FLASHING INSTALLED ALONG THE TOP OF THE BRICK VENEER – THE JOINT BETWEEN THE FLASHING AND BRICKS WAS NOT CAULKED AND GAPS CAN PERMIT WATER INTRUSION.
 - (C) **PICTURE #5**. WHERE BRICK MEETS THE EXTERIOR WALL – THE 1/2-INCH SPACE BETWEEN THE LOWER SECTION OF BRICK AND THE SIDING WAS SEALED WITH CAULK. CAULK IS INCOMPLETE AND GAPS PERMIT WATER INTRUSION.
 - (D) **PICTURE #5**. WHERE BRICK MEETS THE EXTERIOR WALL – THE 1/2-INCH SPACE BETWEEN THE UPPER SECTION OF BRICK AND THE SIDING WAS NOT SEALED. LARGE HOLE CAN PERMIT WATER INTRUSION/DAMAGE.
 - (E) **PICTURE #8**. INDICATES FLASHING INSTALLED BETWEEN THE BRICK AND THE ROOF SURFACE. THIS FLASHING SHOULD BE PRESENT ALONG THE ENTIRE JOINT BETWEEN THE BRICK AND ROOF SURFACE ON BOTH THE INDICATED RIGHT HAND SIDE LOWER ROOF ABOVE THE GARAGE. THIS SHOULD BE STRICTLY FOR A FINISHED LOOK, NOT TO PREVENT WATER INTRUSION – THE FLASHING PREVENTS THAT. **SEE OBSERVATION F**.
 - (F) **PICTURE #7**. INDICATES WHERE THE BRICK MEETS THE ROOF SURFACE ON THE LEFT HAND LOWER ROOF ABOVE THE GARAGE. THE JOINT BETWEEN THE BRICKS AND THE ROOF SURFACE WAS FILLED WITH CONCRETE. THIS SHOULD BE STRICTLY FOR A FINISHED LOOK, NOT TO PREVENT WATER INTRUSION – THE FLASHING PREVENTS THAT.
 - (G) **PICTURES #7 AND #8**. INDICATES LOCATIONS WHERE THE MORTAR BETWEEN THE BOTTOM BRICKS AND THE ROOF SURFACE IS CRACKED AND SEPARATING. THIS IS DUE TO WET CONDITIONS DUE TO CONTACT WITH THE ROOF SURFACE.
 - (H) **PICTURE #7**. INDICATES LOCATIONS BETWEEN THE BRICK VENEER AND THE WINDOW FLOOR BOX – UP TO 1/4-INCH GAPS PERMIT WATER INTRUSION.
 - (I) **PICTURE #7**. INDICATES AREA WHERE THERE ARE "STAIR-STEP" CRACKS IN THE MORTAR JOINTS. CRACKS ARE MINOR BUT WERE CAUSED BY WATER INTRUSION FROM **OBSERVATION H**.
- REPAIRS:
 - (J) CAULK ALL OBSERVATION LOCATIONS TO PREVENT WATER INTRUSION, INCLUDING CRACKS IN THE MORTAR JOINTS.
 - (K) REPLACE SEPARATED MORTAR BETWEEN THE BOTTOM BRICKS AND THE ROOF SURFACE WITH APPROPRIATE CAULK.

PROPERTY INSPECTION REPORT

ADDRESS:

REPORT #12-037

EXTERIOR COMPONENTS – continued

11. COMPOSITE BOARD TRIM: SEE FYI:24.

- LOCATION: **PICTURE #7**. INDICATES THE FRONT BEDROOM WINDOW FLOWER BOX BUT ALSO REFERS TO THE MASTER BEDROOM WINDOW FLOOR BOX.
- REPAIRS: SEPARATED CAULKING AT THE JOINTS ALONG THE TOP AND SIDES OF THE FLOWER BOX – RE-CAULK AS REQUIRED.

12. GARAGE SERVICE DOOR TRIM:

- REPAIR: A LOT OF THE PAINT ON THE EXTERIOR SIDE WOOD TRIM IS EITHER MISSING OR PEELING. REMOVE ALL LOOSE/ PEELING PAINT AND REPAINT AND CAULK TRIM.

13. DRYER VENT:

- MAINTENANCE: VENT IS NOT PROPERLY SECURED TO THE EXTERIOR WALL AND THE ORIGINAL CAULKING HAS SEPARATED. PROPERLY SECURE AND CAULK VENT.

14. SUMP PUMP DISCHARGE PIPE: **PICTURE #2**.

- OBSERVATIONS: THE PIPE IS NOT PROPERLY SECURED ON THE INSIDE AND CAN EASILY BE MOVED IN/OUT OF THE WALL. AS A RESULT, THE ORIGINAL CAULK BETWEEN THE PIPE AND THE SIDING HAS SEPARATED.
- REPAIRS: SECURE PIPE IN THE BASEMENT CEILING AND RE-CAULK EXTERIOR SIDE JOINT.

