

GLH Home Inspections, LLC



1 Dreamhome Way
Norwalk, OH 44857

Prepared for: *Joe Homeowner*

Prepared by: *GLH Home Inspections, LLC*
P.O. Box 150
Norwalk, OH 44857

Inspection Agreement

Company Name GLH Home Inspections, LLC
Company Address P.O. Box 150
City Norwalk State OH Zip 44857

Client Name: Joe Homeowner
Address: 1 Oldhome Place
City, State Zip: Norwalk, OH 44857
Property Address: 1 Dreamhome Way
City State Zip Norwalk, OH 44857

THIS AGREEMENT is made and entered into by and between GLH Home Inspections, LLC, referred to as "Inspector", and the Client Name shown above, referred to as "Client".

In consideration of the promise and terms of this Agreement, the parties agree as follows:

1. *INSPECTOR agrees to perform a visual inspection of the home/building and to provide CLIENT with a written inspection report identifying the defects that INSPECTOR both observed and deemed material. INSPECTOR may offer comments as a courtesy, but these comments will not comprise the bargained-for report. The report is only supplementary to the seller's disclosure.*

2. *Unless otherwise inconsistent with this Agreement or not possible, INSPECTOR agrees to perform the inspection in accordance to the current Standards of Practice of the National Association of Certified Home Inspectors posted at <http://www.nachi.org/sop.htm>. Although INSPECTOR agrees to follow NACHI's Standards of Practice, CLIENT understands that these standards contain certain limitations, exceptions, and exclusions. CLIENT also understands that NACHI is not a party to this Agreement and that NACHI has no control over INSPECTOR or representations made by INSPECTOR and does not supervise INSPECTOR. Unless otherwise indicated below, CLIENT understands that INSPECTOR will NOT be testing for the presence of Radon - a colorless, odorless, radioactive gas that may be harmful to humans. Unless otherwise indicated below, CLIENT understands that INSPECTOR will NOT be testing for mold. Unless otherwise indicated in separate writing, CLIENT understands that INSPECTOR will not test for compliance with applicable building codes or for the presence of potential dangers arising from asbestos, lead paint, formaldehyde, molds, soil contamination, and other environmental hazards or violations.*

3. *The inspection and report are performed and prepared for the use of CLIENT, who gives INSPECTOR permission to discuss observations with real estate agents, owners, repair persons, and other interested parties. INSPECTOR accepts no responsibility for use or misinterpretation by third parties. INSPECTOR'S inspection of the property and the accompanying report are in no way intended to be a guarantee or warranty, express or implied, regarding the future use, operability, habitability or suitability of the home/building or its components. Any and all warranties, express or implied, including warranties of merchantability and fitness for a particular purpose, are expressly excluded by this Agreement to the fullest extent allowed by law. If any structure or portion of any structure that is to be inspected pursuant to this Agreement is a log home, log structure or similar log construction, CLIENT understands that such structures have unique characteristics that make it impossible for an inspector to inspect and evaluate them by an exterior visual inspection. Therefore, the scope of the inspection to be performed pursuant to this Agreement does not include decay of the interior of logs in log walls, log foundations or roofs or similar defects that are not visible by an exterior visual inspection.*

4. *INSPECTOR assumes no liability for the cost of repair or replacement of unreported defects or deficiencies either current or arising in the future. CLIENT acknowledges that the liability of INSPECTOR, its agents, employees, for claims or damages, costs of defense or suit, attorney's fees and expenses and payments arising out of or related to the INSPECTOR'S negligence or breach of any obligation under this Agreement, including errors and omissions in the inspection or the report, shall be limited to liquidated damages in an amount equal to the fee paid to the INSPECTOR, and this liability shall be exclusive. CLIENT waives any claim for consequential, exemplary, special or incidental damages or for the loss of the use of the home/building even if the CLIENT has been advised of the possibility of such damages. The parties acknowledge that the liquidated damages are not intended as a penalty but are intended (i) to reflect the fact that actual damages may be difficult and impractical to ascertain; (ii) to allocate risk among the INSPECTOR and CLIENT; and (iii) to enable the INSPECTOR to perform the inspection at the stated fee.*

5. *INSPECTOR does not perform engineering, architectural, plumbing, or any other job function requiring an occupational license in the jurisdiction where the inspection is taking place, unless the inspector holds a valid occupational license, in which case he/she may inform the CLIENT that he/she is so licensed, and is therefore qualified to go beyond this basic home inspection, and for additional fee, perform additional inspections beyond those within the scope of the basic home inspection. Any agreement for such additional inspections shall be in a separate writing.*

6. *In the event of a claim against INSPECTOR, CLIENT agrees to supply INSPECTOR with the following: (1) Written notification of adverse conditions within 14 days of discovery, and (2) Access to the premises. Failure to comply with the above conditions will release*

Inspection Agreement (Continued)

INSPECTOR and its agents from any and all obligations or liability of any kind.

7. The parties agree that any litigation arising out of this Agreement shall be filed only in the Court having jurisdiction in the County in which the INSPECTOR has its principal place of business. In the event that CLIENT fails to prove any adverse claims against INSPECTOR in a court of law, CLIENT agrees to pay all legal costs, expenses and fees of INSPECTOR in defending said claims. CLIENT further understands that any legal action against NACHI itself allegedly arising out of this Agreement or INSPECTOR's relationship with NACHI must be brought only in the District Court of Boulder County, Colorado.

8. If any court declares any provision of this Agreement invalid or unenforceable, the remaining provisions will remain in effect. This Agreement represents the entire agreement between the parties. All prior communications are merged into this Agreement, and there are no terms or conditions other than those set forth herein. No statement or promise of INSPECTOR or its agents shall be binding unless reduced to writing and signed by INSPECTOR. No change or modification shall be enforceable against any party unless such change or modification is in writing and signed by the parties. This Agreement shall be binding upon and enforceable by the parties and their heirs, executors, administrators, successors and assignees. CLIENT shall have no cause of action against INSPECTOR after one year from the date of the inspection.

9. Payment of the fee to INSPECTOR (less any deposit noted above) is due upon completion of the on-site inspection. The CLIENT agrees to pay all legal and time expenses incurred in collecting due payments, including attorney's fees, if any. If CLIENT is a corporation, LLC, or similar entity, the person signing this Agreement on behalf of such entity does personally guaranty payment of the fee by the entity.

10. This Agreement is not transferable or assignable.

CLIENT HAS CAREFULLY READ THE FOREGOING, AGREES TO IT, AND ACKNOWLEDGES RECEIPT OF A COPY OF THIS AGREEMENT.

Signature

On File

Inspection Date: 12/05/2008

1. Inspector



Date: 12/05/2008

GLH Home Inspections, LLC

14:40 January 16, 2009

Joe Homeowner
1 Dreamhome Way
Norwalk, OH 44857

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Receipt

Paid in full Receipt

Company Name *GLH Home Inspections, LLC*
Company Address *P.O. Box 150*
City *Norwalk* State *OH* Zip *44857*

Client Name *Joe Homeowner*
Client Address *1 Oldhome Place*
Client City State Zip *Norwalk, OH 44857*

1. Property Inspected *1 Dreamhome Way Norwalk, OH 44857 1/20/2009*

Method of Payment *Check*

Amount Received **\$275.00**

2. Thank you for choosing GLH Home Inspections, LLC for your home inspection

Definitions

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

Satisfactory The component is functionally consistent with its original purpose but may show signs of normal wear and tear and deterioration.

Marginal The component will probably require repair or replacement anytime within five (5) years.

Poor The component will need repair or replacement now or in the very near future.

Not Present Item not present or not found.

Not Inspected Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.

