
LOCAL HISTORIC DISTRICT: Dilworth

PROPERTY ADDRESS: 304 East Worthington Avenue

SUMMARY OF REQUEST: Demolition

APPLICANT/OWNER: Catellus Group, LLC

Details of Proposed Request

Existing Conditions

The existing structure is a one story Colonial style structure constructed in 1920 and listed as non-contributing in the Dilworth National Register of Historic Places.

Proposal

The proposal is full demolition of the subject property for redevelopment.

Policy & Design Guidelines – Demolition, page 35

North Carolina Law (NCGS 160A-400.14.) states that the demolition of buildings and structures within Local Historic Districts requires the prior issuance of a Certificate of Appropriateness. The policies listed below are designed to follow state law in a manner that minimizes the inconvenience to property owners when demolition is warranted, while affording as much protection as possible to structures that make valuable contributions to the character of Local Historic Districts.

1. No building or structure located within a Local Historic District can be demolished without a Certificate of Appropriateness.
2. The Historic District Commission will evaluate demolition applications to determine if the structure in question contributes to the character of the Local Historic District.
3. If the HDC finds that the structure does not contribute to the character of the district or is unsalvageable, immediate approval of the demolition request may be granted.
4. Should the Historic District Commission find that the structure does contribute to the character of the historic district; the HDC can delay the issuance of a Certificate of Appropriateness authorizing demolition for a period not to exceed 365 days, in order to work with the owner to seek alternatives to demolition.
5. When an application for demolition receives a 365-day delay, any consideration of applications for proposed new construction on the same site will be deferred for 90 days.
6. When an application for demolition receives a 365-day delay, the Historic District Commission Staff will seek an alternative to demolition and will contact, within one

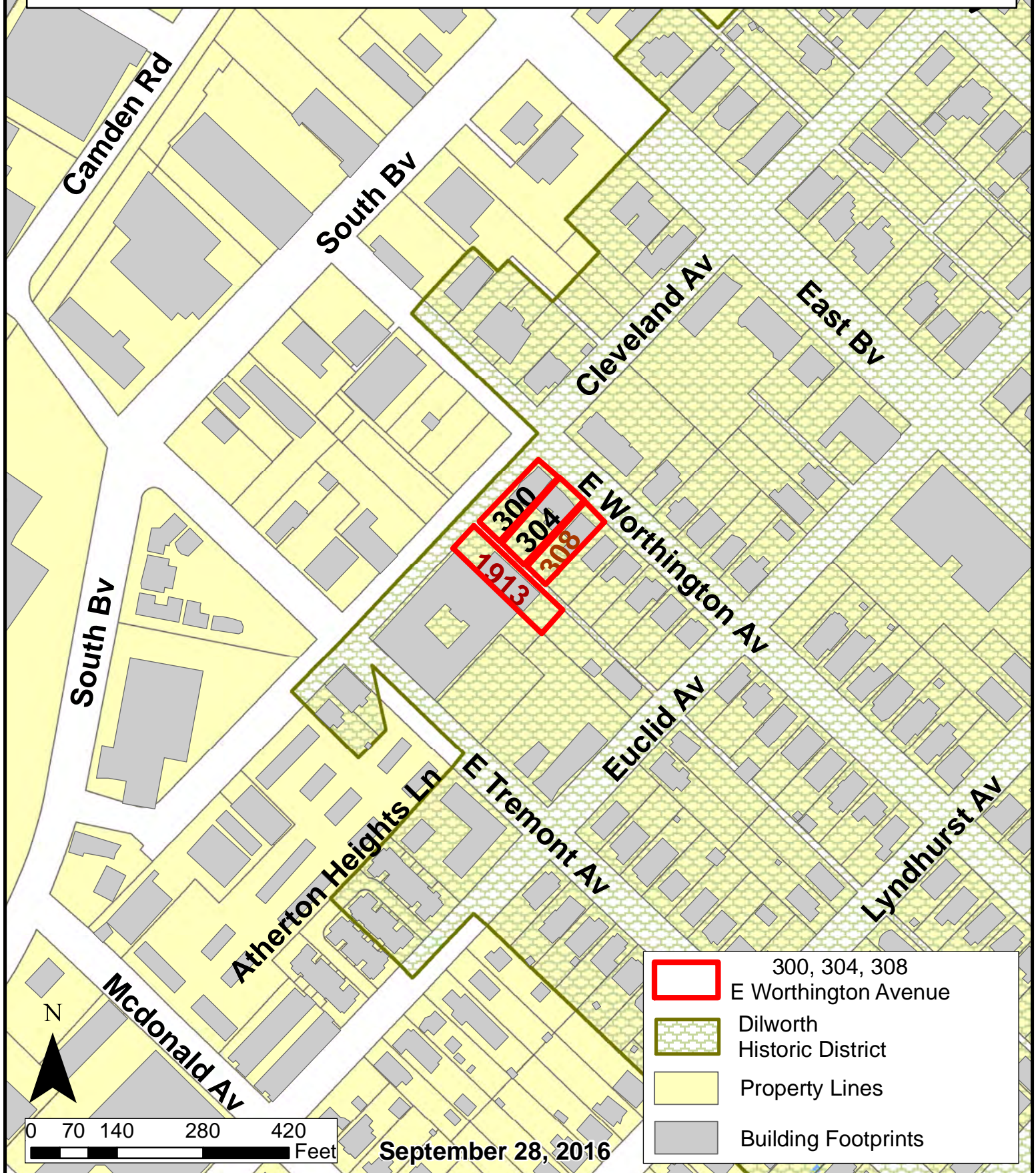
month of the delay vote, the property owner who has applied for demolition, Historic Charlotte, Inc., and Preservation North Carolina to inform them of the threatened status of the building.

7. A permanent injunction against demolition can be invoked only in cases where a building or structure is certified by the State Historic Preservation Officer as being of statewide significance.
8. Applications for the demolition of dilapidated accessory structures may be eligible for administrative approval. All other demolition applications will be reviewed by the full Commission.
9. The maximum delay period for the issuance of a Certificate of Appropriateness authorizing demolition shall be reduced by the HDC where the Commission finds that the owner would suffer extreme hardship or be permanently deprived of all beneficial use or return from the property by virtue of the delay.

Staff Analysis

The Commission will make a determination as to whether or not this structure is determined to be contributing to the Dilworth Historic District. With affirmative determination, the Commission can apply up to 365-Day Stay of Demolition. Or, if the Commission determines that this property is no longer contributing then demolition may take place without a delay.

Charlotte Historic District Commission - Case 2016-235
Demolition
HISTORIC DISTRICT: DILWORTH



LEGEND:

BFF - BACK FLOW PREVENTOR
C&G - CURB & GUTTER
C&C - CATCH BASIN
C - CURB INLET
CMP - CORRUGATED METAL PIPE
CP - CALCULATED POINT
CFF - CORRUGATED PLASTIC PIPE
CIG - CLEANOUT
D-B - DEED BOOK
D-I - DRAIN INLET
DIP - DUCTILE IRON PIPE
EOM - EXISTING CONCRETE MONUMENT
EIP - EXISTING IRON PIPE
EIN - EXISTING IRON ROD
EIMP - EXISTING METAL MONUMENT
EIN - EXISTING NAIL
EIG - EDGE OF GRATE
EOP - EDGE OF PAVEMENT
EUC - END UNDERPIN
FC - FIRE CONNECTION
FIR - FIRE HYDRANT
FP - FLAG POLE
FV - FIRE VALVE
G&P - GROUND PUMP
G&L - GROUND LIGHT
GM - GAS METER
GP - GAS PUMP
GT - GAS TIE
GUT - GUTTER
H&C - HEATING VENTILATION AIR COND.
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LINE LEGEND:

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RIGHT-OF-WAY (NOT SURVEYED)
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CABLE TV LINE
FIBER OPTIC LINE
GAS LINE
POWER LINE
POWER LINE (UNDERGROUND)
SANITARY SEWER PIPE
STORM DRAIN PIPE
STORM DRAIN PIPE 12"
TELEPHONE LINE
TELEPHONE LINE (UNDERGROUND)
WATER LINE
WOOD FENCE

NOTES:

- THIS PLAT IS NOT FOR RECORDATION AS PER G.S. 47-39 AS AMENDED.
- ALL CORNERS MONUMENTED AS SHOWN.
- NO RECOVERABLE NGS MONUMENT LOCATED WITHIN 2000 FEET OF SUBJECT PROPERTY.
- THE LOCATION OF UNDERGROUND UTILITIES SHOWN ON THIS MAP IS APPROXIMATE, BASED ON INFORMATION PROVIDED BY OTHERS OR BY FIELD LOCATION. UTILITY LOCATIONS AS SHOWN HEREON ARE INTENDED FOR PLANNING ONLY. ACTUAL LOCATION, SIZE, OR DEPTH OF LINE SHOULD BE VERIFIED WITH THE INDIVIDUAL UTILITY COMPANY BEFORE CONSTRUCTION.
- ELEVATIONS BASED ON N.G.S. MONUMENT "FREEDOM", ELEVATION = 417.79 FEET, NAD 83.
- BROKEN LINES INDICATE PROPERTY LINES NOT SURVEYED.
- THE OFF SITE RIGHT-OF-WAY SHOWN HEREON IS FOR ILLUSTRATIVE PURPOSES ONLY. THE UNDERSIGNED CERTIFIES ONLY TO THE RIGHT-OF-WAY SURVEYED, AND DOES NOT CERTIFY TO THE RIGHT-OF-WAY WIDTH OF ANY ADJACENT PROPERTIES.

ZONING:

SUBJECT PROPERTY ZONED: B-1 (NEIGHBORHOOD BUSINESS)
ZONING RESTRICTIONS AS PER ZONING ORDINANCE.

MINIMUM SETBACK: 30 FEET
MINIMUM SIDE YARD: 10 FEET
MINIMUM REAR YARD: 10 FEET
MAXIMUM BUILDING HEIGHT: 40 FEET

FOR FURTHER INFORMATION CONTACT THE
CHARLOTTE-MECKLENBURG ZONING DEPARTMENT AT
704-336-3598.

PARKING:

NO PARKING SPACES WERE LOCATED
ON SUBJECT PROPERTY.

UTILITIES:

POWER
DUKE POWER ENERGY
1-888-777-6868
TELEPHONE
BELL SOUTH TELECOMMUNICATIONS
1-800-357-4389
WATER & SEWER
CHAR-MECK UTILITY DEPT (CMUD)
(704) 336-2564 WATER
(704) 337-0864 SEWER
GAS
Piedmont Natural Gas CO.
1-800-732-7354
CABLE TELEVISION
TIME WARNER CABLE
1-800-966-2323

GRAPHIC SCALE

0 10 20 30 40 50
(IN FEET)
1 inch = 20 ft



Know what's below.
Call before you dig.

LINE	BEARING	DISTANCE
L1	N43°13'26"E	10.00'
L2	S46°42'48"E	5.00'
L3	S43°28'20"W	10.00'
L4	S43°28'20"W	10.00'

GPS CERTIFICATION:

I, JUSTIN P. CLOINGER, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PREPARE THIS SURVEY:
(1) CLASS OF SURVEY: ALTA/ACSM
(2) TYPE OF GPS FIELD PROCEDURE: REAL-TIME KINEMATIC
(3) DATE OF SURVEY: AUGUST 13, 2014
(4) DATE OF PLOTTING: NOVEMBER 13, 2014
(5) PUBLISHED FIELD CONTROL USE: NGS MONUMENT "FREEDOM"
(6) GEOD. MONUMENT: GEODINCONCIS
(7) COMBINED GRID FACTOR: 1.9994933
(8) UNITS: 1/4 FEET

ALTA/ACSM CERTIFICATION:

TO: THE KATIMER GROUP, LLC, INVESTORS TITLE INSURANCE COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND ACSM, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.