15. WEST SIDE GATE:

- MAINTENANCE: ONE OF THE LAG BOLTS USED TO SECURE THE GATE LOCKING HARDWARE HAS BACKED OUT AND LOCKING HARDWARE IS LOOSE.

GARAGE

16. GARAGE DOORS:

- OBSERVED: LOCATIONS ON BOTH GARAGE DOORS WHERE THE GARAGE DOOR IS WITHIN 1/8TH INCH FROM BEING FLUSH AGAINST THE CONCRETE SLAB. THERE APPEARS TO BE 1/4 INCH PLAY IN THE DOORS, MEANING IF THE DOOR DID MAKE CONTACT WITH THE CONCRETE, THE DOORS WOULD NOT BE FORCED AGAINST THE CONCRETE. IF THE EXISTING 1/8TH INCH GAP AND 1/4 INCH PLAY WERE LOST DUE TO FUTURE GARAGE CONCRETE HEAVING UPWARD AND THE DOORS OPERATION CREATED ENOUGH DOWNWARD PRESSURE AGAINST THE GARAGE CONCRETE FLOOR WHEN THE DOOR CLOSES, THE DOWN-FORCE REVERSING FEATURE SHOULD OPEN THE DOOR BEFORE ANY DAMAGE IS CAUSED TO THE DOOR OR OPENER COMPONENTS. THE NEGATIVE IS THAT THE DOOR WILL NOT STAY CLOSED UNLESS IT IS RELEASED FROM THE OVERHEAD TRACK AND MANUALLY CLOSED/LOCKED. **IF THIS OCCURS, CONSULT A GARAGE DOOR PROFESSIONAL.**
- CLIENT: MONITOR DOOR AND CONCRETE MOVEMENT.

STRUCTURE

17. TYPICAL INTERIOR SETTLEMENT SIGNS:

- OBSERVED: DRYWALL NAIL POP IN THE MASTER BATHROOM TOILET CLOSET. REPAIR FOR COSMETIC REASONS.

18. BASEMENT FINISH: **PICTURE #12**.

- OBSERVED: THE DRYWALL ON BOTH SIDES OF THE FINISHED WALLS AT THE BOTTOM OF THE BASEMENT STAIRS WAS INSTALLED DOWN TO THE CONCRETE. DUE TO CONCRETE MOVEMENT, THE DRYWALL HAS BUCKLED.
- REPAIR: CUT OFF THE BOTTOM OF THE DRYWALL AND REINSTALL AS REQUIRED PROVIDING THE EXPANSION GAP. INSTALL BASE TRIM TO COVER THE EXPANSION GAP.

PROPERTY INSPECTION REPORT

ADDRESS:

REPORT #12-037

ELECTRICAL, PLUMBING AND HEATING/COOLING SYSTEMS

19. ELECTRICAL – GFCI PROTECTION:

- OBSERVATIONS:
 - (A) BASEMENT GFCI PROTECTS: FRONT PORCH AND PATIO EXTERIOR OUTLETS.
 - (B) GARAGE GFCI PROTECTS: LOCATION ONLY.
 - (C) MASTER BATHROOM GFCI PROTECTS: ALL 3 BATHROOMS.
 - (D) 2 KITCHEN GFCI'S PROTECT: ALL KITCHEN COUNTER TOP LOCATIONS.

20. ELECTRICAL:

- REPAIRS:
 - (A) INSIDE THE GARAGE ATTIC ACCESS, A JUNCTION BOX WAS INSTALLED FOR A FUTURE LIGHT. THERE IS NO COVER ON THE BOX AND THE ENDS OF THE WIRES ARE EXPOSED (BLACK WIRE IS HOT). INSTALL LIGHT FIXTURE OR PROPERLY TERMINATE ROUGH-IN WITH WIRE NUTS ON THE BLACK AND WHITE WIRES AND INSTALL A COVER ON THE BOX.

21. PLUMBING – FIXTURES:

- REPAIRS:
 - (A) MASTER BATH:
 - (1) LEFT-HAND SINK – DRAINS SLOW AND POP-UP DRAIN HARDWARE IS NOT PROPERLY INSTALLED.
 - (2) THE TUB SPOUT IS LOOSE AND WAS NOT PROPERLY INSTALLED. SPOUT IS 1/4 INCH OFF THE TILED WALL. TURN/TIGHTEN SPOUT AS REQUIRED.
 - (3) ONE VERTICAL CORNER INSIDE THE SHOWER WHERE THE ORIGINAL CAULK/GROUT HAS SEPARATED. RE-CAULK AS REQUIRED.
 - (4) THE CHIPS IN THE SURFACE OF THE SHOWER PAN APPEAR TO BE WITHIN NORMAL ACCEPTANCE. NO REPAIRS APPEAR TO BE REQUIRED.
 - (B) UP/HALLWAY BATH:
 - (1) THE TUB SPOUT IS LOOSE. TURN/TIGHTEN SPOUT AS REQUIRED AND CAULK SPOUT TO THE WALL TILES TO PREVENT WATER INTRUSION.
 - (C) KITCHEN SINK:
 - (1) THE KITCHEN SINK HANDLE LEAKS IF THE HANDLE IS MOVED/PUSHED TOO FAR BACK. SOMETIMES THIS IS A WASHER ISSUE. SOMETIMES IT IS TYPICAL OF THE TYPE OF HARDWARE.

