



Definitions

This report contains in this first section conditions observed during the inspection. The number of pages in the first section will be shown on the upper right hand corner of this page. Following this section the Pre-inspection agreement pages 1 - 4 are attached with Summary of Oregon Home Inspectors Law and Standards of Practice. Verify all pages are included and read them. This report should be considered INCOMPLETE if pages or sections of this report are missing. Call us immediately if this report is incomplete or missing pages.

IMPORTANT NOTICE TO OTHER BUYERS OF THIS PROPERTY: The use of this report or parts of the report by anyone other than the client of A-Team Home Inspections Inc. as shown on page 1 of pre-inspection agreement is not authorized. You as a non-client are strongly advised against reliance on this report. We recommend you consult a licensed inspection company to provide you with your own report.

IF YOU WERE NOT PRESENT DURING THE INSPECTION OR PARTS OF THE INSPECTION or do not understand anything found in the report or need clarification on comments please call the inspector so anything unclear to you in this report can be explained to your satisfaction. You agreed in the pre inspection agreement to read the entire report and the attached Standards of Inspection so please do so and call us with any concerns or questions before you make your decisions regarding negotiating repairs or the purchase of this property.

All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection. Items not found in this report are outside the scope of the inspection. Any areas concealed or covered up at the time of inspection can not be evaluated. Do a careful check on your final walk through before closing. Read the entire report and call the inspector with any questions you may have.

Building permits and code information is excluded from the inspection. When modifications, new construction, replacements or additions are observed in Structure, Electric, Plumbing or HVAC you are encouraged to contact the local building department to verify permits if needed were obtained and final inspections were approved.

When components or items are noted as " NEAR, AT OR PAST AVERAGE LIFE EXPECTANCY" This means that they could fail at any time and need repairs or replacement even though they are working today. We recommend you ALWAYS find out the replacement cost of these items by a qualified licensed contractor in that field and be prepared to replace these items when required. These end of life expectancy items even though rated in definition as MAINTENANCE or APPEARS SERVICEABLE items today are expected to be REPAIR-REPLACE items soon.

STUDY THESE DEFINITIONS AND EXPLANATIONS SHOWN BELOW AND REFER TO THEM WHILE READING THE INSPECTION TO UNDERSTAND THE CONDITIONS OF ITEMS OR COMPONENTS. CALL THE INSPECTOR WITH ANY QUESTIONS YOU MAY HAVE.

DEFINITIONS

EXPLANATIONS

Appears Serviceable	Item capable of being used, We did not observe any problems today in accessible areas of system or component. Serviceable items however may show blemishes or wear and tear.
Not Present	Item not present or not found.
Not Inspected	Item was unable to be inspected for safety reasons or due to lack of power, inaccessibility, outside scope of inspection or disconnected at time of inspection.
MAINTENANCE	Items warrant additional attention, maintenance and or repairs.
REPAIR-REPLACE	Recommend further review, evaluation, replacement or repairs as deemed necessary by QUALIFIED LICENSED CONTRACTOR in that field. Item appears to need immediate attention, repair or replacement.
Unfinished Condition	Item/ component and/or utility is unfinished, missing, incomplete, and/or in the process of being finished -- we are unable to fully test, inspect, view the finished product. Consider calling for a re-inspection of these items after completed or the utilities are restored.

General Information

Property Information

Property Address **** South ***** Lane
City ***** **State** Oregon **Zip** *****



Contact Name Buyer's Broker--*****
Phone (503) ***-**** **E-mail** *****@*****.com



General Information (Continued)

Client Information

Client Name *** *****
Phone (503) ***-**** **E-mail** *****@****.com

Inspection Company

Inspector Name Stefan McGuire OCHI #1098
Company Name A-Team Home Inspections, Inc.
Company Address 29560 SW Heater Road
City Sherwood **State** OR **Zip** 97140
Phone (503) 925-0880 **E-Mail** ateaminc@earthlink.net

Conditions

Others Present Client and broker **Property Occupied** No
Estimated Age 15 years **Entrance Faces** North (approximately)
Inspection Date 12/23/2010
Start Time 1:30 PM **End Time** 4:15 PM
Temperature 36°
Weather Overcast **Soil Conditions** Damp
Electric On Yes
Gas/Oil On Not Applicable
Water On Yes
Space Below Grade Crawlspace
Building Type Manufactured home **Garage** None (outbuildings not inspected)
Additions/Modifications YES--client is responsible to verify permits
Permits Obtained Contact your local building department **How Verified** Client is responsible to verify permits

Lots and Grounds

ALL PICTURES INCLUDED IN THIS REPORT ARE INTENDED AS A VISUAL REFERENCE ONLY AND NOT AS A GUIDE OR MAP FOR REPAIRS -- TYPICALLY PICTURES INCLUDED ARE ONLY A SAMPLE OF THE ISSUES OBSERVED AND WE ARE UNABLE TO INCLUDE PHOTOS OF EVERY DEFECT -- REFER TO THE REPORT TEXT FOR THE FULL INFORMATION ABOUT THE PROBLEMS OBSERVED.

When vegetation, leaves, organic matter, soil, snow, personal property, stored items, carpet coverings on decks/ porches/ or walks and the like block the view of items we evaluate the inspection is limited. Decks and porches built on grade with no access to the underside are not fully evaluated - consider a re-inspection after visual access is provided. Plastic or fiberglass roofing material over patios/ decks/ porches, fences, gates, hot tubs and detached structures are not inspected - See attached pre-inspection agreement and standards of the inspection. The condition and health of trees, shrubs, and vegetation is outside the scope of this inspection. Condominium Common areas are not fully inspected -- See the "Final Comments" page.

THE CAUSES OF THE NEED FOR REPAIR IS OUTSIDE THE SCOPE OF THIS INSPECTION -- consult a qualified licensed contractor who specializes in the specific area for a further evaluation. The methods, materials, and costs of corrections is outside the scope of this inspection.

Appears Serviceable **Driveway:** Gravel

MAINTENANCE **Patio:** Concrete **Location:** Front

==Concrete was poured over the siding/ trim/ and perimeter skirting -- this is a potential water entrapment area between the structure and concrete -- recommend regular maintenance and inspection of this area to be sure that surface water or wind driven rain on the porch does not drain or run between the concrete and the house -- this could potentially lead to water damage/ hidden undetectable damage/ and hidden infestation of wood destroying organisms

MAINTENANCE **Patio:** Concrete **Location:** Rear

==No handrail present at a stairway that is more than 3 risers in height
==Concrete was poured over the siding/ trim/ and perimeter skirting -- this is a potential water entrapment area between the structure and concrete -- recommend regular maintenance and inspection of this area to be sure that surface water or wind driven rain on the porch does not drain or run between the concrete and the house -- this could potentially lead to water damage/ hidden undetectable damage/ and hidden infestation of wood destroying organisms [see picture]



MAINTENANCE **Vegetation:** Shrubs/trees

==Recommend 12" minimum separation between the house and all vegetation/ shrubs/ trees -- recommend trimming away any of these items as needed

Lots and Grounds (Continued)

- MAINTENANCE** **Grading:** Minor slope
 ==The ground is sloped towards the skirting/ foundation at area(s) and has a negative grade towards the structure (mostly as seen at the SE corner) -- this appears to cause surface water to run towards the foundation and/or cause possible moisture problems in and around the structure -- these areas appear to need regrading of the soil to help provide 1" drop per lineal foot for the first 6' away from the structure
- MAINTENANCE** **Crawlspace Vents:** Louvered vents in the perimeter skirting
 ==Some of the vent(s) appear to be slightly dented or pushed in (as seen at the west end) -- this appears to slightly restrict the ventilation or air movement in the crawlspace at this area
- MAINTENANCE** **Wood Destroying Organism Conductive Conditions:** Yes
 ==Unremoved concrete forms observed (as seen at the SE corner of of the patio area) [see picture]
 ==Vegetation touching and covering the siding
 ==Gutters overflowing and causing moisture accumulation on the ground next to the structure



- Not Inspected** **Retaining Walls:** Concrete
 ==Note: Retaining walls fewer than 3' tall/ landscaping wall/ terracing/ walls that do not appear to directly affect the grading directly adjacent to the structure are not inspected/ evaluated/ or reported and are considered outside the scope of this inspection -- any concerns regarding these areas are mentioned only as a courtesy
- Not Inspected** **Lawn Sprinklers:** Underground--not inspected
 ==The sprinklers do not appear to be a permanent installation -- they appear to require turning on the hose bib for the system(s) to function (as seen at the north end) [see picture]



Exterior Surface and Components

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Exterior items that can not be viewed from the normal eye level from a distance of 10' from the structure (except the roof) are outside the scope of this inspection. Upper eave mounted holiday lighting outlets and switches are not tested -- consult a qualified licensed electrician for a further evaluation. The inspector does not enter any area or undertake any procedure that may damage the property or it's components and/or be dangerous to the inspector or other persons

Main Exterior Surface

- REPAIR-REPLACE** **Type:** Composite wood- panels (resembles LP®)
 ==The siding is soft/ damaged/ deteriorated at some areas (as seen at but not limited to: the bottom edges at the south exposure/ bottom edges at the gable end of the front porch) -- composite siding material like this has a history of failing and deteriorating when penetrated by moisture -- some areas appear to need replaced or repaired to help prevent further damage and deterioration -- consult a qualified licensed contractor for further questions/ information and/or a further evaluation to determine the extent of damage at these areas and the need for appropriate repairs or modifications -- be sure to keep the bottom edges of the siding completely sealed/ painted and any holes through the surface from over driven nails/ removed fasteners/ or utility penetrations properly caulked and sealed -- most siding this age and type has been replaced due to serious failure
 ==A few utility opening(s)/ penetration(s) and/or hole(s) from removed nails observed that appear to need properly caulked or sealed with an appropriate material (typically a polyurethane based sealant such as Vulkem® or Quad® is preferred by today's industry standards)
 ==Rusty or non-galvanized nails appear to have been improperly used at some locations -- recommend removal and replacement with approved fasteners



Exterior Surface and Components (Continued)

Appears Serviceable **Unable to Inspect:** 20%
 ==Not fully visible due to the height from the ground at areas -- this limits our inspection and evaluation (note: we do not inspect the siding up close at areas that are high off of the ground)
 ==Not fully visible due to gutter downspouts
 ==Not fully visible due to the attached low voltage wiring/ interfaces/ other apparatus and/or satellite dish
 ==Not fully visible due to the attached porches/ guardrails/ framing -- this limits our evaluation of the siding at this area (missing proper flashing at the deck ledger board and siding junction can cause water to become trapped between the siding and the deck which can lead to rot damage)
 ==Not fully visible due to personal property/ stored items
 ==Not fully visible due to the surface mounted trim boards

