STONEWOOD
HOME INSPECTIONS

Confidential Inspection Report

LOCATED AT:
1 home street
small town, Vermont 05701

PREPARED EXCLUSIVELY FOR:
Sample Report

INSPECTED ON:
Tuesday, July 14, 2020

Inspector, Chris 143.0134035
Stonewood Homeinspections LLC

CERTIFIED PROFESSIONAL INSPECTOR
InterNACHI
CPI

CONTRACTOR EXPERIENCE

Tuesday, July 14, 2020
Sample Report
1 home street
small town, Vermont 05701

Dear Sample Report,

We have enclosed the report for the property inspection we conducted for you on Tuesday, July 14, 2020 at:

1 home street
small town, Vermont 05701

Our report is designed to be clear, easy to understand, and helpful. Please take the time to review it carefully. If there is anything you would like us to explain, or if there is other information you would like, please feel free to call us. We would be happy to answer any questions you may have.

Throughout the report, you'll find special symbols at the front of certain comments. Below are the symbols and their meanings:

MJRC = Major Concern
MODC = Moderate Concern

We thank you for the opportunity to be of service to you.

Sincerely,

Inspector, Chris
Stonewood Homeinspections LLC

STONEWOOD
HOME INSPECTIONS

Table of Contents

Introduction

The major structural components and mechanical systems were inspected for signs of significant non-performance, excessive or unusual wear and general state of repair. The following report is an overview of the conditions observed.

In the report, there may be specific references to areas and items that were inaccessible. We can make no representations regarding conditions that may be present but were concealed or inaccessible for review. With access and an opportunity for inspection, reportable conditions may be discovered. Inspection of the inaccessible areas will be performed upon arrangement and at additional cost after access is provided.

We do not review plans, permits, recall lists, and/or government or local municipality documents. Information regarding recalled appliances, fixtures and any other items in this property can be found on the Consumer Product Safety website. These items may be present but are not reviewed.

Our recommendations are not intended as criticisms of the building, but as professional opinions regarding conditions present. As a courtesy, the inspector may list items that they feel have priority in the Executive Summary portion of the report. Although the items listed in this section may be of higher priority in the opinion of the inspector, it is ultimately the client's responsibility to review the entire report. If the client has questions regarding any of the items listed, please contact the inspector for further consultation.

Lower priority conditions contained in the body of the report that are neglected may become higher priority conditions. Do not equate low cost with low priority. Cost should not be the primary motivation for performing repairs. All repair and upgrade recommendations are important and need attention.

This report is a "snapshot" of the property on the date of the inspection. The structure and all related components will continue to deteriorate/wear out with time and may not be in the same condition at the close of escrow.

Anywhere in the report that the inspector recommends further review, it is strongly recommended that this be done PRIOR TO THE CLOSE OF ESCROW. This report is not intended for use by anyone other than the client named herein. No other persons should rely upon the information in this report. Client agrees to indemnify, defend and hold inspector harmless from any third party claims arising out of client's unauthorized distribution of the inspection report.

By accepting this inspection report, you acknowledge that you have reviewed and are in agreement with all of the terms contained in the standard contract provided by the inspector who prepared this report.

Reference

IRC CODE LINKS
1: Here is the link for the list of all NFPA codes & standards:
http://www.nfpa.org/codes-and-standards/document-information-pages
2: Complete online International Residential Code for One and Two Story Buildings:
http://publicecodes.cyberregs.com/icod/irc/index.htm

Inspection Details

INSPECTION TIME
3: The Inspection started at 9AM
4: The inspection ended at 1PM

INSPECTION ATTENDEES
5: The home inspector was the only one present .

OCCUPANCY
6: The home was occupied by renters, who were absent from the home during the inspection.

WEATHER CONDITIONS
7: The temperature at the inspection was approximately 70F degrees.

8: During the inspection the weather was partly cloudy .

UTILITIES
9: All utilities were on at the time of the inspection.

GROUND/SURFACE SOIL CONDITION
10: The ground was dry.

Roof

ROOF STRUCTURE EXTERIOR

METHOD OF INSPECTION
11: The roof was inspected remotely using a drone with camera attached.

ROOF CONFIGURATION
12: The home had a combination of gable and shed roofs.

SLOPE
13: The roof pitch (slope) was approximately 6&12.

ROOF STRUCTURAL FRAMING

SHEATHING MATERIAL

14: There was no access from which to view the underside of the roof sheathing and sheathing was covered with the roof-covering material on its upper surface. The inspector was able to view the sheathing edges and a few inches of its surface only at representive areas around the roof perimeter. The vast majority of the roof sheathing was not inspected and the Inspector disclaims responsibility for identifying roof sheathing deficiencies.

FRAMING GENERAL CONDITION

15: No access hatch was provided through which to view roof framing. The roof framing was not inspected and the Inspector disclaims any responsibility for confirming its condition. The Inspector recommends having the attic area inspected by a qualified inspector after access has been provided, to help ensure that safe conditions exist.

ROOF DRAINAGE SYSTEM

DRAINAGE SYSTEM DESCRIPTION

16: The home had no roof drainage system to channel roof drainage away from the foundation. The Inspector recommends installation of a roof drainage system to help protect the home structure and occupants.

METAL ROOF

METAL PANELS

17: The roof was covered with standing seam metal roof panels.

GENERAL CONDITION

MODC **18:** The metal roof exhibited minor general deterioration commensurate with its age. The roof is light brown in color and shows fading from uv exposure. There was no ridge vent but gable venting was present. There is white silicone around the roof vent and a long line of rust coming from the top to the bottom of the chimney along the back side. This could be evidence of deterioration of the chimney flashing and should be evaluated by a roofing contractor. The head flashing of the skylights couldn't be determined because of the presence of debris.