22. PLUMBING – OUTSIDE HOSE BIBBS (FYI:45):

- REPAIRS: PICTURE #2. THE FRONT HOSE BIBB HANDLE LEAKS – REPAIR/REPLACE AS REQUIRED.

23. PLUMBING – SPRINKLER SYSTEM:

- OBSERVATIONS: PICTURE #2.
 - (A) DUE TO BACKFILL SETTLEMENT, THE SUPPLY PIPE THAT RUNS UNDERGROUND TO THE ZONE BOXES HAS BEEN PULLED DOWN ONE INCH OR MORE. THIS PLACES STRESS ON SOLDERED FITTINGS AND OFTEN RESULTS IN LEAKS.
 - (B) DUE TO BACKFILL SETTLEMENT, THE CONDUIT CONTAINING THE ZONE VALVES WIRING HAS BEEN PULLED DOWN OVER ONE INCH.
- REPAIRS:
 - (C) CUT AND EXTEND THE VERTICAL SUPPLY PIPE TO LEVEL PIPE/COMPONENTS AND TO REMOVE STRESS.
 - (D) CUT AND EXTEND THE VERTICAL CONDUIT TO REMOVE STRESS TO WIRES/CONNECTIONS. CABLE WITH ZONES WIRES WILL HAVE TO BE REMOVED AND REINSTALLED.

PROPERTY INSPECTION REPORT

ADDRESS: _____

REPORT #12-037

ELECTRICAL, PLUMBING AND HEATING/COOLING SYSTEMS – continued

24. UPPER LEVEL HEATING AND COOLING EQUIPMENT:

- OBSERVATIONS:
 - (A) **PICTURE #10.** WATER STAINS WHERE THE COMBUSTION AIR PIPE CONNECTS TO THE TOP OF THE FURNACE. THERE ARE WATER STAINS DOWN THE FRONT OF THE FURNACE ON BOTH ACCESS COVERS. TYPICALLY, THIS INDICATES WATER INTRUSION AROUND THE PIPE FROM THE ROOF.
 - (B) **PICTURE #10.** WATER STAINS BENEATH THE DRAFT FAN AND ON THE BOTTOM FRAME INSIDE THE UPPER ACCESS COVER. IT WAS NOT DETERMINED IF THIS IS FROM “OBSERVATION A” OR FROM INTERNAL LEAKS.
 - (C) **PICTURE #10.** WATER STAINS AND EFFLORESCENCE BUILD UP INSIDE THE LOWER ACCESS (BLOWER) AREA. IT WAS NOT DETERMINED IF THIS IS FROM “OBSERVATION A” OR FROM INTERNAL LEAKS.
 - (D) **PICTURE #11.** THERE IS EXTENSIVE RUST COVERING ALL THE VISIBLE SURFACE AREA OF THE DRIP PAN INSTALLED UNDER THE FURNACE AND A/C. SIGNS INDICATE THAT UP TO 1/4 INCH OF STANDING WATER HAS BEEN PRESENT.
- ASK SELLER: WAS THIS WATER LEAK(S) CONDITION REPAIRED? IF YES, WHAT WAS DETERMINED TO BE THE PROBLEM, WHO MADE THE REPAIR AND WHEN? WAS PROBLEM ADEQUATELY REPAIRED – HAVE THERE BEEN ANY SIGNS THAT ALL CONDITIONS WERE NOT ADEQUATELY REPAIRED?
- REPAIRS: IF SELLER HAS NO INFORMATION ABOUT THESE CONDITIONS OR REPAIRS, FURTHER EVALUATION AND REPAIR BY A LICENSED HEATING CONTRACTOR IS REQUIRED.

25. BASEMENT AND MAIN LEVEL HEATING AND COOLING EQUIPMENT:

- OBSERVATIONS:
 - (A) **PICTURE #11.** THERE ARE WATER AND RUST STAINS UNDERNEATH THE DRAFT FAN. IF WAS NOT DETERMINED IF THESE ARE ACTIVE LEAKS OR IF LEAKS HAVE BEEN REPAIRED.
 - (B) THE BLOWER MOTOR IS VERY DIRTY.
- ASK SELLER: WAS THE WATER LEAK(S) CONDITION REPAIRED? IF YES, WHAT WAS DETERMINED TO BE THE PROBLEM, WHO MADE THE REPAIR AND WHEN? WAS PROBLEM ADEQUATELY REPAIRED – HAVE THERE BEEN ANY SIGNS THAT ALL CONDITIONS WERE NOT ADEQUATELY REPAIRED?
- REPAIRS:
 - (C) BLOWER NEEDS TO BE CLEANED.
 - (D) IF SELLER HAS NO INFORMATION ABOUT THIS CONDITION OR REPAIRS, FURTHER EVALUATION AND REPAIR BY A LICENSED HEATING CONTRACTOR IS REQUIRED.

