



Definitions

This inspection was performed in accordance with and exceeds the minimum "Standards of Practice and Code of Ethics" of the National Association of Certified Home Inspectors

Exclusions

This inspection was performed according to the "Authorization and Contract for Inspection Services". Items and conditions which are not within the scope of the inspection shall include, but are not limited to, the following: swimming pools and spas; private sewer systems and wells and solar heating systems. Pest infestation is excluded although an inspection may have been scheduled through us. No inspection is made for hazardous materials. Only items listed on this report are inspected. Any items not listed are therefore, excluded from the report. Realizing that all properties experience some degree of wear, cosmetic considerations are not within the scope of this report. Some items which may be considered as cosmetic in nature may be noted to assist you in evaluating maintenance items which are in need of attention. Even the most comprehensive inspection cannot be expected to reveal every condition you may consider significant to ownership. If you feel that an item was overlooked, please inform us as soon as possible so that we may review and/or correct the situation.

The "National Association of Certified Home Inspectors" (NACHI) does set general guidelines and minimum requirements for the home inspection and we strive to meet and exceed these requirements. Many of the items noted on the Inspection Report are considered as general maintenance items and may not be recognized as a condition of your sales contract. Recommendations for further review may be noted as we do not want to represent ourselves as being more knowledgeable than a qualified professional.

G	Good	Satisfactory, serviceable condition.
FM	Fair/Maintenance	Moderate probability of causing problems in the near future, or needing repair. Also recommendations for updating to meet today's standards.
AC	Areas Of Concern	Issues that are in need of attention. Maybe potentially expensive to replace or repair. Also issues concerning safety.
NP	Not Present	Item not present or not found.
NI	Not Inspected	Item was unable to be inspected for safety reasons, or due to the lack of power, inaccessible, or disconnected at the time of inspection.

General Information

Property Address Any Street
City Any Town State NH Zip 00000

Client Name Any Customer
Client Address PO Box 0000
City Any Town State NH Zip 00000
Phone 863-3627 Fax -
E-Mail -

Inspector Name Richard Burns
Company Name Shakes to Shingles Inspection Services
Company Address PO Box 2142
City Concord State NH Zip 3302
Phone (603) 415-1115 Fax (603) 375-2423
E-Mail info@shakestoshingles.com

Others Present Buyer, Buyer's Agent, Seller's Agent Property Occupied Vacant
Estimated Age 41 yrs Entrance Faces Street
Inspection Date April 29, 2005
Start Time 9:00 AM End Time 12:30 PM
Electric On Yes No Not Applicable
Gas/Oil On Yes No Not Applicable
Water On Yes No Not Applicable
Temperature 70
Weather Overcast Soil Conditions Dry
Space Below Grade Basement
Building Type Single family, Wood frame Garage Attached
Sewage Disposal Septic How Verified Seller's disclosure



General Information (Continued)

We do not inspect septic systems, recommend having the septic tank and leach field inspected.

Water Source Shallow Well, Drilled well How Verified Seller's disclosure
Well components and water quality are not within the scope of this inspection.

Lots and Grounds

G FMACNP NI

Fair/Maintenance Driveway: Gravel A few low spots are showing in the driveway.



Fair/Maintenance Walks: Brick The front walkway is overgrown with grass.

Fair/Maintenance Steps/Stoops: Concrete The rear stoop at the breezeway has settled slightly.



Fair/Maintenance Grading: Minor slope Low spots are showing along the foundation in the rear.





Lots and Grounds (Continued)

Fair/Maintenance Vegetation: Trees and shrubs The shrubs across the front and one on the left rear are coming in contact with the siding.



Good
Good

Window Wells: Metal
Basement Stairwell: Metal Bulkhead

Exterior Surface and Components

G FMACNP NI

Entire House Exterior Surface

Fair/Maintenance Type: Hardboard The paint is peeling in a several places around the house. Deterioration is showing at the front door and at the left front between the garage and the breezeway. Minor damage is showing in the siding where the breezeway meets the house in the rear.



Good

Trim: Wood

Fair/Maintenance Fascia: Wood Wood rot is present in the rake trim where it meets the chimney on the right side.