REPAIR-REPLACE **Trim:** Composite wood

==The trimwork is soft/ damaged/ deteriorated at some areas (as seen at but not limited to: the bottom edges at the south exposure) -- composite trimwork material like this has a history of failing and deteriorating when penetrated by moisture -- some areas appear to need replaced to help prevent further damage and deterioration -- consult a qualified licensed contractor for further questions/ information and/or a further evaluation to determine the extent of damage at these areas and the need for appropriate repairs or modifications -- most trimwork this age and type has been replaced due to serious failure
 ==Horizontal and flat trim areas need regular maintenance and inspection to keep the caulking/ paint sealed and intact -- this is needed to help water from soaking into the trim boards and help prevent moisture from running behind or becoming trapped between the trim and siding or other materials
 ==Rusty or non-galvanized nails appear to have been improperly used at some locations -- recommend removal and replacement with approved fasteners
 ==Paint finish failure and/or deterioration at some areas
 ==Not fully visible due to the height from the ground



Appears Serviceable **Windows:** Vinyl
 ==Recommend regular inspection and maintenance of the caulking at the window and trim/ siding junctions to keep these areas fully sealed (especially when the window is facing the direction of wind driven rain and/or not protected by the roof overhangs)
 ==Not fully visible due to the height from the ground at areas -- this limits our inspection and evaluation
 ==The windows that are facing the direction of wind driven rain with limited roof overhangs (especially at the south gable end) may benefit from an added awning/ storm window/ appropriate added flashing at the top horizontal perimeter and/or other modifications to help prevent potential problems associated with windows leaking when exposed excessively to the elements and wind driven rain

MAINTENANCE **Roof Overhangs:** Composite wood soffits

==Some small places observed where the gutters are leaking behind the drip edge flashing or down the fascia these areas may eventually be prone to water damage



Appears Serviceable **Soffit/Eave Ventilation:** Soffit screens
 ==Recommend regular inspection and maintenance of the attic vent screens to properly repair any openings or damage which is needed to help prevent insect/ birds and/or vermin entry or nesting in the attic space -- 1/8" maximum openings are recommended and any should be covered or repaired using appropriate 1/8" galvanized metal wire cloth for protection and free air flow into the attic space
 ==Not fully visible due to the height from the ground -- inspection is limited

Appears Serviceable **Kitchen Vent Termination:** Plastic with hood/baffle

MAINTENANCE **Dryer Vent Termination:** Plastic with baffles

==Baffle(s) appear to be stuck open with dryer lint -- dryer vents like this type have a tendency to get clogged and restricted with dryer lint -- recommend regular inspection and cleaning as needed [see picture]



Exterior Surface and Components (Continued)

REPAIR-REPLACE **Entry Door:** Metal clad wood-single entry **Location:** Front

==Physical damage/ the door jamb is cracked and split -- appears to have been kicked-open in the past which has broken the jamb -- consult a qualified licensed door specialty contractor for further questions/ information and/or to determine the need for appropriate repairs or replacement
 ==Note: Screen door(s) are not inspected/ evaluated/ or reported on and are considered outside the scope of this inspection



MAINTENANCE **Entry Door:** Metal clad wood-single entry **Location:** Rear

==Weatherstripping is loose/ poor coverage and/or not full coverage
 ==Note: Screen door(s) are not inspected/ evaluated/ or reported on and are considered outside the scope of this inspection

MAINTENANCE **Exterior Lighting:** Surface mount

==Fixture did not appear to respond to the switch at all areas -- likely a burned out bulb and/or on a timer or daylight sensitive switch -- recommend having this verified

Appears Serviceable **Exterior Electric Outlet(s):** 120v A/C (GFCI protected)

==Consider upgrading the outlet(s) with moisture covers that still protect the plugs when a cord is in use
 ==No outlet observed at the front/ porch area -- this may be considered a limited number of outlets compared to today's standards

MAINTENANCE **Hose Bibs:** Wall mounted (appears to be a frost-proof valve)

==No anti siphon devices/ air gap present to help prevent potential reverse flowing of water into the potable water supply -- recommend adding for a safety upgrade
 ==Faucet appears to be a "Frost-proof" type of valve and may not need to be winterized like other types of valves -- consult a qualified licensed plumbing contractor for further questions or to have this verified

Roof

Life expectancy information is excluded from this inspection. Always consult a qualified licensed roofing contractor to determine an estimate of additional life left in components when they are aging.

Main Roof Surface

Method of Inspection: On the roof

Roof Style: Low sloped gable **Approx. Age:** 15 years

Appears Serviceable **Unable to Inspect:** 15%

==Not fully visible due to moss growth and/or organic matter

Appears Serviceable **Moss Growth:** Minimal

==Recommend a moss treatment and/or removal in an approved method as needed -- avoid high pressure washing as this can damage the roof and reduce life expectancy of materials

Appears Serviceable **Number of Visible Layers:** 1

MAINTENANCE **Material:** Three tab asphalt composition

==Some shingles observed that appear to be lifted up or slightly loose at the tab edges -- this can sometimes cause the shingles to be prone to blowing off in high wind conditions easier [see picture]
 ==Regular maintenance and inspection is advised -- consult a qualified licensed roofing contractor for a further evaluation to determine life expectancy information which is outside the scope of this inspection



Appears Serviceable **Flashing:** Metal--but not fully visible

Appears Serviceable **Valleys:** Asphalt composition shingle

==Valley areas need regular maintenance and inspection to help prevent debris build up which could possibly lead to water backing up over the flashing and causing leaking

Appears Serviceable **Plumbing Vents:** ABS--but not fully visible

==See notes below under "Roof Vent Caps" for further information that may apply or could affect here also
 ==Not fully visible due to built-up organic matter around the vent

Roof (Continued)

MAINTENANCE

Roof Vent Caps: Metal--but not fully visible

==The roofing material does not appear to overlap the roof vent cap flashing very far at most of the vents -- these areas appear that they may be prone to allowing wind driven rain or moisture penetration (especially if snow or debris builds up around the flashing and causes water to backup) -- consult a qualified licensed roofing contractor for a further evaluation/ questions and/or to determine the need for appropriate modifications or repairs [see picture: left]

==Not fully visible due to built-up organic matter around the vent [see picture: right]



REPAIR-REPLACE

Skylights: Plastic--but not fully visible

==Skylights like this have a tendency to be troublesome and prone to problems with leaking -- signs of past leaking was observed on the ceilings of the bathrooms around the skylights (as seen at the interior of the house) -- recommend regular inspection and maintenance of this area to be sure that the leaking has been properly repaired -- consult a qualified licensed roofing contractor for further questions/ information and/or a further evaluation [see picture: left]

==Not fully visible due to built-up organic matter around the skylight [see picture: right]



REPAIR-REPLACE

Gutters: Metal

==The gutters are impacted with debris and the drains are blocked -- appears to need cleaned now -- regular cleaning/ maintenance/ inspection is advised to keep drains clear -- this will help prevent overflowing of the gutters which can contribute to water damaged siding or moisture penetration into the crawlspace area [see picture]



Appears Serviceable

Downspouts: Metal

==Loose clamp(s) observed

MAINTENANCE

Underground Rain Drains: ABS--but not fully visible

==No permanent roof rain water removal method or underground drain system observed (except for at the NW corner) -- failure to properly route the majority of the roof rain water well away from the structure can cause moisture issues in the crawlspace areas -- consult a qualified licensed contractor who specializes in underground drainage systems for a further evaluation to determine the need for appropriate modifications or repairs

==Drain pipes are exposed at some areas -- may be subject to physical or UV light damage -- recommend appropriate added protection

==Apparent unused drain observed at the driveway -- the pipe is filled with gravel which could possibly cause the drain to become clogged (not tested to verify if the drain is functional) -- recommend properly capping off the pipe to help prevent the rest of the downspout drain system from potentially become plugged [see picture]



Roof (Continued)

MAINTENANCE

Downspout Extension(s): Plastic pipe

==Downspout is terminating against the perimeter skirting (as seen at the SW corner) -- appropriate downspout extensions or underground drainage pipes are recommended to route the water away from the structure [see picture]



Electrical

When SUB-STANDARD WIRING PRACTICES are observed it is recommended that the entire electrical system be evaluated by a qualified licensed electrical contractor since our inspection is limited and not technical. We do not re-inspect electric defects -- all work should be performed by a Qualified Licensed Electric Contractor with receipts provided to the buyer-- homeowner repairs are not allowed by most local building departments when selling property. Only a representative number of outlets are tested during the inspection -- since occupied properties usually have blocked outlets consider having them all checked and repaired as needed when sub-standard wiring is observed. Generators and crossover wiring is outside the scope of this inspection. Service amperage is reported as an approximate since conductors may not be fully visible -- consult a qualified licensed electrical contractor to determine specific amperage or loads as this is excluded from this inspection. We do not verify smoke detector battery types or presence and function of hush buttons, low voltage items such as burglar alarms, door bells, yard lighting, built-in vacuum systems, intercoms, telephone, coaxial cable, communication wiring and the like are outside the scope of this inspection. Sauna and pool heaters are not inspected.