INTERIOR COMPONENTS

26. APPLIANCES:

- OBSERVATIONS: ALL APPLIANCES, INCLUDING THE WASHER AND DRYER, APPEARED TO OPERATE PROPERLY AT TIME OF INSPECTION.

27. SMOKE AND CARBON MONOXIDE DETECTORS:

- OBSERVATIONS: ALL SMOKE DETECTORS APPEARED TO OPERATE PROPERLY AT TIME OF INSPECTION. ONE CO DETECTOR WAS OBSERVED IN THE FRONT/NE BEDROOM.
- TEST: RETEST ALL SMOKE DETECTORS AT THE WALK THROUGH AND REPLACE BATTERIES AS NEEDED.
- VERIFY: CO DETECTOR PRESENT AT THE WALK THROUGH – REQUIRED BY STATE LAW. THE UPSTAIRS UNIT SHOULD BE LOCATED IN THE HALLWAY OUTSIDE THE BEDROOMS.

PROPERTY INSPECTION REPORT

ADDRESS:

REPORT #12-037

INTERIOR COMPONENTS – continued

28. EXTERIOR DOORS:

- REPAIRS:

- (A) THE PATIO SLIDING GLASS DOOR LOCKING HARDWARE DOES NOT PROPERLY ALIGN AND IS DIFFICULT TO ENGAGE.
- (B) THE PATIO SLIDING SCREEN DOOR HAS A LARGE HOLE IN THE SCREEN. SCREENING OR DOOR WOULD NEED TO BE REPLACED.
- (C) AT THE DOUBLE ENTRY DOORS TO THE OFFICE – THE LOCKING HARDWARE DOES NOT PROPERLY ALIGN AND LOCK DOES NOT CATCH.

29. FLOORING:

- OBSERVED: TYPICAL FLOOR SQUEAKS IN MOST OF THE MAIN LEVEL FLOORS. IT USUALLY INDICATES THAT SOME OF THE SUB-FLOOR 4x8 FOOT PANELS WERE NOT PROPERLY/ADEQUATELY GLUED OR NAILED DOWN. THE BEST WAY TO REMOVE THIS CONDITION IS TO PULL BACK THE CARPET AND SCREW DOWN THE PANELS.

BASEMENT

30. CONCRETE SLAB:

- OBSERVED: THE SURFACE CRACKS AND THE CRACKS IN THE CONTROL JOINTS ARE MINOR (UP TO 1/16TH INCH) AND APPEAR TO BE NORMAL.

31. SUMP PIT: SEE FYI:29.

- OBSERVED:

- (A) 1 PERIMETER DRAINPIPE ENTERING THE SUMP PIT AND A SUMP PUMP IS PRESENT.
- (B) NO STANDING WATER WAS PRESENT AT THE TIME OF THE INSPECTION AND NO CLEAR SIGNS TO INDICATE THAT WATER HAS EVER BEEN PRESENT.

- TEST: IT APPEARS THAT THE SUMP PUMP HAS NEVER OPERATED. RECOMMEND USING A HOSE TO ADD WATER TO THE SUMP PIT TO VERIFY PUMP WORKS, OPERATES AT THE PROPERLY TIME (BEFORE WATER LEVEL REACHES THE PERIMETER DRAINPIPE) AND THERE ARE NO LEAKS IN THE DISCHARGE PIPE.

PROPERTY INSPECTION REPORT

ADDRESS: _____

REPORT #12-037

SYSTEM COMPONENTS AND LIMITATIONS – 1 of 2

ROOF: ACCESS RESTRICTED BY: HEIGHT, WET SURFACE OR SNOW,
HOW INSPECTED: UPPER ROOF WITH BINOCULARS; LOWER ROOF AREAS WALKED AND FROM LADDER
APPROXIMATE AGE: 6 +/- YEARS 5-YEAR REPLACEMENT PROBABILITY: LOW
ROOFING MATERIAL: ASPHALT DIMENTIONAL NUMBER OF LAYERS: 1

SIDING MATERIALS: CEMENT BOARD, BRICK VENEER,
TRIM/FASCIA/SOFFIT MATERIALS: WOOD AND COMPOSITE
OVERALL CONDITION FOR AGE/MATERIAL: AVERAGE

DECK ACCESS: N/A DECK OVERALL CONDITION FOR AGE: N/A

ATTIC INSPECTION: LIMITED - FROM ACCESS ONLY ATTIC FAN: NONE
INSULATION: ORIGINAL TYPE: LOOSE FILL CELLULOSE
APPROX THICKNESS OF INSULATION: 8 TO 12 INCHES; 24 INCHES COVERING MANY HVAC DUCTS.

