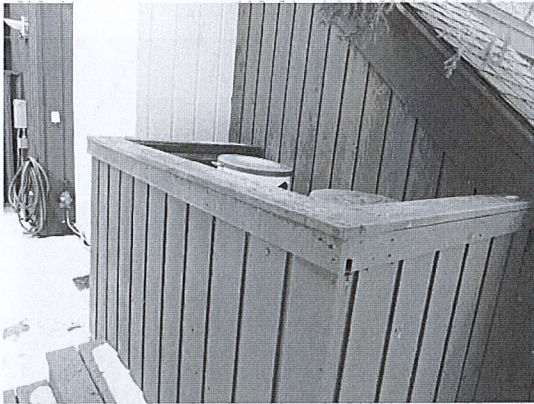
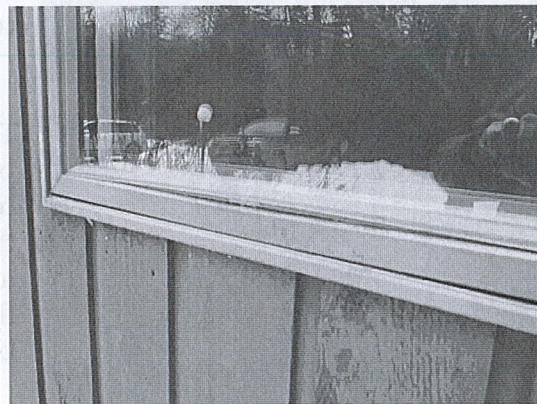
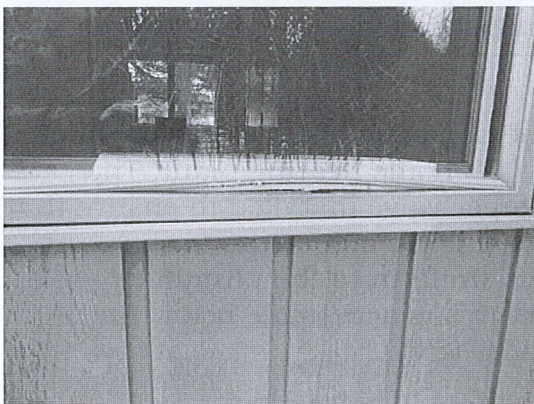


Minor water damage was noted at the base of the wood siding at the enclosure that houses the propane tanks at the rear of the home.



The bottom rails of the 1<sup>st</sup> floor bedroom windows at the front of the home are not properly sealed. The gasket at one of the windows is exposed.

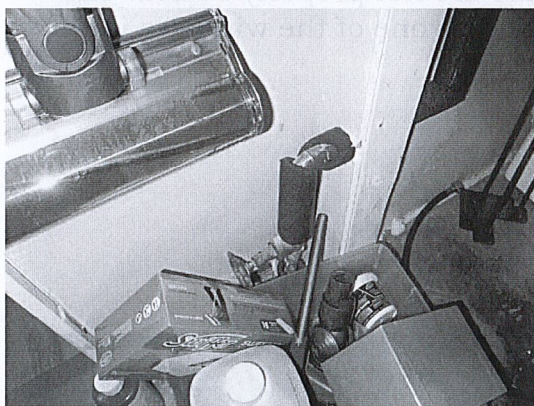




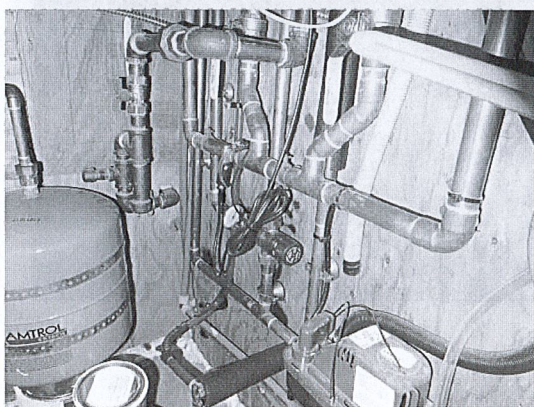
The old bathroom ceiling fan hood at the front of the home should be sealed to keep moisture, bees and vermin etc. from the interior of the hood assembly.



