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INTRODUCTION:

We appreciate the opportunity to conduct this inspection for you! Please carefully read your entire Inspection Report. Call us after you have reviewed your report, so we can go over any questions you may have. Remember, when the inspection is completed and the report is delivered, we are still available to you for any questions you may have, throughout the entire closing process.

Properties being inspected do not "Pass" or "Fail." - The following report is based on an inspection of the visible portion of the structure; inspection may be limited by vegetation and possessions. Depending upon the age of the property, some items like GFCI outlets may not be installed; this report will focus on safety and function, not current code. This report identifies specific non-code, non-cosmetic concerns that the inspector feels may need further investigation or repair.

For your safety and liability purposes, we recommend that licensed contractors evaluate and repair any critical concerns and defects. Note that this report is a snapshot in time. We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide.

Inspection Details

Attendance

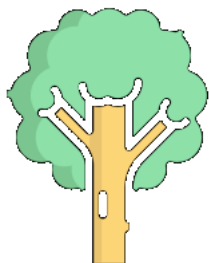
In Attendance: Client present

Home Type

Home Type: Single Family Home

Occupancy

Occupancy: Vacant



Grounds

Water Meter

Observations:

- Appears functional



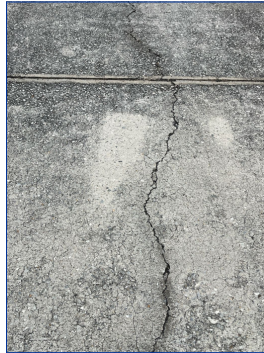
Driveway

Materials: Concrete

Observations:

- **Issue:** Minor settlement cracks were noted to the poured concrete driveway in several locations. This may allow water to intrude and erode the soil more creating a greater settlement.

Recommendation: Sealing (caulking) the gaps to prevent water intrusion and further cracking.



Walkway

Observations:

- Appears functional



Porch

Observations:

- Appears functional

- **Issue:** The top of the columns have bare wood. This may allow water or pest intrusion to the wood.

Recommendation: Have ALL areas of exposed wood seal/ painted by a qualified contractor.



Patio

Materials: Cement



Vegetation

Observations:

- Appears functional



Exterior Areas

General Information

Note: As part of typical homeowner maintenance, it is recommended to walk the perimeter of the home to identify potential issues (chipping paint, water damage, unsealed gaps, etc). It may be beneficial to have a general contractor and/or paint contractor visit the property on an annual basis. Keep all gaps around the perimeter of the home properly sealed to keep it water tight. Generally exterior siding, trim, and eaves will need to be painted every 5-8 years (depending on the materials). Any areas of water damage should be repaired/replaced, and the cause of the damage determined and repaired as well. All homes and buildings require regular evaluation and maintenance to keep them water tight and in good condition.

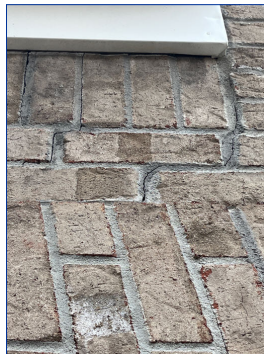
Exterior Surface Veener

Materials: Brick Veneer

Observations:

- Issue: Visible crack (s) were found in the brick veneer over the garage door area. This is usually caused by the deflection in the steel lintel beam across the garage header.

Recommendation: Further evaluation by qualified masonry contractor to determine the needed repairs. Additional bolts are needed to support the brick.



Weep Holes / Flashing

Observations:

- Issue: The weep holes are clogged with dirt. This may prevent them from expelling moisture as designed.

Recommendation: Have the weep holes cleared open by a qualified contractor.



