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Doc #: 2018100266      Inspector: Marlon Moore  
Date Time: 11/2/2018  
Dwelling Address: 5608 1<sup>st</sup> St S  
Arlington, VA 22204  
Client Name: David McGuire



We strive to give the client a comprehensive, clear-cut, unbiased view of the home. The purpose of this inspection is to identify 'MAJOR' problems associated with the property being purchased or sold, although minor items may also be mentioned. This inspection also is of value as a reference for types of systems and features. Areas, which may be of concern to us, may not be of concern to the client and some items, which may be of concern to the client, may be considered minor to us. Therefore, it is advisable to read the entire report.

**FUTURE FAILURE:** Items in the home can and do experience failure without prior indications. This report is a snap shot of the condition of the home at the time of inspection. We cannot determine if or when an item will experience failure. Therefore, we cannot be held responsible for future failure. Carbon monoxide and smoke detectors have been proven to save lives. Client is advised to install carbon monoxide and smoke detectors if not already present in home. Suggest consulting with your local municipality and manufacture specifications as to the proper location and installation of these units.

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## DEFINITION OF TERMS

Please take the time to analyze the following pages contained herein. This is your complete inspection report and must be reviewed carefully. Below is an index of the ratings used in this report.

**SERVICEABLE:** The items inspected appeared to function normally at time of inspection.

**NOT PRESENT:** The item was not present at the time of inspection.

**NOT INSPECTED:** The item was not inspected due to inaccessibility, personal items, temperature, weather conditions or the item is not within the scope of the inspection.

**NOT OPERATED:** The system or component was not operated due inaccessibility, temperature, weather conditions or the item is not within the scope of the inspection.

**COMMENT:** The item was inspected and found to be deficient in some respect or in the inspectors opinion maintenance needs to be performed.

**REVIEW:** The item was inspected and found to have deficiencies, was operating or installed incorrectly, is a possible health, fire, safety concern or in the inspector's opinion at or near the end of its useful life.

**SAFETY:** A system or component which is judged to be a significant risk of personal injury during normal, day-to-day use. The risk may be due to damage, deterioration, improper installation or a change in accepted residential building standards.

## GENERAL INFORMATION

**MAJOR SYSTEMS** Our evaluation of major systems is both visual and functional provided power and/or fuel is supplied to the component. Identifying or testing for the presence of asbestos, radon, lead-based products, or other potentially hazardous materials is not within the scope of this report. Judging the sufficiency of water flow in plumbing or the cooling efficiency of air conditioning is a subjective evaluation, therefore, we only note a poor condition if, in the inspector's opinion, the adequacy seems to be less than normal. There is a time period from inspection to closing that varies with each property. We can only state condition at time of inspection. Therefore, we urge you to evaluate and operate all major systems prior to closing. This inspection does NOT take in account product / component or system recalls. It is beyond the scope of this inspection to determine if any system or component is currently or will be part of any recall in the future. Client may wish to subscribe or contact the CPSC (Consumer Product Safety Commission) web site for recall information regarding any system or component.

## General Home Inspection

### GENERAL CONDITIONS

1001.	Inspector	Marlon Moore.
1002.	In Attendance	Buyer; Buyer's Agent.
1003.	Occupancy	The property is vacant. The inspector is unable to determine the period of time this house has been unoccupied. Major systems were reviewed during the home inspection. Plumbing related fixtures, appliances and piping systems were reviewed for appropriate function and leaks, as applicable, at visible areas. However; due to non-use of plumbing and other major systems for a period of time it is important that these systems be reviewed during your final walk-through prior to closing and closely monitored for a few months after occupancy for evidence of leaks and other problems. We also suggest monitoring visible areas of sub-flooring, under showers, commodes and tubs for wet conditions during this same period.
1004.	Property Information	<p>This is a single family home. Outbuildings are present and was not inspected. Outbuildings are beyond the scope of this inspection. Client is advised to consult sellers for additional information prior to close.</p> <p>This is a limited review of many areas in this home. Efforts were made to inspect as much as possible; however due to the presence of substantial personal items, many areas are not visible or accessible. Furniture, clothes, and other personal items are not moved for the inspection.</p>
1005.	Levels	3 story structure.
1006.	Estimated Age	This structure is approximately 118 years of age as stated by internet data.
1007.	Weather Conditions	Weather conditions at the time of inspection were raining and cool with temperature in the 60's.
1008.	Start Time	4:00 PM.
1009.	Stop Time	6:30 PM.