JUSTIN P. CLOINGER, NCEM L-4438
PROFESSIONAL LAND SURVEYOR
email: jpcloinger@katimer.com

DATE

FLOOD CERTIFICATION

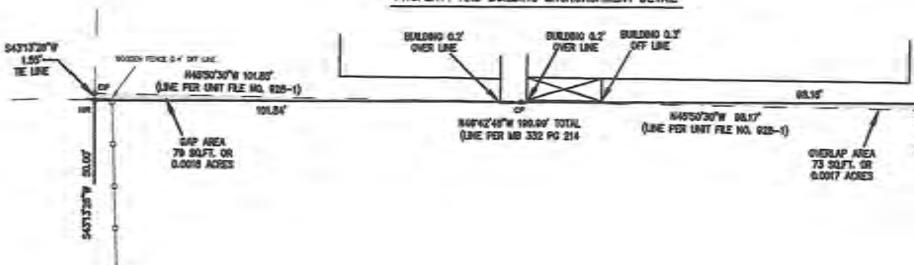
THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, DATED FEBRUARY 19, 2014.
MAP NUMBER: 5710454300L, ZONE "X"

THIS IS TO CERTIFY THAT ON THE 15th DAY OF SEPTEMBER, 2015, AN ACTUAL SURVEY WAS MADE UNDER MY SUPERVISION OF THE PROPERTY SHOWN ON THIS PLAT AND THAT THE BOUNDARY LINES AND THE IMPROVEMENTS, IF ANY, ARE AS SHOWN HEREON. THIS PLAT MEETS THE MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA. I HAVE READ AND UNDERSTAND THE RULES OF PRECISION DOES NOT EXCEED AN ERROR OF CLOSURE OF ONE (1) FOOT PER 30,000 FEET OF PERIMETER SURVEYED NOR IN EXCESSIVE TIMES THE SQUARE ROOT OF THE NUMBER OF ANGLES TURNED.



SIGNED:

PROPERTY AND BUILDING ENCROACHMENT DETAIL



VICINITY MAP
NOT TO SCALE

A INVESTORS TITLE INSURANCE COMPANY - TRACT 1

COMMITMENT NO. 201508000001, EFFECTIVE DATE: AUGUST 14, 2015 AT 06:00 AM
1913 CLEVELAND AVENUE
FID #121-45-419
SCHEDULE B - B (EXCEPTIONS)

- SUBJECT TO MATTERS SHOWN ON PLAT RECORDED IN MAP BOOK 332 AT PAGE 214.
- EASEMENT RECORDED IN BOOK 1982 AT PAGE 435.

SURVEYOR'S DESCRIPTION - TRACT 1

Being all of that certain tract or parcel of land known as 1913 Cleveland Avenue, and being all of Lot 2, Block 22 of Dillworth as shown on Map Book 230, Page 60 and Map Book 332, Page 214 of the Mecklenburg County Public Registry, being located in The City of Charlotte, Mecklenburg County, North Carolina, and being more particularly described as follows:

BEGINNING at a new iron rod set on the southeasterly margin of Cleveland Avenue (a 50' public right-of-way), said point being the north corner of Lot 2, Block 22 of Dillworth as described in Map Book 230, Page 60 and Map Book 332, Page 214 of said registry;

thence with the margin of Cleveland Avenue, S 43°13'20" W, passing an existing iron pin at 1.47', a total distance of 50.00' to a new iron rod set, said point being the west corner of Lot 3, Block 2 of Map Book 230, Page 60 and Map Book 332, Page 214 of said registry;

thence with the line of Lot 3, Block 22, N 45°42'48" W - 100.00' to a new iron rod set, said point being the north corner of Lot 11, Block 22 of Map Book 230, Page 60 and Map Book 332, Page 214;

thence with the line of Lot 11, Block



Download

Sign in

304 Exterior Photos





Download

Sign in

304 Worthington Interior Photos





NATIONAL
PROPERTY
INSPECTIONS[®]

America's Premier Inspection Service

Inspection Report

Catellus Group LLC

Property Address:
304 E Worthington Aveune
Charlotte NC 28203



Redfish Inspection, Inc./dba NPI

Pete Lauterer
7226 Price Point
Denver, NC 28037
980-722-1506

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8 HVAC

9 AIR CONDITIONING

10 INTERIORS

11 INSULATION AND VENTILATION

Date: 8/22/2016	Time: 12:00 PM	Report ID: Worthington Aveune #2
Property: 304 E Worthington Aveune Charlotte NC 28203	Customer: Catellus Group LLC	

According to available tax records this is a home converted to commercial space. This building was constructed in 1900 and has approximately 1100 square feet of space.

The intent of a Property Condition Assessment is to identify and communicate conspicuous defects or material deferred maintenance of a subject property's material systems, components, or equipment as observed on the date of the Field Observer's Walk-Through Survey. This is a visual review of readily accessible areas and components. It is not technically exhaustive and no excavation, disassembly or removal of covers, panels or obstructions is performed. Hidden or obstructed defects may not be observed. In addition, some components are assessed on a random sampling of like items.

Limitations and Exclusions

Property Condition Report. No verification of actual lot size, Property Condition Assessment specifically excludes deficiencies that may be remedied with routine maintenance, miscellaneous minor repairs, normal operating maintenance, and excludes de minis conditions that generally do not present material physical deficiencies of the subject property. We express no opinion on the condition of this property beyond what is set forth in the Property Condition Report. Specifically excluded are environmental issues such as asbestos, lead paint, mold, air-borne pollutants, hazardous waste, noise pollution, or geological faults, area flood conditions and the like. Nor does it address termite infestation and termite damage, compliance with building codes or regulations of any governmental or non-governmental body, entity or agency or any handicap-related use or access. Specialty systems such as security alarms, fire alarms, fire suppression or emergency lighting and the like are not assessed or are assessed only in the manner as described in the Property Condition Report. No verification of actual lot size, boundaries, easements, egress/ingress or square footage of the building(s) is done.

People Present:
Seller

Property Status:
Occupied

Age Of Property:
Over 50 Years

Water Test:
No

Radon Testing:
No

Indoor Air Quality/Mold Testing:
No

1. PROPERTY OVERVIEW AND WEATHER CONDITIONS

Thank you for choosing National Property Inspections to perform your property inspection. Please read all pages of this inspection report carefully. This inspection is visual only. A representative sample of components are reviewed in areas that are readily accessible at the time of inspection. No destructive testing or dismantling of systems, fixtures or components is performed. NOTE: Please refer to your real estate contract for options, terms or considerations of any discoveries noted in this report.

		I	A	R	NI	NP
1.0	WEATHER CONDITIONS	X				
1.1	TEMPERATURE	X				
1.2	RECENT WEATHER	X				
1.3	VIEWS OF PROPERTY	X				

I A R NI NP

I=Satisfactory, A=Average / Monitor, R=Defective / Recommend Repair, NI=Not Inspected, NP=Not Present

Comments:

1.0 The weather at the time of inspection was sunny.

1.1 The outside temperature was approximately 80-90 degrees.

1.2 Weather conditions within the past several days was rainy.

1.3 Views



1.3 Picture 1 Front



1.3 Picture 2 Rear



1.3 Picture 3 Left Side



1.3 Picture 4 Right Side

2. GROUNDS



This inspection has been performed using ASTM standards E2018-08 (Property Condition Assessments) as guide line. NOTE: Please refer to your real estate contract for options, terms or considerations of any discoveries noted in this report.

		I	A	R	NI	NP	
2.0	DRIVEWAY & PARKING LOT/S		X				Styles & Materials DRIVEWAY & PARKING LOT: CONCRETE GRAVEL
2.1	SIDEWALK, STOOPS, PORCHES AND STEPS			X			SIDEWALKS/STOOPS/STEPS: CONCRETE WOOD
2.2	GRADING, DRAINAGE AND VEGETATION (With respect to their effect on the condition of the building)			X			RETAINING WALLS: BRICK CONCRETE
2.3	SUPPLEMENTAL/GENERAL INFORMATION	X					SPECIAL LIMITATIONS: Stored - Personal Items

I=Satisfactory, A=Average / Monitor, R=Defective / Recommend Repair, NI=Not Inspected, NP=Not Present


Comments:

2.0 (1) Maintenance: There are various cracks present in the driveway surface. It is not apparent what caused the cracking, however, if the cracking gets worse they may require repair and or replacement.




2.0 Picture 1

(2) The driveway between buildings is shared with 308 E Worthington Avenue.

 **2.1 (1) Front walk/entry:** Recommend a handrail be installed at walk and drive slope joint, this step off is uneven and a possible trip hazard.



2.1 Picture 1

 (2) **Rear steps:** There are multiple split step treads and some flex/sag when walked upon. Also noted are loose hand rails on both sides and a lack of a third stringer supporting the treads. These are a safety hazard. Recommend replacement by a licensed contractor for safety.



2.1 Picture 2



2.1 Picture 3



2.1 Picture 4

2.2 The grading is flat and or sloped towards the rear of foundation. These areas do not allow water to drain freely away from building/foundation. The grading needs to promote positive drainage away from the structure so as to direct surface water away from the foundation. It is suggested that the grading slope down away from the foundation.



2.2 Picture 1

2.3 SUPPLEMENTAL, GENERAL INFORMATION & LIMITATIONS

Site Elements - While informational comments may be made related to the condition of certain site elements, the primary intent of inspection of any site element is limited to evaluation relative to its effect on the building.

Stairs/Decks/Porches - Exterior stairs, rails, porches, etc., require regular maintenance to prevent damage or hazardous conditions. If rails are not present on any stairs or elevated structure, it is recommended they be added for improved safety. Do not overload a deck with too many people.

Geological Factors - This report does not include evaluation of any soils or geological conditions/concerns. Construction on certain soils, particularly expansive clays, fill soils, hillside and waterfront areas, necessitate special design consideration. Evaluation of these factors, or the need for them, is beyond the scope of this inspection. Pertinent information should be obtained from local officials and/or a qualified specialist prior to closing, particularly if any concerns are detected or if home is in a detrimental soils area.

Grading and Drainage - To reduce the amount of water run-off or possibility of water penetration and/or structural concerns, provide proper contouring (grading) along the foundation and where needed on the site. Buildings on hills or in low-lying areas will be prone to drainage concerns. Improper/inadequate grading and/or drainage can cause/contribute to foundation movement and/or failure. Deficiencies must be corrected to prevent problems.

Site/Underground Drains - Site drains, including any underground piping and downspout drains, often must be regularly maintained/cleared in order to provide adequate water run-off and discharge. Adequacy of any such system cannot be readily determined.

Ancillary Elements - A standard inspection does not include evaluation of elements such as site lighting, irrigation systems, barbecues, sheds, outbuildings, fencing, privacy walls, docks, sea walls, pools, spas and other recreational or site elements. Evaluation of these elements prior to closing would be advisable.

Drainage From Surfaces - All improved surfaces such as patios, walks and driveways should be constructed

and maintained so that they slope away from the foundation. Mud jacking and/or sealing may be adequate to correct minor drainage concerns; however, replacement may be required for proper correction in some cases.

Finished Surfaces - Spalling or cracking of concrete surfaces may not affect function provided no lateral displacement has occurred. Maintain as required or correct to eliminate any trip hazard that may exist or develop.

Splash Blocks/Extensions - To minimize water ponding at the foundation and the potential for interior water penetration, downspout extensions or splash blocks should be utilized at the termination points of all downspouts/roof drains. Maintain a positive slope away from the building and discharge downspouts a reasonable distance away from the foundation.