STRUCTURE ACCESS RESTRICTED BY: STORAGE, WALL AND FRAMING INSULATION,
STRUCTURAL FLOOR: N/A HOW INSPECTED:
RESTRICTED BY:

BASEMENT CONCRETE FLOOR (SEE FYI:4 AND 5): FLOATING
VISIBLE BASEMENT FRAMED WALLS (SEE FYI:4 AND 5): FLOATING

BASEMENT ACCESS RESTRICTED BY: STORAGE,

SUMP PIT: NONE – SEE ASK SELLER LOCATION: FRONT/NE CORNER
PERIMETER DRAINPIPES ENTERING SUMP PIT: 1
SUMP PUMP: DISCHARGES TO EXTERIOR

CRAWL SPACE INSPECTION: N/A
ACCESS RESTRICTED BY:

ELECTRIC SERVICE: UNDERGROUND 220 VOLTS 200 AMPS SERVICE ENTRANCE WIRES: UNKNOWN
PANELS PRESENT: SINGLE PANEL EXPANSION ROOM: NO
LABELED: YES - NO GUARANTEE IT IS COMPLETE OR CORRECT
SYSTEM GROUNDS: UFER AND AT THE WATER SERVICE ENTRANCE
WIRING TYPE(S): PLASTIC CABLE,
CIRCUIT PROTECTION: CIRCUIT BREAKERS AND AFCI BREAKERS AND GFCI OUTLETS
110V WIRE TYPE(S): COPPER
220V WIRE TYPE(S): COPPER: SOLID AND MULTI-STRAND ALUMINUM: NONE
110V OUTLET TYPES: 3-SLOT GROUNDED

PROPERTY INSPECTION REPORT

ADDRESS:

REPORT #12-037

SYSTEM COMPONENTS AND LIMITATIONS – 2 of 2

WATER SERVICE: PUBLIC

WATER SERVICE PIPE: COPPER

MAIN WATER SHUTOFF: BASEMENT FRONT/NE CORNER

WATER SUPPLY PIPES: COPPER

HOSE BIBBS: SEE FYI:45. FROST PROOF

SEWER DISPOSAL: PUBLIC

SEWER PIPES: TYPE OUTSIDE NOT KNOWN - INSIDE ABS PLASTIC

NOTE: ONLY A CAMERA INSPECTION CAN VERIFY CONDITION OF PIPE.

WASTE/VENT PIPES: ABS BLACK PLASTIC

WATER HEATER: MANUFACTURER: A.O. SMITH

AGE: 6

GALLONS: 50

5 YEAR REPLACEMENT PROBABILITY: LOW

EXPANSION TANK: N/A

BOTH

FURNACES: MANUFACTURER: RHEEM

AGE: 6

SIZE: 45,000 INPUT BTU'S

5 YEAR REPLACEMENT PROBABILITY: LOW

EFFICIENCY: 95%

BOTH

A/C UNITS: MANUFACTURER: RHEEM

AGE: 6

SIZE: 1 1/2 +/- TONS

5 YEAR REPLACEMENT PROBABILITY: LOW-MEDIUM

DISCONNECT: MAIN PANEL AND AT EXTERIOR UNITS

APPLIANCES – AGE AND CONDITION AT TIME OF INSPECTION: SEE FYI:52.

<u>REFRIGERATOR:</u>	<input checked="" type="checkbox"/> NEWER/GOOD	<input type="checkbox"/> AVERAGE	<input type="checkbox"/> AGED BUT OPERABLE
<u>RANGE:</u>	<input checked="" type="checkbox"/> NEWER/GOOD	<input type="checkbox"/> AVERAGE	<input type="checkbox"/> AGED BUT OPERABLE
<u>COOK TOP:</u>	<input type="checkbox"/> NEWER/GOOD	<input type="checkbox"/> AVERAGE	<input type="checkbox"/> AGED BUT OPERABLE
<u>WALL OVEN(S):</u>	<input type="checkbox"/> NEWER/GOOD	<input type="checkbox"/> AVERAGE	<input type="checkbox"/> AGED BUT OPERABLE
<u>DISHWASHER:</u>	<input type="checkbox"/> NEWER/GOOD	<input checked="" type="checkbox"/> AVERAGE	<input type="checkbox"/> AGED BUT OPERABLE
<u>DISPOSAL:</u>	<input type="checkbox"/> NEWER/GOOD	<input checked="" type="checkbox"/> AVERAGE	<input type="checkbox"/> AGED BUT OPERABLE
<u>MICROWAVE:</u>	<input type="checkbox"/> NEWER/GOOD	<input checked="" type="checkbox"/> AVERAGE	<input type="checkbox"/> AGED BUT OPERABLE
<u>CLOTHES WASHER:</u>	<input checked="" type="checkbox"/> NEWER/GOOD	<input type="checkbox"/> AVERAGE	<input type="checkbox"/> AGED BUT OPERABLE
<u>CLOTHES DRYER:</u>	<input checked="" type="checkbox"/> NEWER/GOOD	<input type="checkbox"/> AVERAGE	<input type="checkbox"/> AGED BUT OPERABLE