## General Home Inspection

### Exterior

Step #	Component	Comment
1101.	Driveway	Comments. Asphalt. The driveway shows extensive wear and is at or near the end of its useful life. Recommend review by a qualified professional for repair or replacement as necessary.
1102.	Walkways	Comments. Asphalt. Cracking, surface deterioration, and evidence of ponding observed. Recommend review by a qualified professional for repair or replacement as necessary.
1103.	Exterior Wall Cladding	<b>Review.</b> Wood. <b>Wood deterioration observed in multiple locations. Recommend review by a qualified professional to repair or replace as necessary.</b>
1104.	Trim	<b>Review.</b> Wood. <b>Wood deterioration observed in multiple locations. Recommend review by a qualified professional to repair or replace as necessary.</b>
1105.	Window & Frames	<b>Review.</b> Fixed; Double hung; Hopper; Vinyl frame; Wood frame. Double glazed insulated.  Missing screens observed at multiple windows. Recommend corrections as necessary for proper operation.  <b>Wood windows/framing appear to be nearing the end of their useful life. Recommend review by a qualified professional to repair/replace as necessary.</b>
1106.	Exterior Door(s)	Serviceable. Wood; Storm door.
1107.	Gutters / Downspouts	<b>Review.</b> Aluminum. <b>Detached support strap, missing elbow, loose downspouts observed at multiple locations. Recommend review by a qualified professional to repair or replace as necessary to correct.</b>
1109.	Electrical	Serviceable.
1110.	Electric Meter	Serviceable. The electric meter is located at the right side of the home.

**General Home Inspection**

1111. Gas Meter Serviceable. The gas meter is located at the right side of the home.
1112. Exterior Faucets Serviceable. The exterior faucets are located at the right side of the property.
1115. Lot / Grade Drainage Comments. Limited review due to substantial amount of personal items. Recommend consulting sellers for additional information.
1116. Foundation / Structure Type Serviceable. Basement.
1119. Deck **Review. Wood. Wood deterioration observed at the decking, railings, and balustrades. Several support column footings appear to be unstable. Recommend review by a qualified professional to repair or replace as necessary.**
1121. Porch **Review. Wood. Damaged threshold observed at rear porch next to kitchen. Cracking also observed in walls. Recommend repairs as necessary to correct.**
- Wood deterioration observed at the decking, railings, and balustrades of the front porch. Damaged/missing lattice also observed at the right side of the porch. Recommend review by a qualified professional to repair or replace as necessary.**
- Stains observed on drop tile ceiling at rear porch entered from dining room. Appears to be due to leaking roof. Recommend review by a qualified professional for repairs as necessary.**
1123. Maintenance Maintenance. Caulking should be applied around all windows, doors, and any voids where necessary.
1124. Exterior Comments Suggest trimming vegetation away from structure to enhance air flow, reduce moisture build-up and help prevent accelerated deterioration.

## General Home Inspection

### Roof

Our evaluation of the roof is to determine if surface areas are missing and/or damaged and therefore subject to possible leaking. Portions of the roof, including underlayment, decking and some flashing are hidden from view and cannot be evaluated by our visual inspection; therefore, our review is not a guarantee against roof leaks or a certification. Some areas are not visible when we are unable to mount the roof due to weather conditions, height, pitch, etc. Areas most vulnerable to leaks are low slope areas, areas pitched toward walls, through-roof projections (chimneys, vents, skylights, etc.) roof slopes that change pitch or direction, and intersecting roof/wall lines. Flashing and shingle defects can cause hidden leaks and deterioration and should be immediately addressed. We advise qualified contractor estimates and review of the full roof system when defects are reported. Factors such as shingle quality, weather, ventilation, and installation methods can affect wear rate. As maintenance can be needed at any time, roofs should be professionally inspected annually.

Step #	Component	Comment
1201.	Methods Used To Inspect	The roof was inspected from the ground.
1202.	Material/Type	Gable; Asphalt composition shingle.
1203.	Exposed Flashings	Serviceable. Metal; Rubber.
1205.	Conditions	<b>Review. A tarp was observed covering the rear portion of the roof over back porch. Patching observed at the front roof plane. Recommend review by a qualified roofer to repair or replace as necessary to ensure insurability.</b>

### Chimney

Our chimney review is limited to the visible and/or accessible components only. Examination of concealed or inaccessible portions such as flue lining or the adequacy of these chimneys to properly draft is not within the scope of this inspection. This includes determining the presence of a flue lining, or if lining is present, checking for deterioration, damage or cracks. The purpose of the chimney is to take the combustion products (i.e. smoke and exhaust gases) from certain fuel burning appliances to the outside of the home. Improper care and maintenance of a chimney can lead to loss of property and compromise the health and safety of the homes occupants. It is recommended that the chimney(s) be checked annually by a qualified chimney professional, and cleaned if necessary. NFPA (National Fire Protection Association) recommends what is known as a Level II inspection, including a video scan, by a qualified chimney specialist as part of the home buying process. A Level II inspection may identify problems that exist which cannot be detected during a general home inspection.