### Plumbing System



The water main shut off valve is located just above the floor to the left of the door in the utility closet. The interior finished sheet rock wall in the closet impedes on the operation of the water main shut off valve. The sheet rock should be cut away from the valve handle so the valve opens and closes unobstructed.



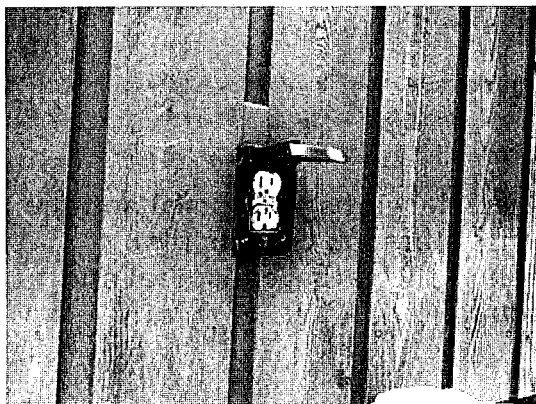
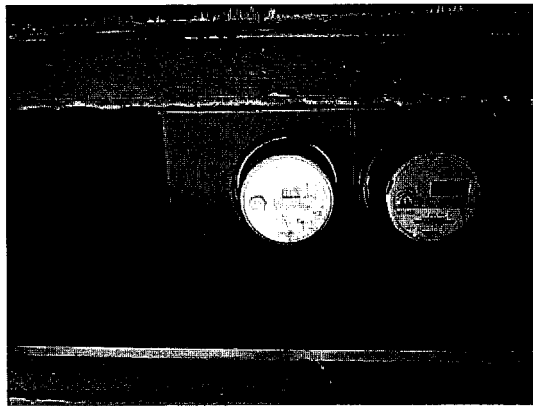
The domestic hot water is provided by the home heating plant. The temper valve installed to ensure that the water temperature is constant and uniform to the plumbing fixtures is accessible below the boiler (grey).



The toilet in the Jack and Jill bathroom on the 2<sup>nd</sup> floor is not properly secured to the floor. There was no water at the base of the toilet or leaks in the ceiling below the toilet, but the toilet should be secure.

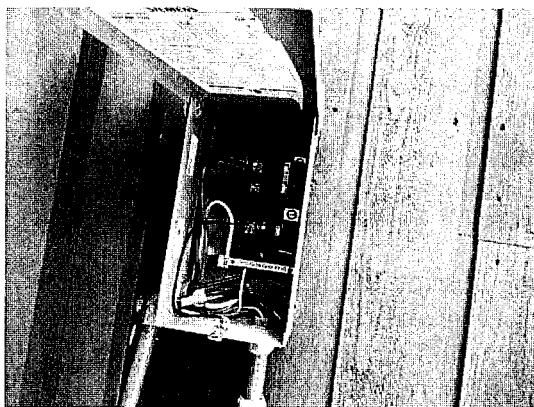
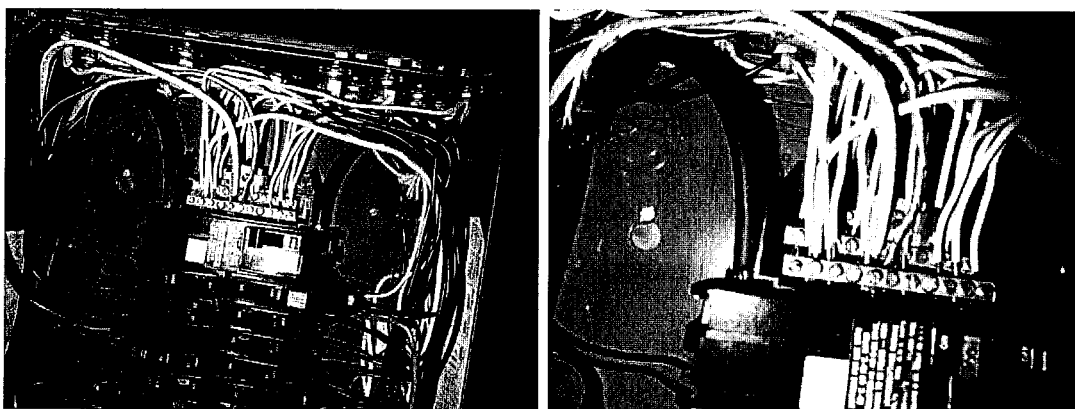
### **Electrical System**

The electrical meter and the ground system for the electrical distribution system are installed in the enclosure below the front entrance window.