Good

Soffits: Wood

Fair/Maintenance Entry Doors: Wood, Glass The front door sticks

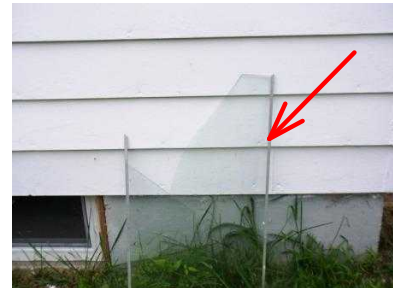


Exterior Surface and Components (Continued)

Fair/Maintenance **Screen/Storm Door:** Metal frame, Screen door, Storm door The front storm door sticks and is rusting at the bottom. The screen door in the rear has been removed.



Good **Windows:** Sliding
Fair/Maintenance **Storm Windows:** Metal frame One storm window in front is loose; one on the right side is laying up against the house and is broken; and one in the rear is missing.



Fair/Maintenance **Exterior Lighting:** 110 VAC lighting circuit One light in front did not come on.

Fair/Maintenance **Exterior Electric Outlets:** 110 VAC outlet Non-GFCI outlet; recommend updating.

Good **Hose Bibs:** Rotary, Front, Rear The rear faucet is not on: only visual inspection.

Roof

G FMACNP NI

Main house Roof Surface _____

Method of Inspection: On roof

Good Material: Asphalt shingle

Type: Gable

Approximate Age: Newer

Areas Of Concern **Plumbing Vents:** Copper, PVC The newer plumbing vent for the downstairs bathroom is venting into the attic instead of outside.



Fair/Maintenance **Electrical Mast:** Surface mount Branches are coming in contact with the service cable.

Good **Gutters:** Plastic



Roof (Continued)

Fair/Maintenance Downspouts: Plastic One downspout in the rear is not attached.



Left side Chimney

Fair/Maintenance Chimney: Brick Small cracks are showing in the top cap; moss is growing and a few cracks are present on the side. Recommend a weather cap and rodent screen at the top. Due to the inaccessibility of the flue, we are unable to fully evaluate the chimney.



Right side Chimney

Areas Of Concern Chimney: Brick The top cap does not have crown and water is pooling on it. The fireplace flue is cracked and damaged at the top and a few tiles down. The top tile at the rear flue is deteriorating at the top. Recommend a weather cap and rodent screen at the top. Recommend further evaluation and repair. Due to the inaccessibility of the flue, we are unable to fully evaluate the chimney.



Garage/Carport

G FMACNP NI

Left side Garage

Type of Structure: Attached Car Spaces: 2

Good

Garage Doors: Wood

Good

Door Operation: Mechanized



Garage/Carport (Continued)

- Good Door Opener: Stanley No electronic eyes are present on the door openers (not required when the open when installed)
 - Fair/Maintenance Exterior Surface: Hardboard A small amount of deterioration is showing on the lower sections of the siding.
 - Fair/Maintenance Roof: Asphalt shingle The roof shingles on the garage and breezeway are getting old; a few are cracked and some moss is growing (approximately 1/2 life expired)
-
- Good Roof Structure: 2x4 Truss, 24" O.C., Plywood sheathing
 - Good Service Doors: Metal, Glass
 - Good Firewall Adequate When finished drywall is present for firewall, we have to assume that it has proper thickness and rating.
 - Fair/Maintenance Floor/Foundation: Concrete The foundation is cracked on the right side toward the rear. The floor is sloping to the left and right and a few cracks are present in the center.
 - Good Electrical: 110 VAC GFCI outlets and lighting circuits
 - Good Windows: Double hung

Electrical

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Service Size Amps: 200 Volts: 110 VAC, 220 VAC

- Good Service: Aluminum
- Areas Of Concern 120 VAC Branch Circuits: Copper and aluminum Recommend wiring update for aluminum wiring by a licensed electrician
- Good 240 VAC Branch Circuits: Copper and aluminum
- Good Conductor Type: Romex
- Good Ground: Ground rod
- Fair/Maintenance Smoke Detectors: Hard wired with battery back up, 1st floor The plug is missing on the smoke alarm; making it only a battery operated smoke alarm. By today's standards smoke alarms who would be located on each level of the home and in each bedroom. Hardwired with a battery backup.
- Fair/Maintenance Carbon Monoxide Detectors: Not present Recommend installing a carbon monoxide detector.

