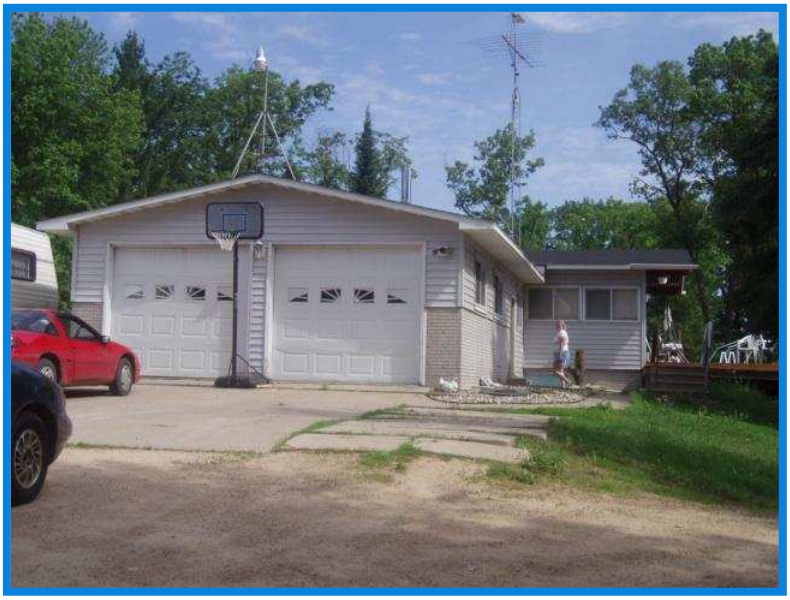
ABC HOME INSPECTION LLC



123 Jones Street
Any Town, WI 54321

Report Prepared For:
Client Name Here

Report Prepared By:
Kevin McMahon

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Introduction and Overview

This was an actual Inspection completed in 2006. All name & locations have been removed.

Inspection Details

Inspection Date: June 02, 2006
Report Date: June 02, 2006
Report Delivered: by email
Start Time: 10:00 AM
End Time: 12:30 PM
Weather Conditions: sunny
Temperature: 78 degrees
Present During Inspection: owner and buyer
Building Occupied: yes occupied
Inspection Excludes: Septic and Well and Pool

Building Details

Date Built: unknown
Approximate Area: 2100 Sq. Ft.

SUMMARY OF DEFICIENCIES

Note: This analysis is not meant to be technically exhaustive but rather to highlight areas where repairs are needed or areas of long-term future concern relating to maintenance and operation.

This summary lists items taken from the main report that we feel need immediate attention or consideration. It is entirely the customer's decision whether or not to include additional items from the main report that they may have concerns about.

Further, the Summary is not a substitute for reading and understanding the complete report.

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Structural Components

No structural settlement or significant movement was noted.

The crawlspace foundation and floor structure were found to be in serviceable condition.

The structural components including columns, foundation walls, floor, wall and roof structure conditions appears to be in serviceable condition and standing up well.

Exterior & Landscape

REPAIR NEEDED: In my opinion, the framing of the deck is inadequate as the joist do not properly bear on the main beams, the deck ledgerboard does not appear to be properly attached to the house framing, the deck railings are missing or incomplete, the support columns do not bear on any footings, column post bearing points are washed away, and some beams are not properly configured for proper support.
It is highly recommended having a qualified carpentry contractor evaluate and make any necessary repairs.

Siding appeared to be in serviceable condition

Soffits, facia and trim appeared in serviceable condition.

REPAIR NEEDED: The sidelight window next to the door is rotted/damged and is in need of replacement.

REPAIR NEEDED: One or more stoops were cracked, soil washed out underneath and are in need of repair or possible replacement.

In my opinion, the poorly built balustrade (railing) around the perimeter of this deck is too weak and in danger of breaking away if leaned on too heavily. I recommend repair or reinforcement by a reputable contractor that specializes in decks.

The baluster spacing at the perimeter of the elevated deck is too wide. It's possible for a small child to slip through the railing and fall. Current codes specify that baluster spacing can be no more than 4 inches wide. Even though this requirement may not have existed at the time this deck was built, or the local municipality may never have adopted it, I consider this to be a life/safety issue, and feel it would be prudent to bring the baluster spacing up to current code. A competent carpenter that specializes in decks should be consulted to discuss options and cost.

The outside stairs/landing don't have a railing or handrail. Any stair with 4 or more steps or decks and landings that are higher than 30 inches above grade should have handrails and perimeter railings. I recommend immediate correction by a competent carpenter.

ATTENTION: Portions of the wood deck are in contact with soil. This will most likely eventually result in rot and insect infiltration, even if the deck has been constructed from treated lumber. I recommend correcting the grading around the deck to achieve at least 3-4 inches clearance between any wood components and soil. Sometimes, this is esthetically impossible due to landscaping. In such circumstances, I recommend creating a border around the deck using pavers and placing river-washed stone or lava beneath the members. This way, the existing grade surface can be retained while providing good drainage beneath the members.

REPAIR NEEDED: The retaining wall is unstable due to poor construction or hydrostatic pressure that is causing the wall to move. This may be the result of a wall without the requisite drainage or retention measures installed behind it to keep it firmly in place. I recommend further evaluation and correction as necessary by a professional landscaping architect or drainage contractor.

REPAIR NEEDED: The driveway is settling badly and is very unsightly. This may be a result of poor lot drainage that is undermining the surface or simply a poorly prepared base. I recommend repair by a reputable paving contractor.

SAFETY ISSUE: There are one or more trip hazards at the concrete walkways that are poured directly against the foundation of this home. The cause is cracking or settling of the walkways that will need to be restored. I recommend consulting a reputable mason to discuss repair options and cost.

ATTENTION: There were many items listed that were either poorly constructed or poorly maintained, that in the opinion of the inspector when added all up could cost a significant amount of money to correct. It is recommended having appropriate contractors come in to give estimates prior to closing.