Service Size Amps: 200 amps **Volts:** 120-240 VAC

Appears Serviceable

Service Feed Wires: Underground aluminum--but not fully visible

==An unknown wire was observed sticking out of the ground (as seen at the SW corner of the structure) -- unable to determine the function and/or reason for this (appears to be installed in a sub-standard method) -- appears to be a telephone wire but unable to verify -- consult the local utility company for further questions/ information and/or a further evaluation (note: low voltage systems are considered outside the scope of this inspection and any mention of items related to these systems is done as a courtesy) [see picture]



Appears Serviceable **120 VAC Branch Circuits:** Copper--but not fully visible

Appears Serviceable **240 VAC Branch Circuits:** Copper, Copper--but not fully visible

Appears Serviceable **Conductor Type:** Non-metallic sheathed cable--but not fully visible

==Most of the system is not visible or inspected due to finished surfaces

Appears Serviceable **GFCI:** Observed

Not Inspected **Ground:** Did not observe the grounding system

==The grounding system was not observed -- verify it exists and that the connection is tight -- consult a qualified licensed electrician for a further evaluation or questions

MAINTENANCE **Smoke Detectors:** Hard-wired

==Some of the units are chirping/ continuously beeping at intervals -- this usually indicates a low battery and/or a problem with the unit

Exterior Meter Base Electric Panel

MAINTENANCE

Manufacturer: Siemens®

==Abandoned or unused conduit connected to the panel -- unable to determine the reason for this and/or the location of the other end [see picture]

==Additions to the system were observed without a permit seen at the panel -- recommend consulting the local building department that oversees electrical work in this area and/or a qualified licensed electrical contractor for further information/ questions/ or an evaluation



Max Capacity: 200 amps **Type of Panel:** Main panel

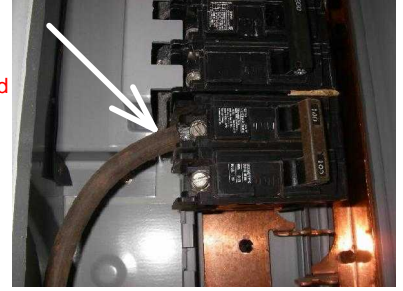
Appears Serviceable **Main Breaker:** 200 amps

Electrical (Continued)

REPAIR-REPLACE **Breakers:** Observed

==240V double pole breaker appears to be improperly in use for a single 120V circuit -- this appears to be a sub-standard or amateur installation method (recommend that the other end of this circuit be identified and further evaluated for other possible wiring or electrical safety issues) consult a qualified licensed electrician for further questions or an evaluation [see picture]

==All breakers do not appear to be clearly labeled to easily identify what circuits they protect



Appears Serviceable **Panel Bond Observed?:** Yes

Laundry Room Electric Panel

Appears Serviceable **Manufacturer:** Siemens®

Max Capacity: 200 amps **Type of Panel:** Sub-panel

Appears Serviceable **Main Breaker:** 200 amps

Appears Serviceable **Breakers:** Observed

Appears Serviceable **Panel Bond Observed?:** Yes

Structure

Wall, ceiling, and floor coverings block the view of the structural components in the interiors. Insulation, heat ducts, plumbing drain and supply lines, vapor barriers block the view of the structural components, foundations, and framing in sub-crawls and attics when applicable. When floor insulation is present in crawlspace and basement areas we do not disturb or move it -- this greatly limits our evaluation of the floor framing system when applicable -- consult a qualified licensed contractor who will do invasive testing and move insulation to the view the components, Seismic, shearwall, wind, and structural analysis are beyond the scope of this inspection. MOLD, MILDEW, ASBESTOS, LEAD PAINT, CHEMICALS, RADON, BURIED FUEL TANKS AND ANY OTHER ENVIRONMENTAL ITEMS ARE OUTSIDE THE SCOPE OF THIS INSPECTION -- consult a qualified licensed company that deals with these issues with any concerns in this area

Appears Serviceable **Structure Type:** Manufactured home

==Manufactured homes have a sealed floor structure and the majority of the structural components are not visible or are only partially visible

Appears Serviceable **Wood Destroying Organisms:** Did not observe any visual evidence

==The inspection for wood destroying organisms is limited due to interior and exterior finished surfaces

==The inspection for wood destroying organisms is limited due the sealed floor structure at the underside/ crawlspace

Not Present **Foundation:** Concrete slab on grade/concrete block intermediate supports

==The inspection of the perimeter skirting is limited and not fully visible due to backfilling at the exterior/ exterior siding/ concrete covering

Appears Serviceable **Perimeter Skirting:** Wood framed/FiberCement siding

Appears Serviceable **Differential Movement:** Did not observe any visual evidence

Appears Serviceable **Seismic/Hurricane Support:** Tie downs observed

==Some tie downs were observed at a few areas

Appears Serviceable **Beams:** Steel I beam--but not fully visible

==The inspection of the beams is limited due the sealed floor structure at the underside/ crawlspace

Appears Serviceable **Bearing Walls:** Wood framed--but not fully visible

==Note that any possible damage that is not visible or is covered up or hidden with finished surfaces and wall coverings is outside the scope of this inspection

==The inspection of the bearing walls is limited and not fully visible due to wall coverings/ interior finished surfaces

Appears Serviceable **Joists/Trusses:** Wood--but not fully visible

==The inspection of the joists and trusses is limited and not fully visible due to interior finished surfaces

==The inspection of the joists and trusses is limited due the sealed floor structure at the underside/ crawlspace

Appears Serviceable **Piers/Posts:** Metal adjustable tri-pods/pre-cast concrete blocks and wood shims

REPAIR-REPLACE **Subfloor:** Composite wood/particle board--but not fully visible

==Water condensation observed on the underside of the sub-floor where exposed at some small areas (as seen in the crawlspace under the hallway bathroom) -- unable to determine or verify the reason or cause of this issue -- this appears to indicate excessive humidity or elevated moisture levels at this area -- consult a qualified licensed contractor who specializes in moisture problems/ investigations and/ remediation and is familiar with this type of structure for further questions/ information and/or a further evaluation to determine the need for appropriate modifications or repairs [see picture]

==Note that any possible damaged that is not visible or is covered up or hidden with finished surfaces and floor coverings is outside the scope of this inspection

==The inspection of the subfloor is limited due the sealed floor structure at the underside/ crawlspace



Attic

Attics are viewed from the access only when insulation is blown over the framing or insufficient room is provided to safely enter the area

Main Attic

Method of Inspection: n/a--inaccessible space **Attic Hatch Location:** None observed

Appears Serviceable **Unable to Inspect:** 100%

==Manufactured homes typically do not have an accessible attic space and our evaluation and inspection of this area is excluded -- any problems or items related to components contained in the attic are considered outside the scope of this inspection

Not Inspected **Roof Framing:** Not visible

Not Inspected **Roof Sheathing:** Not visible

Not Inspected **Moisture Penetration:** Unable to determine

==See notes under "Hallway Bathroom- Ceiling" and Master Bathroom- Ceiling" for further information that may apply here also

Not Inspected **Ventilation:** Soffit/roof vents

==The attic ventilation was inspected from the exterior/ roof only

Not Inspected **Insulation Material:** Not visible **Insulation Depth:** Unknown

Not Inspected **Bathroom Fan Venting:** Not visible

Not Inspected **Electrical Wiring:** Not visible

Crawl Space

If the entire area was not accessible it is recommended that a re-inspection be performed after the inaccessible areas are opened up for proper access. Any crawlspace area with less than 18x24 inch access that can not be safely entered is outside the scope of this inspection -- recommend a further evaluation after proper clearances are provided. Note that heat ducts, insulation, plumbing drains and supply lines typically block the view and access to some areas when present, ALL PICTURES INCLUDED IN THIS REPORT ARE INTENDED AS A VISUAL REFERENCE ONLY AND NOT AS A GUIDE OR MAP FOR REPAIRS -- TYPICALLY PICTURES INCLUDED ARE ONLY A SAMPLE OF THE ISSUES OBSERVED AND WE ARE UNABLE TO INCLUDE PHOTOS OF EVERY DEFECT -- REFER TO THE REPORT TEXT FOR THE FULL INFORMATION ABOUT THE PROBLEMS OBSERVED. Much of the plumbing system is not visible due to finished surfaces and it being inside of the walls, floors, and covered with insulation - this limits our observation and inspection of the entire system. THE CAUSES OF THE NEED FOR REPAIR IS OUTSIDE THE SCOPE OF THIS INSPECTION -- consult a qualified licensed contractor who specializes in the specific area for a further evaluation. The methods, materials, and costs of corrections is outside the scope of this inspection. The inspector does not enter any area or undertake any procedure that may damage the property or it's components and/or be dangerous to the inspector or other persons

Main Crawl Space

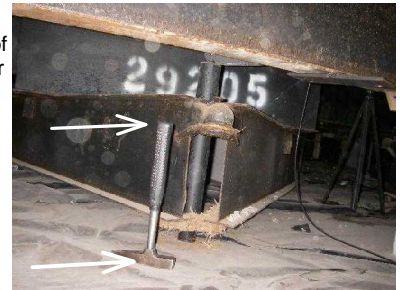
Method of Inspection: In the crawlspace

Crawlspace Access Location: Exterior

Appears Serviceable **Unable to Inspect:** 20%

==Manufactured home tongues/ hitches (as seen at the west end) block the access and inspection of the crawlspace at these areas (note that the rock pick hammer shown in the photo is 12" in length for reference to clearances) [see picture]

==Access to some areas lacks the 18x24 inch openings (mostly under the heat ducts and plumbing lines) which typically by today's industry standards is considered the minimum openings required for inspection -- this makes entry and inspection difficult



Appears Serviceable **Ventilation:** Louvered vents in the perimeter skirting

MAINTENANCE **Rodent Activity:** None observed

==The sewer pipe penetration through the skirting has been repaired by sealing around the pipe with expanding foam -- expanding foam can be easily chewed through by rodents or vermin or used for nesting material and is typically not considered a permanent sealing solution [see picture]



Appears Serviceable **Moisture Barrier:** Black plastic **Coverage:** 100%

Appears Serviceable **Moisture Penetration:** Did not observe any visual evidence **Moisture Location:** Not observed

==Recommend keeping the roof rain water from overflowing or leaking at the gutters and downspouts and making sure that they are properly routed into the underground drainage system -- this will help to help keep the crawlspace area dry

==Monitor the crawlspace during times of regional flooding in the area to check on standing water build up -- consult a qualified licensed contractor who specializes in crawlspace moisture or drainage problems and modifications for additional questions/ information/ or needed measures that could possibly be needed to keep the space dry

Not Present **Low-Point Drain:** None observed

==No method for standing water removal was observed -- a low point drain or sump pump may be needed to remove water from the crawlspace if present in the future -- consult a qualified licensed contractor who specializes in this area for further information

Crawl Space (Continued)

MAINTENANCE

Insulation: Loose fill cellulose in the floor structure

==Missing at a few areas (especially at under the hallway bathroom/ SW bedroom) where the factory floor covering have been cut open or removed [see pictures]



Appears Serviceable **Wood/Cellulose Debris:** Not observed

Appears Serviceable **Electrical/Lighting:** 120/240 VAC--but not fully visible

Heating System

The presence of hidden fuel storage tanks are outside the scope of inspection - we recommend consulting a qualified licensed tank or environmental company to check for the possibility of buried or hidden tanks in all transactions. The efficiency rating and adequacy of heating systems is reported on not inspected. Humidifiers, automatic safety controls, fresh air supply and timers are not inspected. Any system or it's component that is shut down, broken, or otherwise inoperable is not tested and is outside the scope of this inspection