The exterior front receptacle is on a proper ground fault circuit and responded properly when it was tested. It resets with the other exterior receptacles at the GFCI breaker in the electrical panel. The front receptacle is not properly secured in the receptacle box though.

The electrical panel installed in the utility closet is not properly bonded. The neutral busbars (horizontal silver bars) at the upper panel are improperly isolated from the metal panel. A neutral busbar bond clamp or green bond screw should be installed at the neutral busbars to properly bond the panel. Also, there are two sets of neutral conductors (white wires) from four individual electrical branch circuits that improperly terminate on the same neutral busbar screws (double tapped). Each neutral conductor should terminate on an individual neutral busbar screw.



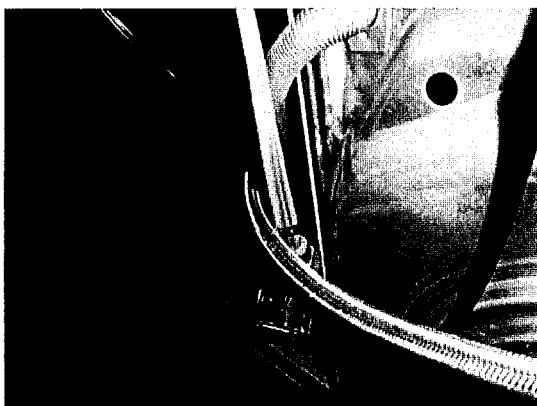
The 50-amp capacity electrical panel installed near the enclosure that houses the air-conditioner split system that provides the power source to the air-conditioning system and the receptacle installed below the panel is properly installed and is well arranged.

Because of the proximity of the dishwasher, the garbage disposal and the range fan near the kitchen sink, the electrical branch circuits that provide the power sources to the dishwasher, the garbage disposal and the range fan should be ground fault circuits.





Because of the proximity of the Jack and Jill bathroom light switch near the bathtub and shower, the electrical branch circuit that provides the power source to the bathroom light switch should be a ground fault circuit.



The dryer receptacle visible behind the dryer in the utility closet is not properly secured to the floor or wall.

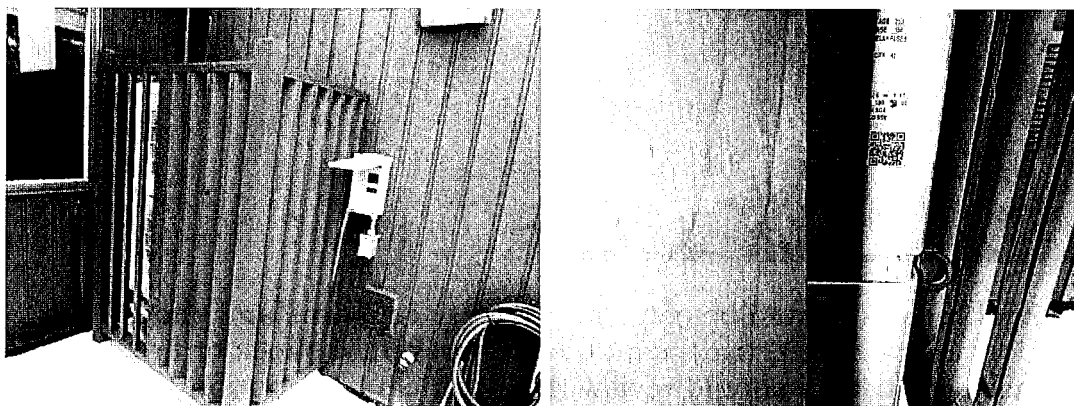
Electrical repairs should be considered safety concerns and should be top priority. Unsafe electrical conditions represent a shock or fire hazard. A licensed electrician should review the electrical distribution system and make updates and corrections as necessary prior to purchasing the home.