Plumbing

When reference is made to the type of plumbing, the comment relies on a visual observation, seller statements, the presence or absence of a water bond, and what may be present in the way of notification in the electrical service panel. There is no non-invasive way to determine what is behind a closed wall. For example, when copper plumbing is identified, copper piping protrudes from the walls behind plumbing fixtures. If client requires absolute knowledge as to the type of plumbing

throughout the home, then a consultation with a licensed plumbing contractor is recommended.

MAINTENANCE ITEM: The toilet in the main bath is loose at the floor. Loose toilet pedestals can ruin the wax seal between the pedestal and the soil pipe, resulting in leaks and often rotting flooring beneath the toilet. I recommend having the pedestal tightened up. The client should note that the movement of this pedestal might have already damaged the seal, so I recommend replacing the seal as well. The whole process, removing the toilet to replace the seal and reinstalling the toilet, will take the average professional less than an hour.

The temperature pressure relief valve and drain line was checked for proper installation and no defects were noted.

Water heater was checked with no signs of obvious defects noted.

REPAIR NEEDED: The exterior hose bibbs (water faucets) were checked. One or more faucets leaked and is in need of repair or replacement.

ROOF SYSTEM

The roof appears to be in need of major repairs by a reputable roofer.

Please note: The condition of roof felt paper or membrane below the roof outer covering is unknown and cannot be inspected without possible damage to the covering. Inspectors do not access roof if roof is too high or steep or could be damaged by accessing it. Antennas, solar systems, and other attachments are not inspected in the scope of this report. No guarantee or warranty is made by this inspection as to whether the roof leaks at the time of the inspection or is subject to future leaking.

REPAIR NEEDED: Indications of a roof leak were found. It is my opinion that this is an active leak that needs to be immediately attended to. Contact reputable roofers to discuss repair options and related costs.

There were more than two different types of shingles installed on the roof over various areas suggesting recent repairs which appeared less than professionally installed.

FURTHER INSPECTION: The inspector noted significant sagging of the roof deck on the garage. No exact cause was noted. Also, the inspector noted while walking the roof several areas where the decking appeared loose.
It is highly recommended having a qualified roofing contractor evauate the entire roof and determin the necessary areas for repair. It is doubtful that a complete replacement is needed, however some repairs over different areas may need to be made.

REPAIR NEEDED: The skylight at kitchen exhibits signs of leakage on the interior chase. This could be due to a leaking seal or leaking flashing at the roof sheathing. Recommendation: Evaluation and repair as appropriate by a licensed skylight installer.

REPAIR NEEDED: The mortar cap of this chimney, sometimes known as the 'crown', was cracked, badly weather worn or damaged by the corrosive effects of

moss. When this occurs, water seeping past the crack can cause substantial damage to the masonry stack, as well as to the framing, walls and ceilings below. Having this stack and cap repaired by a reputable chimney mason or sweep is recommended.

REPAIR NEEDED: The chimney(s) requires repairs, specifically in the form of tuckpointing cracks in the masonry stonework.

All chimneys were examined and found to be relatively clean. Despite this fact, it is impossible for us to determine with any degree of certainty whether all flues are free of defects. In accordance with recommendations made by the National Fire Prevention Association (NFPA) to have all chimneys inspected before buying/selling a home, the client(s) should consider having a CSIA (Chimney Safety Institute of America), or equivalently certified sweep, conduct a Level II inspection of all chimney flues prior to closing.

ATTENTION: One chimney stack was noted abandoned. It is recommended to remove this stack if a woodstove is not going to be used in that location.

This is a list of only those items readily apparent during my limited inspection of this roof system. I recommend the roof be further examined and repaired as necessary by a reliable/reputable roofing firm.

Bathrooms

ATTENTION: There are one or more doors missing from the main bathroom cabinets. I recommend consulting a professional cabinetmaker to discuss replacement options and cost.

MAINTENANCE ITEM: The toilet in the main bath is loose at the floor. Loose toilet pedestals can ruin the wax seal between the pedestal and the soil pipe, resulting in leaks and often rotting flooring beneath the toilet. I recommend having the pedestal tightened up. The client should note that the movement of this pedestal might have already damaged the seal, so I recommend replacing the seal as well. The whole process, removing the toilet to replace the seal and reinstalling the toilet, will take the average professional less than an hour.

REPAIR NEEDED: Flooring tiles are damage and in need of repair by a qualified contractor.

Electrical

SAFETY ISSUE: Missing or Faulty ground fault circuit interrupters (GFCI) were found in the kitchen and garage.

SAFETY ISSUE: The smoke alarms were tested and some were found to be not working. Further investigation by a qualified electrician is recommended.

IMPORTANT: The electrical system of this home is equipped with a Federal-Pacific (FPE) Stab-Lok™ service entrance panel. FPE breakers have a reputation among electricians of not tripping when needed causing electrical fires other problems in the panels. A class action lawsuit against Federal-Pacific and several previous owners of the brand is pending. I consider this panel to be potentially hazardous and strongly recommend that it be replaced at the earliest opportunity.

SAFETY ISSUE: I found uncovered electrical junction boxes in the home at the garage/foyer. These boxes must be covered in order to contain any electrical fire within the box and to keep debris, insects and vermin out. Note that the covers may be missing because of too many conductors in the boxes. If this is the case, any overfull boxes will need one or more extension rings added. I recommend having this issue corrected by an experienced handyperson or licensed electrician.

SAFETY ISSUE: There are electrical wires at fixtures or in the attic that have been spliced and not contained in approved junction boxes. Recommendation: Have all splices installed inside required junction boxes by a licensed electrical contractor.

MAINTENANCE ITEM: One or more light/fan fixtures were inoperable at the time of the inspection. Repair may be as simple as changing out a burned out lighbulb.

SAFETY ISSUE: Electrical wiring in the form of an extension cord was noted routed thru the dryer duct. This is not recommended practice. Repair as necessary.

This is a list of only those items readily apparent during my limited inspection of the electrical system. A further examination by a qualified electrician is recommended.

Doors, Windows & Interior

The ceilings appeared to be in serviceable condition.

ATTENTION: Ceiling drywall stains were noted in the basement in one or more rooms in the home. These stains appeared to be from an inactive leak or one that has been previously repaired. Recommend monitoring these areas in the future.