## General Home Inspection

Step #	Component	Comment
1401.	Chimney Type	Masonry chimney.
1402.	Visible Condition	Comments. Some mortar deterioration observed; advise repair as needed.
1403.	Chimney Flue	Serviceable. Clay. Chimney flue appears serviceable where visible.
1404.	Flashings	Serviceable. Flashing intact where visible.
1405.	Spark Arrestor / Rain Cap	Serviceable. A spark arrester is installed as a safety feature. Rain cap installed.
1408.	Chimney Comments	Comments. The chimney review is limited to the visible/accessible components only. Examination of concealed/inaccessible portions of the chimney is beyond the scope of this inspection. This includes determining the presence of a flue lining, or if lining is present.

## Basement / Crawlspace

Any below-grade space can leak, even areas that have been dry in prior years. While we look for evidence of leaking, we may not be able to determine if leaks exist or existed and cannot predict future water infiltration. Some water activity occurs only under certain circumstances and can only be identified at the actual time of occurrence. We suggest that you obtain disclosure from the prior occupants regarding any history of water in the basement and obtain price estimates when infiltration is disclosed or signs of water are present. We cannot certify the basement against future water infiltration. Some thin cracking of walls and floors is common and whenever cracks are present, a possibility of future leaking exists. Most wall cracks are relatively easy to repair from the inside. Cracks should be monitored for future seepage or change in the size of the cracks, which would indicate a need for further evaluation. The chance of leakage increases when adjacent surfaces are not pitched away from the home and when roof drainage is within several feet of the foundation. These issues should be addressed as soon as possible. Signs of possible water infiltration include mold/mildew, stains on walls, loose flooring, musty odors, warped paneling and efflorescence.

Step #	Component	Comment
1603.	Floor	Serviceable. Concrete.



## General Home Inspection

1604.	Walls	<p><b>Review.</b> Concrete; Brick. A section of the rick wall at rear portion of basement/crawlspace was boarded. Recommend consulting sellers for additional information.</p> <p><b>Daylight/void observed at the right exterior wall. Recommend review by a qualified professional for repairs as necessary to prevent water/weather intrusion.</b></p> <p><b>Stains, discoloration, growth and/or evidence of moisture observed at multiple locations. These conditions may indicate mold and/or fungus growth and were discovered during the home inspection. Because certain types of mold may be toxic and result in adverse health effects, it is strongly recommended that a mold inspection be performed by a qualified professional to determine the presence of, and types of, mold in the house and that corrective measures be taken to limit moisture inside the home.</b></p>
1605.	Ceiling	Serviceable. Unfinished.
1608.	Joists	Serviceable.
1609.	Sub Floor	Comments. Limited review due to insulation. Recommend consulting sellers for additional information.
1610.	Support Posts / Columns	Comments. Metal. Support columns do not appear to be properly secured to wood beams. Recommend review for corrections as necessary.
1611.	Beams	Serviceable. Wood.
1612.	Windows	Serviceable.
1613.	Heat / Cooling Source	Serviceable. Central heating/cooling.
1614.	Electrical	Serviceable.
1615.	Ventilation	Serviceable. Windows
1616.	Insulation	Serviceable. Rolled/batt insulation.
1620.	Visible Plumbing	Serviceable.

## General Home Inspection

1621.	Sump Pit	Serviceable.
1622.	Sump Plumbing	Serviceable. Plastic; Check valve present.
1624.	Distribution / Ducting	Serviceable.
1626.	Basement / Crawlspace Comments	<b>Review. Musty odor observed. These conditions may indicate the presence of mold and/or fungus growth. Because certain types of mold may be toxic and result in adverse health effects, the inspector recommends review by a licensed contractor for corrections as needed.</b>

## Plumbing

Our focus in the plumbing portion of the inspection is directed at identifying visible water damage and/or problems. If considered important, you should check these items independently. Shut-off valves and angle stops under the kitchen or bathroom sinks and toilets are not turned or tested during the inspection due to the possibility of leaking. All shut-off valves or angle stops should be turned regularly to ensure free movement in case of emergency. The water supply system was tested for its ability to deliver functional water pressure to installed plumbing fixtures and the condition of connected piping that was visible. Our plumbing inspection also consists of checking for functional drainage at all fixtures. We suggest you obtain the maintenance history for the home's plumbing and obtain receipts for any recent work or for anything for which a warranty may apply.