Basement Electric Panel

- Good Manufacturer: Seimens
- Maximum Capacity: 200 Amps
- Good Main Breaker Size: 200 Amps A main disconnect is present near the meter and at the main panel.
- Good Breakers: 110/220
- Fair/Maintenance GFCI: Garage, Bathrooms, Basement By today's standards GFCI circuits would be present at all kitchen counters, bathrooms, garages, exterior outlets, and other areas accessible to wet conditions, recommend updating in the kitchen and outside.



Structure

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Good Structure Type: Wood frame
 Good Foundation: Poured, Concrete
 Good Beams: Bonded wood Limited access to the structure (partially finished basement)
 Good Joists/Trusses: 2x10, Joists
 Good Piers/Posts: Concrete filled lally columns
 Good Subfloor: Plywood Limited viewing of the sub floor (covered with insulation}

Attic

G FMACNP NI

Main section Attic

Method of Inspection: From the attic access

Not Inspected Unable to Inspect: 30% Only visual access from the opening.

Good Roof Framing: 2x6 Truss, 24" O.C.

Good Sheathing: Plywood

Fair/Maintenance Ventilation: Gable vents, Ridge and soffit vents Some of the soffit vents are partially covered with insulation.



Good Insulation: Fiberglass

Fair/Maintenance Insulation Depth: 6" Insufficient insulation present. By today's standards there would be a minimum of 9-12" of insulation (R-30) for this region. Recommend insulating above the hatch cover.

Good Wiring/Lighting: 110 VAC lighting circuit

Not Present Moisture Penetration:

Breezeway Attic

Method of Inspection: From the garage

Good Roof Framing: 2x6 Rafter, 16" O.C.

Good Sheathing: Plywood

Fair/Maintenance Ventilation: Garage-open space The soffit vents are covered and the only ventilation in the attic is the opening into the garage.

Good Insulation: Fiberglass

Fair/Maintenance Insulation Depth: 6" Insufficient insulation present. By today's standards there would be a minimum of 9-12" of insulation (R-30) for this region.



Attic (Continued)

Fair/Maintenance **Moisture Penetration:** Previous water penetration noted
A small amount of daylight is showing around the chimney and some old stains are present.



Fair/Maintenance **Kitchen Fan Venting:** Vents to the attic The kitchen exhaust is venting into the attic.

Fair/Maintenance **Rodents:** Mice A few mouse droppings are present near the entrance to the attic from the garage.

Basement

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Entire basement Basement

Not Inspected **Unable to Inspect:** 50% Limited viewing in the basement (partially finished)

Good **Floor:** Concrete

Good **Doors:** Metal

Good **Windows:** Awning

Areas Of Concern **Electrical:** 110 VAC GFCI outlets and lighting circuits The polarity is reversed at the outlet below the panel. Several junction box covers are missing and a few old wires are hanging down (not live at this time)

Fair/Maintenance **Smoke Detector:** Not present No smoke alarm is present.

Good **HVAC Source:** Hot water-baseboard

Fair/Maintenance **Insulation:** Fiberglass The vapor barrier between the floor joists is installed backward.

Fair/Maintenance **Ventilation:** Windows No ventilation present, No cross ventilation in the basement.

Areas Of Concern **Moisture Location:** Walls, Floor Standing water is present in the bulkhead area and moisture is present in the carpet across the rear wall in the right rear bedroom.





Basement (Continued)

Fair/Maintenance Basement Stairs/Railings: Carpeted stairs with a wood hand rail **The clearance is low at the base of the stairs.**

Fireplace

G FMACNP NI

1st floor Fireplace

Good Fireplace Construction: Brick

Type: Wood burning

Not Inspected Flue: Unable to view the floor.

Fair/Maintenance Damper: Metal **The damper is stuck shut; debris is built up behind it.**

Good Hearth: Raised

Heating System

G FMACNP NI

Basement Heating System

Good Heating System Operation: Adequate

Manufacturer: Buderus

Type: Boiler system Capacity: 98,000 BTUHR

Area Served: Whole House Approximate Age: Newer

Fuel Type: Oil

Good Burner Shut Off: Outside the room, At unit

Good Burner: Oil burner

Good Heat Exchanger: Limited access Due to the inaccessibility of the boiler, we are unable to fully evaluate the system.