The condition of floor covering under furnishings and appliances is unknown and outside the scope of the inspection. Rooms or garages where floors or walls cannot be observed because of furnishings or stored items are similarly excluded from the scope of the inspection.

ATTENTION: Flooring trim was missing in one or more location or the installation of the flooring is incomplete in one or more areas. Recommend repairs/finishing flooring where necessary by a qualiifed flooring installation contractor.

REPAIR NEEDED: Tiles popped and/or broken in one or more areas. Replace tiles as necessary.

The cabinets/countertops appeared in serviceable condition.

Some of the door hardware was missing at the time of the inspection. Recommendation: Replacement of missing hardware.

REPAIR NEEDED: One or more doors have missing or broken handles. Replace as necessary.

Doors and windows appeared in serviceable condition.

The stairway was inspected for rise and run and no defects were noted. Headroom was checked for compliance and no defects were noted. Handrails were inspected and no defects were noted.

Insulation and Ventilation

The insulation level in the home is adequate.

FURTHER EVALUATION: The roof/attic ventilation is adequately sized for this home but needs correction of specific deficiencies as noted below. Further evaluation and correction as necessary by an HVAC specialist is recommended.

REPAIR NEEDED: Some or all of the intake vents were blocked with insulation, preventing adequate ventilation to the attic space. It is necessary to keep all vents clear so any infiltration into the attic spaces by moisture-laden air from the home can dissipate. Otherwise, moisture-related damage to the roof framing, sheathing or other components may occur. If any such issues were found, they will be enumerated elsewhere in this report. Having the intake vents cleared of obstructions is recommended. This may require the installation of baffles between the rafters to prevent blockage.

The exhaust fans in the bath/kitchen were all functional and exhausted out of the home.

Heating

NEEDS SERVICING: The furnace did not start using normal operating controls. Recommend full evaluation by a qualified HVAC Contractor.

The heating unit did not function at the time of the inspection by using normal operating controls. Recommendation: Evaluation and repair by a licensed HVAC contractor.

ATTENTION: The air handler was running at the time of the inspection without the aid of a filter. This can cause a system to run inefficiently and cause premature deterioration. Recommend servicing and installation of proper filter.

Several areas of the ductwork were taped with duct tape. This is not recommended practice. Recommend sealing with a proper duct sealant to prevent energy waste.

Cooling

At the time of the inspection the exterior temperature was 60°F or above, this system was tested using normal controls.

The proper temperature split between supply and intake air in an air conditioner is 14 to 20°F. This system is operating within specified temperature limits.

The evaporative cooler is equipped with a one-speed motor and appears to function normally.

The electrical connections at the evaporative cooler were inspected and found to be correct with watertight connections and conduit approved for damp locations.

It should be expected that due to the age of the heating and air conditioning unit(s) that components might fail at any time.

Heating and air conditioning system(s) last longer and perform more efficiently when serviced seasonally.

All rooms were checked for a cooling source (delivery register) and no defects were observed.

The ductwork for the air conditioning is the same as for the heating function of the home.

Garage

The garage door automatic openers were unplugged at the time of the inspection, so the inspector could not verify the working condition of the OH doors.

Lots of stored items were in the way blocking much of the garage floor and walls. A full inspection of these areas could not be made.

The home has many significant defects at the exterior which could lead to significant cost to repair or replace. It is recommended contacting contractors to evaluate and give estimates on repairs prior to closing on the home.

General Information

Inspection Address

Street: 123 Jones St.
City: Any town
Province: Wisconsin
Postal Code: 54321

Inspected By

Name: Kevin McMahon
License: Wisconsin License # 1445-106

Company Information

Company: ABC Home Inspection, LLC
Address: P.O. Box 553
City: Plover
Province: Wisconsin
Postal Code: 54467
Phone: 866-321-8367
Cell: 715-344-8367
Email: abc@certified-inspector.com
Web Site: http://certified-inspector.com

Client Information

Name: Client Name
Address:
City:
Province: Wisconsin
Postal Code:
Home:
Work:

Exterior & Landscape

Landscaping and lot topography is examined during a residential house inspection as they can have a significant impact on the building structure. It is important that surface runoff water is adequately diverted away from the building, especially in areas that have expansive soil characteristics. Low spots or depressions in the topography can result in ponding water that may exert hydrostatic pressure against the foundation. This pressure can cause a variety of effects on the building. A high water table or excessive ground saturation can also impact septic systems. Even over watering of gardens and shrubbery can have significant effects. A similar impact can result from tree roots growing against the foundation and causing cracking or movement of the structure. It is a standard recommendation that the lot grading slopes away from the building. Grading should fall a minimum of one inch every foot for a distance of six feet around the perimeter of the building. It is also important that tree branches are not permitted to overhang the roof and that all landscaping is kept well pruned and not permitted to grow up against any part of the building. This will help prevent the development of pest and insect problems.

Building Exterior

Wall Surface Material: vinyl siding[1] and brick veneer[2]
Wall Trim: vinyl
Entry Door Types: metal-clad with windows
Eave Type: enclosed and vented aluminum soffit material

Sun Deck - Patio

Sun Deck Type: two-by lumber[3]
Sun Deck Location: at the side
Deck Support: wooden support columns

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[1] Vinyl or aluminum siding materials are extremely popular because they require less periodic maintenance than other types of siding materials. However, it is still necessary for a homeowner to conduct regular and proper periodic maintenance of the exterior. At least once a year, the client should carefully inspect the exterior walls, eaves, soffits or fascia for signs of damage caused by machinery, weather, roof leaks, overfull gutters, trees or ice, and refasten or repair individual siding panels as necessary. All J-channels around windows and doors should be carefully examined to ensure they are secure and draining correctly. Finally, the siding should be cleaned following the manufacturer's instructions.

[2] Brick veneer, faux stone or stucco are arguably the most attractive and certainly the most durable of exterior cladding materials known to man. However, it is still necessary for a homeowner to conduct regular and proper periodic inspection and maintenance of the exterior. At least once a year, the client should carefully inspect the exterior walls for cracks, deterioration or staining caused by machinery, weather, roof leaks, overfull gutters, trees or ice and have the cladding touched up or repaired by appropriate contractors. Terminations around trim, doors and windows should be carefully examined to ensure the cladding is weather-tight and weeps at the base of the walls should be kept free of soil and debris. Trim around doors and windows should be examined, refastened, repaired, re-caulked and touched up where necessary.