<b>Step #</b>	<b>Component</b>	<b>Comment</b>
1701.	Shut Off Valve Location	Main shut-off is located in the basement. Since main shut-off valves are operated infrequently, it is not unusual for them to become frozen over time. They often leak or break when operated after a period of inactivity. For this reason main shut-off valves are not tested during a home inspection. We suggest caution when operating shut-offs that have not been turned for a long period of time.
1702.	Supply Lines	Serviceable. Copper.

## General Home Inspection

1703.	Drain Waste Lines & Vent Pipes	<b>Review. Given the age of the waste main lines (primarily cast iron), Client is advised to engage a licensed plumber to view the condition of cast iron starting at remaining sections in the utility basement that lead to the front yard and to the sanitary main in the street. Cast iron rusts and corrodes significantly at the age of these lines. Also, tree roots and other under-ground conditions impact cast iron (clay tile, orangeburg pipe, among others) and prevent full waste flow. A camera viewing gives a true picture to determine condition and likely maintenance (or replacement) efforts that may be needed, and can be extremely expensive to correct.</b>
1705.	Sump Pump(s)	Serviceable. Located at the basement.
1706.	Waste Disposal System	Serviceable. The waste disposal system appears to be connected to public sewer systems.
1707.	Water Supply System	Serviceable. Water supply system appears to be public, verified by MLS data.

## Electrical

Our electrical inspection meets the ASHI standards of practice and is done by sampling visibly accessible wiring and fixtures. Determining the actual capacity of the system requires load calculations, which are not within the scope of this report. Underground circuits and concealed components of the system are not inspected. While age is one factor, most homes have electrical issues created by amateur electricians. We do not move belongings and do not examine every fixture, outlet, wiring run, etc., nor do we remove insulation, or wall coverings. Covers are not removed, with the exception of the cover of the main electrical panel, when this can be done safely and without risking damage to finish. Much of the wiring in the home is not visible and not reviewed. We use a standard electrical tester to check a sample of outlets. While the tester is generally reliable, it can be fooled by certain improper wiring practices, which we cannot detect during a general home inspection. Because electrical defects are safety concerns, we advise the use of a qualified licensed electrician for cost estimates, repairs and upgrades.

Step #	Component	Comment
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## General Home Inspection

1801. Electrical Main Service Serviceable. The main electrical panel is located at/in the basement staircase. The electric service is overhead. Service entrance conductors are aluminum from the meter to the panel. The service panel rating is approximately 125 amps. System appears to be single phase 120/240 volts. Breakers provide overload protection; branch circuit wiring is copper, three wire system, which appears to be grounded by copper.
1803. Main Electrical Panel & Location **Safety.** No futures available for expansion.  
**Small gap/spacing observed at main disconnect breaker. Recommend review by a qualified professional for corrections as necessary.**
1806. Smoke Detectors Serviceable. Smoke detectors are located at/in multiple locations. Recommend contacting local authorities for suggested placement locations to ensure safety.  
  
Tested OK. Periodic testing is suggested to ensure proper working order.
1809. Electrical Comments **Safety.** The electrical system is an older non-grounded 2-wire system. This was common practice when this house was built. Due to safety concerns, it is suggested client consider upgrading to a new 3-wire grounded system with GFCI protection to enhance electrical safety. A review by a licensed electrician prior to closing for upgrading the electrical system is suggested.  
  
**Extension cord improperly used as permanent wiring throughout the home. Extension cords should not be used for permanent wiring due to fire safety concerns. Client should consider review by a licensed electrician prior to closing for installation of proper electrical wiring and receptacles to ensure safety.**

## Heating

Our evaluation of heating systems is both visual and functional provided power and/or fuel is supplied to the component. Items not listed here as well as things we cannot see, such as utilities, drains, and ducts inside walls, floors and underground are beyond the scope of this inspection. **DISMANTLING AND/OR EXTENSIVE INSPECTION OF INTERNAL COMPONENTS OF ANY APPLIANCE, INCLUDING HEATERS AND HEAT EXCHANGERS, IS BEYOND THE SCOPE OF THIS REPORT. THE**

## General Home Inspection

LOCAL UTILITY COMPANY MAY CONDUCT SUCH AN INSPECTION UPON REQUEST. Our inspection is not a heat engineering or sufficiency review. We suggest you ask the sellers/occupants if any areas of the home do not properly heat or cool. We also suggest you obtain the maintenance history of the furnace as well as receipts for any recent repairs for which a warranty might apply. Modern furnaces are complicated appliances and should be treated with care. Regular cleaning or replacement of furnace filters is vital to the health of your furnace and can improve the efficiency of attached central air conditioning. We suggest an annual cleaning and safety check by a licensed contractor who is trained in this furnace model. Flammable products should be stored away from the furnace and no fume-producing products such as paint cans should be in the same room. Don't forget that fuel-burning appliances need plenty of oxygen and should not be enclosed without supplying an adequate supply of combustion air. Identifying or testing for the presence of asbestos or other potentially hazardous materials is not within the scope of this report.