Main Heating System

Furnace Location: Laundry room

Manufacturer: Coleman® **Fuel Type:** Electric

Type: Forced air **BTU/Hr:** Unable to verify

Area Served: Whole house **Approximate Age:** 15 years

REPAIR-REPLACE **Operation:** Not functional at the time of the inspection

==The furnace did not appear to properly respond to the thermostat or function as is typically observed with this type of system (heat was observed radiating from the furnace heat strip chamber area indicating that the elements are working but the blower fan would not turn on) -- consult a qualified licensed HVAC contractor for further questions/ information and/or a further evaluation to determine the cause of this issue and the need for repairs or modifications

==See notes below under "Blower Fan/Fan Chamber" for further information that may apply or affect here also

==See notes under "Air Conditioning- Operation" for further information that may apply or affect here also

REPAIR-REPLACE **Blower Motor/Fan Chamber:** Direct drive fan

==The blower fan did not appear to properly respond to the "Fan On" option at the thermostat -- consult a qualified licensed HVAC contractor for further questions/ information and/or a further evaluation to determine the cause of this issue and the need for repairs or modifications

==Some of the furnace interior components are dusty and dirty -- these may need to be properly cleaned and/or serviced for optimum performance and preventative maintenance -- consult a qualified licensed HVAC contractor for further questions/ information and/or a further evaluation to determine the need for cleaning

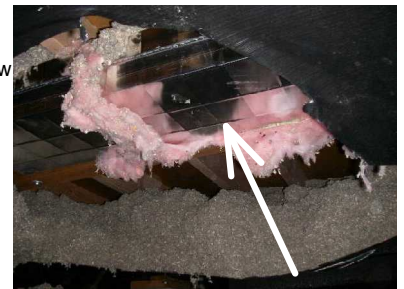
==Fan chamber and motor are not visible due to being sealed at the furnace -- this limits our evaluation

MAINTENANCE **Filter(s) Type:** Disposable **Filter(s) Location:** Furnace cover

==Recommend checking the filter(s) every 3-6 months and changing or cleaning them as needed -- cleaner indoor air can be achieved by using the "Fan On" option at the thermostat if provided which will circulate and filter the air continually -- a free flowing pleated air filter or electronic filter can also help

MAINTENANCE **Distribution:** Metal duct/flex duct--but not fully visible

==Insulation is missing on the exterior of the sheetmetal ductwork as seen in the crawlspace at several large areas (where the factory floor covering is damaged and missing) -- this appears to allow constant energy loss when the furnace is in use [see picture]



Appears Serviceable **Return Air:** Direct air intake

Appears Serviceable **Electric Disconnect:** Breaker(s) at the furnace

MAINTENANCE **Thermostats:** Programmable

==System did not respond to the thermostat -- further evaluation is recommended

Air Conditioning

We do not operate cooling systems when the weather conditions or other circumstances may cause equipment damage. Non-central air conditioning or free standing units are not inspected or reported on in this inspection

Main AC System

Exterior Unit Location: Side yard

Area Served: Whole house **Approximate Age:** 15 years

Fuel Type: Electric- 240VAC **System Type:** Heat pump

REPAIR-REPLACE **Operation:** Did not respond to the thermostat

==The heat pump did not respond to the thermostat -- appears to need a further evaluation/ testing/ troubleshooting by a qualified licensed HVAC contractor to verify the cause and/or reason for this issue and to determine the need for appropriate repairs or modifications

MAINTENANCE

Exterior Unit: Coleman®

==The unit appears due for a full service evaluation -- recommend a full service including an exhaustive refrigerant/ compressor test -- have verified when last serviced and consult a qualified licensed HVAC contractor as needed

Appears Serviceable **Electric Disconnect:** Pull out link **Panel Bond?** Yes

Appears Serviceable **Refrigerant Lines:** Insulated copper--not fully visible

MAINTENANCE **Visible Coil/Air Handler:** Copper core with aluminum fins--but not fully visible

==Dust/ debris is blocking free air flow -- recommend a proper cleaning by a qualified licensed HVAC contractor to provide free air flow [see picture]



Appears Serviceable **Condensate Removal:** Rubber tubing/PVC--but not fully visible

Appears Serviceable **Thermostat:** Shared with the heating system

Plumbing/Water Heater

Much of the plumbing system is not visible due to finished surfaces and it being inside of the walls, floors, and covered with insulation - this limits our observation and inspection of the entire system. Water treatment and conditioning systems, solar heating panels and components, fire sprinkler systems and components, lawn sprinkler systems, spa functions, steam systems, sauna systems, automatic safety controls, source of the water supply if private or domestic is outside the scope of this inspection. Well pumps, pressure tanks and components are outside the scope of this inspection. Sewage pumps, failure alarm systems, and septic systems and components are outside the scope of this inspection. Testing of valves (except toilet flush valves, fixture faucets, and hose bibs) are outside the scope of this inspection. Winterized/ insulated hose bibs, interior mounted garage hose bibs are not tested. When sub-standard/ non-workmanlike plumbing practices are observed we recommend a full evaluation of the system by a Qualified Licensed Plumbing Contractor since our inspection is not exhaustive or technical. We do not re-inspect plumbing defects -- all work should be performed by a Qualified Licensed Plumbing Contractor with receipts provided to the buyer -- homeowner repairs are not allowed by most local building departments when selling property. Older drain systems can have failure undetected by our visual inspection -- CONSULT A QUALIFIED LICENSED CONTRACTOR FOR A TECHNICALLY EXHAUSTIVE FIBER OPTIC EVALUATION OF OLDER WASTE SYSTEMS. The temperature and pressure of plumbing systems and valves or the possibility of the pipes freezing is outside the scope of this inspection

Appears Serviceable **Service Line:** CPVC--3/4"--but not fully visible

==Not visible were the line runs underground between the crawlspace and pump house

==Not fully visible due to interior finished surfaces/ insulation covering in the crawlspace

==Note: wells/ pressure tanks/ pumps/ wiring/ controls/ and any other related components are outside the scope of this inspection and not evaluated

MAINTENANCE

Main Water Shutoff: Gate valve **Location:** Crawlspace

==Did not observe a water main shutoff inside of the house to turn off the water system quickly in an emergency situation -- inside of the crawlspace far away from the access hatch is NOT considered a readily accessible location

==A gate valve shutoff appears to be present (as seen in the crawlspace under the laundry room) -- recommend a further evaluation to verify if this is the main shutoff or a valve for another purpose (note: testing of valves like this is outside the scope of this inspection -- the valve was visually inspected only and not turned off or on) [see picture]



Plumbing/Water Heater (Continued)

MAINTENANCE

Water Lines: CPVC--but not fully visible

==No insulation present on the pipes in the crawlspace where the factory floor covering is missing and the floor insulation has been removed (unable to determine the reason for this issue -- possibly from past plumbing repairs but unable to verify) -- consider added insulation for energy savings and to help prevent the possibility of potential freezing [see pictures]

==This type of product has a history of becoming fragile or brittle with age -- care should be exercised around any of the exposed plumbing pipes to be sure that these pipes are not physically damaged

==Most of the system is not visible or inspected due to finished surfaces -- this limits our evaluation and inspection



MAINTENANCE

Drain Pipes: ABS--but not fully visible

==The drain pipe is improperly exposed above ground at the exterior (as seen next to the front patio area) -- subject to possible freezing/ physical damage and/or deterioration from UV sunlight rays [see picture]

==The line is not visible where it runs underground between the house and septic system -- a fiber optic evaluation/ sewer scope can evaluate the line to verify the condition of the piping -- consider a further evaluation by a qualified licensed contractor who specializes in this area

==Most of the system is not visible or inspected due to finished surfaces

==Note: Septic systems are outside the scope of this inspection and the systems/ components associated with them are not evaluated -- consult a qualified licensed contractor who specializes in this area for a further evaluation/ questions/ or information



Not Inspected

Sewer Cleanout: None observed

==Did not observe a sewer cleanout at the exterior of the foundation -- sewer cleanouts typically should be readily accessible and not buried underground

Appears Serviceable

Vent Pipes: ABS--but not fully visible

==Most of the system is not visible or inspected due to finished surfaces

Main Plumbing/Water Heater

Tank Location: Bedroom closet

Manufacturer: Bradford White®

Approximate Age: 15 years **Type:** Electric

Capacity: 50 gallons **Area Served:** Whole house

REPAIR-REPLACE **Operation:** Appears operational

==Small amount of moisture and signs of leaking observed at base of the tank -- did not observe any obvious leaking on the exterior of the unit and the cause or source of moisture was unable to be determined -- consult a qualified licensed plumbing contractor for a further exhaustive investigation/ evaluation and to determine the need for appropriate repairs/ replacement and/or modifications [see picture: left]

==Rust or corrosion observed on one of the galvanized supply line fittings over the water heater -- regular inspection of the water heater is advised (especially at the top) and maintenance performed as needed -- the galvanized supply line fittings have a tendency to leak/ rust/ and potentially cause water damage that is not always visible right away [see picture: right]



Appears Serviceable **Cold Water Supply Shutoff Valve:** ¼ turn ball valve

Appears Serviceable **Earthquake Straps:** Metal- 2 Qty.