[3] PERIODIC MAINTENANCE: Whether treated or not, it is important to keep a lumber deck surface free of all forms of fungal growth and debris that retains moisture and will cause the deck to eventually rot. I recommend cleaning and resealing the deck annually. Cleaning can be accomplished by scrubbing the deck with a sodium-hypochlorite deck wash and then rinsing with a pressure washer. The color of sun-faded or sun-darkened wood can be revived by applying a deck brightener solution and then the deck should be recoated with a good-quality deck sealant.

Foundation

Foundation Type: a basement
Foundation Material: concrete

Slope and Drainage

Direction of Lot Slope: slopes away from the home on all sides[1]
Drainage Piping: none found
Gutters Downspouts Drain: no gutters installed[2]
Catch Basins Located: none

Drives Walks and Patios

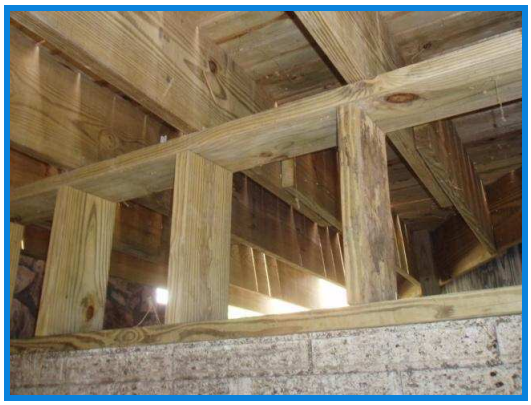
Driveway Types: concrete
Walkway Type: concrete
Flatwork Type: concrete
Flatwork Locations: along the side
Patio Type: none
Fence and Gate: none

Retaining Walls

Retaining Wall Type: Brick
Retaining Wall Locations: along the side

REPAIR NEEDED: In my opinion, the framing of the deck is inadequate as the joist do not properly bear on the main beams, the deck ledgerboard does not appear to be properly attached to the house framing, the deck railings are missing or incomplete, the support columns do not bear on any footings, column post bearing points are washed away, and some beams are not properly configured for proper support.
It is highly recommended having a qualified carpentry contractor evaluate and make any necessary repairs.

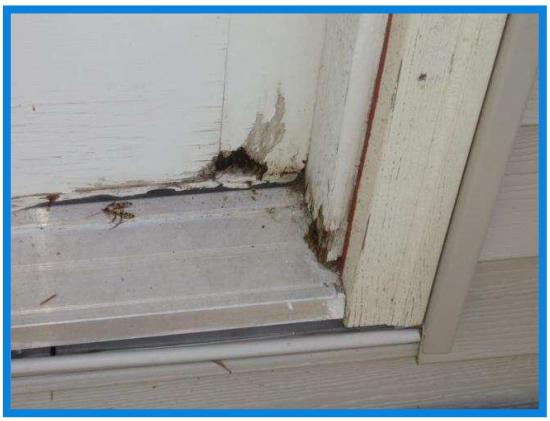
[1] Landscaping and lot topography is examined during a residential house inspection as they can have a significant impact on the building structure. It is important that surface runoff water is adequately diverted away from the building, especially in areas that have expansive soil characteristics.
[2] Gutters and downspouts are important to direct rainwater away from the foundation where it can cause problems including mold, mildew, rot and deterioration. It is recommended contacting a qualified gutter installation contractor for pricing and have them installed.



Siding appeared to be in serviceable condition

Soffits, fascia and trim appeared in serviceable condition.

REPAIR NEEDED: The sidelight window next to the door is rotted/damaged and is in need of replacement.



REPAIR NEEDED: One or more stoops were cracked, soil washed out underneath and are in need of repair or possible replacement.

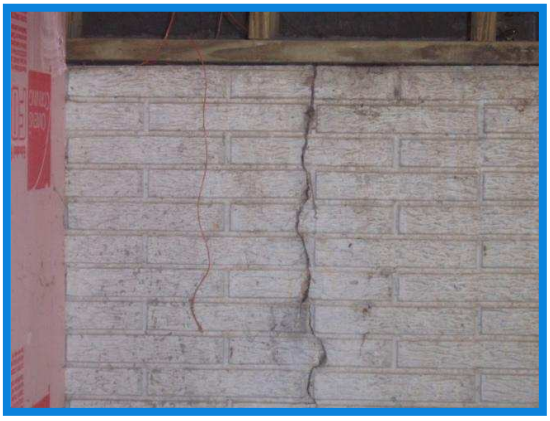
SAFETY ISSUE: In my opinion, the poorly built balustrade (railing) around the perimeter of this deck is too weak and in danger of breaking away if leaned on too heavily. I recommend repair or reinforcement by a reputable contractor that specializes in decks.

SAFETY ISSUE: The baluster spacing at the perimeter of the elevated deck is too wide. It's possible for a small child to slip through the railing and fall. Current codes specify that baluster spacing can be no more than 4 inches wide. Even though this requirement may not have existed at the time this deck was built, or the local municipality may never have adopted it, I consider this to be a life/safety issue, and feel it would be prudent to bring the baluster spacing up to current code. A competent carpenter that specializes in decks should be consulted to discuss options and cost.

SAFETY ISSUE: The outside stairs/landing don't have a railing or handrail. Any stair with 4 or more steps or decks and landings that are higher than 30 inches above grade should have handrails and perimeter railings. I recommend immediate correction by a competent carpenter.

ATTENTION: Portions of the wood deck are in contact with soil. This will most likely eventually result in rot and insect infiltration, even if the deck has been constructed from treated lumber. I recommend correcting the grading around the deck to achieve at least 3-4 inches clearance between any wood components and soil. Sometimes, this is esthetically impossible due to landscaping. In such circumstances, I recommend creating a border around the deck using pavers and placing river-washed stone or lava beneath the members. This way, the existing grade surface can be retained while providing good drainage beneath the members.