Step #	Component	Comment
1901.	Location of unit	The heating system is located in the basement and services the entire home.
1902.	Heating System Design Type/Brand	High Efficiency. Manufactured by Carrier.
1903.	Energy Source	Serviceable. Natural gas with shutoff valve provided.
1904.	Burner Chambers	Serviceable. Partially visible.
1905.	General Conditions	<p>Serviceable. The furnace was tested using normal operating controls and appeared to function properly at time of inspection. Due to inaccessibility of many of the components of this unit, the review is limited. Holes or cracks in the heat exchanger are not within the scope of this inspection as heat exchangers are not visible or accessible to the inspector. Unit was operated by the thermostat. As with all mechanical equipment the unit can fail at anytime without warning. Inspectors cannot determine future failures. If a detailed inspection is desired, a licensed heating contractor should be consulted prior to closing to ensure proper and safe operation of this unit.</p> <p>111 degrees was emitted from the living room supply register at the time of inspection.</p>
1906.	Exhaust Venting	Serviceable. Metal.

## General Home Inspection

1907.	Thermostat	Serviceable. The thermostat is located at/in the dining room.
1908.	Air Filters	Serviceable. Filter type is reusable. Recommend servicing/cleaning filters on a regular basis to ensure proper operation and air flow.
1909.	Distribution / Ducting	Serviceable. Ducts/Registers. Efficiency and load calculations are beyond the scope of this inspection and expressly omitted from this report. If a detailed inspection is desired, a licensed heating contractor should be consulted prior to closing to ensure proper operation of this unit.

## Air Conditioning

Our evaluation of AC systems is both visual and functional provided power is supplied to the unit. Identifying or testing for the presence of asbestos products, or other potentially hazardous materials is not within the scope of this report. Judging the adequacy of the cooling efficiency of air conditioning is a subjective evaluation, therefore, we only note a poor condition if, in the inspector's opinion, the adequacy seems less than normal. We urge you to evaluate these systems prior to closing. We are not allowed to install gauges on the cooling system to perform a detailed evaluation due to concerns with refrigerants. This requires a special license and would cost much more than the fees charged for a General Home Inspection. This type of visual inspection does not determine the proper tonnage of A/C equipment needed or if the air conditioning equipment is properly sized for the dwelling or matched by brand or capacity. It is not within the scope of a General Home Inspection to determine unit size, SEER rating or if the evaporator and condenser coil are matched properly on the AC system. If a detailed evaluation is desired an HVAC contractor should be consulted prior to close. Information can be obtained from licensed heating and air conditioning contractors if a more comprehensive. Air conditioners should be kept clean and free of debris. Dirty air conditioners and those with restricted air flow because of fin damage, vegetation, etc. can wear out quickly. We suggest obtaining the maintenance history of air conditioning units and inquiring of the sellers/occupants if any areas of the home do not cool well or are not supplied with air conditioning. You should obtain warranty paperwork, if applicable, and request receipts for any recent repairs. **DISMANTLING AND/OR EXTENSIVE INSPECTION OF INTERNAL COMPONENTS OF ANY APPLIANCE IS NOT WITHIN THE SCOPE OF THIS INSPECTION.**

<b>Step #</b>	<b>Component</b>	<b>Comment</b>
2001.	Location of unit	The Air conditioning compressor is located at/on the exterior right, with the A-coil located in/on the basement and services the entire home.

## General Home Inspection

2002.	Air Conditioning Design Type/Brand	Split system. Manufactured by Payne (2010).
2003.	General Conditions	Serviceable.
2005.	Energy Source	Serviceable. Electric with disconnect provided.
2006.	Thermostat	Serviceable. The thermostat is located at/in the same location as in HEATING.
2007.	Air Filters	Serviceable. Filter size is same size as in HEATING.
2008.	Distribution / Ducting	Serviceable. Ducts/Registers. Efficiency and load calculations are beyond the scope of this inspection and expressly omitted from this report. If a detailed inspection is desired, a licensed heating contractor should be consulted prior to closing to ensure proper operation of this unit.