Exterior Surface

Materials: Fiber Cement

Observations:

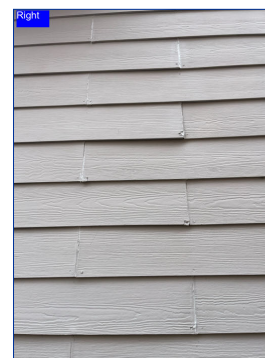
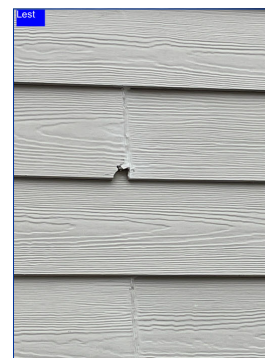
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Issue:

- 1) There are multiple overdriven and or exposed nail heads throughout the exterior siding. These areas will allow moisture intrusion into the boards causing further damage.
- 2) Several of the bottom boards were damaged. This may allow water intrusion the sheathing behind the siding.
- 3) Several of the caulk joints are cracked. This may allow water intrusion behind the siding.

Recommendation:

- 1) Have these nails sealed per the manufacturer's specifications to prevent early decay.
- 2) Have all damaged siding repaired or replaced by a qualified contractor.
- 3) Have the damaged caulk repaired by a qualified contractor.



Front Door

Observations:

- Appears functional



Door Bell

Observations:

-

Issue: The doorbell was resting on the front porch at the time of the inspection. Also the wiring for the door bell was not connected.

Recommendation: Have a functional doorbell installed by a qualified contractor.



Trim

Observations:

-

Issue: Damage was found to the exterior wood trim near the back patio. This is most likely caused by the gutter above cascading water to the cement patio which splashes against the wood trim.

Recommendation: Have the damaged areas of wood repaired or replaced by a qualified contractor. Have the downspout redirected away from the patio.



Soffit

Soffit Material : Vinyl



Fascia

Fascia material Appears Function



Rear door

Observations:

- Appears functional



Exterior Window

Glass type Double Pane

Exterior Lighting

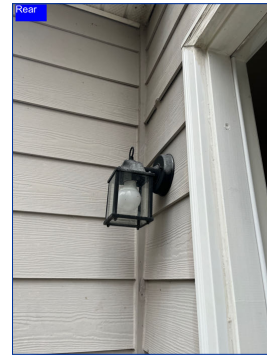
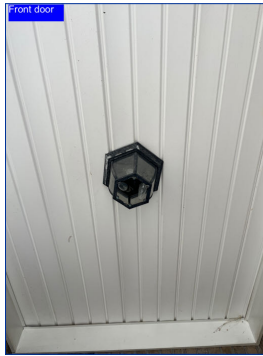
Exterior light location Front Porch, Rear

Observations:

-

Issue: The exterior lights were not working at the time of the inspection which is a switch or bulb issue.

Recommendation: Replace light bulbs. If the lights still don't work, have them further evaluated by a licensed electrician.



Exterior Outlet

Exterior outlet location Front Porch, ,
Observations:

- Appears functional

Issue: Exposed wires were noted along the right side of the home. This creates a safety hazard as the wires could become energized.

Recommendation: Have the wires removed and the box properly capped off by a qualified electrician.

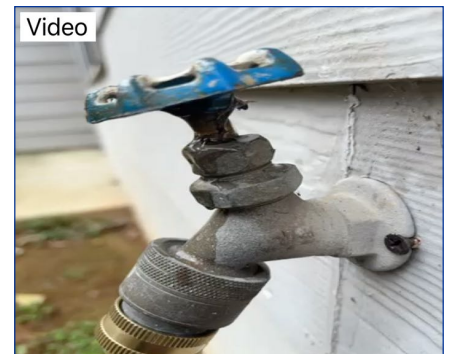


Hose Bib

Hose Bib location Rear
Observations:

Issue: The exterior hose bibs both leaked from the stem when tested.

Recommendation: Further evaluation by a qualified plumber to determine repair or replacement.

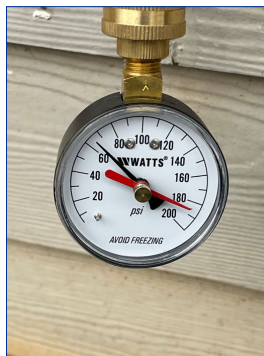




Water Pressure

Observations:

- Appears functional



Bathroom Vent

Observations:

- Appears functional

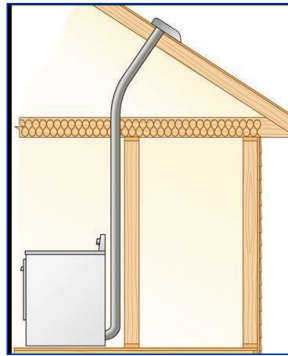


Dryer Vent

Observations:

- The dryer vent was not accessible due to height restrictions on the roof.