General Information

Property Information

Property Address: 1 Dreamhome Way
City: Norwalk State OH Zip 44857
Buyers Realtor: My Realtor
Realtors Phone: 555-123-5678

Client Information

Client Name: Joe Homeowner
Client Address: 1 Oldhome Place
City: Norwalk State: OH Zip: 44857
Phone: 555-987-4321
Client E-Mail: JHomeowner@myemail.com

Inspection Company

Inspector Name: Steve Rinner
Company Name GLH Home Inspections, LLC
Company Address P.O. Box 150
City Norwalk State OH Zip 44857
Inspection Company Phone: 419-681-1057 Fax: 866-473-6901
Inspection Company E-Mail: steve@GLHhomeinspections.com

Conditions

Property Occupied: Vacant
Estimated Age: 35 Years
Entrance Faces: West
Inspection Date: 1/20/2009
Start Time: 8:30 End Time: 12:30
Electric On Yes
Gas/Oil On Yes
Water On Yes
Temperature: 25
Weather: Partly cloudy
Soil Conditions: Dry
Building Type: Single family
Space Below Grade: Basement
Garage: Attached
Sewage Disposal: Public How Verified: Multiple Listing Service
Water Source: Public How Verified: Multiple Listing Service

Lots and Grounds

Landscape lighting system present. Testing, inspection, analysis, or opinion of condition or function of landscape lighting system is not within the scope of a general home inspection. Recommend consulting with seller concerning operation and maintenance

1. *Satisfactory* Driveway: *Concrete*
2. *Satisfactory* Walks: *Concrete*
3. *Satisfactory* Porch: *Concrete*
4. *Marginal* Patio: *Concrete* The patio in rear has settled towards the foundation causing a negative slope into the foundation. Recommend repair.



5. *Satisfactory* Grading: *Moderate slope Flat or nearly flat areas near foundation. Water might pond in flat or nearly flat areas. Condition can undermine the structure foundation and cause subsequent damage, including settling cracks in the walls and ceilings. Recommend monitoring grading during rainfall and further evaluation if water ponding or other problems detected*
6. *Marginal* Vegetation: *Shrubs/Trees Vegetation was too close to, touching, or growing on siding. Condition can promote excessive damage and deterioration by movement of branches, root growth and/or attachment, and moisture retention, and can promote pest infestations. Recommend having licensed landscape professional trim or remove vegetation from affected areas and/or regular homeowner monitoring and maintenance, as Client desires Tree limbs over hang the roof and should be cut back*



7. *Satisfactory* Window Wells: *Covered*

Exterior Surface and Components

Primary Exterior Surface

1. *Satisfactory* Type: *Brick veneer*
2. *Marginal* Trim: *Aluminum/wood* Areas of peeling paint and/or bare wood noted. Recommend repair/repainting.



3. *Satisfactory* Fascia: *Aluminum Covered by siding, unable to inspect the underlying wood*
4. *Satisfactory* Soffits: *Aluminum*
5. *Satisfactory* Door Bell: *Hard wired*
6. *Satisfactory* Entry Doors: *Wood*
7. *Satisfactory* Patio Door: *Vinyl sliding*
8. *Satisfactory* Windows: *Vinyl double hung*
9. *Satisfactory* Window Screens: *Vinyl mesh*
10. *Satisfactory* Basement Windows: *Vinyl*
11. *Satisfactory* Exterior Lighting: *Surface mount*
12. *Marginal* Exterior Electric Outlets: *110 VAC GFCI outlets or protected outlets not present or not visible. Recommend having safety outlets installed by a licensed electrician*

13. *Satisfactory* Hose Bibs: *Operating at time of inspection*
14. *Marginal* Gas Meter: *Exterior surface mount at side of home Gas meter casing was partially below grade. Condition can result in moisture damage to the casing, possibly resulting in leaks. Recommend modifying grade to ensure that gas meter casing sits above ground*



15. *Satisfactory* Main Gas Valve: *Located at gas meter*

Roof

Main Roof Surface

1. Method of Inspection: *On roof*
2. *Satisfactory* Unable to Inspect: *0%*
3. *Satisfactory* Material: *Asphalt shingle*
4. Type: *Gable*
5. Approximate Age: *5 years*
6. *Satisfactory* Flashing: *Aluminum*
7. *Satisfactory* Valleys: *Asphalt shingle*
8. *Satisfactory* Ventilation System: *Gable, Ridge & Soffit Vents*
9. *Satisfactory* Plumbing Vents: *ABS*
10. *Satisfactory* Electrical Mast: *Underground utilities*
11. *Satisfactory* Gutters: *Aluminum*
12. *Satisfactory* Downspouts: *Aluminum*

Main Chimney

13. *Satisfactory* Chimney: *Framed*
14. *Not Inspected* Flue/Flue Cap: *Chimney lining could not be inspected due to rain cap*
15. *Satisfactory* Chimney Flashing: *Aluminum* Signs of deterioration noted at roof flashing.
Recommend monitoring for leaks, repair as need. No leaks visible at time of inspection

Air Conditioning

The components of most air-conditioning systems have a design-life ranging from ten to twenty years, but can fail prematurely with poor maintenance, which is why we apprise you of their age whenever possible. We test and evaluate them in accordance with the standards of practice, which means that we do not dismantle and inspect the concealed portions of evaporator and condensing coils, electronic air-cleaners, ducts and in-line duct-motors or dampers. We perform a conscientious evaluation, but we are not specialists. Therefore, it is essential that any recommendations that we make for service or a second opinion be scheduled before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property, and our service does not include any form of warranty or guarantee.

Main AC System

1. *Satisfactory* A/C System Operation: *Recommend service To avoid possible compressor damage due to outside temperature below 65 degrees, the unit was not tested.*
The unit is nearing the end of the manufactures stated design life. Updating over time should be anticipated.
Unable to determine date of last service, recommend cleaning and service.
2. *Marginal* Exterior Unit: *Pad mounted Soil/mulch in contact with unit. Maintenance concern. Condition can lead to excessive deterioration and decrease the life expectancy and efficiency of the cooling condenser. Also recommend having soil and vegetation cleared away from the two lines to help prevent advanced deterioration and damage*
3. Manufacturer: *Carrier*
4. Model Number: *568EJ036* Serial Number: *0587E82609*
5. Area Served: *Whole building* Approximate Age: *20 years*
6. Fuel Type: *208-230* Temperature Differential: *Not Tested*
7. Type: *Central A/C* Capacity: *3 Ton*
8. *Satisfactory* Visible Coil: *Aluminum*

Air Conditioning (Continued)

9. *Marginal* Refrigerant Lines: *Serviceable condition* Lines covered by landscaping. Recommend uncovering lines so condition can be monitored and avoid accelerated deterioration.



10. *Satisfactory* Electrical Disconnect: *Tumble switch*

Garage/Carport

Attached Garage

1. Type of Structure: *Attached* Car Spaces: 2
2. *Parked vehicles, furnishings, and/or storage in the garage prevented a full and complete inspection. There is the possibility that defects were not visible; concealed defects are not within the scope of the home inspection. Recommend re-inspecting garage once vehicle, furnishings, and storage have been removed*
3. *Satisfactory* Garage Doors: *Aluminum*
4. *Satisfactory* Door Operation: *Mechanized*
5. *Poor* Door Opener: *Craftsman* *Safety reverse by force not present or not working properly. Safety hazard. Recommend having safety reverses adjusted, repaired, or installed*
6. *Marginal* Service Doors: *Metal* *Exterior side door weathered, deteriorated, and/or damaged. Recommend repair or replacement, as necessary, and regular homeowner monitoring and maintenance*
The door assembly to the living area was not verified as a fire door assembly. Recommend having door assembly verified as a fire door or having a fire door assembly installed
7. *Marginal* Ceiling: *Texture paint* *Moisture stains on ceiling. No moisture present at time of inspection. Recommend repair.*
8. *Satisfactory* Walls: *Paint*
9. *Satisfactory* Floor/Foundation: *Poured concrete*
10. *Satisfactory* Hose Bibs: *Not operating at time of inspection*