Plumbing/Water Heater (Continued)

MAINTENANCE

Catch Pan: Metal--but not fully visible

==Drain line on the pan is unfinished condition (as seen in the crawlspace) -- this appears to cause water to drain into the crawlspace instead of to the exterior of the structure -- recommend a further evaluation by a qualified licensed plumbing contractor for further questions/ information and/or to determine the need for appropriate modifications or repairs [see picture]



Appears Serviceable **TPRV and Drain Tube:** CPVC

Bathroom

Spas, jetted tub pump and components, steam functions and associated components are excluded from this inspection. Property stored under the sinks and counters can block the view of possible damage or defects -- do a careful walk through before closing after all personal property has been removed

Hallway Bathroom

REPAIR-REPLACE

Ceiling: Paint

==Water stains and signs of apparent past roof leaking (as seen around the skylight) -- recommend a further evaluation by a qualified licensed roofing contractor to determine the exact cause or source of stains and to verify the need for appropriate modifications or repairs [see picture]



Appears Serviceable **Walls:** Paneling

MAINTENANCE

Floor: Vinyl

==Water stains or slight swelling of the trimwork around the tub from apparently getting wet at times in the past -- be sure to keep an appropriate shower curtain in place during use and to verify no leaking onto the floor occurs
==Recommend keeping the caulking at the floor and tub junction sealed and intact to help prevent moisture penetration under the vinyl

Appears Serviceable **Doors:** Hollow wood product

Appears Serviceable **Electrical/Lighting:** 120 VAC GFCI

Appears Serviceable **Countertop:** Laminate/tile

==Recommend regular maintenance and inspection of the caulking at the backsplash/ counter junctions -- this area typically cracks and fails and can allow moisture penetration under the laminate or swelling if not kept properly sealed

Appears Serviceable **Cabinet:** Wood/composite wood product

MAINTENANCE

Sink/Basin: Plastic

==No overflow drain present -- plastic sinks like this used in manufactured homes are not designed for many years of use and are prone to problems with cracking/ leaking and/or needing replaced -- consult a qualified licensed plumbing contractor for further questions/ information and/or to determine the need for replacing with a more conventional type of sink

Appears Serviceable **Sink Faucets/Traps:** Metal/plastic

MAINTENANCE

Tub/Surround: Fiberglass tub/vinyl or laminate panel surround

==Vinyl/ laminate surrounds like this are not designed for many years of service and usually need replaced due to coming loose and/or water penetration issues -- recommend regular inspection and maintenance of the caulking at the tub/ walls/ and enclosure junction(s) to help prevent moisture penetration or possible water damage

MAINTENANCE

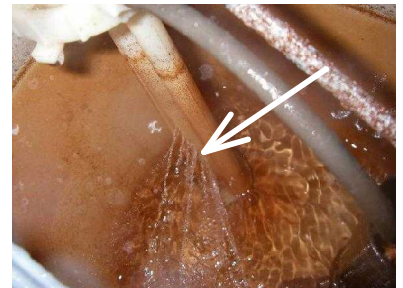
Tub/Shower Controls/Drain: Metal/plastic

==No overflow drain present -- possible flooding hazard if caution is not used

REPAIR-REPLACE

Toilets: 2-piece porcelain (round bowl)

==The tank filling valve appears to be damaged/ defective and was observed continuously running (unable to determine or verify the reason or cause of this issue) -- consult a qualified licensed plumbing contractor for further questions/ information and/or a further evaluation to determine the need for appropriate modifications or repairs [see picture]



Appears Serviceable **HVAC Source:** Heating system register

MAINTENANCE

Ventilation: Electric exhaust fan

==Does not appear to appear to adequately ventilate the bathroom and fog/ condensation appeared to build-up quickly during steamy

Bathroom (Continued)

Ventilation: (continued)

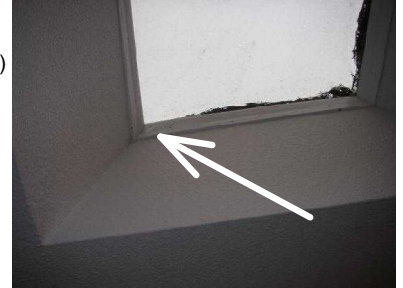
conditions -- consult a qualified licensed mechanical contractor for a further evaluation/ questions/ information and/or to determine the need for upgrading the unit
 ==Dust or debris at the cover -- appears to need cleaned to help prevent restricted air flow

Master Bathroom

MAINTENANCE

Ceiling: Paint

==Some small water stains and signs of apparent past roof leaking (as seen around the skylight) (see notes above under "Hallway Bathroom- Ceiling" for further information that may apply here also) [see picture]



Appears Serviceable

Walls: Paneling

MAINTENANCE

Floor: Vinyl

==Water stains or slight swelling of the trimwork around the tub from apparently getting wet at times in the past -- be sure to keep an appropriate shower curtain in place during use and to verify no leaking onto the floor occurs
 ==Recommend keeping the caulking at the floor and tub junction sealed and intact to help prevent moisture penetration under the vinyl

Appears Serviceable

Doors: Hollow wood product

MAINTENANCE

Electrical/Lighting: 120 VAC GFCI

==Poor lighting at the sink/ vanity area

Appears Serviceable

Countertop: Laminate/tile

==Recommend regular maintenance and inspection of the caulking at the backsplash/ counter junctions -- this area typically cracks and fails and can allow moisture penetration under the laminate or swelling if not kept properly sealed

Appears Serviceable

Cabinet: Wood/composite wood product

MAINTENANCE

Sink/Basin: Plastic

==No overflow drain present -- plastic sinks like this used in manufactured homes are not designed for many years of use and are prone to problems with cracking/ leaking and/or needing replaced -- consult a qualified licensed plumbing contractor for further questions/ information and/or to determine the need for replacing with a more conventional type of sink

Appears Serviceable

Sink Faucets/Traps: Metal/plastic

Appears Serviceable

Tub/Surround: One piece fiberglass

MAINTENANCE

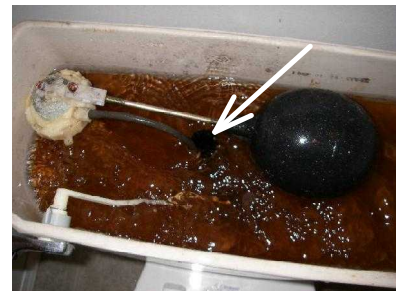
Tub/Shower Controls/Drain: Metal/plastic

==No overflow drain present -- possible flooding hazard if caution is not used

REPAIR-REPLACE

Toilets: 2-piece porcelain (round bowl)

==The tank filling valve appears to be damaged/ defective and was observed continuously running (unable to determine or verify the reason or cause of this issue) -- consult a qualified licensed plumbing contractor for further questions/ information and/or a further evaluation to determine the need for appropriate modifications or repairs [see picture]



Appears Serviceable

HVAC Source: Heating system register

MAINTENANCE

Ventilation: Electric exhaust fan

====Does not appear to appear to adequately ventilate the bathroom and fog/ condensation appeared to build-up quickly during steamy conditions -- consult a qualified licensed mechanical contractor for a further evaluation/ questions/ information and/or to determine the need for upgrading the unit

==Dust or debris at the cover -- appears to need cleaned to help prevent restricted air flow

Kitchen

Dishwashers are observed but are not run through the cycles -- a VISUAL INSPECTION ONLY is performed. Non built-in appliances, function of microwaves, small appliance stations, hot water units under sinks, trash compactors are not evaluated or tested and are outside the scope of this inspection. Refrigerators, ranges, and ovens with electronic controls are excluded from this inspection. Personal property when stored in cabinets, on countertops or shelves, under sinks can block the view of potential damage -- do a careful walk through before closing and call the inspector with any questions or concerns you may have. Note that the function, condition, and quality of cabinets and drawers is outside the scope of this inspection -- we often mention defects with these items as a courtesy -- we recommend that you perform a test of all of these items yourself

Main Kitchen

Not Inspected **Cooking Appliance:** Whirlpool® **Type:** Free-standing range (electric)

Appears Serviceable **Ventilator:** Ventline® **Type:** Range hood

Not Present **Microwave:** None provided

Not Present **Refrigerator:** None provided

MAINTENANCE **Icemaker Hookup:** Pipe mounted valve

==Valve appears to be loose/ poorly fitting and/or has excessive movement -- pipe and/or valve appears it could be prone to physical damage or breaking if the refrigerator is pushed tightly against the wall -- consult a qualified licensed plumbing contractor for further questions/ information and/or a further evaluation to determine the need for appropriate modifications/ repairs/ or replacement with a recessed wall valve [see picture]



Appears Serviceable **Disposal:** Whirlaway® **Switch Type:** Switch controlled plug

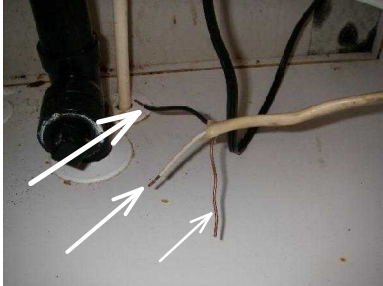
REPAIR-REPLACE **Dishwasher:** G.E.® **High Loop?** Yes

==Abandoned/ unfinished wiring observed under the sink appears to be for the dishwasher electric hookup -- consult a qualified licensed electrician for further questions/ information and/or a further evaluation to determine the reason for this issue and/or the need for appropriate modifications or repairs [see picture: left]

==Apparent active dripping at the dishwasher supply line connection (as seen under the front toe-kick cover plate) -- this issue appears to need a further evaluation by a qualified licensed plumbing contractor to determine the cause of this issue and the need for appropriate modifications or repairs [see picture: center]

==Dishwashers can have a tendency to leak after not being used and/or being in a vacant house for long periods of time -- caution should be exercised when first used -- consult a qualified licensed plumbing contractor for a further evaluation/ questions/ or inspection

==No independent shutoff valve observed under the sink -- the water supply lines appear to be poorly supported and could be prone to physical damage under the sink -- consider appropriate added support or modifications for protection [see picture: right]



Note: Dishwashers are observed and inspected visually but are not tested by running them through the cycles -- refer to the pre-inspection agreement on page 1

Appears Serviceable **Sink:** Stainless steel

MAINTENANCE **Plumbing/Fixtures:** Metal/plastic

==Aerator is missing on the faucet to help prevent water from being splashed onto the counter/ walls around the sink

Appears Serviceable **Electrical/Lighting:** 120 VAC GFCI

MAINTENANCE **Countertop:** Laminate **Backsplash:** Tile

==Edge laminate is slightly loose or coming apart at a few small area(s)

==Recommend regular maintenance and inspection of the caulking at the backsplash and sink at the counter junctions -- these area(s) normally crack and fail with age which can allow moisture penetration down the wall/ under the countertops and/or water damage if not kept properly sealed

MAINTENANCE **Cabinets:** Composite wood

==Island is loose or not secured to floor -- could be subject to tipping over

==Veneer is loose and coming apart at multiple areas

==Note: We only test a representative number of cabinet doors and drawers during the inspection -- consider testing testing or operating each cabinet individually to check for loose hardware/ missing components/ damage and/or other problems possibly not mentioned

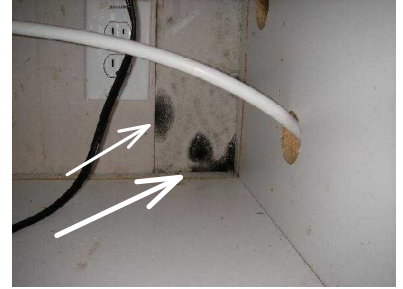
Appears Serviceable **Ceiling:** Paint

Kitchen (Continued)