## Water Heater

Our evaluation of the water heater is both visual and functional provided power and/or fuel is supplied to the unit. Since water heaters are capable of producing scalding temperatures, we suggest you measure your water temperature upon taking occupancy and adjust it to a safe temperature (typically 120 -130 degrees). For further protection, anti-scald faucets are available for sinks, tubs and showers. Due to the possibility of the water heater temperature pressure relief valve leaking after it has been opened, these valves are not tested during the inspection. Manufacturers suggest regular testing to help assure performance. Water heater blankets may void the warranty on some water heaters. Keep all combustibles away from the heater and store no paints or other chemicals in the same room.

<b>Step #</b>	<b>Component</b>	<b>Comment</b>
2101.	Location of unit	The water heater is located in the basement.
2102.	Water Heater Design Type	Natural gas.
2103.	Brand / Capacity	40 gallon. Manufactured by A.O. Smith (2014).
2104.	Supply Lines	Serviceable. Copper.

## General Home Inspection

2105.	Energy Source	Serviceable. Natural gas. Gas shut-off valve was observed near this appliance.
2106.	Temperature / Pressure Release Valve	Serviceable.
2107.	Combustion Chamber	Serviceable.
2108.	Water Heater Condition	Serviceable.
2109.	Flue Venting	Serviceable. Metal.
2110.	Overflow Pan / Drain Line	Comments. Water heater is located indoors without an overflow pan/drain line. This may not have been required when the home was built/may be impossible due to interior location. Client is aware that the seller is not required to upgrade to current building standard.
2112.	Water Heater Comments	The water temperature at time of inspection was 121 degrees, which is within the normal operating range of 120 to 130 degrees.

## Kitchen

The appliances listed in this report are operated, if accessible and power is supplied. Cooking systems are checked for burner operation but not for calibration, timers, special features or cleaning cycles. Built-in dishwashers are run through a full normal wash cycle to determine if the system is free of leaks and excessive corrosion. Please double-check appliance operation just before closing and re-check for secure cabinets, counters and appliances. Upon occupancy, the client should secure any freestanding oven so it cannot tilt forward when weight is applied to the door. (Most ovens come with directions on how to do this.) Individuals have been injured when sitting on or standing on these doors.

Step #	Component	Comment
2201.	Floor	Serviceable. Vinyl
2202.	Walls	Serviceable. Wallpaper.
2203.	Ceiling	Serviceable.



## General Home Inspection

2206.	Windows	Same type/material as house exterior windows, please refer to exterior step # 1105.
2207.	Heat / Cooling Source	Serviceable. Central heating/cooling.
2208.	Electrical	Serviceable. Ground Fault Circuit Interrupters (GFCI) may not have been required when the home was built. Suggest client consider upgrading with GFCI's at all receptacles near water sources, such as the kitchen, the bathrooms, the garage, and exterior receptacles to enhance safety. Upgrades should be performed by a licensed electrician.
2210.	Counter Tops	Serviceable.
2211.	Sinks	Serviceable.
2212.	Faucets	Serviceable.
2213.	Traps / Drains / Supply	Serviceable. Flow and drainage were serviceable at the time of inspection.
2214.	Disposals	Serviceable. Manufactured by Badger/Insinkerator.
2215.	Dishwasher	Serviceable. Manufactured by Bosch.  Dishwasher was operational at the time of inspection. Dishwashers most commonly fail internally at the pump, motor or seals. We do not disassemble these units to inspect these components. Our inspection is limited to operating the unit on the 'normal wash' cycle only. We recommend you operate this unit prior to closing.
2217.	Stove / Cook Top	Not Tested. Unable to test due range being unplugged. Suggest consulting sellers for additional information.

## Full Bathroom

Our focus in bathrooms is directed at identifying visible water damage and/or problems. If considered important, you should check these items independently. Shut-off valves and angle stops under kitchen or bathroom sinks and toilets are not turned or tested during the inspection due to the possibility of causing a leak. All shut-off valves or angle stops should be turned regularly by the homeowner to ensure free movement in case of emergency. Bathrooms require regular maintenance to prevent the possibility of

## General Home Inspection

water damage and maintenance should be performed without delay. Since leaks can occur at any time, plumbing should be checked just before closing and then regularly during occupancy. We advise that all floors, tile edges and tub/shower walls be caulked and sealed to prevent moisture penetration. When found soft, you should have checked for leaks and hidden damage. All leaks should be repaired and missing/damaged grouting and caulk should be replaced at once to help prevent future/further damage. Even tile that appears to be in good shape can take on water, so we suggest that you apply a sealant to tiled surfaces upon occupancy. If sluggish or noisy drains are noted, the drain waste vent system should be checked for blockage, damage or other restriction. Operating an exterior vented exhaust fan helps to reduce the chances of mold growth and harmful condensation.