Garage/Carport (Continued)

11. *Poor* Electrical: 110 VAC Improperly wired three-prong outlets detected on north wall; outlets tested as open or missing ground. Safety hazard. Improperly wired outlets create a fire hazard and a personal injury hazard. Sensitive electronic equipment and appliances with metal casings should not be plugged into ungrounded outlets. GFCI outlets or protected outlet not present or not visible at some locations where typically desired. Missing outlet cover plates noted. Recommend installing. Loose outlets. Safety hazard. Condition can result in loose wire connections, arcing, and fires. Recommend repair or replacement
12. *Satisfactory* Windows: Vinyl double hung

Kitchen

We test kitchen appliances for their functionality, and cannot evaluate them for their performance nor for the variety of their settings or cycles. However, if they are older than ten years, they may well exhibit decreased efficiency. We do not inspect the following items: free-standing appliances, trash-compactors, built-in toasters, coffee-makers, can-openers, blenders, instant hot-water dispensers, water-purifiers, barbecues, grills or rotisseries, timers, clocks, thermostats, the self-cleaning capability of ovens, and concealed or countertop lighting, which is convenient but often installed after the initial construction and not wired to national electrical standards.

1st Floor Kitchen

1. *Satisfactory* Cooking Appliances: Kenmore
2. Heat Source *Electric*
3. *Poor* Exhaust Fan: Miami Carey Excessive grease build-up or excessively dirty fan and/or filter. Health hazard. Recommend having unit cleaned and regular homeowner monitoring and maintenance. Fan did not work. Condition typically is caused by grease build-up on the fan switch contact points or a defective switch; other causes or multiple causes are possible. Recommend repair or replacement
4. *Poor* Disposal: Kenmore Disposal was noisy. Typical causes are damaged or loose disposal blades, non-disposable materials in the disposal, failing bearings, or a loose connection to the sink; other causes or multiple causes are also possible. Recommend having disposal adjusted, repaired, or replaced
5. *Satisfactory* Dishwasher: Kenmore A visible backflow device was not found. Health hazard. The air gap helps to prevent a backflow of contaminated water into the dishwasher. It is possible that the dishwasher may have an internal device but a second device (preferably one provided by a high loop) should be installed. Recommend having a backflow device installed by a licensed plumbing professional.
6. *Satisfactory* Refrigerator: General Electric Ice maker did not appear to be working properly. Recommend consulting with homeowner to verify operation.
7. *Satisfactory* Sink: Stainless Steel
8. *Marginal* Plumbing/Fixtures: PVC A strong sewer odor was noted at sink area. Recommend further evaluation by a qualified plumber to determine cause and estimate repair. Hand sprayer did not work properly. Condition typically is noted when all water is not diverted from the faucet to the hand sprayer; various causes or multiple causes are possible. Recommend repair or replacement
9. *Satisfactory* Electrical: 110 VAC outlets and lighting circuits GFCI outlets or protected outlet not present or not visible at some locations where typically desired.
10. *Satisfactory* Counter Tops: Laminate
11. *Satisfactory* Cabinets: Wood
12. *Satisfactory* Ceiling: Texture paint
13. *Satisfactory* Walls: Wallpaper Wallpaper, mirrors, and/or wall hangings were present. Removal of the wallpaper, mirrors, and wall hangings may uncover defects which were not visible at the time of the inspection; concealed defects are not within the scope of the home inspection. Recommend observation during final walkthrough or earlier

Kitchen (Continued)

14. *Satisfactory* Floor: *Vinyl floor covering*
 15. *Marginal* Doors: *Wood* The door assembly to the garage was not verified as a fire door assembly. Recommend having door assembly verified as a fire door or having a fire door assembly installed
 16. *Satisfactory* Windows: *Vinyl casement*
 17. *Satisfactory* HVAC Source: *Heating system register*

Laundry Room/Area

In accordance with industry standards, we do not test clothes dryers, nor washing machines and their water connections and drainpipes. However, there are two things that you should be aware of. The water supply to washing machines is usually left on, and their hoses can leak or burst under pressure and continue to flow. Therefore, we recommend replacing the rubber hose type with newer braided stainless steel ones that are much more dependable. You should also be aware that the newer washing machines discharge a greater volume of water than many of the older drainpipes can handle, which causes the water to back up and overflow, and the only remedy would be to replace the standpipe and trap with a larger one.

Basement Laundry Room/Area

1. *Satisfactory* Ceiling: *Wood*
 2. *Satisfactory* Walls: *Paint*
 3. *Satisfactory* Floor: *Carpet*
 4. *Satisfactory* Doors: *Bi-fold*
 5. *Satisfactory* Electrical: *110 VAC/220 VAC*
 6. *Satisfactory* Washer Hose Bib: *Operating*
 7. *Satisfactory* Washer and Dryer Electrical: *110 VAC*
 8. *Marginal* Dryer Vent: *Through wall* Dryer vent hood at exterior was blocked by debris. The flue and vent hood quite often become clogged with lint. Lint is flammable, and a build-up of lint can affect the drying efficiency of the dryer and could result in a flue fire or cause the dryer to overheat, possibly resulting in a dryer fire. Recommend having any blockage removed and regular homeowner monitoring and maintenance.
 9. *Not Present* Dryer Gas Line:
 10. *Satisfactory* Washer Drain: *Wall mounted drain*
 11. *Not Present* Floor Drain:



Bathroom

1st floor main Bathroom

1. *Satisfactory* Ceiling: *Texture paint*
 2. *Satisfactory* Walls: *Wallpaper* Wallpaper, mirrors, and/or wall hangings were present. Removal of the wallpaper, mirrors, and wall hangings may uncover defects which were not visible at the time of the inspection; concealed defects are not within the scope of the home inspection. Recommend observation during final walkthrough or earlier
 3. *Satisfactory* Floor: *Vinyl floor covering*
 4. *Satisfactory* Doors: *Hollow wood*
 5. *Satisfactory* Electrical: *110 VAC outlets and lighting circuits* GFCI outlets or protected outlet not present or not visible at some locations where typically desired.
 6. *Satisfactory* Counter/Cabinet: *Laminate*

Bathroom (Continued)

7. Poor

Sink/Basin: Porcelain *Leak noted under sink. Unable to verify source. Recommend further evaluation by qualified plumber and repair as needed*
Non typical plumbing methods used. Tail pipe and drain line appear to be 1 1/4" and trap 1 1/2". Recommend evaluation by a qualified plumber.



8. Marginal

Faucets/Traps: *Operating at time of inspection Stopper damaged or did not work properly; functional drainage not properly determined. Recommend having stopper repaired or replaced and further evaluation of drainage.*
Flexible accordion drain pipes at sink. Maintenance concern. Flexible accordion drain pipes typically are not rigid enough to resist damage on a daily basis in sink cabinet areas and should not be used on a permanent basis. Recommend having standard rigid tailpipe installed to help prevent leaks and water damage
Shower head leaked or did not work properly. Condition typically is noted if water leaks from around the shower head connection to the pipe or if shower head sprays in unusual patterns so that water could damage walls, ceiling, or floors. Condition sometimes is caused by mineral build-up on the exterior or in the interior of the shower head and sometimes can be resolved by having the shower head cleaned. Recommend repair or replacement

9. Satisfactory

Tub/Surround: *Appears servicable*

10. Satisfactory

Toilets: *Operating at time of inspection*

11. Satisfactory

HVAC Source: *Heating system register*

12. Satisfactory

Ventilation: *Electric ventilation fan*

Bathroom

Master Bathroom

1. Satisfactory

Ceiling: *Texture paint*

2. Satisfactory

Walls: *Wallpaper Wallpaper, mirrors, and/or wall hangings were present. Removal of the wallpaper, mirrors, and wall hangings may uncover defects which were not visible at the time of the inspection; concealed defects are not within the scope of the home inspection. Recommend observation during final walkthrough or earlier*