PROPERTY INSPECTION REPORT

ADDRESS:

REPORT #12-037

FYI

THE **FYI** NUMBERS CHECKED OFF BELOW PERTAIN TO THIS PROPERTY AND CLIENT IS STRONGLY ADVISED TO READ ALL RELATED **FYI** DETAIL PAGES IN THE ATTACHED **FYI** FILE. THE **FYI** PROVIDES IMPORTANT ADDITIONAL EXPLANATION AND BACKGROUND TO HELP CLIENT BETTER UNDERSTAND MANY OF THE MATERIALS, COMPONENTS AND CONDITIONS IDENTIFIED BY THE INSPECTOR AND NOTED IN THE INSPECTION REPORT. THE **FYI** IS TO BE CONSIDERED PART OF CLIENT'S INSPECTION REPORT AND CLIENT IS FURTHER ENCOURAGED TO CONSULT THE APPROPRIATE CONTRACTOR OR SPECIALIST IF ADDITIONAL INFORMATION, CLARIFICATION OR FURTHER EVALUATION IS NEEDED.

STRUCTURE

- 1. STONE AND BRICK FOUNDATIONS/STRUCTURAL WALLS
- 2. SOFT MORTAR AND POINT-UP/PARGE
- 3. DUG OUT CELLAR AND CRAWL SPACE AREAS
- 4. ENGINEER'S SOILS REPORT AND EXPANSIVE SOIL
- 5. FLOATING BASEMENT SLAB - FLOATING BASEMENT WALLS
- 6. ENGINEERED BASEMENT FLOORS
- 7. PERMITS
- 8. WATER SEEPAGE
- 9. MONITOR TYPICAL FOUNDATION AND SLAB CRACKS
- 10. PREDICTING FUTURE FOUNDATION MOVEMENT
- 11. DETACHED BUILDINGS
- 12. OLD AND NEW CONSTRUCTION
- 13. MOISTURE RISK IN CRAWL SPACES / CELLARS / BASEMENTS
- 14. WOOD DESTROYING INSECTS
- 15. CRAWL SPACE DEBRIS

ROOF

- 16. 2x4 RAFTERS AND OPEN ROOF SHEATHING BOARDS
- 17. MULTIPLE LAYERS OF SHINGLES
- 18. WOODRUF SHINGLES
- 19. SKYLIGHT FLUSH TO ROOF SURFACE
- 20. FLASHING NOT REPLACED WITH NEW ROOF
- 21. ROOF PITCH AND ROOFING MATERIALS

EXTERIOR

- 22. EIFS SIDING - EXTERIOR INSULATION FINISHING SYSTEMS
- 23. STUCCO SIDING
- 24. COMPOSITE SIDING AND TRIM
- 25. WOOD DECK/PORCH BUILT LOW TO GROUND
- 26. AUTO GARAGE DOOR OPENERS

WATER DRAINAGE

- 27. GUTTERS AND DOWNSPOUTS
- 28. GALVANIZED GUTTERS AND DOWNSPOUTS
- 29. WATER DRAINAGE CONTROLS
- 30. EXTERIOR CONCRETE SLAB GUIDELINES
- 31. UNDERGROUND DRAINS

ELECTRICAL

- 32. KNOB AND TUBE WIRING
- 33. ALUMINUM WIRE 120V CIRCUITS
- 34. FEDERAL PACIFIC PANELS
- 35. UNGROUNDED ELECTRICAL SYSTEMS
- 36. ELECTRICAL SYSTEM WITH NO MAIN BREAKER/FUSE
- 37. GFCI OUTLETS AND BREAKERS
- 81. ELECTRO MAGNETIC FIELDS (EMF'S)

HEATING AND COOLING

- 38. COMBUSTION AIR REQUIREMENTS
- 39. A/C NOT TESTED

VENTILATION AND INSULATION

- 50. SOFFIT VENTS AND INSULATION INSTALLATION
- 51. CATHEDRAL CEILINGS, VENTILATION AND MOISTURE

PLUMBING

- 40. 1/2 INCH DIAMETER WATER SERVICE PIPES
- 41. OLD AND METAL PLUMBING PIPES
- 42. THERMAL EXPANSION TANKS ON WATER HEATERS
- 43. PLUMBING SYSTEM - PLASTIC PIPES
- 44. GALVANIZED STEEL GAS PIPES
- 45. HOSE BIBBS
- 46. TEMPERATURE PRESSURE RELIEF (TPR) VALVES
- 47. WATER HEATER DIP TUBES (AUG 1993 - OCT 1996)
- 48. GENERAL - PLUMBING LEAKS AND REPAIRS
- 49. MECHANICAL VENTS
- 80. CROSS CONNECTIONS