REPAIR NEEDED: The retaining wall is unstable due to poor construction or hydrostatic pressure that is causing the wall to move. This may be the result of a wall without the requisite drainage or retention measures installed behind it to keep it firmly in place. I recommend further evaluation and correction as necessary by a professional landscaping architect or drainage contractor.



REPAIR NEEDED: The driveway is settling badly and is very unsightly. This may be a result of poor lot drainage that is undermining the surface or simply a poorly prepared base. I recommend repair by a reputable paving contractor.

SAFETY ISSUE: There are one or more trip hazards at the concrete walkways that are poured directly against the foundation of this home. The cause is cracking or settling of the walkways that will need to be restored. I recommend consulting a reputable mason to discuss repair options and cost.

ATTENTION: There were many items listed that were either poorly constructed or poorly maintained, that in the opinion of the inspector when added all up could cost a significant amount of money to correct. It is recommended having appropriate contractors come in to give estimates prior to closing.

Garage

Garage Features

Garage Type: Attached Garage
Auto Bays: two bay
Location: front of the home
Firewall Garage to House: No firewall[1]
Work Benches: none permanently attached

Garage Structure

Foundation Type: concrete
Wall On-Center: unviewable
Wall Covering: oriented strand board (OSB)
Wall Surface Material: vinyl siding and brick veneer
Wall Trim: vinyl

Roof System & Assembly

Roof Assembly Type: wood frame assembly
Rafter/Support Size: 2 by 6
On-Center: 24-inch
Roof Sheathing: oriented strand board (OSB)

Doors and Windows

Garage Entrance: through the breezeway from a side entrance
Pedestrian Entrances: one other pedestrian entrance
Walk Through Door: ordinary solid wood
Garage Door Type: sectional rollup
Garage Door Opener: Automatic
Window Frames: wood
Inside Wall Finish: OSB

Heat and Electrical

Electro/Mechanicals: no electro/mechanical systems
Heat Type: not heated
Garage Power: service panel is contiguous with house
The garage lighting: overhead, incandescent lights

The garage door automatic openers were unplugged at the time of the inspection, so the inspector could not verify the working condition of the OH doors.

Lots of stored items were in the way blocking much of the garage floor and walls. A full inspection of these areas could not be made.

[1] There is no firewall installed between the garage and the home. At the time this home was built, this was not a requirement, however with todays safety standards it is recommended having a 20 minute firewall installed from the floor to the roof for safety.

ROOF SYSTEM

Roof Covering

Roof Inspected: by walking the entire surface
Roofing Materials: asphalt shingles[1]

Flashing

Flashing Type: galvanized steel
Flashing Locations: drip edge at rake and eave and base of the chimney(s)

Gutters Downspouts

Gutter Downspout Type: none[2]
Gutters Downspouts Drain: No gutters installed[3]

Skylights

Skylight Type: fixed-lens, glass, raised-curb-type
Skylight Locations: over the kitchen

Chimneys

Chimneys Type: one masonry stack single flue and one metal stack double walled (abandoned)

EXPENSIVE REPAIR/ REPLACEMENT: The roof appears to be in need of major repairs by a reputable roofer.

Please note: The condition of roof felt paper or membrane below the roof outer covering is unknown and cannot be inspected without possible damage to the covering. Inspectors do not access roof if roof is too high or steep or could be damaged by accessing it. Antennas, solar systems, and other attachments are not inspected in the scope of this report. No guarantee or warranty is made by this inspection as to whether the roof leaks at the time of the inspection or is subject to future leaking.

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[1] An asphalt shingle roof consists of organic asphalt shingles. An organic asphalt shingle has an expected service life of at least 20 years from the date of installation when properly installed and cared for. Some grades and weights of shingles last longer, but without knowing the specific manufacturer and model of shingle it is impossible to determine the actual expected service life within the scope of this inspection.

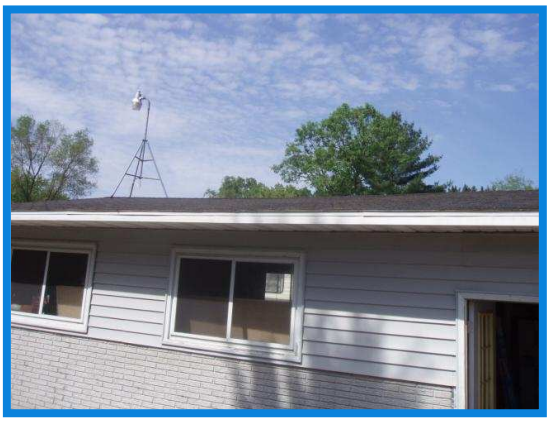
[2] The building does not have any gutters. This may result in moisture damage to, or cause unsightly mud spattering of, the exterior siding. It is recommended that gutters be installed.

[3] There were no gutters installed on this home. Homes should have proper gutters and downspouts installed to move water away from the home and prevent moisture intrusion thru the foundation, and prevent moisture damage to exterior finishes, siding, trim, doors and windows. It is highly recommended contacting a gutter installation contractor, for pricing and install gutters and downspouts as necessary.

REPAIR NEEDED: Indications of a roof leak were found. It is my opinion that this is an active leak that needs to be immediately attended to. Contact reputable roofers to discuss repair options and related costs.

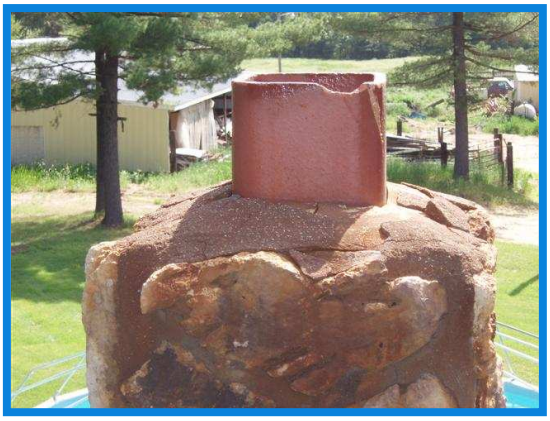
There were more than two different types of shingles installed on the roof over various areas suggesting recent repairs which appeared less than professionally installed.