Vegetation/Landscaping - The site vegetation and landscaping should be maintained to prevent damage to the structure. Carefully remove any overgrowth to check for damage.

NOTE: Site conditions are subject to sudden change with exposure to rain, wind, temperature changes, and other climatic factors. Roof drainage systems and site/foundation grading and drainage must be maintained to provide adequate water control. Improper/inadequate grading or drainage and other site factors can cause or contribute to foundation movement or failure, water infiltration into the house interior, and/or mold concerns. Independent evaluations by an engineer or soils specialist is required to evaluate geological or soil-related concerns. Buildings constructed on expansive clays and un compacted fill, on hillsides, along bodies of water, or in low-lying areas are especially prone to structural concerns. All improved surfaces such as patios, walks, and driveways must also be maintained to drain water away from the foundation. Any reported or subsequently occurring deficiencies must be investigated and corrected to prevent recurring or escalating problems. Independent evaluation of ancillary and site elements by qualified service persons is recommended prior to closing.

3. ROOF



This inspection has been performed using ASTM standards E2018-08 (Property Condition Assessments) as guide line. The report is not intended to be conclusive regarding the life span of the roofing system or how long it will remain watertight in the future. The inspection and report are based on visible and apparent conditions at the time of the inspection. Unless rain has fallen just prior to the inspection, it may not be possible to determine if active leakage is occurring. Not all attic areas are readily accessible for inspection. Conclusions made by the inspector do not constitute a warranty, guaranty, or policy of insurance. The client is advised to ask the seller about the presence of any roof leaks. Any repairs needed should be carried out by properly qualified tradesman. All roofs require periodic maintenance to achieve typical life spans and should be inspected annually. Expect to make minor repairs to any roof on a periodic basis. NOTE: Please refer to your real estate contract for options, terms or considerations of any discoveries noted in this report.

		I	A	R	NI	NP	Styles & Materials
3.0	ROOF COVERINGS		X				ROOF-TYPE: FLAT INTERSECTING GABLES
3.1	ATTIC VENTILATION		X				ROOF COVERING: 3 - TAB SHINGLES FIBERGLASS/ASPHALT METAL
3.2	FLASHINGS AND ROOF PENETRATIONS		X				ROOF STRUCTURE: UNKNOWN
3.3	WATER/MOISTURE ENTRY (Report signs of abnormal or harmful water/moisture penetration into the attic area.)				X		CEILING STRUCTURE: UNKNOWN
3.4	ROOFING DRAINAGE SYSTEMS			X			ATTIC VENTILATION: GABLE VENTS
3.5	ROOF (structure)				X		ATTIC ACCESS: SCUTTLE
3.6	CEILINGS (structural)				X		VIEWED ROOF COVERING FROM: GROUND WITH BINOCULARS
3.7	ATTIC/ROOF ACCESS				X		METHOD USED TO OBSERVE ATTIC: COULD NOT ACCESS
3.8	SUPPLEMENTAL/GENERAL INFORMATION	X					SPECIAL LIMITATIONS: Limited Access Due To Height / Angle

I=Satisfactory, A=Average / Monitor, R=Defective / Recommend Repair, NI=Not Inspected, NP=Not Present

Comments:


3.0 The roof shows typical wear for its age. The roofing shingles are 20 year type roof shingles, these roof shingles usually last between 15 to 18 years. We recommend typical maintenance and monitoring.

The asphalt/fiberglass roof shingles and penetration flashings appear to be near the end of their service life. It appears that they will need replacement in the not too distant future. They show signs of heavy wear typical for their age, consisting of heavy loss of mineral surface granules resulting in areas with none left and moderate to heavy wear along the edges of the tabs. The shingles are brittle, which is also a sign of advanced aging. Cracked, split and or missing shingles were observed in some areas. Some of the shingles are curling which is also a sign of advanced age.

The roof appears to have two or more layers of shingles. Newer shingles were installed over heavily worn shingles. This is done to avoid the cost of removing and disposing of the old shingles. This is considered acceptable if the existing framing is judged able to accommodate the extra weight imposed. Shingles installed in two layers usually achieve only 50-75 % of the life span they would otherwise achieve if the old roofing had been removed. Reasons for this are little understood. They are also a bit more likely to leak as the flashings around roof penetrations are usually not replaced.



3.0 Picture 1

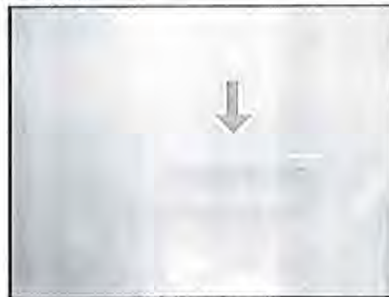
 **3.4** The following roof drainage system concerns were noted during the inspection. Recommend review and repair as deemed appropriate by a qualified roofing/gutter contractor: At least one down spout discharges rain water at the foundation. Recommend installing down spout extension pipes or splash blocks to divert water away from the foundation.



3.4 Picture 1

3.5 We could not inspect roof framing, structure, insulation or any electrical wiring in attic area.

3.7 Attic access was inaccessible during the time of inspection. We could not inspect roof framing, structure, insulation or any electrical wiring in attic area.



3.7 Picture 1

3.8 SUPPLEMENTAL, GENERAL INFORMATION & LIMITATIONS

Roof Systems - The water tightness of a roofing system is dependent on the proper installation of the roofing material and underlayment, its physical condition, and the proper function of all flashings (metal or other membrane installed at protrusions through the roof, such as vent pipes, skylights and valleys). While general roofing conditions were reported, this report is not a guarantee the roof is or will be watertight or leak free.

Inspection Limitations - The evaluation of a roof is primarily a visual assessment based on general roofing appearances. The verification of actual roofing materials, installation methods or roof age is generally not possible. Conditions such as hail damage or the lack of underlayment may not be readily detectable and may result in latent concerns. If the inspection was restricted to viewing from the ground and/or was affected by weather conditions or other limitations, a roofer's assessment would be advisable, particularly if the roofing is old or age is unknown.

Asphalt/Fiberglass - Most newer asphalt roofing products are reinforced with glass fibers to improve the strength of the base felt. Some of these products, however, are susceptible to manufacturing defects that may or may not affect roof function. The manufacturer or qualified roofer should be consulted if there are any reported or suspected concerns.

Roof Flashings/Seal - Initial or recurring roof leakage is often due to inadequate or damaged flashing. All flashings should be checked periodically or if leakage occurs. Repair or seal as needed.

Roof Drainage - Normal roof design criteria allows for only limited water ponding on a roof for short periods after rainfall. If ponding is substantial, or the roof/roofing is damaged, remedial measures should be implemented.

Roofing Appearance - Conditions such as light surface mildew (fungus) buildup on the roofing, slight granule loss, uneven/irregular coloring, (shingle shading), and similar relatively superficial conditions generally do not affect roof function. Maintain/ repair as desired. Heavy mildew/fungus buildup may indicate a ventilation concern and/or lead to more serious concerns related to mold.

Gutters/Downspouts - The need for gutters and downspouts (leaders) will vary with building/roof design, locale and surface drainage conditions. If present, regular checks and cleaning are advised. If not present, consider the benefits to be gained from proper control of roof run-off and diversion away from foundation.

Plumbing Vents/Stacks - The flashing/boot seal at plumbing vents are prone to leakage. All vent pipe flashings should be checked periodically and should be repaired and/or sealed as needed. Vent stacks must have adequate clearance from windows and other roof or wall openings or vents. Extending the vent may prevent detrimental conditions.

Downspouts Into Ground - Downspouts that run into the ground are subject to backup/blockage. Neither the presence nor integrity of underground lines, nor free flow of water through such lines is readily determinable during a building inspection.

Splash Blocks/Extensions - To minimize water ponding at the foundation and the potential for interior water penetration, downspout extensions or splash blocks should be utilized at the termination points of all downspouts/roof drains. Maintain a positive slope away from the house and discharge downspouts a reasonable distance away from the foundation.

Insulation - An energy assessment or audit is outside the scope of the standard building inspection. Any comments on amounts and/or materials are for general informational purposes only and were not verified. Some insulations may contain or release potentially hazardous materials; avoid disturbing. Wall insulation is not readily visible.

Ventilation/Vapor Retarders - Attic heat and moisture levels and ventilation adequacies are subject to change. Monitor for any significant buildup or changes and correct cause and/or improve ventilation as warranted. The presence and coverage adequacy of vapor retarders (barriers) cannot be confirmed in many cases.

Cathedral/Vaulted Ceiling - Cathedral/vaulted ceiling design restrictions generally prevent assessment of structural components, insulation or ventilation (moisture) provisions with this type construction. Ventilation inadequacies are common; assessment will be required when re-roofing or if any concerns are reported or develop.

Electric/Wiring - Wires should be spliced only in covered junction boxes. Wiring near the attic entry or storage areas should be protected from physical damage.

Leakage/Stains - Any specific notation of leakage or stains does not preclude additional areas of leakage and/or hidden damage. Monitor attic for any changes; ongoing or questionable situations should be assessed and corrected. Leakage can lead to mold concerns.

Limitations/Obstructions - Due to typical design/accessibility constraints (insulation, storage, etc.) evaluation

of attic areas, including structural components, is generally limited. Any specifically noted limitations/obstructions are intended to highlight limitations beyond the norm. A complete check of the attic should be made when non-permanent limitations are removed.

NOTE: All roofs have a finite life and will require replacement at some point. In the interim, the seals at all roof penetrations and flashings, and the watertightness of rooftop elements, should be checked periodically and repaired or maintained as required. Any roof defects can result in leakage, mold, and subsequent damage. Conditions such as hail damage, manufacturing defects, or the lack of roof underlayment or proper nailing methods are not readily detectible during a building inspection, but may result in latent concerns. Gutters and downspouts will require regular cleaning and maintenance. In general, fascia and soffit areas are not readily accessible for inspection; these components are prone to decay, insect, and pest damage, particularly if roof or gutter leakage and/or defects exist. If any roof deficiencies are reported, a qualified roofer or the appropriate specialist should be contacted to determine what remedial action is required. If the roof inspection was restricted or limited due to roof height, weather conditions, and/or other limitations, arrangements should be made to have it inspected by a qualified roofer, particularly if the roofing is older or its age is unknown.

Attic heat, moisture levels, and ventilation conditions are subject to change. All attics should be monitored for any leakage, moisture buildup or other concerns. Detrimental conditions should be corrected and ventilation provisions should be improved where needed. Any comments on insulation levels and/or materials are for general informational purposes only and were not verified. Some insulation products may contain or release potentially hazardous or irritating materials--avoid disturbing. A complete check of the attic should be made prior to closing after non-permanent limitations/obstructions are removed. Any stains/leaks may be due to numerous factors; verification of the cause or status of all condition is not possible. If concerns exist, recommend evaluation by a qualified roofer or the appropriate specialist. Leakage can lead to mold concerns and structural damage.

4. EXTERIOR



This inspection has been performed using ASTM standards E2018-08 (Property Condition Assessments) as guide line. Over head doors (if present) are the largest moving object in the building. Operation of the safety mechanisms should be verified monthly. Switches for door openers should be located as high as practical to prevent children from playing with the door. Children should be warned of the potential risk of injury. NOTE: Please refer to your real estate contract for options, terms or considerations of any discoveries noted in this report.