3. Satisfactory

Floor: *Carpet*

4. Satisfactory

Doors: *Hollow wood*

5. Satisfactory

Windows: *Vinyl double hung*

6. Satisfactory

Electrical: *110 VAC outlets and lighting circuits GFCI outlets or protected outlet not present or not visible at some locations where typically desired.*

7. Satisfactory

Counter/Cabinet: *Composite and wood*

8. Satisfactory

Sink/Basin: *Molded single bowl*

9. Satisfactory

Faucets/Traps: *Operating at time of inspection*

10. Satisfactory

Tub/Surround: *Appears servicable*

Bathroom (Continued)

- 11. *Satisfactory* Toilets: *Operating at time of inspection*
- 12. *Satisfactory* HVAC Source: *Heating system register*
- 13. *Satisfactory* Ventilation: *Window and electric ventilation fan*

Bedroom

In accordance with the standards of practice, our inspection of bedrooms includes the visually accessible areas of walls, floors, cabinets and closets, and includes the testing of a representative number of windows and doors, switches and outlets. We evaluate windows to ensure that they meet light and ventilation requirements and facilitate an emergency exit or egress, but we do not evaluate window treatments, nor move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on common cosmetic deficiencies.

1st Floor Master Bedroom

- 1. *Marginal* Closet: *Large Closet door floor tracks/guides missing/loose/damaged. Safety hazard. Closet doors may swing and dislodge. Recommend repair or replacement*
Light fixture globe is missing. Recommend installing globe to avoid injury from bulb breaking or touching hot exposed bulb. Also may result in fire hazard if items placed too close to exposed bulb. Insure that items remain a safe distance from bulb until corrected.
- 2. *Satisfactory* Ceiling: *Texture paint*
- 3. *Satisfactory* Walls: *Paint*
- 4. *Satisfactory* Floor: *Carpet*
- 5. *Satisfactory* Doors: *Hollow wood*
- 6. *Satisfactory* Windows: *Vinyl double hung*
- 7. *Satisfactory* Electrical: *110 VAC outlets and lighting circuits*
- 8. *Satisfactory* HVAC Source: *Heating system register*
- 9. *Satisfactory* Smoke Detector: *Battery operated*

South Bedroom

- 10. *Satisfactory* Closet: *Small Light fixture globe is missing. Recommend installing globe to avoid injury from bulb breaking or touching hot exposed bulb. Also may result in fire hazard if items placed too close to exposed bulb. Insure that items remain a safe distance from bulb until corrected.*
- 11. *Satisfactory* Ceiling: *Texture paint*
- 12. *Satisfactory* Walls: *Paint*
- 13. *Satisfactory* Floor: *Carpet*
- 14. *Satisfactory* Doors: *Hollow wood*
- 15. *Satisfactory* Windows: *Vinyl double hung*
- 16. *Satisfactory* Electrical: *110 VAC outlets and lighting circuits*
- 17. *Satisfactory* HVAC Source: *Heating system register*
- 18. *Satisfactory* Smoke Detector: *Battery operated*

middle Bedroom

- 19. *Satisfactory* Closet: *Small Light fixture globe is missing. Recommend installing globe to avoid injury from bulb breaking or touching hot exposed bulb. Also may result in fire hazard if items placed too close to exposed bulb. Insure that items remain a safe distance from bulb until corrected.*
- 20. *Satisfactory* Ceiling: *Texture paint*
- 21. *Satisfactory* Walls: *Paint*
- 22. *Satisfactory* Floor: *Carpet*
- 23. *Satisfactory* Doors: *Hollow wood*
- 24. *Satisfactory* Windows: *Vinyl double hung*
- 25. *Satisfactory* Electrical: *110 VAC outlets and lighting circuits*
- 26. *Satisfactory* HVAC Source: *Heating system register*
- 27. *Not Present*

Bedroom (Continued)

North Bedroom

- 28. *Satisfactory* Closet: *Small*
- 29. *Satisfactory* Ceiling: *Texture paint*
- 30. *Satisfactory* Walls: *Paint*
- 31. *Satisfactory* Floor: *Carpet*
- 32. *Satisfactory* Doors: *Hollow wood*
- 33. *Satisfactory* Windows: *Vinyl double hung*
- 34. *Satisfactory* Electrical: *110 VAC outlets and lighting circuits*
- 35. *Satisfactory* HVAC Source: *Heating system register*
- 36. *Not Present*

Living Space

Our inspection of living space includes the visually accessible areas of walls, floors, cabinets and closets, and includes the testing of a representative number of windows and doors, switches and outlets. However, we do not evaluate window treatments, or move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on cosmetic deficiencies. We may not comment on the cracks that appear around windows and doors, or which follow the lines of framing members and the seams of drywall and plasterboard. These cracks are a consequence of movement, such as wood shrinkage, common settling, and seismic activity, and will often reappear if they are not correctly repaired. Such cracks can become the subject of disputes, and are therefore best evaluated by a specialist.

Living Room Living Space

- 1. *Satisfactory* Ceiling: *Texture paint*
- 2. *Satisfactory* Walls: *Paint*
- 3. *Satisfactory* Floor: *Carpet*
- 4. *Satisfactory* Doors: *Sliding patio*
- 5. *Satisfactory* Windows: *Non-opening*
- 6. *Satisfactory* Electrical: *110 VAC outlets and lighting circuits*
- 7. *Satisfactory* HVAC Source: *Heating system register*
- 8. *Not Present*

1st Floor entry Living Space

- 9. *Satisfactory* Closet: *Small*
- 10. *Satisfactory* Ceiling: *Texture paint*
- 11. *Satisfactory* Walls: *Wallpaper*
- 12. *Satisfactory* Floor: *Tile*
- 13. *Satisfactory* Doors: *Wood*
- 14. *Satisfactory* Electrical: *110 VAC outlets and lighting circuits*
- 15. *Satisfactory* HVAC Source: *Heating system register*
- 16. *Not Present*

1st Floor Hall Living Space

- 17. *Satisfactory* Closet: *Small*
- 18. *Satisfactory* Ceiling: *Texture paint*
- 19. *Satisfactory* Walls: *Wallpaper*
- 20. *Satisfactory* Floor: *Carpet*
- 21. *Satisfactory* Doors: *Hollow wood*
- 22. *Satisfactory* Electrical: *110 VAC outlets and lighting circuits*
- 23. *Not Present* HVAC Source:
- 24. *Poor* Smoke Detector: *Battery operated* The smoke alarm did not work. Condition typically is caused by dead batteries; other causes or multiple causes are possible. If the smoke alarms are ten years older or older, or if the age of the smoke alarms is unknown, they typically should be replaced at close of escrow to help ensure proper function in adequately providing notice of fire. Recommend replacing battery and replacing smoke alarm if it does not work after the battery has been replaced

Living Space (Continued)

Family Room Living Space

- 25. *Satisfactory* Closet: *Small*
- 26. *Satisfactory* Ceiling: *Wood*
- 27. *Satisfactory* Walls: *Wallpaper Wallpaper, mirrors, and/or wall hangings were present. Removal of the wallpaper, mirrors, and wall hangings may uncover defects which were not visible at the time of the inspection; concealed defects are not within the scope of the home inspection. Recommend observation during final walkthrough or earlier*
- 28. *Satisfactory* Floor: *Carpet*
- 29. *Satisfactory* Doors: *Hollow wood*
- 30. *Satisfactory* Windows: *Vinyl double hung*
- 31. *Satisfactory* Electrical: *110 VAC outlets and lighting circuits*
- 32. *Satisfactory* HVAC Source: *Heating system register*
- 33. *Not Present*

Fireplace/Wood Stove

The National Fire Protection Association (www.nfpa.org) advises that each chimney receive a Level II inspection each time a residence is sold. Inspection levels are explained at www.csia.org/pressroom/press-inspection-levels-explained.htm. It is also advised that this inspection be conducted by a chimney sweep certified by the Chimney Safety Institute of America (www.csia.org)

Family Room Fireplace

- 1. *Marginal* Fireplace Construction: *Brick Crack in brick fireplace or imitation brick insert could be seismically or thermally induced, causing possible fire hazard. Recommend evaluation by a licensed, qualified contractor*
- 2. Type: *Wood burning*
- 3. *Satisfactory* Smoke Chamber: *Brick Fill voids in smoke chamber*
- 4. *Satisfactory* Flue: *Metal*
- 5. *Satisfactory* Damper: *Metal*
- 6. *Satisfactory* Hearth: *Raised Recommend removing carpet covering hearth.*

Basement

Although an effort has been made to note any major inflections or weaknesses, it is difficult at best to detect these areas when walls and/or ceilings are finished off, or basement storage makes areas inaccessible. No representation is made as to the condition of concealed areas.