Unable to Inspect: 80%

Good Distribution: Plastic PEX pipe, Copper pipe

Good Circulator: Pump

Fair/Maintenance Flue Pipe: Metal, Power vent **The flue pipe is less than 12" from the ground.**



Good Controls: Relief valve

Good Devices: Expansion tank, Temp/Pressure gauge

Good Thermostats: Three zones, Plus one for the hot water



Heating System (Continued)

Areas Of Concern Fuel Tank: 275 gallon The oil tank is installed at the rear of the garage without any protection around it.



Good Fuel Line: Copper
Tank Location: Garage

Plumbing

G FMACNP NI

Good Service Line: ABS
Good Main Water Shutoff: At the pressure tank
Good Well Tank Shallow well pump/Pressure tank
Good Water Lines: Copper, Plastic PEX piping
Fair/Maintenance Drain Pipes: PVC, ABS, Copper One drain line from the laundry has an inadequate pitch and there are signs of previous seepage at the drain under the toilet.



Good Clean Out: Stack
Basement Water Heater
Good Water Heater Operation: Adequate
Manufacturer: Vaughn
Type: Indirect fired from the boiler Capacity: 35 Gal.
Approximate Age: 3 yrs Area Served: Whole House
Good TPRV and Drain Tube: Copper



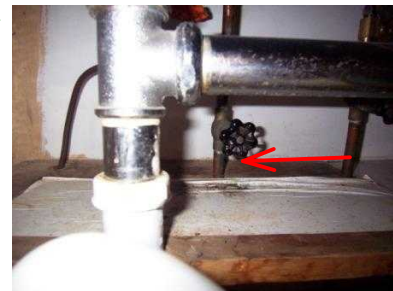
Kitchen

G FMACNP NI

Kitchen/Dining Area Kitchen

- Good Cooking Appliances: Maytag
- Good Ventilator: Broan, Exterior vent
- Fair/Maintenance Dishwasher: Kenmore The spring for the dishwasher door is either weak or disconnected causing it to drop down too quickly.
- Good Refrigerator: Kenmore The refrigerator is getting old but is functioning properly at this time.
- Good Sink: Stainless Steel
- Fair/Maintenance Electrical: 110 VAC outlets and lighting circuits Non-GFCI circuit -recommend GFCI circuit be installed
- Fair/Maintenance Plumbing/Fixtures: Metal, PVC An S-trap is in use under the sink (an S-Trap has the potential to siphon water out from the trap which may allow penetration of sewer gases into the dwelling) A small leak is showing at a shut off valve under the sink.

- Good Counter Tops: Laminate
- Good Cabinets: Wood
- Good Ceiling: Drywall
- Good Walls: Drywall
- Good Floor: Linoleum
- Good Windows: Sliding
- Good HVAC Source: Hot water-baseboard



Bathroom

G FMACNP NI

Basement, 3/4 bath Bathroom

- Good Closet: Single
- Good Ceiling: Drywall
- Good Walls: Drywall
- Good Floor: Tile
- Good Doors: Hollow core
- Good Windows: Awning
- Good Electrical: 110 VAC GFCI outlets and lighting circuits
- Good Sink/Basin: Single vanity
- Fair/Maintenance Faucets/Traps: Metal/PVC The pressure is low on the faucet (the screen needs cleaning)
- Good Shower/Surround: Fiberglass
- Good Toilets: Porcelain, two piece
- Good HVAC Source: Hot water-baseboard
- Good Ventilation: Electric ventilation fan and window

1st floor, full bath Bathroom

- Good Closet: Single
- Good Ceiling: Drywall



Bathroom (Continued)

Good Walls: Drywall
 Good Floor: Tile
 Good Doors: Hollow core
 Good Windows: Sliding
 Good Electrical: 110 VAC GFCI outlets and lighting circuits
 Good Sink/Basin: Single vanity
 Fair/Maintenance Faucets/Traps: Metal Corrosion is present at the drain line under the sink.



Fair/Maintenance Tub/Surround: Porcelain tub and ceramic tile surround
 A hollow sound is present behind some of the tiles near the tub spout.