REPAIR-REPLACE **Walls:** Paneling

==Mold and/or mildew growth is outside the scope of this inspection -- black spotting or suspected growth observed (as seen on the wall under the sink) -- CONSULT an Industrial Hygieneist and/or qualified testing laboratory for more information or an evaluation of these and all environmental concerns [see picture]

==Not fully visible due to the appliances



Appears Serviceable **Floor:** Vinyl

==Not fully visible due to the appliances

Appears Serviceable **Doors:** Hollow wood product

Appears Serviceable **Windows:** Vinyl

Appears Serviceable **HVAC Source:** Heating system register

Living Space

Storm windows, storm doors, screening, shutters, and awnings are outside the scope of this inspection. Cosmetic non-structural defects are outside the scope of this inspection -- however sometimes these defects may be mentioned but only as a courtesy. Quality of materials and craftsmanship are outside the scope of this inspection. The inspector does not move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or any other debris that obstructs access or visibility. Acoustical characteristics of components or systems is outside the scope of this inspection. The presence of odors and their causes or source is outside the scope of this inspection. Draperies, blinds, window treatments are outside the scope of this inspection. Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors are outside the scope this inspection

Main Living Space

Appears Serviceable **Closet:** Observed

==Note: Built-in cabinets/ storage/ drawers/ closet organizing hardware/ and other related components are outside the scope of this inspection and not evaluated or reported on

Appears Serviceable **Ceiling:** Paint

==Common cracks observed

Appears Serviceable **Walls:** Paint/paneling

==Cosmetic non-structural defects are outside the scope of this inspection -- however we are mentioning as a courtesy that some cosmetic issues were observed throughout the house which may need additional attention to correct

==Common cracks/ popped nails observed

Appears Serviceable **Floor:** Carpet/vinyl

Appears Serviceable **Doors:** Hollow wood product

Appears Serviceable **Windows:** Vinyl

==Not fully visible or tested due to window shades/ blinds

MAINTENANCE **Electrical:** 120 VAC

==Some loose outlets observed -- recommend checking all outlets and tightening them into the junction box as needed -- this is needed to help prevent excessive movement when inserting or removing a plug

Appears Serviceable **Light Source:** 120 VAC

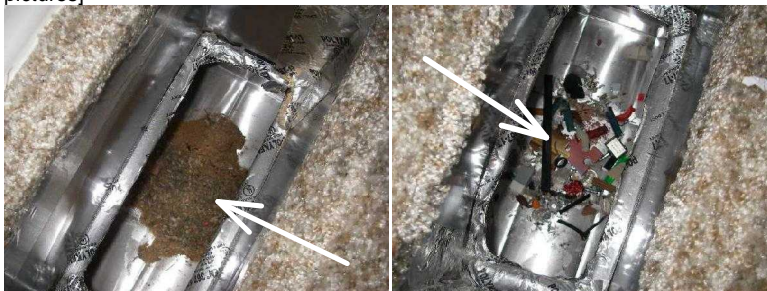
==Missing the light fixture as seen at the dining area -- unfinished condition

==Damaged/ missing and/or poorly fitting switch box cover

==The plugs at some areas have 1/2 of the receptacle controlled by a light switch -- this appears to be intended for using a lamp for a light source at these areas -- if the plug appears to be non-functional be sure to verify that the switch is in the on position

MAINTENANCE **HVAC Source:** Heating system register

==Ductwork has some debris inside as observed at a few of the floor register areas -- recommend vacuuming/ cleaning out as needed [see pictures]





Laundry Room/Area

When the appliances, personal property, shelves block the view of the area behind washer and dryer the inspection and view of some of the components is limited

Main Laundry Room/Area

- Appears Serviceable **Ceiling:** Paint
- Appears Serviceable **Walls:** Paneling
- Appears Serviceable **Floors:** Vinyl
- Appears Serviceable **Doors:** Hollow wood product
- Appears Serviceable **Electrical/Lighting:** 120 VAC
- Appears Serviceable **HVAC Source:** Heating system register
- Appears Serviceable **Ventilation:** Electric exhaust fan
- Not Present **Laundry Sink:** None provided
- Not Present **Countertop:** None **Cabinet:** Wire shelving/composite wood cabinets
- Appears Serviceable **Washer/Dryer Electrical:** 120-240 VAC
- Appears Serviceable **Dryer Vent:** Rigid metal--but not fully visible
==Recommend regular maintenance and cleaning of the pipe to help prevent lint build-up inside of the pipe and/or exterior termination
- Appears Serviceable **Washer Hose Bib:** Wall mounted (recessed)
==Note: Valves are not operated as part of this inspection -- any reference to any valve inspected is visual only unless otherwise noted
- MAINTENANCE **Washer Drain:** Wall mounted (recessed) **Cleanout?** None observed
==Drain appears to be undersized by today's standards -- this could potentially cause overflowing when the washing machine discharges large amounts of water quickly -- consult a qualified licensed plumbing contractor for a further evaluation/ questions/ or information regarding this issue
- Not Present **Washing Machine Catch Pan:** None
==A catch pan is recommended as a safety upgrade when the washing machine is present on a wood framed floor structure -- an exterior routed drain line is also advised

Final Comments

CARPENTER ANT INFESTATIONS can not always be detected even though their presence may exist in this home -- due to their nature they can traffic heavily certain times of the year and be hidden at other times though present -- their evidence is also often hidden inside walls -- ceilings and insulation. Our inspection is limited to what we can visually see at the time of inspection and ants can appear even in brand new houses the day after inspected. Always be prepared in this area to call a Licensed pest control operator and pay for a carpenter ant treatment as they can infest any home and not show their presence until certain times of the year

Note: Detached buildings/ structures and/or storage sheds are not inspected or reported on and are considered outside the scope of this inspection
Note: Wells/ pressure tanks/ pumps/ wiring/ controls/ and any other related components are outside the scope of this inspection and not evaluated
Note: Septic systems are outside the scope of this inspection and the systems/ components associated with them are not evaluated -- consult a qualified licensed contractor who specializes in this area for a further evaluation/ questions/ or information

Cosmetic items are not part of this inspection. However, sometimes (usually only on newer houses) we may make mention of some items or problems that we have observed during the inspection which could be considered cosmetic in nature -- this is done as a courtesy to our client(s) and further information associated with these observations are not included unless otherwise noted. Always consult a qualified licensed contractor or person who specializes in the area of concern for further questions/ information and/or a further evaluation to determine the need for appropriate repairs or modifications

The furnace was unable to be tested at the time of the inspection due to an unknown problem causing it to not respond to the thermostat -- this limits our full inspection and evaluation of this system -- recommend having the system fully evaluated by a qualified licensed contractor to determine the condition and function

Mold/ mildew/ and any other environmental issues are considered outside the scope of this inspection and are not inspected/ tested/ or reported on if observed -- sometimes as a courtesy we may make mention of some areas that we suspect could be related to this area but a qualified licensed specialist who is an expert in this field is needed for a further evaluation/ testing/ questions/ or other information and to determine the cause and need for remediation (see notes under "Kitchen- Walls" for further information that may apply here also)

PEST and DRYROT INFORMATION:

Water damage and/or wood decay fungi damage (often referred to as "dryrot") was observed -- a further evaluation by a qualified licensed contractor familiar with wood rot damage and repairs is recommended to determine the extent of damage/ needed repairs and/or for further information (see notes under "Exterior Surfaces and Components- Main Siding Surface for further information)

Some conducive conditions exist which may encourage or could possibly lead to problems in the future with wood destroying insect and/or wood decay fungi (also known as "dryrot") activity/ infestation and damage. (see notes under "Lots and Grounds- Wood Destroying Organism Conducive Conditions" for further information that may apply here also)

THE ABOVE ISSUES MAY NEED TO BE REPAIRED/ REMEDIATED AND/OR TREATED BEFORE A "CLEAR" PEST AND DRYROT REPORT CAN BE ISSUED



MAINTENANCE Summary

This list is intended for reference only. READ THE ENTIRE REPORT AND DO NOT RELY ON SUMMARIES. Reading the summary is not a substitute for reading the entire report which you agree to do in pre-inspection contract.

Lots and Grounds

Patio: Concrete Front

==Concrete was poured over the siding/ trim/ and perimeter skirting -- this is a potential water entrapment area between the structure and concrete -- recommend regular maintenance and inspection of this area to be sure that surface water or wind driven rain on the porch does not drain or run between the concrete and the house -- this could potentially lead to water damage/ hidden undetectable damage/ and hidden infestation of wood destroying organisms

Patio: Concrete Rear

==No handrail present at a stairway that is more than 3 risers in height
==Concrete was poured over the siding/ trim/ and perimeter skirting -- this is a potential water entrapment area between the structure and concrete -- recommend regular maintenance and inspection of this area to be sure that surface water or wind driven rain on the porch does not drain or run between the concrete and the house -- this could potentially lead to water damage/ hidden undetectable damage/ and hidden infestation of wood destroying organisms [see picture]

Vegetation: Shrubs/trees

==Recommend 12" minimum separation between the house and all vegetation/ shrubs/ trees -- recommend trimming away any of these items as needed

Grading: Minor slope

==The ground is sloped towards the skirting/ foundation at area(s) and has a negative grade towards the structure (mostly as seen at the SE corner) -- this appears to cause surface water to run towards the foundation and/or cause possible moisture problems in and around the structure -- these areas appear to need regrading of the soil to help provide 1" drop per lineal foot for the first 6' away from the structure

Crawlspace Vents: Louvered vents in the perimeter skirting

==Some of the vent(s) appear to be slightly dented or pushed in (as seen at the west end) -- this appears to slightly restrict the ventilation or air movement in the crawlspace at this area

Wood Destroying Organism Conducive Conditions: Yes

==Unremoved concrete forms observed (as seen at the SE corner of the patio area) [see picture]
==Vegetation touching and covering the siding
==Gutters overflowing and causing moisture accumulation on the ground next to the structure

Exterior Surface and Components

Main Exterior Surface Roof Overhangs: Composite wood soffits

==Some small places observed where the gutters are leaking behind the drip edge flashing or down the fascia these areas may eventually be prone to water damage

Main Exterior Surface Dryer Vent Termination: Plastic with baffles

==Baffle(s) appear to be stuck open with dryer lint -- dryer vents like this type have a tendency to get clogged and restricted with dryer lint -- recommend regular inspection and cleaning as needed [see picture]