Main Basement

- 1. *Satisfactory* Unable to Inspect: *0%*
- 2. *Satisfactory* Walls: *Paint*
- 3. *Satisfactory* Floor: *Poured*
- 4. *Satisfactory* Doors: *Hollow wood*
- 5. *Satisfactory* Windows: *Vinyl double hung*
- 6. *Satisfactory* Electrical: *110 VAC outlets and lighting circuits*
- 7. *Satisfactory* HVAC Source: *Heating system register*
- 8. *Satisfactory* Ventilation: *Windows*
- 9. *Satisfactory* Sump Pump: *Pedestal/Submerged*
- 10. *Satisfactory* Moisture Location: *No moisture present at time of inspection*
- 11. *Marginal* Basement Stairs/Railings: *Wood stairs with no handrails Guardrails and/or handrails were not present. Safety hazard, particularly for children and elderly. Recommend having guardrails and/or handrails installed*

Crawl Space

Main Crawl Space

1. Method of Inspection: *In the crawl space*
2. *Satisfactory* Unable to Inspect: *10%*
3. *Satisfactory* Access: *Wood door*
4. *Satisfactory* Moisture Penetration: *No moisture present at time of inspection*
5. Moisture Location: *No moisture present at time of inspection*
6. *Satisfactory* Moisture Barrier: *Plastic under gravel*
7. *Poor* Ventilation: *None* Vents did not appear to be present. Proper ventilation of the crawl space area will help prevent damage to structure components by moisture which may seep into the crawl space from various sources. Recommend having vents installed. If installation costs are considered prohibitive, recommend regular monitoring and maintenance of crawl space structural and mechanical systems to help prevent moisture and structural damage
8. *Not Present* Insulation:
9. *Not Present* Sump Pump:
10. *Satisfactory* Electrical: *110 VAC outlets and lighting circuits*

Structure

Although an effort has been made to note any major inflections or weaknesses, it is difficult at best to detect these areas when walls and/or ceilings are finished off, or basement storage makes areas inaccessible. No representation is made as to the condition of concealed areas.

1. *Marginal* Structure Type: *Masonry* *Additional support added to structure. Inspectors have no knowledge if additional support was appropriate designed and engineered for its long-term ability to maintain support. Recommend further evaluation by a structural engineer. The floor structure had a number of non-standard beam and joist supports, including additional bracing and wood shims to level floor or prevent floor squeaks. Since these methods are neither standard nor proven construction practices, their long-term ability to maintain support is unpredictable. Recommend further evaluation by a qualified contractor.*



2. *Satisfactory* Foundation: *Block*
3. *Satisfactory* Differential Movement: *No movement or displacement noted at time of inspection*
4. *Satisfactory* Beams: *Bonded wood*
5. *Satisfactory* Bearing Walls: *Block*
6. *Satisfactory* Joists/Trusses: *2x12*

Structure (Continued)

7. *Satisfactory* Piers/Posts: *Block piers*
8. *Satisfactory* Subfloor: *Plywood*

Plumbing

Although an effort has been made to note any major inflections or weaknesses, it is difficult at best to detect these areas when walls and/or ceilings are finished off, or basement storage makes areas inaccessible. No representation is made as to the condition of concealed plumbing.

1. *Satisfactory* Service Line: *Copper*
2. *Satisfactory* Main Water Shutoff: *Crawl Space*
3. *Satisfactory* Water Lines: *Copper*
4. *Poor* Drain Pipes: *PVC* *Leaking drain pipe noted under master bath tub drain. Recommend repair.*



5. *Satisfactory* Vent Pipes: *ABS*
6. *Satisfactory* Gas Service Lines: *Black Iron*

Basement Water Heater

7. *Marginal* Water Heater Operation: *Functional at time of inspection* *Water heater has exceeded design life. Excessive corrosion on water shutoff valve. Maintenance concern. Leaks could develop at any time and valves may not work properly or may fail when used. Recommend further evaluation by licensed plumbing professional. Burners and burner chamber were rusty or excessive rust flakes in burner chamber. Condition can indicate poor performance, including incomplete combustion and excessive production of carbon monoxide. Recommend further evaluation by licensed plumber.*



8. Manufacturer: *State*
9. Type: *Natural gas* Capacity: *40 Gal.*
10. Approximate Age: *20 years* Area Served: *Whole building*

Plumbing (Continued)

11. *Poor* Flue Pipe: *Single wall* Rust holes noted. Safety Hazard. Recommend repair/replace.



12. *Poor* TPRV and Drain Tube: *None* A TPR drain pipe was not present or was not visible. The TPR valve allows hot water under high pressure to be released if the water temperature gets too hot or the pressure gets too high. If the TPR valve were to operate without a functional discharge pipe installed, personal injury or property damage could occur to anyone or anything within close proximity, particularly since the valve typically is located at face level. Recommend having a drain pipe installed by a licensed plumbing professional

Heating System

The components of most heating systems have a design-life ranging from ten to twenty years, but can fail prematurely with poor maintenance, which is why we apprise you of their age whenever possible. We test and evaluate them in accordance with the standards of practice, which means that we do not dismantle and inspect the concealed portions of the heat exchanger, electronic air-cleaners, humidifiers, ducts and in-line duct-motors or dampers. We perform a conscientious evaluation, but we are not specialists. However, even the most modern heating systems can produce carbon monoxide, which in a sealed or poorly ventilated room can result in sickness, debilitating injury, and even death. Therefore, it is essential that any recommendations that we make for service or a second opinion be scheduled before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property, and our service does not include any form of warranty or guarantee.

Crawl Space Heating System

1. *Satisfactory* Heating System Operation: *Adequate*
2. Manufacturer: *Carrier*
3. Model Number: *58MXA080-16* Serial Number: *3794A13500*
4. Type: *Forced air* Capacity: *80,000 BTUHR*
5. Area Served: *Whole building* Approximate Age: *10-15 years*
6. Fuel Type: *Natural gas*
7. *Satisfactory* Gas Shutoff Valve *Present/Adequate*
8. *Not Inspected* Heat Exchanger: *Heat exchangers can not be fully examined nor their condition determined without being disassembled. Since this is not possible during a visual, non invasive inspection, inspection of heat exchanger is limited viable portions only. Not inspected. Sealed*
9. Unable to Inspect: *100%*
10. *Satisfactory* Blower Fan/Filter: *Direct drive with disposable filter*

Heating System (Continued)

11. *Poor* Distribution: *Metal duct* Non-typical routing of duct work. Plumbing drain line appears to be entering duct work in crawl space. Recommend evaluation by qualified HVAC technician and/or plumber.