Recommendations: It is recommended to have the dryer vent that exhaust to the roof cleaned yearly.



Foundation

Observations:

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Issue: The soil near the foundation of the back left corner is eroded. This is most likely caused by the downspout emptying next to the foundation.

Recommendation: Have the soil back filled around the foundation and the downspouts extended away from the home by a qualified landscape contractor.



Gas Meter

Location Left Side

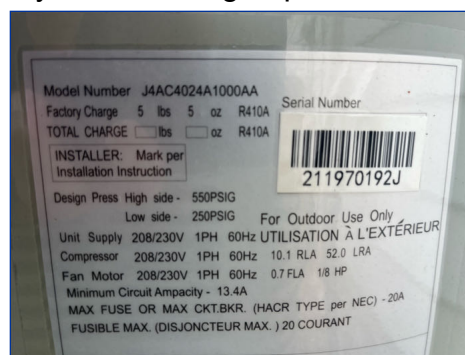


Cooling System

Cooling system

Note: Typical life expectancy of **a/c** units is 8-15 years. Systems that fall within this age range may require repairs or replacement in the near future. These A/C unit(s) use the older R-22 type of refrigerant (freon) that is being phased out of production. This type of refrigerant is becoming more expensive and may be difficult to find in the near future. The newer type of refrigerant does not mix with the older type. This is for your information. •

Have an HVAC tech service the heating and cooling equipment to clean the blower motor, evaporator coils, condensing coils, electrical contacts, check refrigerant levels, verify that the heat exchangers are not cracked (gas system), gas piping configuration (gas system), check size of units compared to size of home and ascertain that the equipment is safe to operate and that it is functioning (heating/cooling) properly. Most of internal parts of the HVAC system are concealed from view. This is a visual inspection that is intended to check the function of the system(s). This inspection does not make any assessment and excludes all the internal parts of the air duct system which would include the presence of mold. A qualified HVAC tech should evaluate for any concealed defects or hazards that were not detected at time of inspection. Manufacturers recommend annual maintenance and servicing to keep the system working at peak efficiency



Cooling Equipment Location

HVAC location Left side, Left unit
HVAC manufacturer: Trane Oxbox

Area Served

Area served 1st floor

Cooling Energy source

Energy Source Air Conditioner
HVAC capacity 2 Ton

Disconnect Condition

Max breaker 20 Amp



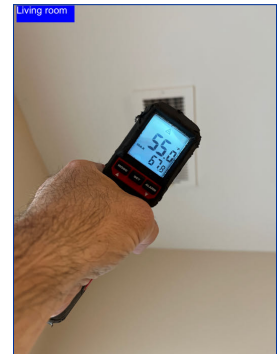
AC Issues

HVAC operation

The Pictures/numbers are showing the temperature differentials between the supply and returns on the A/C system. This is one way for testing for proper operations.

Observations:

- Appears functional



Coil Condition

Observations:

- Appears functional



Condensate removal condition

Condensate Type **PVC**

Observations:

-

Issue:

- 1) The condensate line does not drain past the a/c pad.
- 2) There is an opening in the exterior wall where the HVAC lines run. This may allow pest to enter the home.

Recommendation:

- 1) Extend the condensate drain line past the a/c pad to prevent any type of water buildup near the foundation.
- 2) Have all gaps properly sealed by a qualified contractor.