		I	A	R	NI	NP
4.0	EXTERIOR SIDING/WALL CLADDING			X		
4.1	EXTERIOR FLASHING AND TRIM			X		
4.2	EAVES, SOFFITS, AND FASCIAS		X			
4.3	WALLS (Structural)		X			
4.4	PEDESTRIAN DOORS (Exterior, representative number)		X			
4.5	WINDOWS (Exterior, representative number)			X		
4.6	SUPPLEMENTAL/GENERAL INFORMATION	X				

I A R NI NP

I=Satisfactory, A=Average / Monitor, R=Defective / Recommend Repair, NI=Not Inspected, NP=Not Present

Styles & Materials

SIDING/WALL CLADDING:

VINYL
HARD BOARD
ASBESTOS SLATE SHINGLE

TRIM/SOFFIT/FASCIA MATERIALS:

WOOD
COMPOSITE BOARD

WALL STRUCTURE:

WOOD FRAMING
EXTERIOR DOORS:

WOOD
METAL
SINGLE PANE

WINDOW TYPES:

WOOD
VINYL
THERMAL / INSULATED
DOUBLE - HUNG
TILT FEATURE
SINGLE PANE

SPECIAL LIMITATIONS:


Siding - Ground Clearance
Behind Exterior Finish Materials

Comments:

4.0 (1) Evidence of warped siding at the top rear corner on the left side of the building. This may have been from a previous building fire.

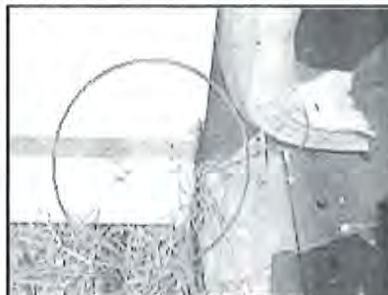


4.0 Picture 1

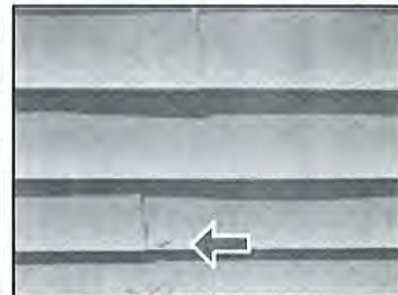
 (2) The vinyl siding shows damage at rear, left and right sides of the house. Recommend repairs to prevent possible water intrusion into the sheathing.




4.0 Picture 2



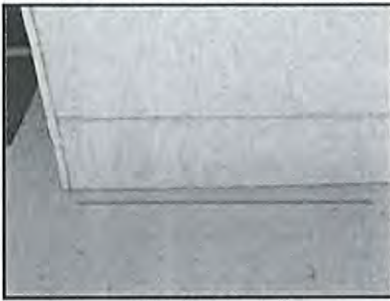
4.0 Picture 3



4.0 Picture 4

 (3) Siding in contact with ground/landscaping material at the front and rear of the house. A ground

clearance of six inches between earth and bottom sill is recommended to prevent moisture from wicking into the siding leading to deterioration.



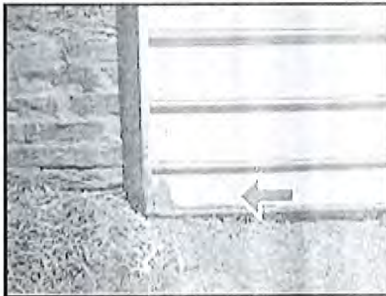
4.0 Picture 5




4.0 Picture 6



4.0 Picture 7

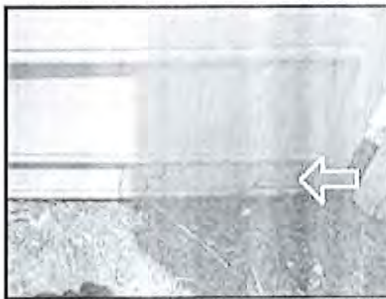


4.0 Picture 8

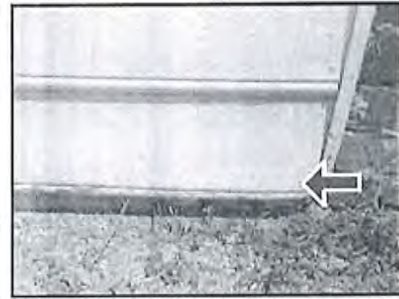
 (4) The siding shows signs of moisture damage, softness and or deterioration at various areas along rear of the building. Recommend repairs by a qualified contractor to prevent possible moisture penetration behind/into the wood framing which can lead to deterioration of wood building components.



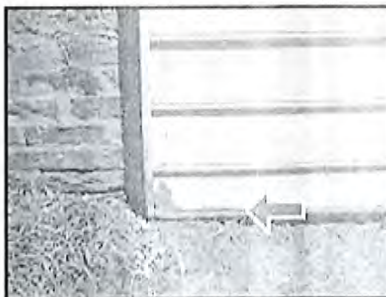
4.0 Picture 9




4.0 Picture 10

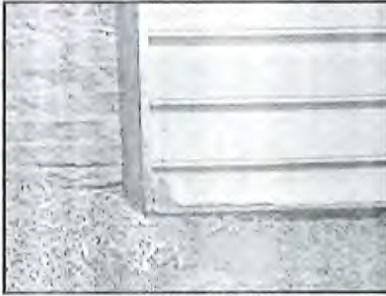


4.0 Picture 11




4.0 Picture 12

 (5) Composite Siding and trim needs to be scraped, primed, painted/sealed and caulked at various areas around the entire building, this is typical maintenance. Minor moisture penetration and surface deterioration noted at some areas. Based on age of the building there are paint layers that may contain lead based paint. Recommend proper lead based paint testing prior to repairs by a qualified testing firm.



4.0 Picture 13

 (6) Evidence of deteriorated sheathing/old siding noted underneath a piece of loose siding near the front of the left side. We are unable to determine the extent of the damage. Recommend further investigation by a licensed contractor.




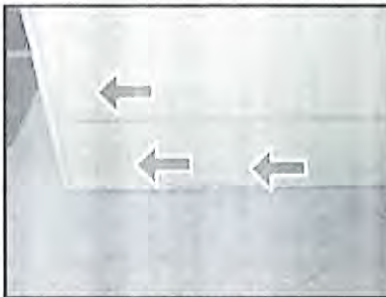
4.0 Picture 14

(7) Evidence of loose siding and or no starter strip at the front of the left side.




4.0 Picture 15

 (8) Portions of the home are clad with and old siding that may contain asbestos. We noted portions of this siding that are cracked and or broken. Recommend siding be properly tested by a qualified laboratory prior to repairs and or replacement for safety.



4.0 Picture 16

 **4.1 (1) Maintenance:** The wooden exterior trim needs to be scraped, primed and painted and re-caulked in the near future, some areas of bare wood showing, this is typical maintenance. Based on age of the building


there are paint layers that may contain lead based paint. Recommend proper lead based paint testing prior to repairs by a qualified testing firm.

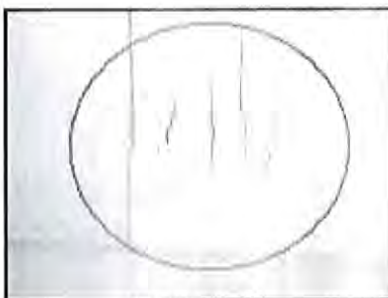


4.1 Picture 1




4.1 Picture 2

 (2) The trim and or corner boards show moisture damage and or deterioration on the bottom edge along the front right window. Recommend further investigation of all trim and repair/replacement of damaged trim by a qualified contractor to prevent possible moisture penetration which can lead to deterioration of wood building components.



4.1 Picture 3

4.3 The condition of walls, ceilings and floor structures and other components concealed by finish materials such as but not limited to siding, drywall, floor coverings and or cabinets cannot be determined and are specifically excluded from the inspection and report.

 **4.5** Window has cracked/broken glass at the front of the right side (facing front) basement. Evaluation/correction by qualified contractor recommended.



4.5 Picture 1

4.6 SUPPLEMENTAL, GENERAL INFORMATION & LIMITATIONS

Windows and Doors - Storm windows, screens, safety glazing, locks and other attachments are generally not inspected unless otherwise noted. Comments on storms generally are limited to surface conditions; function and operation are not evaluated. An inventory of storms/screens should be taken to confirm desired coverage exists and/or storage locations.

Shutters/Ornamental Trim - The condition of ornamental features such as shutters are not included in a standard building inspection; however, due to exposure to the elements, there is a potential for decay or damage. Regular maintenance will be required. All components and adjacent areas should be checked for

damage.

Window/Door Seals - Replacement of insulated glass windows or doors is usually required to correct failed or defective vacuum/thermal seals. Many times failed thermal seals are not visible at the time of inspection and are specifically excluded from this inspection and report. Fortunately, the insulation value is usually not significantly reduced. Replacement time frame may be discretionary; however, conditions will gradually worsen with time.

Glazing/Putty - The glazing/putty on all windows or doors should be repaired to maintain watertightness and to preserve of window glass/sash integrity.

Insulated Glass - Insulated (double or triple glaze) windows and doors are subject to hard-to-detect failure of the airtight seal between panes. This failure can result in moisture and/or staining of the unit that can vary seasonally and increase with time. While actual/suspect seal failure may be noted, it is not within the scope of a standard inspection to assess the seal integrity of these type units. A pre-closing check of all units when building is clear of drapes, window coverings, etc. and the view of the windows is unobstructed is advised.

Storms/Screens - Any loose, damaged or missing storms or screens should be repaired as desired, or if health concerns or other hazards exist.

Drip Caps/Flashings - The trim/siding joint above windows and doors and at horizontal trim must be kept well sealed to minimize leakage or decay. If drip caps or suitable flashings do not exist, they should be added or regular caulking/sealing will be required. Hidden damage may exist if prior leakage occurred.

Exterior Faucets - Exterior faucets that do not operate may be turned off, not connected, or, in cold weather, may be frozen. Consider all factors when concerns are indicated. The use of back flow preventers is advised, and in many areas now required, to prevent possible contamination of the water supply condition.

Siding/Wood Soil Clearance - Siding materials and wood components close to or in direct contact with soil or mulch are conducive to decay and/or wood destroying insect infestation. Whenever possible, at least six (6) inches of clearance should be provided above the soil. All areas in contact or close to the ground should be checked. Foam insulations or other foundation cover increase the potential for hidden damage due to moisture or insect concerns. All areas in contact or close to the ground should be checked. Where possible, contact with the ground should be corrected. Wood-soil contact, unprotected wood, and high moisture conditions promote decay and insect activity. Any conducive conditions should be eliminated, if possible, to minimize consequential damage or further infestation. Damaged components should be corrected/addressed properly.

NOTE: The condition of walls, ceilings and floor structures and other components concealed by finish materials such as but not limited to siding, drywall, floor coverings and or cabinets cannot be determined and are specifically excluded from the inspection and report. All exterior components that can become weathered/moisture damaged/compromised by the weather such as siding, fascias, soffits, doors, windows and trim need to be monitored on a continual monthly basis, and maintained as needed. Moisture damage can occur or become visible very fast, sometimes a compromised area that was not visible one month will be visible the next. Caulking, paint and sealant needs to be kept in good condition on an ongoing basis. Any exterior element defect can result in leakage and/or subsequent damage. Exterior wood elements and wood composites are particularly susceptible to water-related damage, including decay, insect infestation, or mold. The use of properly treated lumber or alternative products help minimize these concerns, but will not eliminate them altogether. While some areas of decay or damage may be reported, additional areas of concern may become apparent as they occur, spread, or are discovered during repair or maintenance work. Should you wish advice on any new or uncovered area of deterioration, please contact the Inspection Company. Periodic caulking/re sealing of all gaps and joints will be required. Insulated window/door units are subject to seal failure, which could ultimately affect the transparency and/or function of the window. Lead-based paints were commonly used on older buildings; independent inspection is required if confirmation or a risk assessment is desired.