12. *Satisfactory* Flue Pipe: *PVC*
13. *Poor* Controls: Normal safety and operating controls observed. *Safety kill switch has been taped on. Recommend evaluation by an HVAC technician to determine reason and repair..*



14. *Satisfactory* Devices: Normal operating and safety devices observed.
15. *Not Inspected* Humidifier: Recommend inspection and cleaning of unit prior to use.
16. *Satisfactory* Thermostats: Individual

Electrical

There are a wide variety of electrical systems with an even greater variety of components, and any one particular system may not conform to current standards or provide the same degree of service and safety. What is most significant about electrical systems however is that the national electrical code [NEC] is not retroactive, and therefore many residential systems do not comply with the latest safety standards. Regardless, we are not electricians and in compliance with our standards of practice we only test a representative number of switches and outlets and do not perform load-calculations to determine if the supply meets the demand. However, in the interests of safety, we regard every electrical deficiency and recommended upgrade as a latent hazard that should be serviced as soon as possible, and that the entire system be evaluated and certified as safe by an electrician. Therefore, it is essential that any recommendations that we may make for service or upgrades should be completed before the close of escrow, because an electrician could reveal additional deficiencies or recommend some upgrades for which we would disclaim any further responsibility. However, we typically recommend upgrading outlets to have ground fault protection, which is a relatively inexpensive but essential safety feature. These outlets are often referred to as GFCI's, or ground fault circuit interrupters and, generally speaking, have been required in specific locations for more than thirty years. Similarly, AFCI's or arc fault circuit interrupters, represent the very latest in circuit breaker technology, and are currently required in all bedroom circuits. However, inasmuch as arc faults cause thousands of electrical fires and hundreds of deaths each year, we recommend installing them at every circuit as a prudent safety feature.

1. Service Size Amps: 100 Volts: 110-240 VAC

2. *Satisfactory* Service: Aluminum Service capacity appeared to be 100 amps, which, depending on Client's specific needs, should be adequate by today's standards (televisions and stereos, computers, printers, fax machines, etc.). Individual circuits, however, might not be adequate depending on what appliances are being used on the circuit. Recommend consulting with a licensed electrician for Client's specific needs, particularly if Client has to resort to using outlet multipliers or extension

Electrical (Continued)

Service: (continued)

- cords for permanent wiring, or if Client notices brownouts or regular tripping of any circuit breakers*
- 3. *Satisfactory* 120 VAC Branch Circuits: *Copper*
 - 4. *Satisfactory* 240 VAC Branch Circuits: *Copper*
 - 5. *Satisfactory* Aluminum Wiring: *Main wire only*
 - 6. *Satisfactory* Conductor Type: *Romex*
 - 7. *Satisfactory* Ground: *Rod in ground*
 - 8. *Satisfactory* Smoke Detectors: *Battery operated Smoke alarms were tested by pushing the test button. This does not ensure that the smoke sensor is functional. It only establishes that the electrical circuit is functional. The National Fire Prevention Association recommends changing smoke alarms every 10 years. Batteries should be changed every six months; a good time to do this is when you reset your clocks in October and April. GLH Home Inspections, LLC recommends that at least two smoke alarms be installed in all residences. This provides backup protection if a dead battery is present in one or if a smoke alarm is defective or fails*

Basement Electric Panel

- 9. *Marginal* Manufacturer: *Federal Pacific* Knockouts missing. Safety hazard. Missing knockouts expose live electric wires. Recommend having knockouts installed
Some or all circuits were not labeled, labeling was faded and/or not readable, and/or labeling was confusing. Recommend having a licensed electrician label circuits
A Federal Pacific Electric "Stab-Lok" service panel was present. FPE circuit breakers may fail to trip in response to an overcurrent or a short circuit. A circuit breaker that may not trip does not afford the protection that is intended and required, creating a fire hazard. Simply replacing the circuit breakers might not be a reliable repair. A common "defense" of the electric panel is that "it's always been there and hasn't caused any problems." Electric panels in and of themselves typically do not "cause any problems." It is the electric components or appliances that typically cause problems, e.g., a short in an appliance, an electric outlet, or a light switch. Electric panels and circuit breakers are designed to prevent personal injury and property damage in the event of a short (or other problem) by shutting down the electric current to the faulty appliances or electrical components. The fact that there "have not been any problems" simply means that the electric wiring, switches, and outlets; and the appliances using the wiring, switches, and outlets, have not had any problems. There appears to be no official recall on these panels, mainly because the companies that made these panels are out of business. Due to the problems associated with Federal Pacific Electric panels and inadequate clearance between breakers and edges of covers (removing covers can dislodge circuit breakers and/or all circuits might need to be shut off), inspectors do not remove covers; type of power cable and/or main wiring was unknown; type of branch wiring was unknown; adequacy of grounding system was unknown; and condition of wiring and any specific wiring problems was unknown. Additional information can be found on the Internet at www.inspect-ny.com/fpe/fpepanel.htm, www.inspect-ny.com/fpe/fpe.html, www.inspect-ny.com/fpe/fpecpsc.htm, and www.inspect-ny.com/fpe/fpetest.htm. There is the possibility that this electric panel has been upgraded, but only a licensed electrician can make that determination since electric service might have to be shut off and circuit breakers removed. Recommend further evaluation by a licensed electrician
Although location of electric panels in laundry area at one time was common, there are inherent dangers in such locations due to the wet

Electrical (Continued)

Manufacturer: (continued)

environment in such areas. Instances where the metal electric panel becomes energized are relatively common. Best recommendation would be to have the panel relocated which many times is not practical or financially feasible. GLH Home Inspections, LLC is aware of some homeowners who hang pictures over the electric panel to protect it from wet hands, particularly by inquisitive children. Recommend caution in laundry area.

10. Maximum Capacity: 100 Amps

11. Satisfactory Main Breaker Size: 100 Amps

12. Satisfactory Breakers: Copper

13. Not Present AFCI: Arc Fault Circuit Interrupter (AFCI) breakers not present. These types of circuit breakers are fairly new in the electrical industry. They are designed to shut off the electricity to a circuit when arcing, the most common cause of electrical fires in our homes, is detected. AFCI circuit breakers are placed in the electric panel and typically protect the electrical outlets and switches in bedrooms. Recommend upgrading electric circuitry by having AFCI circuit breakers installed to protect bedroom circuits; consult with a licensed electrician for information and options

14. Not Present GFCI: GFCI outlets or protected outlet not present or not visible at some locations where typically desired.

Basement Electric Panel

15. Satisfactory Manufacturer: Square D

16. Maximum Capacity: Not verified

17. Satisfactory Breakers: Copper

Attic

This inspection is of visible and accessible areas of the attic. Most of the attic will not be accessible due to limited clearance and little or no decked areas to walk across (doing otherwise may cause damage to the structure or utility components, or injury to the inspector). Any area or item covered by insulation, such as water and gas lines, electrical components, recessed lighting fixtures, etc., are not visible and will not be inspected since removal and re-distribution of insulation is beyond the scope of the home inspection. Additionally, there are some areas that are simply too small to crawl or negotiate. Many times stored items in the attic can prevent a complete visual inspection of areas that may otherwise be visible. These areas where stored items are kept may become visible when sellers move out, exposing conditions that normally are reportable but that were not visible or accessible at the time of inspection. There is the possibility that defects were present but were not visible; concealed defects are not within the scope of the home inspection. Recommend annual inspection of attic in conjunction with annual inspection of roof; annual attic inspection can identify small roof problems before they become major roof problems.

In accordance with our standards, we do not attempt to enter attics that have less than thirty-six inches of headroom, are restricted by ducts, or in which the insulation obscures the joists and thereby makes mobility hazardous, in which case we would inspect them as best we can from the access point. In regard to evaluating the type and amount of insulation on the attic floor, we use only generic terms and approximate measurements, and do not sample or test the material for specific identification. Also, we do not disturb or move any portion of it, and it may well obscure water pipes, electrical conduits, junction boxes, exhaust fans, and other components.