FURTHER INSPECTION: The inspector noted significant sagging of the roof deck on the garage. No exact cause was noted. Also, the inspector noted while walking the roof several areas where the decking appeared loose.
It is highly recommended having a qualified roofing contractor evaluate the entire roof and determine the necessary areas for repair. It is doubtful that a complete replacement is needed, however some repairs over different areas may need to be made.



REPAIR NEEDED: The skylight at kitchen exhibits signs of leakage on the interior chase. This could be due to a leaking seal or leaking flashing at the roof sheathing. Recommendation: Evaluation and repair as appropriate by a licensed skylight installer.

REPAIR NEEDED: The mortar cap of this chimney, sometimes known as the 'crown', was cracked, badly weather worn or damaged by the corrosive effects of moss. When this occurs, water seeping past the crack can cause substantial damage to the masonry stack, as well as to the framing, walls and ceilings below. Having this stack and cap repaired by a reputable chimney mason or sweep is recommended.



REPAIR NEEDED: The chimney(s) requires repairs, specifically in the form of tuckpointing cracks in the masonry stonework.

All chimneys were examined and found to be relatively clean. Despite this fact, it is impossible for us to determine with any degree of certainty whether all flues are free of defects. In accordance with recommendations made by the National Fire Prevention Association (NFPA) to have all chimneys inspected before buying/selling a home, the client(s) should consider having a CSIA (Chimney Safety Institute of America), or equivalently certified sweep, conduct a Level II inspection of all chimney flues prior to closing.

ATTENTION: One chimney stack was noted abandoned. It is recommended to remove this stack if a woodstove is not going to be used in that location.

This is a list of only those items readily apparent during my limited inspection of this roof system. I recommend the roof be further examined and repaired as necessary by a reliable/reputable roofing firm.

Structural Components

The structure section describes the basic characteristics of the house. Some observations of certain areas of the structure, such as crawlspace and attic conditions, have been documented elsewhere in this report so it is important that the client read the entire report, in order to have the best understanding of this home current condition.

Construction Type

Structure Type: residence is a one story
Garage type: attached
Construction Type: wood frame
Residence Style: single-family dwelling

Bedrooms: three
Kitchens: two
Bathrooms: two
Supporting Foundation: a fully finished basement[1]

Foundation Type: basement
Foundation Material: reinforced concrete
Support Columns: unknown: covered by finishes

Wall Studs: unknown (unable to determine)

Floor Framing: platform framing
Floor Joists: 2 by 10 joists
Floor On-Center: 16-inch
Floor Sheathing: plywood sheathing

Roof Assembly Type: manufactured truss & rafter assembly
Roof Sheathing: plywood sheathing

Crawlspace Entrance Inspection

Probing Inspection: no probing

Attic Entrance Inspection

Inspection Method: flashlight[2]
Entrance Location: ceiling hatch in the garage and the master bedroom

No structural settlement or significant movement was noted.

The basement foundation and floor structure were found to be in serviceable condition.

[1] Fully finished basements basically limit the viewable areas that can be inspected, including plumbing lines, floor structure, heating ducts and foundation walls.
[2] Inspection was limited for those areas seen from the attic access only due to limited access.

The structural components including columns, foundation walls, floor, wall and roof structure conditions appears to be in serviceable condition and standing up well.

Insulation and Ventilation

The inspection of the insulation, vapor retarders and ventilation systems of this home was limited to only unfinished, accessible areas that are exposed to view. No invasive inspection methods were used, therefore the presence of required vapor retarders or the type and density of insulation installed behind finished surfaces could not be verified. Even if the type of materials used could be determined, no declarations have been made here as to the installed density or adequacy of concealed materials.

Should the client(s) wish detailed information concerning the existence/condition of any vapor retarders and insulation concealed in the walls, ceiling cavities or other inaccessible and/or unviewable areas, I suggest consulting an insulation contractor or certified energy auditor. Many have thermal imaging equipment that can aid in determining the overall effectiveness of installed insulation systems and identify areas needing improvement.

Attic Locations and Access

Attic Spaces: two
Attic Access Locations: garage and master bedroom
Certificate Posted: No

Attic Floor Insulation

Insulation Type: fiberglass batt
Insulation Measure: 8 inches
Vapor Retarder: unknown[1]

Wall Insulation

Insulation Type: unknown

Attic Ventilation

Attic Ventilation Type: passive ventilation
Attic Ventilation Intake Location: undereave vents
Attic Exhaust Ventilation: roof vents

House Ventilation

Exhaust Fans Devices: bathrooms/kitchens(all)

The insulation level in the home is adequate.

The roof/attic ventilation is adequately sized for this home but needs correction of specific deficiencies as noted below. Further evaluation and correction as necessary by an HVAC specialist is recommended.

[1] The inspection of the insulation, vapor retarders and ventilation systems of this home was limited to only unfinished, accessible areas that are exposed to view. Should the client(s) wish detailed information concerning the existence/condition of any vapor retarders and insulation concealed in the walls, ceiling cavities or other inaccessible and/or unviewable areas, I suggest consulting an insulation contractor or certified energy auditor.

REPAIR NEEDED: Some or all of the intake vents were blocked with insulation, preventing adequate ventilation to the attic space. It is necessary to keep all vents clear so any infiltration into the attic spaces by moisture-laden air from the home can dissipate. Otherwise, moisture-related damage to the roof framing, sheathing or other components may occur. If any such issues were found, they will be enumerated elsewhere in this report. Having the intake vents cleared of obstructions is recommended. This may require the installation of baffles between the rafters to prevent blockage.

ATTENTION: The exhaust fans in the bath/kitchen were all funcional and exhausted out of the home.

INTERIOR

Room Interior

Heat Source: an in floor heat register
Stair Locations: in the hallway
Flooring Type: carpeting, laminate and tile
Kitchen Flooring Material: high-pressure laminate
Bathroom Flooring Material: tile

Cabinets and Counters

Kitchen Cabinet Type: face frame
Kitchen Counter Top Type: post form Formica
Bathroom Cabinet Type: face frame

Windows and Doors

Window Frame Type: vinyl
Window Pane Type: double glazed
Inside Door Type: composition, hollow-core panel

The ceilings appeared to be in serviceable condition.