Any areas obstructed at the time of inspection should be cleared and checked prior to closing. The integrity of the fire-separation wall/ceiling assemblies must be maintained for proper protection. Review manufacturer use and safety instructions for overhead doors and automatic door operators. All doors and door operators should be tested and serviced on a regular basis to prevent personal injury or equipment damage. Any malfunctioning doors or door operators should be repaired prior to using. Any door operators without auto-reverse capabilities should be repaired or upgraded for safety. The storage of combustibles in a garage creates a potential hazard, including the possible ignition of vapors, and should be restricted.

5. FOUNDATION



This inspection has been performed using ASTM standards E2018-08 (Property Condition Assessments) as guide line. NOTE: Please refer to your real estate contract for options, terms or considerations of any discoveries noted in this report.

		I	A	R	NI	NP
5.0 FOUNDATIONS				X		
5.1 COLUMNS OR PIERS				X		
5.2 BEAMS, JOISTS, AND FLOORS (Structural)				X		
5.3 FOUNDATION VENTILATION						X
5.4 FOUNDATION VAPOR RETARDERS				X		X
5.5 WATER ENTRY (Report signs of abnormal or harmful water penetration into foundation areas.)				X		
5.6 SUMP PUMP						X
5.7 SUPPLEMENTAL/GENERAL INFORMATION		X				

I A R NI NP

I=Satisfactory, A=Average / Monitor, R=Defective / Recommend Repair, NI=Not Inspected, NP=Not Present

Styles & Materials

FLOOR STRUCTURE:

CONCRETE SLAB
WOOD JOISTS
ENGINEERED FLOOR
TRUSSES
PLYWOOD DECKING
WOOD BOARDS

FOUNDATION:

VENTED CRAWL SPACE
BRICK/BLOCK

COLUMNS OR PIERS:
BRICK & BLOCK PIERS

FOUNDATION VENTILATION:
NONE FOUND

CRAWL SPACE ENTRY DOOR:
REAR


METHOD USED TO OBSERVE

CRAWLSPACE:
WALKED/CRAWLED -
FLASHING LIGHT - PROBE
TOOL

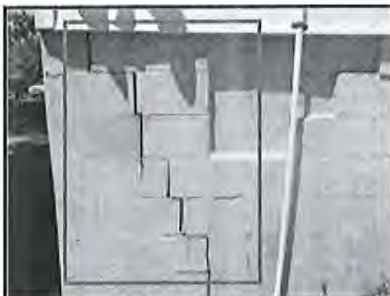
SPECIAL LIMITATIONS:

Structural Components Below
Grade
hvac system components
Floor coverings

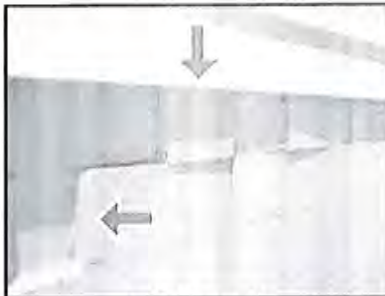
Comments:

 **5.0 (1)** Structural cracks visible at exterior on wall at the rear of the left side (facing front). This typically indicates past and or present movement in the foundation in this area. These cracks are also visible at interior foundation (Picture 1,2,4).

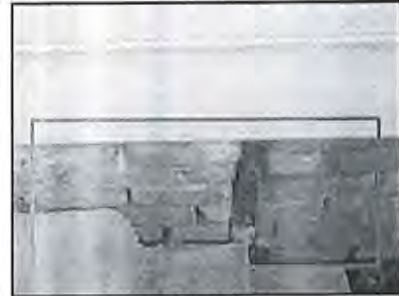
Loose bricks and or missing mortar visible at exterior noted at the rear of the right side foundation wall (facing front) (Picture 3).



5.0 Picture 1



5.0 Picture 2



5.0 Picture 3



5.0 Picture 4

📷 (2) In the crawl space at left side there are areas of missing brick and a bow in the foundation (Picture 4). To the rear of the wall an original foundation wall has a large hole punched in it for a drain line (Picture 5). This hole has loose brick at top of the opening.



5.0 Picture 5



5.0 Picture 6

📷 (3) In the crawl space areas to the left, soil have been disturbed/dug out at/within a 45 degree angle below the footers. This has likely reduced the stability of the soil supporting the foundation footers. At rear right soil removed has exposed footer edge and some soil has eroded from under areas of the footers.



5.0 Picture 7



5.0 Picture 8



5.0 Picture 9



5.0 Picture 10

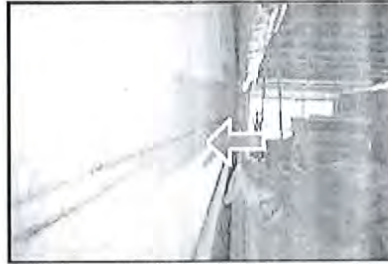


5.0 Picture 11

📷 (4) At left rear interior foundation there is a long horizontal crack in the foundation with some smaller step cracks off of this crack. Cracks of this type typically indicate some bowing and or exterior pressure on the foundation.



5.0 Picture 12



5.0 Picture 13



5.0 Picture 14

📷 (5) At rear left corner of the original foundation there are loose and missing brick at top corner and erosion in this area has left a section of concrete slab unsupported.

Due to the foundation issues listed above recommend further investigation and repair/replacement recommendations as deemed necessary by a qualified engineer. The repair/replacement should be completed by a licensed contractor to the engineers satisfaction.



5.0 Picture 15

📷 5.1 At rear center of the crawl space what appears as an original pier at rear outside corner is leaning, no longer vertical. Due to the foundation issues listed above recommend further investigation and repair/replacement recommendations as deemed necessary by a qualified engineer. The repair/replacement should be completed by a licensed contractor to the engineers satisfaction.



5.1 Picture 1

5.2 At left side of the crawl space at beam at/in the foundation has areas of damage. Due to the damaged floor framing recommend further investigation and repair/replacement recommendations as deemed necessary by a qualified engineer. The repair/replacement should be completed by a licensed contractor to the engineers satisfaction.



5.2 Picture 1

5.3 Floor system/crawl space does not appear to be adequately ventilated.

5.4 A full crawl space ground vapor barrier (plastic) needs to be installed. We recommend a minimum of 6 mil thick plastic. The vapor barrier should be installed in the crawlspace as a 100% coverage system and or as directed by a properly qualified water/moisture/humidity control specialist.

5.5 Water penetration, moisture staining and or efflorescence was observed in the crawl space at left side foundation. Recommend further evaluation by a foundation and or crawl space moisture control contractor to eliminate any and all possibilities for water intrusion.



5.5 Picture 1

5.7 SUPPLEMENTAL, GENERAL INFORMATION & LIMITATIONS

Site Elements - While informational comments may be made related to the condition of certain site elements, the primary intent of inspection of any site element is limited to evaluation relative to its effect on the building. Most buildings have the potential for surface or subsurface water penetration. Regardless of any specific report comments, it would be prudent in all cases to discuss local conditions and concerns with the present owner and local authorities. Any comments made in this report are based on evidence/indication present at the time of inspection only. It is not possible to accurately determine the extent of past conditions or to predict future

concerns. If there are indications of prior remedial work intended to reduce water penetration concerns, documentation should be obtained from the owner and/or installer. Experience indicates that the majority of water penetration concerns are due to a combination of factors commonly related to inadequate foundation grading and drainage provisions. In many situations, relatively straightforward measures may have a direct effect on the condition; in other cases, the remedy may be more complex or impossible to achieve. Any specific recommendations in the report should be considered; however, be aware that they do not necessarily represent a complete or permanent solution to the condition.

Moisture / Vapor Barriers - Generally, a moisture barrier should be provided over dirt crawl space floors to minimize rising dampness. Care should be taken to install it in such a way to prevent any accumulation on top of the barrier.

Surface/Foundation Drainage - Any perimeter drainage system that may have been installed with the original construction or added at a later date should help minimize water seepage concerns. These systems, however, can collapse, become clogged, or be over burdened; consequently, monitoring of conditions and a periodic check of flow is advised.

Sump Pump - A sump pump may be added out of necessity or as a precautionary measure. Regardless, if present, it should be regularly checked for proper operation and discharge and maintained accordingly. Pump operation may change seasonally, due to rainfall or other factors. If an ongoing concern exists, consideration should be given to having a backup generator and/or battery energy source for emergency situations. The discharge adequacy/location of underground lines cannot be checked.

Sump Pump Discharge - Sump pump discharge should be directed away from the foundation to minimize any back flow and recurring seepage or damage. Discharge to a public waste line or private sewage system is generally unacceptable and may be subject to a fine. Redirect to the exterior where appropriate or required.

Soil Conditions - Soils such as expansive clays may require regular maintenance programs to ensure stable soil moisture levels and minimize movement of any structural component. If fill was used, the soil may continue to compact over time and affect the structure

NOTE: The condition of walls, ceilings and floor structures and other components concealed by finish materials such as but not limited to siding, drywall, floor coverings and or cabinets as well as sub-floor insulation cannot be determined and are specifically excluded from the inspection and report. All buildings are subject to indoor air quality concerns due to factors such as venting system defects, out gassing from construction materials, smoking, and the use of business and personal care products. Air quality can also be adversely affected by the growth of molds, fungi and other micro-organisms as a result of leakage or high humidity conditions. If water leakage or moisture-related problems exist, potentially harmful contaminants may be present. A PCA inspection does not include assessment of potential health or environmental contaminants or allergens. For air quality evaluations, a qualified testing firm should be contacted. All buildings experience some form of settlement due to construction practices, materials used, and other factors.

6. ELECTRICAL



This inspection has been performed using ASTM standards E2018-08 (Property Condition Assessments) as guide line. Smoke and carbon monoxide detectors should be installed (if not already present) on each floor (including attics and basements). Consult the manufacturer's literature for recommended mounting locations. Be sure to test your smoke detectors upon occupancy and monthly thereafter. Electrical systems require regular maintenance for safety reasons. Annual inspection and maintenance of the system by a licensed electrician is recommended. The inspection does not include low voltage systems, telephone wiring, intercoms, alarm systems, cable TV wiring or timers. NOTE: Please refer to your real estate contract for options, terms or considerations of any discoveries noted in this report.

		I A R NI NP					Styles & Materials
6.0	SERVICE ENTRANCE CONDUCTORS	X					ELECTRICAL CONDUCTORS: ABOVE GROUND 120 / 240 VOLTS
6.1	LOCATION OF MAIN AND DISTRIBUTION PANELS	X					SERVICE GROUND: WATER PIPE
6.2	SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN, AND DISTRIBUTION PANELS			X			PANEL TYPE: CIRCUITS BREAKERS
6.3	BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE		X				PANEL CAPACITY: UNDETERMINED
6.4	OUTLETS, SWITCHES AND FIXTURES (Observed from a representative number; operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)		X				WIRING METHODS: ROMEX BX CABLE
6.5	SMOKE/FIRE SAFETY EQUIPEMENT		X				RECEPTACLE TYPE: 3 PRONG OUTLETS
6.6	SMOKE AND CARBON MONOXIDE ALARM/S					X	SPECIAL LIMITATIONS: Furnishings / Storage Items
6.7	SUPPLEMENTAL/GENERAL INFORMATION	X					
		I A R NI NP					

I=Satisfactory, A=Average / Monitor, R=Defective / Recommend Repair, NI=Not Inspected, NP=Not Present

Comments:

6.1 Main electric panel box is located in the garage, and the main turn off breaker is located in the main panel. The sub panel box is located in crawlspace and hall (for your information).

6.2 Problem(s) discovered in panel such as missing safety blanks and any other problems that an Electrician may discover while performing repairs need correcting. Recommend a licensed Electrician inspect further and correct as needed.