Main Attic

1. Method of Inspection: In the attic

2. Satisfactory Unable to Inspect: 10%

3. Satisfactory Roof Framing: 2x4 Truss

4. Satisfactory Sheathing: Plywood

5. Satisfactory Ventilation: Gable, ridge and soffit vents

6. Satisfactory Insulation: Blown in

7. Satisfactory Insulation Depth: 12"

8. Satisfactory Attic Fan: Thermostat controlled operation not tested due to exterior temperature. Appears to be functioning properly.

9. Satisfactory Wiring/Lighting: 110 VAC The electrical components that are fully visible appear to be in satisfactory condition.

10. Satisfactory Moisture Penetration: No moisture present at time of inspection

Attic (Continued)

11. *Poor* Bathroom Fan Venting: *Electric fan Bathroom exhaust fan flue terminated in attic. Maintenance concern. Moisture should be vented to the exterior to prevent moisture damage to structural framing. Recommend having flue extended to exterior of attic*



12. *Satisfactory* Chimney Chase *Serviceable*
13. Structural Problems Observed *No*

Final Comments

Older home-We expect homes to be built according to the standard practices and building codes, if any, that were in use at the date of construction. Older homes often have areas or systems that do not comply with current building codes. While this inspection makes every effort to point out safety concerns, it does not inspect for building code compliance. It is common for homes of any age to have had repairs done, and some repairs may appear less than standard. This inspection looks for items that are not functioning as intended. It does not grade the quality of the repairs. In older homes, the inspector reviewed the structure from the standpoint of how it has fared through the years with the materials that were used. You can expect problems to become apparent as time passes. The inspector will not be able to find all deficiencies in and around a property, especially concerning construction techniques of the past.

This structure was unoccupied; deferred maintenance items may be present by the time escrow closes due to lack of daily use and care

Congratulations on the purchase of your new home.

We never know who will be occupying or visiting a property, whether it be children or the elderly, we ask you to consider following these general safety recommendations: install smoke and carbon monoxide detectors; identify all escape and rescue ports; rehearse an emergency evacuation of the home; upgrade older electrical systems by at least adding ground-fault outlets; never service any electrical equipment without first disconnecting its power source; ensure that every elevated window and the railings of stairs, landings, balconies, and decks are child-safe, meaning that barriers are in place or that the distance between the rails is not wider than four inches; regulate the temperature of water heaters to prevent scalding; make sure that goods that contain caustic or poisonous compounds, such as bleach, drain cleaners, and nail polish removers be stored where small children cannot reach them; ensure that all garage doors are well balanced and have a safety device; remove any double-cylinder deadbolts from exterior doors; and consider installing child-safe locks and alarms on the exterior doors of all pool and spa properties.

We are proud of our service, and trust that you will be happy with the quality of our report. We have made every effort to provide you with an accurate assessment of the condition of the property and its components and to alert you to any significant defects or adverse conditions. However, we may not have tested every outlet, and opened every window and door, or identified every minor defect. Also because we are not

Final Comments (Continued)

specialists or because our inspection is essentially visual, latent defects could exist. Therefore, you should not regard our inspection as conferring a guarantee or warranty. It does not. It is simply a report on the general condition of a particular property at a given point in time. Furthermore, as a homeowner, you should expect problems to occur. Roofs will leak, drain lines will become blocked, and components and systems will fail without warning. For these reasons, I recommend creating a list of appropriate personnel (plumber, electrician, etc.) for use in an emergency situation.

Thank you for taking the time to read this report. Please call me if you have any questions or observations whatsoever. We are always attempting to improve the quality of our service and our report, and we will continue to adhere to the highest standards of the industry and to treat everyone with kindness, courtesy, and respect.

Marginal Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Lots and Grounds

1. **Patio: Concrete** The patio in rear has settled towards the foundation causing a negative slope into the foundation. Recommend repair.
2. **Vegetation: Shrubs/Trees** Vegetation was too close to, touching, or growing on siding. Condition can promote excessive damage and deterioration by movement of branches, root growth and/or attachment, and moisture retention, and can promote pest infestations. Recommend having licensed landscape professional trim or remove vegetation from affected areas and/or regular homeowner monitoring and maintenance, as Client desires
Tree limbs over hang the roof and should be cut back

Exterior Surface and Components

3. **Trim: Aluminum/wood** Areas of peeling paint and/or bare wood noted. Recommend repair/repainting.
4. **Exterior Electric Outlets: 110 VAC** GFCI outlets or protected outlets not present or not visible. Recommend having safety outlets installed by a licensed electrician
5. **Gas Meter: Exterior surface mount at side of home** Gas meter casing was partially below grade. Condition can result in moisture damage to the casing, possibly resulting in leaks. Recommend modifying grade to ensure that gas meter casing sits above ground

Air Conditioning

6. **Main AC System Exterior Unit: Pad mounted** Soil/mulch in contact with unit. Maintenance concern. Condition can lead to excessive deterioration and decrease the life expectancy and efficiency of the cooling condenser. Also recommend having soil and vegetation cleared away from the two lines to help prevent advanced deterioration and damage
7. **Main AC System Refrigerant Lines: Serviceable condition** Lines covered by landscaping. Recommend uncovering lines so condition can be monitored and avoid accelerated deterioration.

Garage/Carport

8. **Attached Garage Service Doors: Metal** Exterior side door weathered, deteriorated, and/or damaged. Recommend repair or replacement, as necessary, and regular homeowner monitoring and maintenance
The door assembly to the living area was not verified as a fire door assembly. Recommend having door assembly verified as a fire door or having a fire door assembly installed
9. **Attached Garage Ceiling: Texture paint** Moisture stains on ceiling. No moisture present at time of inspection. Recommend repair.

Kitchen

10. **1st Floor Kitchen Plumbing/Fixtures: PVC** A strong sewer odor was noted at sink area. Recommend further evaluation by a qualified plumber to determine cause and estimate repair.
Hand sprayer did not work properly. Condition typically is noted when all water is not diverted from the faucet to the hand sprayer; various causes or multiple causes are possible. Recommend repair or replacement
11. **1st Floor Kitchen Doors: Wood** The door assembly to the garage was not verified as a fire door assembly. Recommend having door assembly verified as a fire door or having a fire door assembly installed

Marginal Summary (Continued)

Laundry Room/Area

12. Basement Laundry Room/Area Dryer Vent: *Through wall Dryer vent hood at exterior was blocked by debris. The flue and vent hood quite often become clogged with lint. Lint is flammable, and a build-up of lint can affect the drying efficiency of the dryer and could result in a flue fire or cause the dryer to overheat, possibly resulting in a dryer fire. Recommend having any blockage removed and regular homeowner monitoring and maintenance.*

Bathroom

13. 1st floor main Bathroom Faucets/Traps: *Operating at time of inspection Stopper damaged or did not work properly; functional drainage not properly determined. Recommend having stopper repaired or replaced and further evaluation of drainage.*
Flexible accordion drain pipes at sink. Maintenance concern. Flexible accordion drain pipes typically are not rigid enough to resist damage on a daily basis in sink cabinet areas and should not be used on a permanent basis. Recommend having standard rigid tailpipe installed to help prevent leaks and water damage
Shower head leaked or did not work properly. Condition typically is noted if water leaks from around the shower head connection to the pipe or if shower head sprays in unusual patterns so that water could damage walls, ceiling, or floors. Condition sometimes is caused by mineral build-up on the exterior or in the interior of the shower head and sometimes can be resolved by having the shower head cleaned. Recommend repair or replacement

Bedroom

14. 1st Floor Master Bedroom Closet: *Large Closet door floor tracks/guides missing/loose/damaged. Safety hazard. Closet doors may swing and dislodge. Recommend repair or replacement*
Light fixture globe is missing. Recommend installing globe to avoid injury from bulb breaking or touching hot exposed bulb. Also may result in fire hazard if items placed too close to exposed bulb. Insure that items remain a safe distance from bulb until corrected.