Good Toilets: Porcelain, two piece
 Good HVAC Source: Hot water-baseboard
 Good Ventilation: Window

Bedroom

G FMACNP NI

Basement, Right rear Bedroom

Good Closet: Double
 Good Ceiling: Drywall
 Good Walls: Drywall
 Fair/Maintenance Floor: Carpet Moisture is present on the carpet.
 Good Doors: Wood
 Areas Of Concern Windows: Awning The windows in this room are too small for a 2nd means of egress in case of a fire.
 Fair/Maintenance Electrical: 110 VAC outlets and lighting circuits The closet light did not come on.
 Good HVAC Source: Hot water-baseboard
 Fair/Maintenance Smoke Detector: Not present No smoke alarm is present.

1st floor, Right rear Bedroom

Good Closet: Double
 Good Ceiling: Drywall
 Good Walls: Drywall
 Good Floor: Carpet
 Good Doors: Hollow core



Bedroom (Continued)

Good	Windows: Sliding
Not Inspected	Electrical: 110 VAC outlets Did not test the outlets; the power is shut off while the electrician is working.
Good	HVAC Source: Hot water-baseboard
Fair/Maintenance	Smoke Detector: Not present No smoke alarm is present.
1st floor, Middle rear Bedroom <hr/>	
Good	Closet: Double
Good	Ceiling: Drywall
Good	Walls: Drywall
Good	Floor: Carpet
Good	Doors: Hollow core
Good	Windows: Sliding
Good	Electrical: 110 VAC outlets
Good	HVAC Source: Hot water-baseboard
Fair/Maintenance	Smoke Detector: Not present No smoke alarm is present.
1st floor, Left rear Bedroom <hr/>	
Good	Closet: Double
Good	Ceiling: Drywall
Good	Walls: Drywall
Good	Floor: Carpet
Good	Doors: Hollow core
Good	Windows: Sliding
Not Inspected	Electrical: 110 VAC outlets and lighting circuits Did not test the outlets; the power is shut off while the electrician is working.
Good	HVAC Source: Hot water-baseboard
Fair/Maintenance	Smoke Detector: Not present No smoke alarm is present.

Living Space

G FMACNP NI

Basement, Right front Living Space <hr/>	
Good	Ceiling: Drywall
Good	Walls: Drywall
Good	Floor: Carpet
Not Present	Windows:
Good	Electrical: 110 VAC outlets and lighting circuits
Good	HVAC Source: Hot water-baseboard
1st Floor, Right front, Living Room Living Space <hr/>	
Good	Ceiling: Drywall
Fair/Maintenance	Walls: Drywall The wall has a small hole where the electric baseboard heat has been removed.
Good	Floor: Carpet
Good	Windows: Sliding, Non-opening
Good	Electrical: 110 VAC outlets and lighting circuits
Good	HVAC Source: Hot water-baseboard
1st Floor, Left side, Breezeway Living Space <hr/>	
Fair/Maintenance	Closet: Single The closet door rubs on the floor.
Fair/Maintenance	Ceiling: Drywall A few seams are showing on the ceiling.
Good	Walls: Drywall, Wood



Living Space (Continued)

Good	Floor: Carpet
Good	Electrical: 110 VAC outlets and lighting circuits
Good	HVAC Source: Hot water-baseboard
1st Floor Hall Living Space	
Good	Ceiling: Drywall
Fair/Maintenance	Walls: Drywall The wall has a small hole where the electric baseboard heat has been removed.
Good	Floor: Carpet
Good	Electrical: 110 VAC outlets and lighting circuits
Fair/Maintenance	Smoke Detector: Hard wired with battery back up The smoke alarm plug is missing.

Laundry Room/Area

G FMACNP NI	
Basement Laundry Room/Area	
Good	Washer Hose Bib: Single mixing valve
Good	Washer and Dryer Electrical: 110 VAC, 220 VAC
Fair/Maintenance	Dryer Vent: Rigid metal, Plastic flex The dryer vent is disconnected.
Good	Washer Drain: PVC/ABS

Final Comments

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Dwelling is an overall satisfactory condition subject to the following exceptions and other comments as noted in this report. It shows where consistent with its age.



Fair/Maintenance Summary

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Dwelling is an overall satisfactory condition subject to the following exceptions and other comments as noted in this report. It shows where consistent with its age.