ATTENTION: Ceiling drywall stains were noted in the basement in one or more rooms in the home. These stains appeared to be from an inactive leak or one that has been previously repaired. Recommend monitoring these areas in the future.

The condition of floor covering under furnishings and appliances is unknown and outside the scope of the inspection. Rooms or garages where floors or walls cannot be observed because of furnishings or stored items are similarly excluded from the scope of the inspection.

ATTENTION: Flooring trim was missing in one or more location or the installation of the flooring is incomplete in one or more areas. Recommend repairs/finishing flooring where necessary by a qualifed flooring installation contractor.

REPAIR NEEDED: Tiles popped and/or broken in one or more areas. Replace tiles as necessary.

The cabinets/countertops appeared in serviceable condition.

REPAIR NEEDED: Some of the door hardware was missing at the time of the inspection. Recommendation: Replacement of missing hardware.

REPAIR NEEDED: One or more doors have missing or broken handles. Replace as necessary.

Doors and windows appeared in serviceable condition.

The stairway was inspected for rise and run and no defects were noted. Headroom was checked for compliance and no defects were noted. Handrails were inspected and no defects were noted.

Bathrooms

Bathrooms Details

Number of Bathrooms: two
Bathroom Fans: in all bathrooms
Cabinet Types: face frame

Plumbing Fixtures: ceramic and fiberglass
Tub Surrounds: one piece fiberglass

MAINTENANCE ITEM: The toilet in the main bath is loose at the floor. Loose toilet pedestals can ruin the wax seal between the pedestal and the soil pipe, resulting in leaks and often rotting flooring beneath the toilet. I recommend having the pedestal tightened up. The client should note that the movement of this pedestal might have already damaged the seal, so I recommend replacing the seal as well. The whole process, removing the toilet to replace the seal and reinstalling the toilet, will take the average professional less than an hour.

REPAIR NEEDED: Flooring tiles are damage and in need of repair by a qualified contractor.

Heating

Heating Systems

Type of Heating System: a natural gas forced air furnace
Heating System Location: basement
Location Electric Safety Switch: none present[1]
Type of Thermostats: non-programmable[2]
Location of Thermostats: main floor hall

Furnace

Make: Duomatic Olsen
Model: HCS 120MD
BTU: 120000
Serial: 0135HC1PM
Last Service Date: unknown

Exhaust

Exhaust Vent Type: PVC plastic
Exhausts Through: vents out the side of the house
Flue Shared with Hot Water: no

Gas System

Type Gas Line: black steel
Gas Meter Location: side of the home
Interior Gas Cutoff Location: branch line
Exterior Gas Cutoff Location: at the meter

Ducting Ventilation

Type of Ducting: galvanized sheetmetal
Type of Return Ducting: stainless steel sheetmetal

Air Filter

Location: return before furnace
Type: None

The flue is not shared with the water heater.

The heating unit did not function at the time of the inspection by using normal operating controls. Recommendation: Evaluation and repair by a licensed HVAC contractor.

[1] Emergency electrical service shutoff switches are needed within sight of any furnace or heating system for safety. It is recommended having a shutoff switch installed by a qualified electrician.
[2] Non-programmable thermostats are energy wasters. It is recommended that the client(s) consider having the thermostat(s) upgraded to a modern, computerized type for better energy efficiency and cost savings.

ATTENTION: The air handler was running at the time of the inspection without the aid of a filter. This can cause a system to run inefficiently and cause premature deterioration. Recommend servicing and installation of proper filter.

Several areas of the ductwork were taped with duct tape. This is not recommended practice. Recommend sealing with a proper duct sealant to prevent energy waste.

Cooling – Single Zone

In accordance with the standards of practice of my professional association, I inspect only installed air conditioning units. I am required to operate the system using normal controls and to describe the energy source and distinguishing characteristics in my report. I am not required to determine whether the system is adequately sized for the home, pressure-test the system or inspect for leaking refrigerant, program digital thermostats or controls or operate the setback features of thermostats or controls.

System Description

Type of system: a central air conditioning system
Energy source: electricity
Thermostat type: Non-Programmable
Thermostat location(s): Hallway
Thermostat Condition: Serviceable condition
Location of Cutoff: within sight of the unit

Air Handler Evaporator

Inside Unit Location: are stacked on top of the furnace
Air handler condition: Serviceable

Coil Condenser

Outside Unit Location: back of the home
A/C Compressor Unit Condition: Serviceable
Make: Carrier
Model: 38EE004300
Serial: C794074

Air Ducting

Type of Ducting: galvanized sheetmetal
Ducting condition: Some leaks noted
Type of Return Ducting: galvanized steel sheetmetal
Return Ducting Condition: Some air leakage noted

Air Filter

Location: return before furnace
Type: fiberglass cartridge
Filter condition: Missing

At the time of the inspection the exterior temperature was 60°F or above, this system was tested using normal controls.

The proper temperature split between supply and intake air in an air conditioner is 14 to 20°F. This system is operating within specified temperature limits.

The evaporative cooler is equipped with a one-speed motor and appears to function normally.

The electrical connections at the evaporative cooler were inspected and found to be correct with watertight connections and conduit approved for damp locations.

It should be expected that due to the age of the heating and air conditioning unit(s) that components might fail at any time.

Heating and air conditioning system(s) last longer and perform more efficiently when serviced seasonally.

All rooms were checked for a cooling source (delivery register) and no defects were observed.

The ductwork for the air conditioning is the same as for the heating function of the home.

Plumbing

Supply and Piping

Supply and Waste System: a private supply and waste system
Service Piping Size: 1-inch
Service Piping Type: ABS plastic
Branch Piping Size: 1/2-inch and 3/4-inch
Branch Piping Type: copper
Waste Piping: PVC DWV plastic
Vent Piping: PVC DWV plastic

Main Water Shut Off Location: in a basement room
Main Water Regulator Location: at the well
Waste Clean Out Locations: in the basement
Main Floor Drain Location: in the basement

Water Heater

Water Heater Type: a conventional storage tank
Water Heater Energy Source: natural gas
Capacity: 40 Gallons
Water Heater Location: basement
Date of Manufacture: 2004[1]
Water Heater Vented: into a lined masonry chimney

Fuel Tank & Controls

Fuel Shut Off Location: on the fuel line

There was no sump pump or pit was located in the home.