### **Heating and Air-Conditioning Systems**

The primary heat source to the home is provided by a 1-year-old propane fired direct vented boiler that is installed in the utility closet.



A 1-year-old split air-conditioner is installed in the enclosure at the rear of the home. Air handlers are installed on the interior walls to distribute the conditioned air in the winter and summer throughout the home.



A wood-burning fireplace was constructed in the living room as an informal heat source. Documentation at the fireplace indicated the fireplace/flue systems were going to be repaired as part of the purchase agreement. You should inquire with the homeowner or the homeowners' representative to learn if it is the homeowner or Association's responsibility to inspect and clean the chimney flues annually as recommended by the National Fire Prevention Association (NFPA) and to learn what was discovered in the inspection and what needed to be repaired.

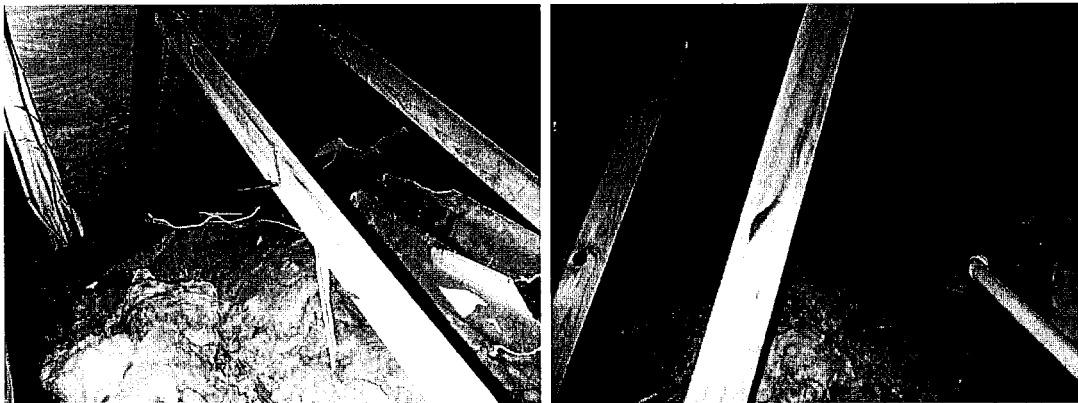


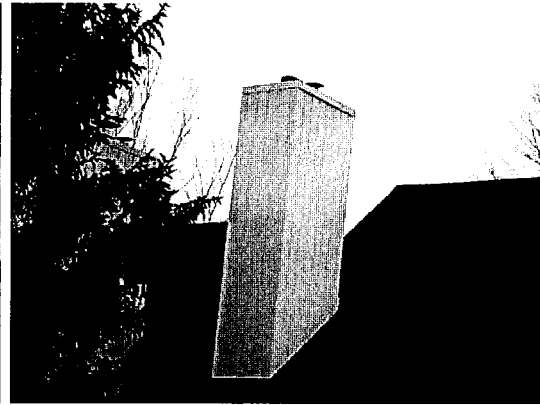
The bedroom skylight was stuck shut. I put a little force trying to open the skylight but was afraid I was going to cause damage to the skylight components. The skylight should operate for ventilation.

### **Attic**

The attic above the 1<sup>st</sup> floor bedroom and above the main home are well ventilated and well insulated. Several of the rafter cavities above the soffits in the attic above the 1<sup>st</sup> floor bedroom are blocked with insulation but there was no evidence of a moisture issue and there are several proper vents in the rafter cavities that are the venting the attic.

10 inches of fiberglass batt insulation is installed in between the truss joist cavities. Much of the insulation is installed uniformly across the attic floors but should be uniform across the entire attic to maximize energy efficiency.





The 120 V length of electric baseboard heat at the front entrance into the home and the 120 V length of baseboard heat in the knee wall storage area on the 2<sup>nd</sup> floor at the front of the home are properly installed and operated properly.