6.2 Picture 1

6.4 NOTE: GFCI devices (ground fault circuit interrupter GFCI) is an modern electrical device, either a receptacle or a circuit breaker, which is designed to protect people from electric shock. In the event of a fault in an appliance that you are touching, the current that passes through your body to ground is detected and the circuit is shut off, protecting you from potentially fatal shocks. They are now required in new buildings in wet or damp environments. The Inspector recommends that all receptacles located in the kitchen near the sink, baths, garage, fountains, crawl spaces, near laundry tubs, and outdoors be upgraded to the Ground Fault Circuit Interrupter type outlet by a licensed electrician if they are not already present. This will considerably improve electrical safety for occupants of the building (this is a recommended upgrade/improvement only).

6.6 Recommend installing a carbon monoxide alarm per county ordinance.

6.7 SUPPLEMENTAL, GENERAL INFORMATION & LIMITATIONS

Electrical System - Evaluations and material descriptions are based on a limited/random check of

components. Accordingly, it is not possible to identify every possible condition or concern in a standard inspection. All electric defects/potential concerns should be evaluated/corrected by a licensed electrician.

GFCI - Ground-Fault Circuit-Interrupters are designed to improve personal safety and are recommended for all houses. Regular testing of GFCIs is required to ensure proper operation and protection. In most areas GFCIs have only been required on certain circuits since the mid-1970s. It is recommended that GFCIs be installed in all high hazard areas (e.g., kitchens, bathrooms, garages and exteriors).

Smoke/CO Detectors - Smoke/fire detection systems and fire extinguishers are generally recommended for all buildings, and may be required in some areas. Carbon monoxide and gas detectors are also recommended for buildings with fuel-burning appliances, fireplaces or attached garages. Any installed systems should be checked/serviced at least monthly. The potential for elevated carbon monoxide levels exists in most buildings, particularly if fuel burning units are present.

Exterior Electric - Due to weathering factors and the potential hazards of exterior wiring, precaution must be used for the installation and maintenance of electrical components. Any damaged components should be corrected immediately. Recommend adding Ground-Fault Circuit-Interrupter (GFCI) protection if not present. GFCI noted, however, test operation indicated unit malfunctioned or did not work properly. All exterior circuitry should be inspected by a qualified electrician.

Service Disconnects - The absence of a single or sub-main disconnect generally does not effect system function but may be required and/or pose a potential safety hazard.

Panel Circuit Labeling - No determination was made of individual circuit distribution or accuracy of any circuit labeling. Recommend tracing and labeling, or confirm correct labeling, of all circuits.

Auxiliary/Low Voltage Systems - Evaluation of ancillary, low voltage electric or electronic equipment (e.g., TV, doorbell, computer, cable, lightning protection, surge protection, low voltage lighting, intercoms, site lighting, alarms etc.) is not performed as part of a standard building inspection.

Light Fixtures/Switches - Light fixtures, ceiling fans, etc., are generally randomly checked to assess basic wiring conditions. Any inoperative unit may be due to a defective fixture or bulb, connection to undetected switch or other factors.

NOTE: The electrical system of the building was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind a appliance, storage and or furniture for example) was not inspected or accessible. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified Tradesman be used in your further inspection or repair issues as it relates to the comments in this inspection report. If the property does not have smoke and carbon monoxide detector(s) installed or the present detector(s) appear old/dated, we recommend the installation of new detector(s).

Older electric service may be minimally sufficient or inadequate for present/future needs. Service line clearance from trees and other objects must be maintained to minimize the chance of storm damage and service disruption. The identification of inherent electric panel defects or latent conditions is not possible. It is generally recommended that aluminum-wiring systems be checked by an electrician to confirm acceptability of all connections and to determine if any remedial measures are required. GFCIs are recommended for all high hazard areas (e.g., kitchens, bathrooms, garages and exteriors). The regular testing of GFCIs and AFCIs using the built-in test function is recommended. Recommend tracing and labeling of all circuits, or confirm current labeling is correct. Any electric defects or capacity or distribution concerns should be evaluated and/or corrected by a licensed electrician.

7. PLUMBING




This inspection has been performed using ASTM standards E2018-08 (Property Condition Assessments) as guide line. Wells, septic systems, sewer lines, and water treatment equipment are not inspected and are specifically excluded from the inspection and report. If a well is present, it is recommended that well water be tested. No water testing of any type was performed. NOTE: Please refer to your real estate contract for options, terms or considerations of any discoveries noted in this report.

		I	A	R	NI	NP	
7.0	WATER SUPPLY AND DISTRIBUTION SYSTEMS (Interior visible piping)		X				Styles & Materials WATER SOURCE: PUBLIC
7.1	DRAIN, WASTE, AND VENT SYSTEMS (Interior visible piping)			X			PLUMBING DISTRIBUTION: COPPER PEX
7.2	WATER HEATERS, CONTROLS, CHIMNEYS, FLUES, AND VENTS			X			PLUMBING VENTS / WASTE: PVC CAST IRON GALVANIZED METAL
7.3	SINKS, FIXTURES AND TOILETS			X			SPECIAL LIMITATIONS: Floor / Wall / Ceiling Coverings
7.4	TUB/ENCLOSURES	X					
7.5	BATHROOM VENTILATION		X				
7.6	SUPPLEMENTAL/GENERAL INFORMATION	X					

I=Satisfactory, A=Average / Monitor, R=Defective / Recommend Repair, NI=Not Inspected, NP=Not Present

Comments:

 **7.1** At rear left garage ceiling area there is a non typical drain pipe and connection, a grey flexible pipe is installed through the floor and connected to PVC. This pipe does not appear to have a proper trap built into the drain line.



7.1 Picture 1

7.2 (1) View of water heater(s) in the right crawl space (for your info). This is a Whirlpool model # ES50R92-45D built in 2008.



7.2 Picture 1

(2) View of water heater(s) in the left crawl space (for your info). This is a Whirlpool model # ES50R92-45D built in 2014.



7.2 Picture 2

📷 (3) Both units: The overflow pipe that extends from the T&P (Test and Pressure) valve on the water heater is missing, this pipe should be properly installed so that it extends to within 6 inches of floor for safety. This is typically an easy repair, using common industry standards.



7.2 Picture 3



7.2 Picture 4

📷 (4) Left crawl space unit: Your water heater does not have a "Thermal Expansion tank" installed to prevent a possible leak at the TPR valve and or damage to the water heater or plumbing system. Recent changes in installation guide line require one when a new water heater is installed. There were no leaks or drips at the TPR valve during inspection. Recommend further investigation and repairs as deemed necessary by a licensed plumbing contractor.



7.2 Picture 5

📷 **7.3** The following plumbing system concerns were noted during the inspection. Recommend review and repair as deemed appropriate: Toilet is loose from the floor at upper bathroom. The flange should be checked and wax ring changed. Non visible moisture damage that is not readily visible maybe present in, under and or around the toilet base, this should be checked during the repair.



7.3 Picture 1

7.6 SUPPLEMENTAL, GENERAL INFORMATION & LIMITATIONS

General Conditions - Bathrooms are high use areas with many components subject to periodic malfunction, particularly those related to the plumbing system. Normal usage could not be simulated during the inspection; therefore, anticipate the possibility of leakage or other concerns developing with normal usage/aging or as latent conditions are discovered with removal of carpeting, tile, shower pans, etc. The function and watertightness of fixture overflows or other internal fixture components generally cannot be assessed. The watertightness of all tile, enclosures, and other surfaces must be maintained on a regular basis.

Water Supply/Waste Disposal - Neither the source, type nor quality of water supply, nor the method of waste disposal is determined as part of a standard building inspection. Advise obtaining documentation/verification of type systems. If a private water and/or waste system exists, independent evaluation by a specialist is recommended.

Plumbing Components - Evaluation of the plumbing system was limited to permanently connected fixtures and readily visible pipe conditions. The function and effectiveness of laundry standpipes, vent pipes, floor drains, fixture overflows, anti-siphon devices and similar items generally cannot be evaluated. Conditions are subject to unpredictable change, e.g., leaks may develop, water flow may drop, drains may become blocked, etc. The detection of sewer gases and the condition/function of sub-slab or in-ground piping is excluded from a standard inspection. In-ground piping is subject to blockage/collapse.

Shut Off/Location - Confirm and label gas and water shut-off valve locations. Provide full access at all times.

Exterior Faucets - Exterior faucets that do not operate may be turned off, not connected, or, in cold weather, may be frozen. Consider all factors when concerns are indicated. The use of back flow preventers is advised, and in many areas now required, to prevent possible contamination of the water supply condition.

Lead Piping/Lead-in-Water - This inspection does not include assessment of lead piping or lead in water whether from the supply, piping, solder or other sources. Independent testing is available to determine lead concerns.

Auxiliary Systems - A standard building inspection does not include assessment of any water filter or treatment system, irrigation system, outdoor plumbing, back flow preventers (anti-siphon devices), fire sprinklers or similar systems.

Pressure Regulators - Pressure regulator valve malfunction can result in excessively high or low water pressure. If adjustment of the pressure regulator does not improve conditions, repair or replacement may be required. Excessively high pressures can be detrimental to plumbing system and appliance components. Generally 80 psi is the maximum acceptable.

Domestic Hot Water - The adequacy of the domestic hot water supply or temperatures was not determined. Evaluations are limited to assessment of visual conditions and confirmation of heated water flow to the fixtures. Newer tanks should be drained periodically, but many old tanks are best left alone.

Dip Tubes - The dip tube is located in the water heater to direct incoming cold water to the bottom of the tank. Due to a manufacture defect, plastic dip tubes used in many tanks manufactured in 1993-1996 are subject to premature failure. To confirm possible coverage for replacement costs or consequential damage, contact a local plumber or the water heater manufacturer.

Relief Valves - All standard water heaters require temperature-pressure relief valves (TPRV). These units are not operated during a standard building inspection but should be checked regularly for proper operation.

Water Temperatures - Hot water temperature generally should not exceed approximately 120°F (48°C) at any fixture. Elevated temperatures should be corrected. Monitor and adjust as required. Anti-scald devices are available as a safety measure.

Stall Showers - The base of many stall showers is a composite system, utilizing tile or other surface materials, with an underlying base (pan) of metal or other material. This type pan is not visible; the underside of other type shower bases are also not readily visible. Accordingly, it is not possible during a standard inspection to determine the watertightness of a shower pan. With normal aging/wear, leakage will eventually occur.

Safety Glazing - Any glass enclosure or glass surfaces adjacent to fixtures (e.g., shower/tub doors) should be safety or tempered glass. Unless otherwise noted, no verification of the presence of safety glazing is made a part of a standard inspection.

Low Flow Toilets - Low flow units are now required in many areas to conserve water. In some cases, multiple flushes may be required to dispose of solid waste.

Molded Units - Acrylic, fiberglass and other resin-based pre-fabricated bathtub units are subject to damage with normal use or improper maintenance. Surfaces may become scratched, discolored and/or difficult to clean. Cracks can also develop. These may not be readily visible; and may open up depending on shower usage. Check periodically for damage and resultant leakage.