APPLIANCES

- 52. LIFE EXPECTANCY AND INSPECTION TESTING
- 53. GAS STOVE - VENT TO EXTERIOR
- 54. CLOTHES DRYER MAINTENANCE

FIREPLACES AND STOVES

- 55. DIRECT VENT GAS FIREPLACE
- 56. GAS SHUTOFFS
- 57. AMATEUR INSTALLATION
- 58. WOOD STOVES CLEARANCES

CHIMNEYS, VENTS AND FLUES

- 59. MASONRY CHIMNEYS
- 60. METAL CHIMNEYS, VENTS AND FLUES
- 61. METAL VENT/FLUE RUSTED OR SPLIT ABOVE ROOF SURFACE

INTERIORS

- 62. WINDOWS: LOCATED IN SHOWER WALL; NON-CONFORMING
- 63. DOOR FROM HOUSE INTO GARAGE
- 64. SQUEAKY FLOORS
- 65. SAFETY GLASS
- 66. RAILING SPACING
- 67. RECESSED LIGHTS
- 82. MULTI-PANED WINDOWS WITH BROKEN SEALS

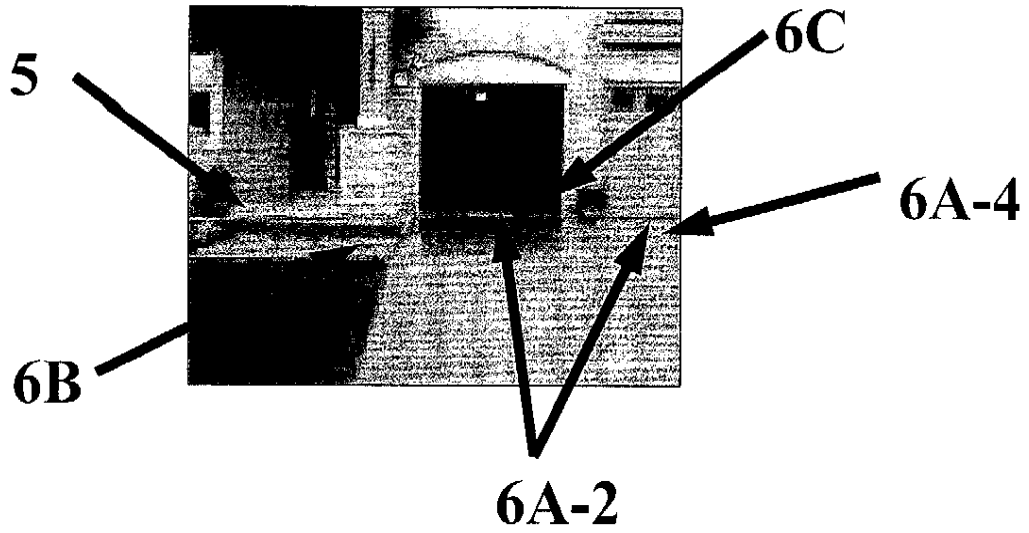
ENVIRONMENTAL

- 68. ASBESTOS, LEAD, RADON AND UFFI INSULATION
- 69. MOLDS

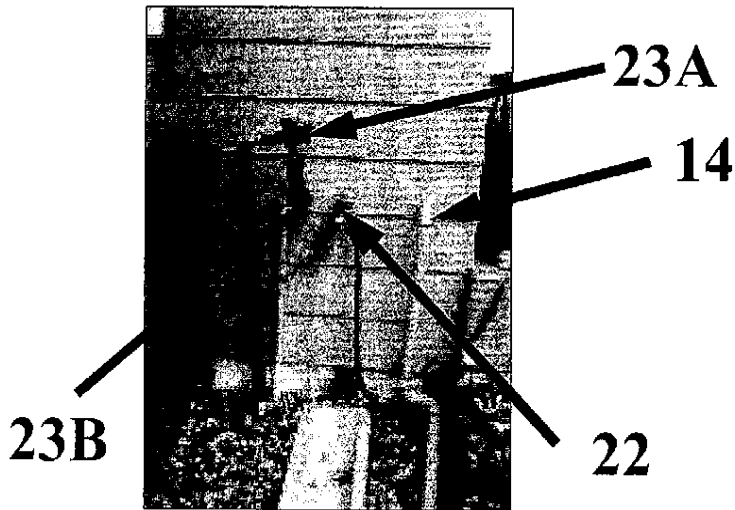
GUIDELINES AND MISC.

- 70. HOA AND CONDO ASSOCIATION RESPONSIBILITIES
- 71. ANNUAL MAINTENANCE GUIDELINES
- 72. WINTERIZED EQUIPMENT
- 73. SMOKE AND CARBON MONOXIDE DETECTORS
- 74. CARBON MONOXIDE AND TESTING
- 75. CRAWL SPACE VENTILATION
- 76. ATTIC VENTILATION
- 77. CRAWL SPACE VAPOR BARRIER
- 78. PROPERTY INSURANCE CLAIMS REPORT
- 79. REVIEW SELLER'S PROPERTY DISCLOSURE