Lots and Grounds

1. Driveway: Gravel A few low spots are showing in the driveway.
2. Walks: Brick The front walkway is overgrown with grass.
3. Steps/Stoops: Concrete The rear stoop at the breezeway has settled slightly.
4. Grading: Minor slope Low spots are showing along the foundation in the rear.
5. Vegetation: Trees and shrubs The shrubs across the front and one on the left rear are coming in contact with the siding.

Exterior Surface and Components

6. Entire House Exterior Surface Type: Hardboard The paint is peeling in a several places around the house. Deterioration is showing at the front door and at the left front between the garage and the breezeway. Minor damage is showing in the siding where the breezeway meets the house in the rear.
7. Fascia: Wood Wood rot is present in the rake trim where it meets the chimney on the right side.
8. Entry Doors: Wood, Glass The front door sticks
9. Screen/Storm Door: Metal frame, Screen door, Storm door The front storm door sticks and is rusting at the bottom. The screen door in the rear has been removed.
10. Storm Windows: Metal frame One storm window in front is loose; one on the right side is laying up against the house and is broken; and one in the rear is missing.
11. Exterior Lighting: 110 VAC lighting circuit One light in front did not come on.
12. Exterior Electric Outlets: 110 VAC outlet Non-GFCI outlet; recommend updating.

Roof

13. Electrical Mast: Surface mount Branches are coming in contact with the service cable.
14. Downspouts: Plastic One downspout in the rear is not attached.
15. Left side Chimney Chimney: Brick Small cracks are showing in the top cap; moss is growing and a few cracks are present on the side. Recommend a weather cap and rodent screen at the top. Due to the inaccessibility of the flue, we are unable to fully evaluate the chimney.

Garage/Carport

16. Left side Garage Exterior Surface: Hardboard A small amount of deterioration is showing on the lower sections of the siding.
17. Left side Garage Roof: Asphalt shingle The roof shingles on the garage and breezeway are getting old; a few are cracked and some moss is growing (approximately 1/2 life expired)
18. Left side Garage Floor/Foundation: Concrete The foundation is cracked on the right side toward the rear. The floor is sloping to the left and right and a few cracks are present in the center.



Fair/Maintenance Summary (Continued)

Electrical

19. Smoke Detectors: Hard wired with battery back up, 1st floor The plug is missing on the smoke alarm; making it only a battery operated smoke alarm. By today's standards smoke alarms who would be located on each level of the home and in each bedroom. Hardwired with a battery backup.
20. Carbon Monoxide Detectors: Not present Recommend installing a carbon monoxide detector.
21. Basement Electric Panel GFCI: Garage, Bathrooms, Basement By today's standards GFCI circuits would be present at all kitchen counters, bathrooms, garages, exterior outlets, and other areas accessible to wet conditions, recommend updating in the kitchen and outside.

Attic

22. Main section Attic Ventilation: Gable vents, Ridge and soffit vents Some of the soffit vents are partially covered with insulation.
23. Main section Attic Insulation Depth: 6" Insufficient insulation present. By today's standards there would be a minimum of 9-12" of insulation (R-30) for this region. Recommend insulating above the hatch cover.
24. Breezeway Attic Ventilation: Garage-open space The soffit vents are covered and the only ventilation in the attic is the opening into the garage.
25. Breezeway Attic Insulation Depth: 6" Insufficient insulation present. By today's standards there would be a minimum of 9-12" of insulation (R-30) for this region.
26. Breezeway Attic Moisture Penetration: Previous water penetration noted A small amount of daylight is showing around the chimney and some old stains are present.
27. Breezeway Attic Kitchen Fan Venting: Vents to the attic The kitchen exhaust is venting into the attic.
28. Breezeway Attic Rodents: Mice A few mouse droppings are present near the entrance to the attic from the garage.

Basement

29. Entire basement Basement Smoke Detector: Not present No smoke alarm is present.
30. Entire basement Basement Insulation: Fiberglass The vapor barrier between the floor joists is installed backward.
31. Entire basement Basement Ventilation: Windows No ventilation present, No cross ventilation in the basement.
32. Entire basement Basement Basement Stairs/Railings: Carpeted stairs with a wood hand rail The clearance is low at the base of the stairs.