Fireplace/Wood Stove

15. Family Room Fireplace Construction: *Brick Crack in brick fireplace or imitation brick insert could be seismically or thermally induced, causing possible fire hazard. Recommend evaluation by a licensed, qualified contractor*

Basement

16. Main Basement Stairs/Railings: *Wood stairs with no handrails Guardrails and/or handrails were not present. Safety hazard, particularly for children and elderly. Recommend having guardrails and/or handrails installed*

Structure

17. Structure Type: *Masonry Additional support added to structure. Inspectors have no knowledge if additional support was appropriately designed and engineered for its long-term ability to maintain support. Recommend further evaluation by a structural engineer.*
The floor structure had a number of non-standard beam and joist supports, including additional bracing and wood shims to level floor or prevent floor squeaks. Since these methods are neither standard nor proven construction practices, their long-term ability to maintain support is unpredictable. Recommend further evaluation by a qualified contractor.

Plumbing

18. Basement Water Heater Water Heater Operation: *Functional at time of inspection Water heater has exceeded design life*
Excessive corrosion on water shutoff valve. Maintenance concern. Leaks could develop at any time and valves may not work properly or may fail when used. Recommend further evaluation by licensed plumbing professional
Burners and burner chamber were rusty or excessive rust flakes in burner chamber.

Marginal Summary (Continued)

Water Heater Operation: (continued)

Condition can indicate poor performance, including incomplete combustion and excessive production of carbon monoxide. Recommend further evaluation by licensed plumber.

Electrical

19. Basement Electric Panel Manufacturer: *Federal Pacific* Knockouts missing. Safety hazard. Missing knockouts expose live electric wires. Recommend having knockouts installed. Some or all circuits were not labeled, labeling was faded and/or not readable, and/or labeling was confusing. Recommend having a licensed electrician label circuits.

A Federal Pacific Electric "Stab-Lok" service panel was present. FPE circuit breakers may fail to trip in response to an overcurrent or a short circuit. A circuit breaker that may not trip does not afford the protection that is intended and required, creating a fire hazard. Simply replacing the circuit breakers might not be a reliable repair. A common "defense" of the electric panel is that "it's always been there and hasn't caused any problems." Electric panels in and of themselves typically do not "cause any problems." It is the electric components or appliances that typically cause problems, e.g., a short in an appliance, an electric outlet, or a light switch. Electric panels and circuit breakers are designed to prevent personal injury and property damage in the event of a short (or other problem) by shutting down the electric current to the faulty appliances or electrical components. The fact that there "have not been any problems" simply means that the electric wiring, switches, and outlets; and the appliances using the wiring, switches, and outlets, have not had any problems. There appears to be no official recall on these panels, mainly because the companies that made these panels are out of business. Due to the problems associated with Federal Pacific Electric panels and inadequate clearance between breakers and edges of covers (removing covers can dislodge circuit breakers and/or all circuits might need to be shut off), inspectors do not remove covers; type of power cable and/or main wiring was unknown; type of branch wiring was unknown; adequacy of grounding system was unknown; and condition of wiring and any specific wiring problems was unknown. Additional information can be found on the Internet at www.inspect-ny.com/fpe/fpepanel.htm, www.inspect-ny.com/fpe/fpe.html, www.inspect-ny.com/fpe/fpecpsc.htm, and www.inspect-ny.com/fpe/fpetest.htm. There is the possibility that this electric panel has been upgraded, but only a licensed electrician can make that determination since electric service might have to be shut off and circuit breakers removed. Recommend further evaluation by a licensed electrician.

Although location of electric panels in laundry area at one time was common, there are inherent dangers in such locations due to the wet environment in such areas. Instances where the metal electric panel becomes energized are relatively common. Best recommendation would be to have the panel relocated which many times is not practical or financially feasible. GLH Home Inspections, LLC is aware of some homeowners who hang pictures over the electric panel to protect it from wet hands, particularly by inquisitive children. Recommend caution in laundry area.

Poor Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Garage/Carport

1. Attached Garage Door Opener: *Craftsman Safety reverse by force not present or not working properly. Safety hazard. Recommend having safety reverses adjusted, repaired, or installed*
2. Attached Garage Electrical: *110 VAC Improperly wired three-prong outlets detected on north wall; outlets tested as open or missing ground. Safety hazard. Improperly wired outlets create a fire hazard and a personal injury hazard. Sensitive electronic equipment and appliances with metal casings should not be plugged into ungrounded outlets.
GFCI outlets or protected outlet not present or not visible at some locations where typically desired.
Missing outlet cover plates noted. Recommend installing.
Loose outlets. Safety hazard. Condition can result in loose wire connections, arcing, and fires. Recommend repair or replacement*

Kitchen

3. 1st Floor Kitchen Exhaust Fan: *Miami Carey Excessive grease build-up or excessively dirty fan and/or filter. Health hazard. Recommend having unit cleaned and regular homeowner monitoring and maintenance.
Fan did not work. Condition typically is caused by grease build-up on the fan switch contact points or a defective switch; other causes or multiple causes are possible. Recommend repair or replacement*
4. 1st Floor Kitchen Disposal: *Kenmore Disposal was noisy. Typical causes are damaged or loose disposal blades, non-disposable materials in the disposal, failing bearings, or a loose connection to the sink; other causes or multiple causes are also possible. Recommend having disposal adjusted, repaired, or replaced*

Bathroom

5. 1st floor main Bathroom Sink/Basin: *Porcelain Leak noted under sink. Unable to verify source. Recommend further evaluation by qualified plumber and repair as needed
Non typical plumbing methods used. Tail pipe and drain line appear to be 1 1/4" and trap 1 1/2". Recommend evaluation by a qualified plumber.*

Living Space

6. 1st Floor Hall Living Space Smoke Detector: *Battery operated The smoke alarm did not work. Condition typically is caused by dead batteries; other causes or multiple causes are possible. If the smoke alarms are ten years older or older, or if the age of the smoke alarms is unknown, they typically should be replaced at close of escrow to help ensure proper function in adequately providing notice of fire. Recommend replacing battery and replacing smoke alarm if it does not work after the battery has been replaced*

Crawl Space

7. Main Crawl Space Ventilation: *None Vents did not appear to be present. Proper ventilation of the crawl space area will help prevent damage to structure components by moisture which may seep into the crawl space from various sources. Recommend having vents installed. If installation costs are considered prohibitive, recommend regular monitoring and maintenance of crawl space structural and mechanical systems to help prevent moisture and structural damage*

Poor Summary (Continued)

Plumbing

8. Drain Pipes: *PVC* Leaking drain pipe noted under master bath tub drain. Recommend repair.
9. Basement Water Heater Flue Pipe: *Single wall* Rust holes noted. Safety Hazard. Recommend repair/replace.
10. Basement Water Heater TPRV and Drain Tube: *None* A TPR drain pipe was not present or was not visible. The TPR valve allows hot water under high pressure to be released if the water temperature gets too hot or the pressure gets too high. If the TPR valve were to operate without a functional discharge pipe installed, personal injury or property damage could occur to anyone or anything within close proximity, particularly since the valve typically is located at face level. Recommend having a drain pipe installed by a licensed plumbing professional

Heating System

11. Crawl Space Heating System Distribution: *Metal duct* Non-typical routing of duct work. Plumbing drain line appears to be entering duct work in crawl space. Recommend evaluation by qualified HVAC technician and/or plumber.
12. Crawl Space Heating System Controls: *Normal safety and operating controls observed. Safety kill switch has been taped on. Recommend evaluation by an HVAC technician to determine reason and repair..*

Attic

13. Main Attic Bathroom Fan Venting: *Electric fan* Bathroom exhaust fan flue terminated in attic. Maintenance concern. Moisture should be vented to the exterior to prevent moisture damage to structural framing. Recommend having flue extended to exterior of attic