NOTE: Recommend obtaining documentation/verification on the type water supply and waste disposal systems. If private onsite water and/or sewage systems are reported/determined to exist, independent evaluation (including water analyses) is recommended. Plumbing systems are subject to unpredictable change, particularly as they age (e.g., leaks may develop, water flow may drop, or drains may become blocked). Plumbing system leakage can cause or contribute to mold and/or structural concerns. Some piping may be subject to premature failure due to inherent material deficiencies or water quality problems. (e.g., older polybutylene pipe may leak at joints, copper water pipe may corrode due to acidic water, or old galvanized pipe may clog due to water mineral content). Periodic cleaning of drain lines, including underground pipes will be necessary. Periodic water analyses are recommended to determine if water filtration and treatment systems are needed. Confirm and label gas and water shut-off valve locations. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older properties with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant property waiting for closing) rust or deposits within the pipes can further clog the piping system. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified tradesman be used in your further inspection or repair issues as it relates to the comments in this inspection report. Be aware of the risk of scalding from water temperatures above 120° F. The risk is especially acute for infants, children, and the elderly. Water heater temperatures should never be set higher than 120° F. Note that higher water temperatures are not necessary for modern dishwashers which heat the water. Water filtration units are not tested/inspected. A qualified plumber should perform all plumbing system repairs.

8. HVAC



This inspection has been performed using ASTM standards E2018-08 (Property Condition Assessments) as guide line. Note: The report should not be read as a prediction of the remaining life span of the Air Conditioning/Heating System. Typical life spans of equipment may range from 8-12 years, but there are many exceptions to this. Most air conditioning compressors are warranted for only 5 years. Replacement of a compressor alone may cost \$600.00 or more. We recommend that you purchase a warranty or service contract to cover replacement or repair. Be advised that defects or failure can occur at any time, and that the inspection in no way lessens the risk or likelihood of repairs or replacements being needed at any time in the future, including the day after the inspection. Any mechanical equipment can fail without warning at any time. It is recommended that all equipment be serviced twice a year. Regular service is very important for efficient operation and to achieve maximum life span. Filters should be changed monthly. NOTE: Please refer to your real estate contract for options, terms or considerations of any discoveries noted in this report.

		I	A	R	NI	NP	Styles & Materials
8.0	HVAC EQUIPMENT				X		HEAT TYPE: FORCED AIR
8.1	HVAC EQUIPMENT			X			ENERGY SOURCE: GAS
8.2	HVAC DISTRIBUTION SYSTEMS (Ductwork, air flow, air filters, and registers)		X				NUMBER OF HEAT SYSTEMS (excluding wood): TWO
8.3	CHIMNEYS, FLUES, AND VENTS			X			DUCTWORK: FLEX DUCT SHEET METAL NON-INSULATED
8.4	NORMAL OPERATING CONTROLS	X					CHIMNEYS/FLUES: METAL
8.5	AUTOMATIC SAFETY CONTROLS (Observed, not tested/operated)	X					FILTER TYPE: DISPOSABLE
8.6	FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks)			X			SPECIAL LIMITATIONS: Internal Components Weather Conditions
8.7	SUPPLEMENTAL/GENERAL INFORMATION	X					

I=Satisfactory, A=Average / Monitor, R=Defective / Recommend Repair, NI=Not Inspected, NP=Not Present

Comments:

8.0 (1) View of heating/cooling system air handler(s) in closet (for your info). This is an Aire Ease, model #GN180BT050D12A-3A. **Monitor:** The furnace is past/near the end of it's normal life span, you should budget for repairs or replacement in the not to distant future. We cannot determine how long your unit will last before replacement is necessary.




8.0 Picture 1

(2) View of heating/cooling system air handler(s) in crawl space (for your info). This is an Aire Ease, model #G1T80AT075D14B-1A. **Monitor:** The furnace is past/near the end of it's normal life span, you should budget for repairs or replacement in the not to distant future. We cannot determine how long your unit will last before replacement is necessary.




8.0 Picture 2

(3) The furnace was viewed for visible concerns. However, the furnace could not be operated/fired/tested, due to the high outside temperature. The furnaces should be turned on prior to closing and the furnaces operated/check by a properly qualified tradesman.

 **8.1** The following heating system concerns were noted during the inspection. Recommend review and repair/replacement as deemed appropriate: Closet unit: AC condensate is leaking into the unit, rust formation noted at bottom of burner chamber.



8.1 Picture 1


 **8.3 (1)** The following heating system concerns were noted during the inspection. Recommend review and repair/replacement as deemed appropriate: Crawl space unit: Metal flue pipe shows extensive signs of rust and corrosion at its joints/connections, this evidence typically indicates that excessive moisture is present in the flue and that the system may not be burning/operating properly.



8.3 Picture 1



8.3 Picture 2

 **(2)** Closet unit: The furnace/heating system exhaust vent piping for gas furnace is loose at a joint connection, this may be allowing flue gases into occupied space (life safety hazard).




8.3 Picture 3

8.6 (1) The main fuel cut off is at the gas meter located at right side side of the building. It may be cut off by turning the valve 90 degrees to the pipe.



8.6 Picture 1

 (2) Both units: CSST gas piping noted in the furnace cabinet. Typically CSST cannot be used in a furnace cabinet unless a protective bushing is installed at entry point to prevent possible abrasion of the gas line on the furnace cabinet wall. Typically when a bushing is not installed rigid gas piping is used inside the furnace cabinet. Recommend repairs by a licensed HVAC or gas appliance tech.



8.6 Picture 2



8.6 Picture 3

8.7 SUPPLEMENTAL, GENERAL INFORMATION & LIMITATIONS

Central Heating Systems - Evaluation is limited to an operational check of conventional residential systems. No design or heating adequacy evaluation, thermostat calibration assessment, heat loss analyses or active/passive solar systems evaluations are performed as part of a standard inspection. It is suggested that all air conditioning and heating systems and duct work be maintained, serviced, cleaned and sanitized prior to moving into a newly purchased property, due to possible visible and non-visible health concerns from contaminants and or fungal type growth, each person responds to certain contaminants and or fungi type growth differently. Furthermore, no specific evaluations were performed related to the presence of any fuel storage tanks or asbestos-containing materials. Independent evaluation is required to address any possible asbestos or tank concerns.

Auxiliary Equipment - Add-on components or systems (electronic air cleaners, humidifiers, water treatment systems, etc.) are not evaluated unless specifically indicated.

Hot Air Furnace - The heart of a furnace is a metal chamber referred to as a heat exchanger. All or most areas of this exchanger are not readily accessible or visible to a home inspector. Therefore, assessment of a furnace is limited to external and operational conditions. The older the unit, the greater the probability of failure. A thorough inspection by a qualified HVAC contractor is advised for full evaluation of heat exchanger conditions, particularly if the unit is beyond 5+ years old or any wear is exhibited. Check filters monthly; replace/clean as needed.

Maintenance/Service - Servicing or repair of the heating system normally must be done by a qualified service company; most utility companies only service/handle gas supply concerns.

Blower/Filter) - Missing or clogged filters can affect system operation and possibly reduce the service life of the unit. Replace/clean filters as needed. Ductwork/blower cleaning may also be required periodically, particularly if the unit was operated without a filter.

Flue/Venting - All venting systems must be maintained to ensure an adequate draft. Any indication of a potential concern requires immediate attention as health/safety hazards may exist, including the introduction of

carbon monoxide into the building air.

Unit/Vent Clearance - Adequate clearances from combustible materials must be provided; use suitable heat shields where appropriate. Required clearances will vary depending on unit and type venting.

Combustion Air - All fuel-burning units require adequate air supply for proper combustion and to prevent back drafting concerns at this or other units. Combustion air may be supplied by room air, room vents or direct ducts from the exterior.

Heat Exchanger - If a limited assessment of the exchanger indicates signs of, or suspicion of, failure or other detrimental conditions. Potential health/safety concerns may exist. A thorough check of the unit and vent system by a qualified heating contractor is recommended. While heat exchanger replacement may be possible in rare cases, replacement of the furnace usually will be required if failure exists. Some types of heat exchangers, including basic horizontal flow models and even some newer high-efficiency units, are subject to premature failure.

Gas Lines/Valves - Any possible gas line leaks or defects should be corrected immediately. Each gas appliance should have a gas shut-off located in the same room/area as the unit. Advise checking for presence and labeling all valves.

NOTE: The heating/cooling system(s) were visually inspected and reported on. The inspection is not meant to be technically exhaustive and the inspector/company does not open/dismantle heating/cooling system(s). The inspection does not involve removal and inspection behind service doors and or dismantling that would otherwise reveal something only a licensed/qualified heat/cooling contractor would discover. Regular heating system maintenance is important. The older the unit the greater the probability of system deficiencies or failure. Combustion air provisions, clearances to combustibles, and venting system integrity must be maintained for safe operation. Any actual or potential concerns require immediate attention, as health and safety hazards may exist, including the potential for carbon monoxide poisoning. A thorough inspection of heat exchangers by a qualified heating specialist is recommended to determine heat exchanger conditions, particularly if the unit is beyond 5+ years old or any wear is indicated. Heating comfort will vary throughout most buildings due to building and or system design or other factors. Filters need to be replaced/cleaned on a regular basis; periodic duct cleaning may be required. Insulation on older heating systems may contain asbestos. Independent evaluation is required to address any possible asbestos or buried fuel tank concerns. We recommend having all heating/cooling system(s) internal and combustion components and humidifiers checked, serviced and cleaned by a properly qualified heating/cooling tradesman.

9. AIR CONDITIONING



This inspection has been performed using ASTM standards E2018-08 (Property Condition Assessments) as guide line. Note: The report should not be read as a prediction of the remaining life span of the Air Conditioning/Heating System. Typical life spans of equipment may range from 8-12 years, but there are many exceptions to this. Most air conditioning compressors are warranted for only 5 years. Replacement of a compressor alone may cost \$600.00 or more. We recommend that you purchase a warranty or service type contract to cover replacement or repair. Be advised that defects or failure can occur at any time, and that the inspection in no way lessens the risk or likelihood of repairs or replacements being needed at any time in the future, including the day after the inspection. Any mechanical equipment can fail without warning at any time. It is recommended that all equipment be serviced twice a year. Regular service is very important for efficient operation and to achieve maximum life span. Filters should be changed monthly. NOTE: Please refer to your real estate contract for options, terms or considerations of any discoveries noted in this report.

		I	A	R	NI	NP	Styles & Materials
9.0	COOLING AND AIR HANDLER EQUIPMENT		X				COOLING EQUIPMENT TYPE: CENTRAL AIR (Forced Air)
9.1	COOLING AND AIR HANDLER EQUIPMENT			X			DUCTWORK: FLEX DUCT SHEET METAL NON-INSULATED
9.2	TEMPERATURE DIFFERENTIAL (TD, is the difference between the intake air temp. and the output air temp. ideally 14 - 22 degrees)	X					COOLING EQUIPMENT ENERGY SOURCE: ELECTRICITY
9.3	NORMAL OPERATING CONTROLS	X					NUMBER OF A/C UNITS: TWO
9.4	PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM	X					SPECIAL LIMITATIONS: Under / Around Appliance Under / Around Insulation Wall / Floor / Ceiling Coverings Internal Components
9.5	SUPPLEMENTAL/GENERAL INFORMATION	X					

I=Satisfactory, A=Average / Monitor, R=Defective / Recommend Repair, NI=Not Inspected, NP=Not Present

Comments:

9.0 View of cooling system outside condenser(s) (for your info). The unit on the right is a Lennox, model #CCU10A24A-1, built in 2001. The unit on the left is a Lennox, model #CCU10A30A-1, built in 2001. **Monitor:** The cooling system outside condenser(s) are past/near the end of their normal life span, you should budget for repairs or replacement in the not to distant future. We cannot determine how long your units will last before replacement is necessary.



9.0 Picture 1

9.1 (1) Evidence of present moisture conditions (water, rust and water stains) present on top of air handler unit located in the closet on the second floor at the left rear side. This is a typical past and or present indication of the air handler, A-coil and or refrigerant lines leaking and not draining properly, also the condensation drain piping maybe clogged.