Main Exterior Surface Entry Door: Metal clad wood-single entry Rear

==Weatherstripping is loose/ poor coverage and/or not full coverage
==Note: Screen door(s) are not inspected/ evaluated/ or reported on and are considered outside the scope of this inspection

Main Exterior Surface Exterior Lighting: Surface mount

==Fixture did not appear to respond to the switch at all areas -- likely a burned out bulb and/or on a timer or daylight sensitive switch -- recommend having this verified

Main Exterior Surface Hose Bibs: Wall mounted (appears to be a frost-proof valve)

==No anti siphon devices/ air gap present to help prevent potential reverse flowing of water into the potable water supply -- recommend adding for a safety upgrade
==Faucet appears to be a "Frost-proof" type of valve and may not need to be winterized like other types of valves -- consult a qualified licensed plumbing contractor for further questions or to have this verified

Roof

Main Roof Surface Material: Three tab asphalt composition

==Some shingles observed that appear to be lifted up or slightly loose at the tab edges -- this can sometimes cause the shingles to be prone to blowing off in high wind conditions easier [see picture]
==Regular maintenance and inspection is advised -- consult a qualified licensed roofing contractor for a further evaluation to determine life expectancy information which is outside the scope of this inspection

Roof Vent Caps: Metal--but not fully visible

==The roofing material does not appear to overlap the roof vent cap flashing very far at most of the vents -- these areas appear that they may be prone to allowing wind driven rain or moisture penetration (especially if snow or debris builds up around the flashing and causes water to backup) -- consult a qualified licensed roofing contractor for a further evaluation/ questions and/or to determine the need for appropriate modifications or repairs [see picture: left]
==Not fully visible due to built-up organic matter around the vent [see picture: right]

Underground Rain Drains: ABS--but not fully visible

==No permanent roof rain water removal method or underground drain system observed (except for at the NW corner) -- failure to properly route the majority of the roof rain water well away from the structure can cause moisture issues in the crawlspace areas -- consult a qualified licensed contractor who specializes in underground drainage systems for a further evaluation to determine the need for appropriate modifications or repairs
==Drain pipes are exposed at some areas -- may be subject to physical or UV light damage -- recommend appropriate added protection
==Apparent unused drain observed at the driveway -- the pipe is filled with gravel which could possibly cause the drain to become clogged (not tested to verify if the drain is functional) -- recommend properly capping off the pipe to help prevent the rest of the downspout drain system from potentially become plugged [see picture]

Downspout Extension(s): Plastic pipe

==Downspout is terminating against the perimeter skirting (as seen at the SW corner) -- appropriate downspout extensions or underground drainage pipes are recommended to route the water away from the structure [see picture]



MAINTENANCE Summary (Continued)

Electrical

Smoke Detectors: Hard-wired

==Some of the units are chirping/ continuously beeping at intervals -- this usually indicates a low battery and/or a problem with the unit

Exterior Meter Base Electric Panel Manufacturer: Siemens®

==Abandoned or unused conduit connected to the panel -- unable to determine the reason for this and/or the location of the other end [see picture]

==Additions to the system were observed without a permit seen at the panel -- recommend consulting the local building department that oversees electrical work in this area and/or a qualified licensed electrical contractor for further information/ questions/ or an evaluation

Crawl Space

Main Crawl Space Rodent Activity: None observed

==The sewer pipe penetration through the skirting has been repaired by sealing around the pipe with expanding foam -- expanding foam can be easily chewed through by rodents or vermin or used for nesting material and is typically not considered a permanent sealing solution [see picture]

Main Crawl Space Insulation: Loose fill cellulose in the floor structure

==Missing at a few areas (especially at under the hallway bathroom/ SW bedroom) where the factory floor covering have been cut open or removed [see pictures]

Heating System

Main Heating System Filter(s) Type: Disposable Furnace cover

==Recommend checking the filter(s) every 3-6 months and changing or cleaning them as needed -- cleaner indoor air can be achieved by using the "Fan On" option at the thermostat if provided which will circulate and filter the air continually -- a free flowing pleated air filter or electronic filter can also help

Main Heating System Distribution: Metal duct/flex duct--but not fully visible

==Insulation is missing on the exterior of the sheetmetal ductwork as seen in the crawlspace at several large areas (where the factory floor covering is damaged and missing) -- this appears to allow constant energy loss when the furnace is in use [see picture]

Main Heating System Thermostats: Programmable

==System did not respond to the thermostat -- further evaluation is recommended

Air Conditioning

Main AC System Exterior Unit: Coleman®

==The unit appears due for a full service evaluation -- recommend a full service including an exhaustive refrigerant/ compressor test -- have verified when last serviced and consult a qualified licensed HVAC contractor as needed

Main AC System Visible Coil/Air Handler: Copper core with aluminum fins--but not fully visible

==Dust/ debris is blocking free air flow -- recommend a proper cleaning by a qualified licensed HVAC contractor to provide free air flow [see picture]

Plumbing/Water Heater

Main Water Shutoff: Gate valve Crawlspace

==Did not observe a water main shutoff inside of the house to turn off the water system quickly in an emergency situation -- inside of the crawlspace far away from the access hatch is NOT considered a readily accessible location

==A gate valve shutoff appears to be present (as seen in the crawlspace under the laundry room) -- recommend a further evaluation to verify if this is the main shutoff or a valve for another purpose (note: testing of valves like this is outside the scope of this inspection -- the valve was visually inspected only and not turned off or on) [see picture]

Water Lines: CPVC--but not fully visible

==No insulation present on the pipes in the crawlspace where the factory floor covering is missing and the floor insulation has been removed (unable to determine the reason for this issue -- possibly from past plumbing repairs but unable to verify) -- consider added insulation for energy savings and to help prevent the possibility of potential freezing [see pictures]

==This type of product has a history of becoming fragile or brittle with age -- care should be exercised around any of the exposed plumbing pipes to be sure that these pipes are not physically damaged

==Most of the system is not visible or inspected due to finished surfaces -- this limits our evaluation and inspection

Drain Pipes: ABS--but not fully visible

==The drain pipe is improperly exposed above ground at the exterior (as seen next to the front patio area) -- subject to possible freezing/ physical damage and/or deterioration from UV sunlight rays [see picture]

==The line is not visible where it runs underground between the house and septic system -- a fiber optic evaluation/ sewer scope can evaluate the line to verify the condition of the piping -- consider a further evaluation by a qualified licensed contractor who specializes in this area

==Most of the system is not visible or inspected due to finished surfaces

==Note: Septic systems are outside the scope of this inspection and the systems/ components associated with them are not evaluated -- consult a qualified licensed contractor who specializes in this area for a further evaluation/ questions/ or information

Main Water Heater Catch Pan: Metal--but not fully visible

==Drain line on the pan is unfinished condition (as seen in the crawlspace) -- this appears to cause water to drain into the crawlspace instead of to the exterior of the structure -- recommend a further evaluation by a qualified licensed plumbing contractor for further questions/ information and/or to determine the need for appropriate modifications or repairs [see picture]

Bathroom

Hallway Bathroom Floor: Vinyl

==Water stains or slight swelling of the trimwork around the tub from apparently getting wet at times in the past -- be sure to keep an appropriate shower curtain in place during use and to verify no leaking onto the floor occurs

==Recommend keeping the caulking at the floor and tub junction sealed and intact to help prevent moisture penetration under the vinyl

Hallway Bathroom Sink/Basin: Plastic

==No overflow drain present -- plastic sinks like this used in manufactured homes are not designed for many years of use and are prone to problems with cracking/ leaking and/or needing replaced -- consult a qualified licensed plumbing contractor for further questions/ information and/or to determine the need for replacing with a more conventional type of sink



MAINTENANCE Summary (Continued)

Hallway Bathroom Tub/Surround: Fiberglass tub/vinyl or laminate panel surround

==Vinyl/ laminate surrounds like this are not designed for many years of service and usually need replaced due to coming loose and/or water penetration issues -- recommend regular inspection and maintenance of the caulking at the tub/ walls/ and enclosure junction(s) to help prevent moisture penetration or possible water damage

Hallway Bathroom Tub/Shower Controls/Drain: Metal/plastic

==No overflow drain present -- possible flooding hazard if caution is not used

Hallway Bathroom Ventilation: Electric exhaust fan

==Does not appear to appear to adequately ventilate the bathroom and fog/ condensation appeared to build-up quickly during steamy conditions -- consult a qualified licensed mechanical contractor for a further evaluation/ questions/ information and/or to determine the need for upgrading the unit

==Dust or debris at the cover -- appears to need cleaned to help prevent restricted air flow

Master Bathroom Ceiling: Paint

==Some small water stains and signs of apparent past roof leaking (as seen around the skylight) (see notes above under "Hallway Bathroom- Ceiling" for further information that may apply here also) [see picture]

Master Bathroom Floor: Vinyl

==Water stains or slight swelling of the trimwork around the tub from apparently getting wet at times in the past -- be sure to keep an appropriate shower curtain in place during use and to verify no leaking onto the floor occurs

==Recommend keeping the caulking at the floor and tub junction sealed and intact to help prevent moisture penetration under the vinyl

Master Bathroom Electrical/Lighting: 120 VAC GFCI

==Poor lighting at the sink/ vanity area

Master Bathroom Sink/Basin: Plastic

==No overflow drain present -- plastic sinks like this used in manufactured homes are not designed for many years of use and are prone to problems with cracking/ leaking and/or needing replaced -- consult a qualified licensed plumbing contractor for further questions/ information and/or to determine the need for replacing with a more conventional type of sink

Master Bathroom Tub/Shower Controls/Drain: Metal/plastic

==No overflow drain present -- possible flooding hazard if caution is not used

Master Bathroom Ventilation: Electric exhaust fan

====Does not appear to appear to adequately ventilate the bathroom and fog/ condensation appeared to build-up quickly during steamy conditions -- consult a qualified licensed mechanical contractor for a further evaluation/ questions/ information and/or to determine the need for upgrading the unit

==Dust or debris at the cover -- appears to need cleaned to help prevent restricted air flow

Kitchen

Main Kitchen Icemaker Hookup: Pipe mounted valve

==Valve appears to be loose/ poorly fitting and/or has excessive movement -- pipe and/or valve appears it could be prone to physical damage or breaking if the refrigerator is pushed tightly against the wall -- consult a qualified licensed plumbing contractor for further questions/ information and/or a further evaluation to determine the need for appropriate modifications/ repairs/ or replacement with a recessed wall valve [see picture]

Main Kitchen Plumbing/Fixtures: Metal/plastic

==Aerator is missing on the faucet to help prevent water from being splashed onto the counter/ walls around the sink