Fireplace

33. 1st floor Fireplace Damper: Metal The damper is stuck shut; debris is built up behind it.

Heating System

34. Basement Heating System Flue Pipe: Metal, Power vent The flue pipe is less than 12" from the ground.

Plumbing

35. Drain Pipes: PVC, ABS, Copper One drain line from the laundry has an inadequate pitch and there are signs of previous seepage at the drain under the toilet.

Kitchen

36. Kitchen/Dining Area Kitchen Dishwasher: Kenmore The spring for the dishwasher door is either weak or disconnected causing it to drop down too quickly.



Fair/Maintenance Summary (Continued)

37. Kitchen/Dining Area Kitchen Electrical: 110 VAC outlets and lighting circuits Non-GFCI circuit -recommend GFCI circuit be installed
38. Kitchen/Dining Area Kitchen Plumbing/Fixtures: Metal, PVC An S-trap is in use under the sink (an S-Trap has the potential to siphon water out from the trap which may allow penetration of sewer gases into the dwelling) A small leak is showing at a shut off valve under the sink.

Bathroom

39. Basement, 3/4 bath Bathroom Faucets/Traps: Metal/PVC The pressure is low on the faucet (the screen needs cleaning)
40. 1st floor, full bath Bathroom Faucets/Traps: Metal Corrosion is present at the drain line under the sink.
41. 1st floor, full bath Bathroom Tub/Surround: Porcelain tub and ceramic tile surround A hollow sound is present behind some of the tiles near the tub spout.

Bedroom

42. Basement, Right rear Bedroom Floor: Carpet Moisture is present on the carpet.
43. Basement, Right rear Bedroom Electrical: 110 VAC outlets and lighting circuits The closet light did not come on.
44. Basement, Right rear Bedroom Smoke Detector: Not present No smoke alarm is present.
45. 1st floor, Right rear Bedroom Smoke Detector: Not present No smoke alarm is present.
46. 1st floor, Middle rear Bedroom Smoke Detector: Not present No smoke alarm is present.
47. 1st floor, Left rear Bedroom Smoke Detector: Not present No smoke alarm is present.

Living Space

48. 1st Floor, Right front, Living Room Living Space Walls: Drywall The wall has a small hole where the electric baseboard heat has been removed.
49. 1st Floor, Left side, Breezeway Living Space Closet: Single The closet door rubs on the floor.
50. 1st Floor, Left side, Breezeway Living Space Ceiling: Drywall A few seams are showing on the ceiling.
51. 1st Floor Hall Living Space Walls: Drywall The wall has a small hole where the electric baseboard heat has been removed.
52. 1st Floor Hall Living Space Smoke Detector: Hard wired with battery back up The smoke alarm plug is missing.

Laundry Room/Area

53. Basement Laundry Room/Area Dryer Vent: Rigid metal, Plastic flex The dryer vent is disconnected.



Areas Of Concern Summary

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Dwelling is an overall satisfactory condition subject to the following exceptions and other comments as noted in this report. It shows where consistent with its age.

Roof

1. Plumbing Vents: Copper, PVC The newer plumbing vent for the downstairs bathroom is venting into the attic instead of outside.
2. Right side Chimney Chimney: Brick The top cap does not have crown and water is pooling on it. The fireplace flue is cracked and damaged at the top and a few tiles down. The top tile at the rear flue is deteriorating at the top. Recommend a weather cap and rodent screen at the top. Recommend further evaluation and repair. Due to the inaccessibility of the flue, we are unable to fully evaluate the chimney.

Electrical

3. 120 VAC Branch Circuits: Copper and aluminum Recommend wiring update for aluminum wiring by a licensed electrician

Basement

4. Entire basement Basement Electrical: 110 VAC GFCI outlets and lighting circuits The polarity is reversed at the outlet below the panel. Several junction box covers are missing and a few old wires are hanging down (not live at this time)
5. Entire basement Basement Moisture Location: Walls, Floor Standing water is present in the bulkhead area and moisture is present in the carpet across the rear wall in the right rear bedroom.

Heating System

6. Fuel Tank: 275 gallon The oil tank is installed at the rear of the garage without any protection around it.

Bedroom

7. Basement, Right rear Bedroom Windows: Awning The windows in this room are too small for a 2nd means of egress in case of a fire.