9.1 Picture 1

(2) Both outside HVAC condenser unit fins and coils have some compromised, bent and or corroded areas. Due to this condition, the system may be leaking refrigerant and should be leak tested by a qualified HVAC contractor. Also this condition is somewhat restricting air flow through the fins and coils causing the system to operate less efficiently than designed by the manufacturer.



9.1 Picture 2

(3) **Maintenance:** Evidence of dirt and or debris at the outside HVAC condenser units. This condition is restricting air flow through the system. Evidence suggests that the system is being restricted from functioning as intended by the manufacturer.



9.1 Picture 3

9.5 SUPPLEMENTAL, GENERAL INFORMATION & LIMITATIONS

Central Cooling - Evaluations are usually restricted to the basic operation of electric central air conditioning and heat pump systems. No heat gain, sizing, refrigerant leakage or design evaluations were performed. Thermostat calibration, accuracy and adequacy of conditioned air distribution were not determined. The evaporator coil (indoor coil) is not visible for inspection in most air handler. It is suggested that all air conditioning and heating systems and duct work be maintained, service, cleaned and sanitized prior to moving into a newly purchased property, due to possible visible and non-visible health concerns from contaminants and or fungal type growth, each person responds to certain contaminants and or fungi type growth differently. Cool/cold weather operation/evaluation is not part of a standard inspection. No assessment was made related to the use of or potential hazards of any system refrigerant.

Maintenance/Service - Regular cooling system maintenance is important. Due to the numerous causes of any system malfunction, assessment by a qualified cooling serviceman is advisable. Periodic refrigerant recharging may be needed; such conditions may not be predictable. Condensate back up or leakage can lead to mold growth.

Cool/Cold Weather Factors - Cooling systems cannot be safely or properly evaluated at low exterior temperatures. Arrange for inspection when temperatures are above approximately 60 degrees F (15 degrees C) for several days.

Pre-Test Power to System - According to standard manufacturer guidelines, the electric power to a cooling or heat pump system (whether controlled by fuse or breaker) needs to be on 12-24 hours prior to activation/inspection. Lack of confirmation of pre-test power for this time period precludes the ability to inspect the system.

Refrigerant Tubing - The tubing should be kept insulated and protected from physical damage. If any damage/leakage is noted, a thorough inspection should be performed by a service company.

Condensate Removal - All condensate must be properly discharged to the exterior or a suitable drain with an air gap. Condensate lines and pumps, if present, should be checked for proper flow regularly.

Blower/Filters - Missing or clogged filters can affect system operation and possibly reduce the service life of the unit. Replace/clean filters when needed. Ductwork/blower cleaning may also be required periodically, particularly if the unit was operated without a filter.

Ceiling Fans - No determination is made regarding ceiling fan mounting adequacy, wiring methods, or product recall status as part of a standard inspection. As with other electric fixtures, fan evaluation is limited to assessment of basic electric supply. All fans should be checked for the potential concerns noted above.

Window/Portable Units - These units are generally not inspected within the scope of a standard inspection. As with all appliances, units to remain after title transfer should be checked by a qualified service company if condition assessment is required or desired.

NOTE: Regular cooling system maintenance is important. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind filters, service door or dismantling that would otherwise reveal something only a licensed/qualified HVAC contractor would discover (Heating, Ventilation, and Air Conditioning). The older the unit the greater the probability of system deficiencies or failure. Do not assume inadequate cooling or other system problems are related to an inadequate refrigerant charge, as more significant concerns may exist. Condensate lines and pumps, if present, should be checked regularly for proper flow; backup or leakage can lead to mold growth and structural damage. All condensate drains must be properly discharged to the exterior or a suitable drain using an air gap. Cooling comfort will vary throughout most buildings due to building and/or system design or other factors. Filters need to be replaced/cleaned on a regular basis; periodic duct cleaning may also be required. Cooling systems cannot be safely or properly evaluated at low exterior temperatures. We recommend having all heating/cooling system(s) internal and combustion components and humidifiers checked, serviced and cleaned by a properly qualified heating/cooling Tradesman.

10. INTERIORS



This inspection has been performed using ASTM standards E2018-08 (Property Condition Assessments) as guide line. Minor cracks are found on interior surfaces in all buildings and are typically cosmetic in nature. This type of cracking is usually caused by settlement, separating tape joints and/or shrinkage of building components. Small cracks of this type are not mentioned in the report. The condition of floors underneath carpet and other coverings cannot be determined and is specifically excluded from the inspection and report. NOTE: Please refer to your real estate contract for options, terms or considerations of any discoveries noted in this report.

		I	A	R	NI	NP	Styles & Materials
10.0	CEILINGS		X				CEILING MATERIALS: DRYWALL
10.1	WALLS		X				WALL MATERIAL: DRYWALL
10.2	FLOORS		X				PANELING
10.3	DOORS (Representative number)		X				FLOOR COVERING(S): VINYL
10.4	CABINETS AND COUNTER TOPS (Representative number)		X				WOOD
10.5	SUPPLEMENTAL/GENERAL INFORMATION	X					SPECIAL LIMITATIONS: Furnishings / Cabinets

I=Satisfactory, A=Average / Monitor, R=Defective / Recommend Repair, NI=Not Inspected, NP=Not Present

Comments:

10.2 Upper bathroom: Noted damaged and or missing floor tiles and exposed wood sub floor.



10.2 Picture 1

10.5 SUPPLEMENTAL, GENERAL INFORMATION & LIMITATIONS

Structural Components - Evaluation of wall, ceiling or floor components is generally limited to readily visible structural conditions. Aesthetic or cosmetic factors, (e.g., paint, wallpaper) or the condition of finish materials or coverings are not considered unless specifically noted. Furthermore, it is not possible to determine the wall insulation, type or condition of surfaces or hidden structural concerns that may exist under floor cover, carpeting, paneling, drop ceilings, etc. If the type flooring is a concern, it should be confirmed before closing.

Indoor Air Quality/Molds - All buildings are potentially subject to indoor air quality concerns due to numerous factors such as improper venting systems, out gassing from construction materials, etc. Air quality can also be adversely affected by the growth of molds, fungi and other micro-organisms—most are results of excess moisture conditions. A building inspection does not include assessment of potential health of environmental contaminants or allergens. If leakage occurs of detrimental moisture conditions exist or develop the possibility of potentially harmful contaminants exist and therefore should be immediately addressed. For air quality evaluations, a qualified testing firm should be contacted.

Windows and Doors - Windows and door evaluations are based on a random sampling of a representative number of units. All units should be checked by the buyer for possible operational concerns or other deficiencies. Unless noted, presence of safety glazing at windows/doors is not evaluated.

Infiltration/Leakage - The particular cause of a leak, or the status of any prior leakage conditions, cannot be readily verified in most cases. If any possible causes for leakage anywhere in the building are noted, it should be understood that additional unanticipated factors may also be contributing to or causing the condition. Hidden damage may exist. All areas of potential concern should be attended to and/or monitored for leakage. Any renovation or finish work should only start after verification and correction of the cause of leakage.

Building Settlement - Ceilings (and associated floors) may exhibit settlement/downward movement due to construction practices, loads applied, materials used, and/or structural defects. Moderate settlement may not have an adverse affect other than off level floors provided there are no underlying structural defects. However, significant settlement conditions, or conditions that are indeterminable due to covered framing, or other factors require further evaluation. Recommend inspection by an engineer or qualified contractor to determine the nature of the condition and whether remedial work is required to provide level surfaces or to correct deficiencies.

Auxiliary Systems - A standard building inspection does not include evaluation of any auxiliary component or system (or need for same) such as an intercom, security/safety systems, central vacuum, TV, entertainment unit, doorbell, telephone or other equipment not part of primary systems. The appropriate service company should be contacted for information and assessment of element conditions.

Security/Safety Systems - A standard inspection does not include evaluation of the adequacy of any existing security or safety system or the need for one. Each owner should perform his/her own assessment of the systems that may be desired or required, or arrange to have a qualified specialist perform such an evaluation.

Pet/Pests - No determination was made regarding any damage and/or lingering odors/waste that may exist from pest infestation or household pet activity, unless specifically noted. Such conditions may not surface or become apparent for some time or until carpeting or other obstructions are removed. If pets have been kept inside, there are likely some resultant conditions or residue.

Walls/Ceiling Conditions - Cracks and nail pops occur in wall/ceiling surfaces due to construction methods, material, framing movement, and other factors. Minor surface conditions can generally be repaired, but the need for periodic repair should be anticipated. If cracks are large, recurring, or appear to increase in magnitude, there is likely an underlying structural concern that may need to be addressed.

Moisture/Condensation - Moisture/condensation conditions can have numerous causes including those related to: mechanical equipment; venting; bath; and kitchen venting; attic and/or crawlspace ventilation. Consideration should also be given to the presence of an adequate vapor retarder and insulation when investigating possible concerns.

Window/Door Seals - Replacement of insulated glass windows or doors is usually required to correct failed or defective vacuum seals. Fortunately, the insulation value is usually not significantly reduced. Replacement time frame may be discretionary; however, conditions will gradually worsen with time.

Glass Surfaces - Sliders and other glass doors prone to impact/contact damaged and should be tempered or safety glazed to minimize concerns related to potential shattering. If verification of safety glazing is not possible, questionable units should be corrected or replaced.

Leakage/Stains - The cause or source for any reported/suspected leakage should be confirmed and repaired as needed. Leakage may cause consequential concerns such as structural damage and mold.

NOTE: The condition of walls, ceilings and floor structures and other components concealed by finish materials such as but not limited to siding, drywall, floor coverings and or cabinets cannot be determined and are specifically excluded from the inspection and report. All buildings are subject to indoor air quality concerns due to factors such as venting system defects, out gassing from construction materials, smoking, and the use of building and or personal care products. Air quality can also be adversely affected by the growth of molds, fungi and other micro-organisms as a result of leakage or high humidity conditions. If water leakage or moisture-related problems exist, potentially harmful contaminants may be present. A building inspection does not include assessment of potential health or environmental contaminants or allergens. For air quality evaluations, a qualified testing firm should be contacted. All buildings experience some form of settlement due to construction practices, materials used, and other factors. A pre-closing check of all windows, doors, and rooms when building is clear of furnishings, etc. is recommended. If the type of flooring or other finish materials that may be covered by finished surfaces or other items is a concern, conditions should be confirmed before closing. Lead-based paint may have been used in the painting of older buildings. All smoke and carbon monoxide detectors should be tested on a regular basis. The inspection did not involve moving furniture, storage and or inspecting behind furniture, storage, under area rugs, appliances or other areas obstructed from view.

11. INSULATION AND VENTILATION



This inspection has been performed using ASTM standards E2018-08 (Property Condition Assessments) as guide line. NOTE: Please refer to your real estate contract for options, terms or considerations of any discoveries noted in this report.

		I	A	R	NI	NP
11.0	ATTIC INSULATION				X	
11.1	FLOOR INSULATION					X
11.2	WALL INSULATION				X	
11.3	VENTING SYSTEMS (laundry/bathroom)		X			

Styles & Materials

ATTIC INSULATION:
UNKNOWN

FLOOR INSULATION:
BATT

FIBERGLASS
UNKNOWN

WALL INSULATION:
UNKNOWN

DRYER POWER SOURCE:
ELECTRIC

DRYER VENT:
METAL

I=Satisfactory, A=Average / Monitor, R=Defective / Recommend Repair, NI=Not Inspected, NP=Not Present

Comments:

11.2 Walls are covered by finish materials, we could not determine/inspect presence of insulation.

The insulation and ventilation of the property was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind walls, floors and ceiling coverings). Only ventilation and insulation that is readily visible was inspected. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified Tradesman be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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