Step #	Component	Comment
2301.	Floor	Serviceable.
2302.	Walls	Comments. Drywall. <b>Damage observed near tub. Recommend repairs as necessary to correct.</b>
2303.	Ceiling	Serviceable.
2304.	Doors	Serviceable. Wood.
2307.	Windows	<b>Review.</b> Same type/material as house exterior windows, please refer to exterior step # 1105.  <b>Broken/damaged window observed at window next to toilet. Recommend replacement for proper operation and safety.</b>
2308.	Electrical	Serviceable.
2310.	Tub/Whirlpool	Serviceable. Tub.
2311.	Tub Surround	Serviceable. Ceramic tile.
2313.	Tub Faucet	Not tested. <b>Unable to test due to boxes occupying tub. Recommend consulting sellers to confirm proper operation.</b>
2318.	Sinks	Serviceable. Fiberglass.
2319.	Sink Faucets	<b>Review. Leak observed at hot water handle. Recommend review by a qualified professional to repair or replace as necessary to correct.</b>
2320.	Traps / Drains / Supply	Serviceable. Flow and drainage were serviceable at the time of inspection.

## General Home Inspection

2321. Toilet Serviceable.

### Half Bathroom (Main Level)

Step #	Component	Comment
2401.	Floor	Serviceable. Wood.
2402.	Walls	Serviceable. Wallpaper
2403.	Ceiling	Serviceable.
2404.	Doors	Comments. Wood. Door does not latch. Recommend adjustments/corrections as necessary for proper operation.
2408.	Electrical	Serviceable. Ground fault interrupter provided for safety.
2410.	Sinks	<b>Review. Sink appears to at the end of its useful life due to condition. Recommend review for repair/replacement as necessary.</b>
2411.	Sink Faucets	Serviceable.
2412.	Traps / Drains / Supply	Comments. Rust observed on drain assembly. Recommend corrections as necessary to prevent damage.
2413.	Toilet	Serviceable.

### Laundry Area

The supply hoses to the washer are not disconnected during the inspection, nor are the valves operated. These can leak at any time and should be considered a part of normal maintenance. The washer and dryer, if present, are not moved to prevent floor damage. Therefore, the review of the area behind the washer/dryer is limited. We suggest that you clean dryer exhaust pipes upon occupancy and then regularly to enhance safety/performance.

Step #	Component	Comment
2501.	Floor	Serviceable.

## General Home Inspection

2502.	Walls	Serviceable.
2503.	Ceiling	Serviceable.
2504.	Doors	Comments. Door is missing. Recommend corrections as necessary.
2511.	Electrical	<b>Review. Loose hanging light fixture observed. Recommend review for repairs as necessary.</b>
2512.	Washer Hookups	Comments. Washer does not convey; therefore, no test was performed on the washer drain line to determine if line was draining properly. This was a visible inspection of this area only. No guarantee or warranty is given on the future of this drainage system, as drain lines can become blocked at anytime without warning.
2513.	Dryer Hookups	Comments. Dryer does not convey; therefore, no test was performed. This was a visible inspection of this area only. No guarantee or warranty is given on the future of this system.

### Entry Foyer / Halls / Stairs

Our review of these areas is limited to visible and/or accessible areas. Applying a few suggestions to interior and exterior stairs can help to significantly reduce the risk of an accidental fall and injury. Graspable handrails mounted between 34 and 38 inches high are suggested for the full length of all stairs. Occupants may not be able to regain their balance with rails that are too big to grip or that are too close to the wall. Guardrails that are at least 36 inches high are advised for any open sides of stairways, raised floor areas, balconies and porches. Current child safety standards call for all openings in rail systems (such as at vertical balusters) to be small enough that a four-inch sphere cannot pass through. We suggest that when you take occupancy you make sure that all rails are secure, upgrade as needed, and check for slip and fall hazards such as loose or damaged floor coverings.

Step #	Component	Comment
2601.	Floors	Comments. Wood. Some wood damage/deterioration observed. Recommend repairs as necessary.
2602.	Walls	Comments. Drywall; Plaster. Cracking/damage observed. Recommend repairs as necessary.

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2603.	Ceilings	Serviceable. Drywall.
2604.	Doors	Comments. Wood. Damaged door handle at door from main level to basement. Door is also loose at hinges. Recommend corrections as necessary for proper operation.
2605.	Closet / Wardrobe	Comments. Wood; Hollow core. Missing handle observed at door from kitchen to rear porch.
2606.	Windows	<p><b>Review.</b> Same type/material as house exterior windows, please refer to exterior step # 1105.</p> <p><b>Broken/damaged window observed at fixed window over front entry door. Recommend replacement for proper operation and safety.</b></p>
2607.	Heat / Cooling Source	Serviceable. Central heating/cooling.
2608.	Electrical	Serviceable.
2609.	Stairs	<p><b>Safety. Recommend installing a handrail for safety at stairs from main level to basement/crawlspace and stairs from upper level to attic. Whenever a stairway is three or more risers high a hand rail and/or guardrail is usually required for safety. Missing middle stringer, also observed at stairs from main level to basement/crawlspace. Recommend full review for repair/replacement/corrections as necessary for safety.</b></p>

## Dining Room

Step #	Component	Comment
2621.	Floors	Serviceable. Wood.
2622.	Walls	Serviceable. Drywall.
2623.	Ceilings	Serviceable. Drywall.