When reference is made to the type of plumbing, the comment relies on a visual observation, seller statements, the presence or absence of a water bond, and what may be present in the way of notification in the electrical service panel. There is no non-invasive way to determine what is behind a closed wall. For example, when copper plumbing is identified, copper piping protrudes from the walls behind plumbing fixtures. If client requires absolute knowledge as to the type of plumbing throughout the home, then a consultation with a licensed plumbing contractor is recommended.

MAINTENANCE ITEM: The toilet in the main bath is loose at the floor. Loose toilet pedestals can ruin the wax seal between the pedestal and the soil pipe, resulting in leaks and often rotting flooring beneath the toilet. I recommend having the pedestal tightened up. The client should note that the movement of this pedestal might have already damaged the seal, so I recommend replacing the seal as well. The whole process, removing the toilet to replace the seal and reinstalling the toilet, will take the average professional less than an hour.

[1] Water heaters have an estimated overall service life of between 8 and 12 years although some last longer and less. Even though the water heater was functional at the time of the inspection, it could fail at any time.

The temperature pressure relief valve and drain line was checked for proper installation and no defects were noted.

Water heater was checked with no signs of obvious defects noted.

REPAIR NEEDED: The exterior hose bibbs (water faucets) were checked. One or more faucets leaked and is in need of repair or replacement.

Electrical

A representative number of switches and receptacles that are readily accessible are tested for function. Determination of adequacy of electrical panels and current capacity are not within the scope of this report. Low voltage systems, stereos, intercoms, vacuum systems, security systems or other low voltage systems are not inspected and are not within the scope of a home inspection.

Service Entry

Service Drop Type: underground service lateral
Service Entry Conductor: copper
Meter Location: back of the residence
Service Ground Conductor: not viewable
Service Ground Location: unable to determine

Main Disconnect

Main Disconnect Type: breaker
Main Disconnect Rating: 200 amps
Main Disconnect Location: inside the service entrance panel

Main Panel

Service Entrance Panel Location: basement
Panel Type: Federal Pacific[1]
Panel Style: breaker system
Amperage Rating: 200 amps
Voltage Rating: 120/240 volts
Final Service Rating: 200 amps

Distribution Wiring

Wiring Type: non-metallic sheathed cable (romex)
Wiring Conductors: copper
GFCI Locations: bathroom and exterior of the residence[2]
Outlets & Switches Tested: all interior and exterior outlets
Polarity & Ground Tested: dining, bedrooms, basement, living room and exterior of the residence

Smoke Alarm Detectors

Smoke Alarms: Alarms Found
Smoke Alarm Type: Battery Powered
Other Detectors: Carbon Monoxide Detector

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[1] The electrical system of this home is equipped with a Federal-Pacific (FPE) Stab-Lok™ service entrance panel. FPE breakers have a reputation among electricians of not tripping when needed causing electrical fires other problems in the panels. A class action lawsuit against Federal-Pacific and several previous owners of the brand is pending.

[2] GFCI are safety devices that sense a ground fault in an electrical system and cut power to a circuit faster than one's nervous system can react. Modern codes require any branch circuits at kitchen counters, in bathrooms, basements, garages or exterior outlets to be GFCI protected. The code at the time this home was built may not have required GFCI protection at these circuits. Nonetheless, we strongly recommend they be added at these locations as an extra preventive safety measure.

The main service panel appears to have some room for future upgrades or additions to the system.

SAFETY ISSUE: Missing or Faulty ground fault circuit interrupters (GFCI) were found in the kitchen and garage.

SAFETY ISSUE: The smoke alarms were tested and some were found to be not working. Further investigation by a qualified electrician is recommended.

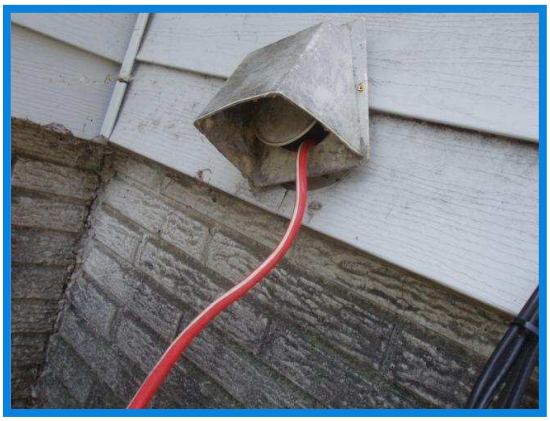
FURTHER EVALUATION: The electrical system of this home is equipped with a Federal-Pacific (FPE) Stab-Lok™ service entrance panel. FPE breakers have a reputation among electricians of not tripping when needed causing electrical fires other problems in the panels. A class action lawsuit against Federal-Pacific and several previous owners of the brand is pending. I consider this panel to be potentially hazardous and strongly recommend that it be replaced at the earliest opportunity.

SAFETY ISSUE: I found uncovered electrical junction boxes in the home at the garage/foyer. These boxes must be covered in order to contain any electrical fire within the box and to keep debris, insects and vermin out. Note that the covers may be missing because of too many conductors in the boxes. If this is the case, any overfull boxes will need one or more extension rings added. I recommend having this issue corrected by an experienced handyperson or licensed electrician.

SAFETY ISSUE: There are electrical wires at fixtures or in the attic that have been spliced and not contained in approved junction boxes. Recommendation: Have all splices installed inside required junction boxes by a licensed electrical contractor.

MAINTENANCE ITEM: One or more light/fan fixtures were inoperable at the time of the inspection. Repair may be as simple as changing out a burned out light bulb.

SAFETY ISSUE: Electrical wiring in the form of an extension cord was noted routed thru the dryer duct. This is not recommended practice. Repair as necessary.



This is a list of only those items readily apparent during my limited inspection of the electrical system. A further examination by a qualified electrician is recommended.

Thank you again.

Sincerely

Kevin McMahon

ABC HOME INSPECTION LLC