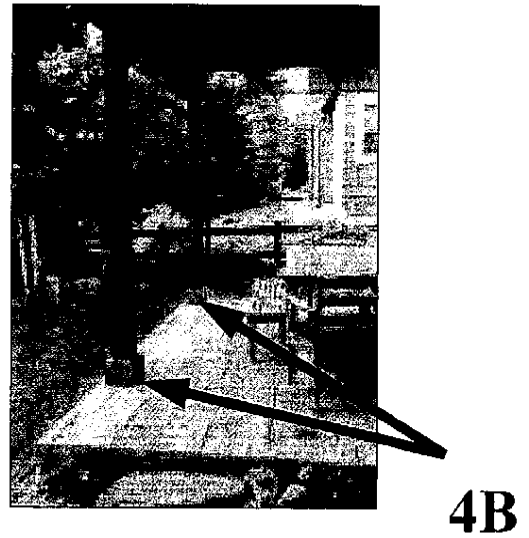
Picture #1



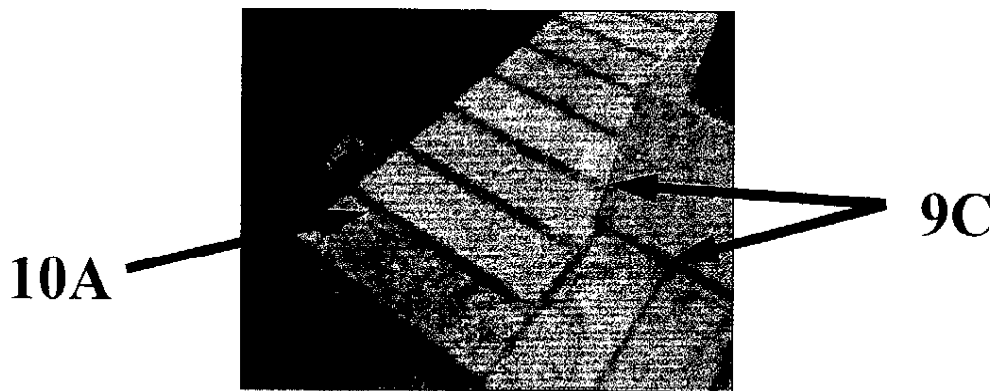
Picture #2



Picture #3



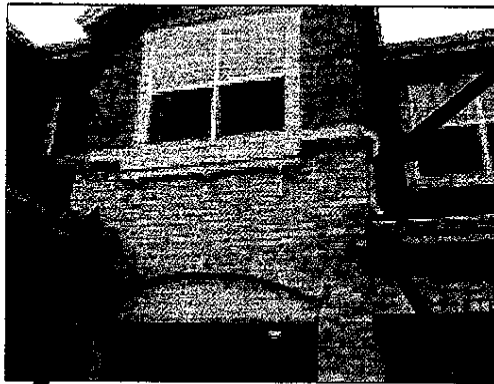
Picture #4



Picture #5

10B

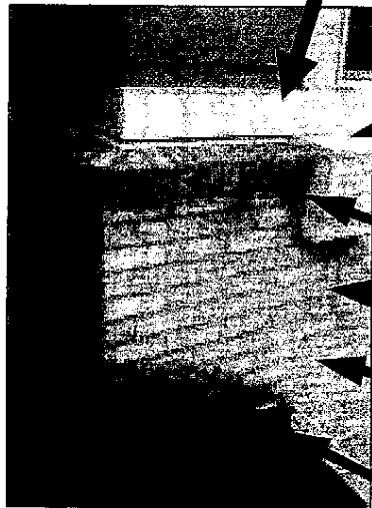
Picture #6



10D

10C

Picture #7



11

10H

10I

Picture #8



10F

10G

10E

Picture #9



24D

Picture #10

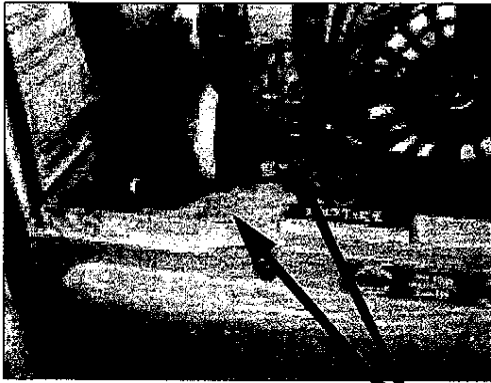


24A

24B

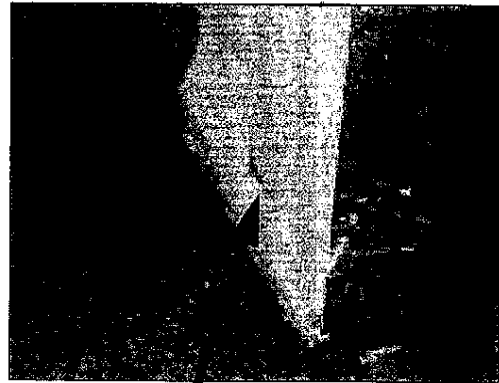
24C

Picture #11



25

Picture #12



18