## General Home Inspection

2626.	Windows	<p><b>Review.</b> Same type/material as house exterior windows, please refer to exterior step # 1105.</p> <p><b>Broken/damaged window observed at window next to entry to side porch area. Recommend replacement for proper operation and safety.</b></p>
2627.	Heat / Cooling Source	Serviceable.
2628.	Electrical	<b>Review. Missing light fixture at ceiling fan. Recommend review for repairs/replacement as necessary for proper operation.</b>
2629.	Fireplace	<p><b>Review.</b> Wood burning. <b>Fireplace appears to have to have been inactive for an extended period of time. Recommend cleaning and review of flue by a licensed fireplace specialist to ensure safe and proper operation prior to use.</b></p>

## Living Room

Step #	Component	Comment
2641.	Floors	Serviceable. Wood.
2642.	Walls	Comments. Drywall. <b>Cracking/peeling observed. Recommend repairs as necessary.</b>
2643.	Ceilings	Comments. Drywall. <b>Cracking observed. Recommend repairs as necessary.</b>
2646.	Windows	Same type/material as house exterior windows, please refer to exterior step # 1105.
2647.	Heat / Cooling Source	Serviceable. Central heating/cooling.
2648.	Electrical	Serviceable.

## General Home Inspection

### Master & 3 Guest Bedrooms (Upper Level)

Step #	Component	Comment
2681.	Floors	Serviceable. Wood; Carpet.
2682.	Walls	Comments. Drywall; Plaster. <b>Cracking/damage observed. Recommend repairs as necessary.</b>
2683.	Ceilings	Serviceable.
2684.	Doors	Comments. <b>Damaged/missing door knobs observed at several bedrooms. Recommend repair/replacement as necessary for proper operation.</b>
2685.	Closet / Wardrobe	Serviceable.
2686.	Windows	Same type/material as house exterior windows, please refer to exterior step # 1105.
2687.	Heat / Cooling Source	Serviceable. Window unit.
2688.	Electrical	<b>Review. Loose hanging light fixture observed at first/master bedroom. Recommend review for repairs as necessary.</b>

### Guest Bedroom / Bonus Room (Attic)

Step #	Component	Comment
2681.	Floors	Serviceable. Wood.
2682.	Walls	Serviceable.
2683.	Ceilings	Serviceable.
2686.	Windows	Same type/material as house exterior windows, please refer to exterior step # 1105.

## General Home Inspection

2687.	Heat / Cooling Source	Serviceable. Window unit.
2688.	Electrical	Serviceable.

### Attic

Our evaluation of the attic is limited to lighting, personal storage and accessibility. If an attic is heavily insulated, the inspector will have a difficult time accessing and reviewing ceiling joists, electrical wiring, plumbing, ducting, etc. Water stains around roof penetrations such as chimneys, plumbing, and vents are very common. It is usually impractical to determine if these stains are active unless they are leaking at the time of inspection thus when stains are present further monitoring is advised. Regular monitoring and maintenance of all roofs is advised. We suggest checking roof surfaces each spring and fall and after each severe storm. Increasing insulation in the attic is one of the best ways to improve the energy efficiency of a home and to reduce the costs of heating and cooling.

Step #	Component	Comment
2701.	Access location / Inspection method	Serviceable. The attic access is located at/in the master bedroom closet. Our attic inspection determines the presence of insulation, visible evidence of leakage and the underside of the roof, ventilation, and a visual review of the rafters and/or trusses. Water stains around roof penetrations such as chimneys, plumbing, and vents are very common. It is difficult to determine if these stains are active unless leaking at the time of inspection.
2702.	Framing	Serviceable. Rafters
2703.	Sheathing	Comments. Limited review due to insulation. Recommend consulting sellers for additional information.
2704.	Evidence of Leaking	<b>Review. Stains observed on ceiling/wall near plumbing pipe. Recommend review by a qualified professional to repair or replace as necessary.</b>
2705.	Insulation	Serviceable. Rolled/batt insulation.
2706.	Ventilation	Serviceable. Windows
2708.	Electrical	Serviceable.