Main Kitchen Countertop: Laminate Tile

==Edge laminate is slightly loose or coming apart at a few small area(s)

==Recommend regular maintenance and inspection of the caulking at the backsplash and sink at the counter junctions -- these area(s) normally crack and fail with age which can allow moisture penetration down the wall/ under the countertops and/or water damage if not kept properly sealed

Main Kitchen Cabinets: Composite wood

==Island is loose or not secured to floor -- could be subject to tipping over

==Veneer is loose and coming apart at multiple areas

==Note: We only test a representative number of cabinet doors and drawers during the inspection -- consider testing testing or operating each cabinet individually to check for loose hardware/ missing components/ damage and/or other problems possibly not mentioned

Living Space

Main Living Space Electrical: 120 VAC

==Some loose outlets observed -- recommend checking all outlets and tightening them into the junction box as needed -- this is needed to help prevent excessive movement when inserting or removing a plug

Main Living Space HVAC Source: Heating system register

==Ductwork has some debris inside as observed at a few of the floor register areas -- recommend vacuuming/ cleaning out as needed [see pictures]

Laundry Room/Area

Main Laundry Room/Area Washer Drain: Wall mounted (recessed) None observed

==Drain appears to be undersized by today's standards -- this could potentially cause overflowing when the washing machine discharges large amounts of water quickly -- consult a qualified licensed plumbing contractor for a further evaluation/ questions/ or information regarding this issue



REPAIR-REPLACE Summary

Do not rely on summary to understand this inspection. This summary is not a substitute for reading the entire report which you agreed to do in the pre-inspection contract. This summary is for reference only. Further evaluation by qualified licensed contractors is recommended.

Exterior Surface and Components

Main Exterior Surface Type: Composite wood- panels (resembles LP®)

==The siding is soft/ damaged/ deteriorated at some areas (as seen at but not limited to: the bottom edges at the south exposure/ bottom edges at the gable end of the front porch) -- composite siding material like this has a history of failing and deteriorating when penetrated by moisture -- some areas appear to need replaced or repaired to help prevent further damage and deterioration -- consult a qualified licensed contractor for further questions/ information and/or a further evaluation to determine the extent of damage at these areas and the need for appropriate repairs or modifications -- be sure to keep the bottom edges of the siding completely sealed/ painted and any holes through the surface from over driven nails/ removed fasteners/ or utility penetrations properly caulked and sealed -- most siding this age and type has been replaced due to serious failure

==A few utility opening(s)/ penetration(s) and/or hole(s) from removed nails observed that appear to need properly caulked or sealed with an appropriate material (typically a polyurethane based sealant such as Vulkem® or Quad® is preferred by today's industry standards)

==Rusty or non-galvanized nails appear to have been improperly used at some locations -- recommend removal and replacement with approved fasteners

Main Exterior Surface Trim: Composite wood

==The trimwork is soft/ damaged/ deteriorated at some areas (as seen at but not limited to: the bottom edges at the south exposure) -- composite trimwork material like this has a history of failing and deteriorating when penetrated by moisture -- some areas appear to need replaced to help prevent further damage and deterioration -- consult a qualified licensed contractor for further questions/ information and/or a further evaluation to determine the extent of damage at these areas and the need for appropriate repairs or modifications -- most trimwork this age and type has been replaced due to serious failure

==Horizontal and flat trim areas need regular maintenance and inspection to keep the caulking/ paint sealed and intact -- this is needed to help water from soaking into the trim boards and help prevent moisture from running behind or becoming trapped between the trim and siding or other materials

==Rusty or non-galvanized nails appear to have been improperly used at some locations -- recommend removal and replacement with approved fasteners

==Paint finish failure and/or deterioration at some areas

==Not fully visible due to the height from the ground

Main Exterior Surface Entry Door: Metal clad wood-single entry Front

==Physical damage/ the door jamb is cracked and split -- appears to have been kicked-open in the past which has broken the jamb -- consult a qualified licensed door specialty contractor for further questions/ information and/or to determine the need for appropriate repairs or replacement

==Note: Screen door(s) are not inspected/ evaluated/ or reported on and are considered outside the scope of this inspection

Roof

Skylights: Plastic--but not fully visible

==Skylights like this have a tendency to be troublesome and prone to problems with leaking -- signs of past leaking was observed on the ceilings of the bathrooms around the skylights (as seen at the interior of the house) -- recommend regular inspection and maintenance of this area to be sure that the leaking has been properly repaired -- consult a qualified licensed roofing contractor for further questions/ information and/or a further evaluation [see picture: left]

==Not fully visible due to built-up organic matter around the skylight [see picture: right]

Gutters: Metal

==The gutters are impacted with debris and the drains are blocked -- appears to need cleaned now -- regular cleaning/ maintenance/ inspection is advised to keep drains clear -- this will help prevent overflowing of the gutters which can contribute to water damaged siding or moisture penetration into the crawlspace area [see picture]

Electrical

Exterior Meter Base Electric Panel Breakers: Observed

==240V double pole breaker appears to be improperly in use for a single 120V circuit -- this appears to be a sub-standard or amateur installation method (recommend that the other end of this circuit be identified and further evaluated for other possible wiring or electrical safety issues) consult a qualified licensed electrician for further questions or an evaluation [see picture]

==All breakers do not appear to be clearly labeled to easily identify what circuits they protect

Structure

Subfloor: Composite wood/particle board--but not fully visible

==Water condensation observed on the underside of the sub-floor where exposed at some small areas (as seen in the crawlspace under the hallway bathroom) -- unable to determine or verify the reason or cause of this issue -- this appears to indicate excessive humidity or elevated moisture levels at this area -- consult a qualified licensed contractor who specializes in moisture problems/ investigations and/ remediation and is familiar with this type of structure for further questions/ information and/or a further evaluation to determine the need for appropriate modifications or repairs [see picture]

==Note that any possible damaged that is not visible or is covered up or hidden with finished surfaces and floor coverings is outside the scope of this inspection

==The inspection of the subfloor is limited due the sealed floor structure at the underside/ crawlspace

Heating System

Main Heating System Operation: Not functional at the time of the inspection

==The furnace did not appear to properly respond to the thermostat or function as is typically observed with this type of system (heat was observed radiating from the furnace heat strip chamber area indicating that the elements are working but the blower fan would not turn on) -- consult a qualified licensed HVAC contractor for further questions/ information and/or a further evaluation to determine the cause of this issue and the need for repairs or modifications

==See notes below under "Blower Fan/Fan Chamber" for further information that may apply or affect here also

==See notes under "Air Conditioning- Operation" for further information that may apply or affect here also

Main Heating System Blower Motor/Fan Chamber: Direct drive fan

==The blower fan did not appear to properly respond to the "Fan On" option at the thermostat -- consult a qualified licensed HVAC contractor for further questions/ information and/or a further evaluation to determine the cause of this issue and the need for repairs or modifications

==Some of the furnace interior components are dusty and dirty -- these may need to be properly cleaned and/or serviced for optimum performance and preventative maintenance -- consult a qualified licensed HVAC contractor for further questions/ information and/or a further evaluation to determine the need for cleaning

==Fan chamber and motor are not visible due to being sealed at the furnace -- this limits our evaluation



REPAIR-REPLACE Summary (Continued)

Air Conditioning

Main AC System Operation: Did not respond to the thermostat

==The heat pump did not respond to the thermostat -- appears to need a further evaluation/ testing/ troubleshooting by a qualified licensed HVAC contractor to verify the cause and/or reason for this issue and to determine the need for appropriate repairs or modifications

Plumbing/Water Heater

Main Water Heater Operation: Appears operational

==Small amount of moisture and signs of leaking observed at base of the tank -- did not observe any obvious leaking on the exterior of the unit and the cause or source of moisture was unable to be determined -- consult a qualified licensed plumbing contractor for a further exhaustive investigation/ evaluation and to determine the need for appropriate repairs/ replacement and/or modifications [see picture: left]

==Rust or corrosion observed on one of the galvanized supply line fittings over the water heater -- regular inspection of the water heater is advised (especially at the top) and maintenance performed as needed -- the galvanized supply line fittings have a tendency to leak/ rust/ and potentially cause water damage that is not always visible right away [see picture: right]

Bathroom

Hallway Bathroom Ceiling: Paint

==Water stains and signs of apparent past roof leaking (as seen around the skylight) -- recommend a further evaluation by a qualified licensed roofing contractor to determine the exact cause or source of stains and to verify the need for appropriate modifications or repairs [see picture]

Hallway Bathroom Toilets: 2-piece porcelain (round bowl)

==The tank filling valve appears to be damaged/ defective and was observed continuously running (unable to determine or verify the reason or cause of this issue) -- consult a qualified licensed plumbing contractor for further questions/ information and/or a further evaluation to determine the need for appropriate modifications or repairs [see picture]

Master Bathroom Toilets: 2-piece porcelain (round bowl)

==The tank filling valve appears to be damaged/ defective and was observed continuously running (unable to determine or verify the reason or cause of this issue) -- consult a qualified licensed plumbing contractor for further questions/ information and/or a further evaluation to determine the need for appropriate modifications or repairs [see picture]

Kitchen

Main Kitchen Dishwasher: G.E.® Yes

==Abandoned/ unfinished wiring observed under the sink appears to be for the dishwasher electric hookup -- consult a qualified licensed electrician for further questions/ information and/or a further evaluation to determine the reason for this issue and/or the need for appropriate modifications or repairs [see picture: left]

==Apparent active dripping at the dishwasher supply line connection (as seen under the front toe-kick cover plate) -- this issue appears to need a further evaluation by a qualified licensed plumbing contractor to determine the cause of this issue and the need for appropriate modifications or repairs [see picture: center]

==Dishwashers can have a tendency to leak after not being used and/or being in a vacant house for long periods of time -- caution should be exercised when first used -- consult a qualified licensed plumbing contractor for a further evaluation/ questions/ or inspection

==No independent shutoff valve observed under the sink -- the water supply lines appear to be poorly supported and could be prone to physical damage under the sink -- consider appropriate added support or modifications for protection [see picture: right]

Main Kitchen Walls: Paneling

==Mold and/or mildew growth is outside the scope of this inspection -- black spotting or suspected growth observed (as seen on the wall under the sink) -- CONSULT an Industrial Hygieneist and/or qualified testing laboratory for more information or an evaluation of these and all environmental concerns [see picture]

==Not fully visible due to the appliances