Exterior unit condition

Exterior Unit

- Appears functional



Refrigerant line condition

Observations:

- Appears functional



Cooling system 2

Cooling system

Note: Typical life expectancy of a/c units is 8-15 years. Systems that fall within this age range may require repairs or replacement in the near future. These A/C unit(s) use the older R-22 type of

refrigerant (freon) that is being phased out of production. This type of refrigerant is becoming more expensive and may be difficult to find in the near future. The newer type of refrigerant does not mix with the older type. This is for your information. •

Have an HVAC tech service the heating and cooling equipment to clean the blower motor, evaporator coils, condensing coils, electrical contacts, check refrigerant levels, verify that the heat exchangers are not cracked (gas system), gas piping configuration (gas system), check size of units compared to size of home and ascertain that the equipment is safe to operate and that it is functioning (heating/cooling) properly. Most of internal parts of the HVAC system are concealed from view. This is a visual inspection that is intended to check the function of the system(s). This inspection does not make any assessment and excludes all the internal parts of the air duct system which would include the presence of mold. A qualified HVAC tech should evaluate for any concealed defects or hazards that were not detected at time of inspection. Manufacturers recommend annual maintenance and servicing to keep the system working at peak efficiency



Cooling Equipment Location

HVAC location Left side, right unit
HVAC manufacturer: TraneOxbox

Data Plate

Serial number: 211960141J
Model number: J4AC4024A1000AA

Area Served

Area served 2nd floor

Cooling Energy source

HVAC energy source Air Conditioner
Cooling system capacity: 2 Ton

Disconnect Condition

Max breaker 20 Amp



AC Issues

HVAC operations

The Pictures/numbers are showing the temperature differentials between the supply and returns on the A/C system. This is one way for testing for proper operations.



Coil Condition

Observations:

- Appears functional



Condensate removal condition

Condensate type PVC

Observations:

• Issue:

- 1) The condensate line does not drain past the a/c pad.
- 2) There is an opening in the exterior wall where the HVAC lines run. This may allow pest to enter the home.

Recommendation:

- 1) Extend the condensate drain line past the a/c pad to prevent any type of water buildup near the foundation.
- 2) Have all gaps properly sealed by a qualified contractor.



Exterior unit condition

Observations:

- Appears functional

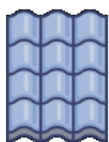


Refrigerant line condition

Refrigerant line

- Appears functional





Roof

General Information

Note:

• There are several factors that can affect the performance and lifespan of a roof, such as UV rays, rain, snow, hail, debris, tree limbs, ect. It is recommended to have regular evaluations and maintenance to help prevent roof leaks and damage.. Roofing contractors will generally evaluate the condition of the shingles / roofing materials to check for age and wear. The boots and flashing should also be evaluated, as these tend to be the areas to leak first. It is also recommended to keep you roof and gutter system free and clear of debris. By catching issues early and repairing them you can help extend the lifespan of you roofing system .



Roof Style

Roof style: Gable

Roof inspection method: Ground

Ventilation Type

Ventilation type Turtleback

Roof covering condition

Roofing material: Asphalt Shingles

Observations:

-

Issue: Some sections of the roofing shingles were not visible due to height restrictions and or safe access.

Recommendation: If other issues were noted for repairs have the roofer inspect these areas for proper installation and condition.

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Issue:

- 1) Roof shows signs of deterioration along the shingles.
- 2) A satellite dish is located on the back left corner. Over time the fasteners can pull away from the decking and allow water intrusion to the roof deck beneath the dish.

Recommendation:

- 1) Monitor the roof for future deterioration,
 - 2) Have the dish removed and opening properly sealed by a qualified contractor
- Satellite



Gutter condition

Gutter material Aluminum

Observations:

- Appears functional



Downspout condition

Observations:

-

Issue:

- 1) The elbow section on the back right corner downspout is missing and depositing water at the foundation.
- 2) The front left downspout is not properly secured to the structure.

Recommendation:

- 1) Have a new elbow installed and divert water away from the foundation wall.
- 2) Have the downspout secured to the structure by a qualified contractor.





Garage

Garage

Note: It is recommended to have your garage door and its components evaluated at least once a year by a garage door technician. They will evaluate items like the hardware (tracks and hinges, rollers, and lift cables for example), service the chain/belt, service the door seals and the springs, lubricate the system, and evaluate the motor and its components for any issues. Having this done regularly will help to keep the door operating reliably, quietly, and safely.



Garage Type

Garage type 2 Car, Tuck Under

Garage Door



Wood Trim

Observations:

- Appears Functional