### **General Living Area**

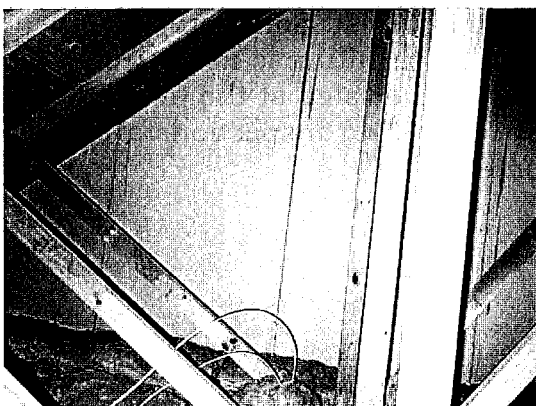
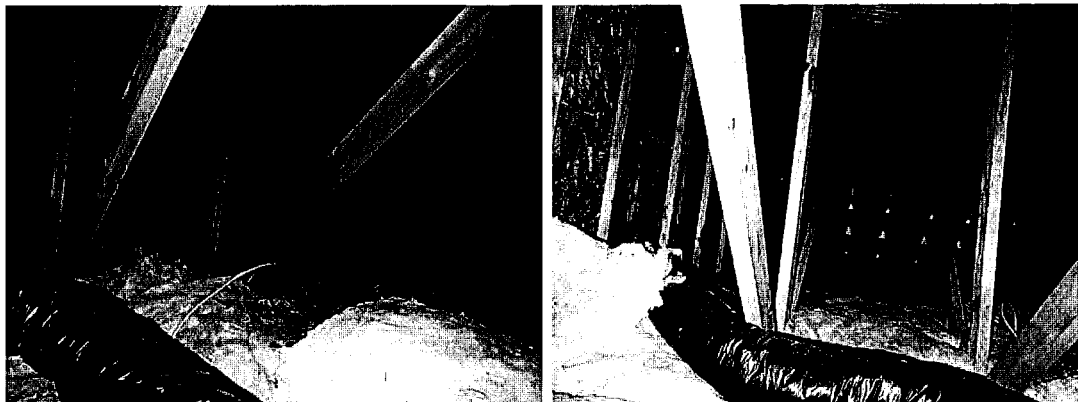


Subtle settlement was noted in the bedroom floor at the Jack and Jill bathroom doors. No cracks were noted in the interior finishes to indicate that the settlement was active or concerning. The settlement in the floor does represent a minor subfloor structure deficiency.



The front bedroom door sticks slightly at the top of the doorframe. The door operates properly and only needs a minor adjustment.





Sealing the sheet rock seams at the thermal wall in the attic with fire rated joint tape is recommended to slow an attic sourced fire from igniting the wood gable end structure.

### **Additional Important Information**

You should not regard this inspection and report as a guarantee or warranty of the property and its components. It is simply a report on the general condition of the property at a given point in time. Furthermore, as a homeowner, you should expect problems to occur; roofs will leak, drainpipes will become clogged or will leak, and home components and home systems will fail without warning. For these reasons, you should take into consideration the age of the home and its components.

### **Heating and Cooling Systems**

Mid efficiency furnaces typically will last 18 to 20 years. High-efficiency furnaces will last 15 to 20 years. If kept in a conditioned environment and with proper maintenance, they can last longer. Air conditioners also have a typical economic life of 8 to 15 years. Heat pumps typically last 15

to 20 years. The statistical useful life for a cast iron core boiler can be up to 40 years if the boiler is serviced regularly and is kept in a conditioned environment. Steel core boilers have a life expectancy of 10 to 15 years and copper core boilers have a life expectancy of 15 to 25 years. It is normal to have issues with systems as they age.

### **Intermittent or Concealed Problems**

Some problems can only be discovered by occupancy in a home. They cannot be discovered during the few hours of a home inspection. For example, some shower stalls leak when people are in the shower, but do not leak when they are simply turned on at the tap. Some roofs and basements only leaked when specific conditions exist. Some problems will only be discovered when carpets are lifted, furniture is moved, or finishes are removed. These problems may have existed at the time of the inspection but did not present at the inspection. Our inspections are based on the past performance of the home.