INSTALLATION DEFICIENCIES

19: Because different metal roofing manufacturers have differing installation requirements, the research of which lies beyond the scope of the general home inspection, the Inspector disclaims responsibility for confirming installation according to the manufacturer's recommendations.
Inspection of the metal roof is for compliance with typical metal roof installation methods. For a more comprehensive inspection you would need to hire a qualified roofing contractor.

PLUMBING VENT

20: No flashing was installed at one or more plumbing vents. Vents were protected by sealant only. Roof sealant will eventually dry, shrink and crack. It should be examined annually and re-applied as needed. The Inspector recommends proper flashing be installed by a qualified contractor.

Plumbing

WATER SUPPLY SOURCE

WATER SUPPLY

21: The home water was supplied from a private well located on the property.

WATER PRESSURE

22: Water pressure measured 42 pounds per square inch (psi) at the time of the inspection. Acceptable water pressure is between 40 and 90 psi. Home uses a standard pressure tank system

WATER SUPPLY PIPES

WATER PRESSURE

23: Home water pressure measured 42 pounds per square inch (psi) at the time of the inspection.

MAIN WATER PIPE

24: The main water supply pipe was 1-inch plastic pipe.

Exterior

GROUNDS

BUILDING LOT DESCRIPTION

25: The building site was steeply sloped with banks. Lots of very tall pines are surrounding the structure which could cause damage from high winds. Recommend consulting a professional arborist.

Plumbing

WATER SUPPLY PIPES

MAIN WATER SHUT-OFF

26: At the time of the inspection, the Inspector observed no deficiencies in the condition of the main water supply shut-off valve. It was not operated but was visually inspected.

27: The main water supply shut-off was located at the pressure tank in the basement where the water main entered the house.

Exterior

GROUNDS

BOUNDARY WALLS

28: The Inspector observed no deficiencies in the condition of the boundary walls. Retaining walls were built with 8x8 pressure treated. There were no signs of bowing or moisture penetration

Plumbing

WATER SUPPLY PIPES

WATER SUPPLY PIPE MATERIAL

29: Water supply pipe diameter was 1 inch.

Exterior

GROUNDS

DRIVEWAY MATERIAL

30: The home had a gravel driveway. There is sloping towards the house with a swale designed to move water away from the house. There is no signs that water is penetrating the home.

Plumbing

WATER SUPPLY PIPES

FUNCTIONAL FLOW

31: All plumbing fixtures in the home exhibited functional flow at the time of the inspection.

WATER QUALITY

WATER TREATMENT SYSTEMS

32: The home contained a whole-house water filtration system identified by the client as an Iron filter. You should contact the manufacturer to find out what maintenance is required.

Exterior

EXTERIOR WALL COVERINGS

WOOD SIDING

33: Exterior walls of the home were covered with horizontally-installed wood board siding that had a channel profile milled into the edges. There are 2 areas in the rear that show new renovation with a newer door and Anderson window. The siding overall is in good condition

WOOD SIDING CONDITION

34: The Inspector observed few deficiencies in the condition of wood siding covering the exterior walls of the home. Notable exceptions will be listed in this report. Inspection of wood siding typically includes visual examination of installation practices and condition.

Plumbing

SEWAGE SYSTEM

SEWAGE SYSTEM TYPE

35: The home was connected to the public sewage system. A main sewer pipe in the street that served the community was gravity fed from the home sewer system through a main sewer pipe.

Exterior

DOOR/WINDOW EXTERIORS

DOOR EXTERIORS

36: Door exteriors exhibited general weathering, wear, and deterioration commensurate with the age of the home.

Plumbing

SEWAGE SYSTEM

SEWAGE SYSTEM CONDITION

37: At the time of the inspection, the Inspector observed no deficiencies in the condition of the home sewage disposal system.

Exterior

DOOR/WINDOW EXTERIORS

WINDOW EXTERIORS

MJRC **38:** A window at the left side of the home had severe damage visible at the time of the inspection. The window sill in the master bedroom was rotted on the exterior mad it may require replacement. The Inspector recommends that before the expiration of your Inspection Objection Deadline you consult with a qualified contractor to discuss options and costs for replacement.

39: Window exteriors exhibited minor general deterioration commensurate with the age of the home.

MJRC **40:** Windows at the home had no head flashing installed above openings and no sealant had been applied, leaving gaps through which moisture may penetrate the wall assembly. Because sealants will eventually dry, shrink and crack, leaving the home exposed to possible moisture intrusion, sealant-dependant areas should be examined on an annual basis and sealant re-applied as necessary.

EXTERIOR TRIM

TRIM MATERIAL

41: Exterior trim was constructed of a composite material similar to that used for the siding.

Plumbing

DRAIN, WASTE, and VENT PIPES

DWV MATERIAL
42: The visible drain, waste and vent (DWV) pipes were approved PVC.

DWV PIPE CONDITION
43: At the time of the inspection, the Inspector observed no deficiencies in the condition of the visible drain, waste and vent pipes.

Exterior

EXTERIOR TRIM

DOOR TRIM
44: At the time of the inspection, the Inspector observed no deficiencies in the condition of the door exterior trim. Pvc was used

SOFFITS
45: At the time of the inspection, the Inspector observed no deficiencies in the condition of the soffits. There are full length vents installed.

FASCIA
46: At the time of the inspection, home fascia showed moderate weathering and deterioration commensurate with its age.

EXTERIOR ELECTRICAL

EXTERIOR ELECTRICAL RECEPTACLES
MJRC **47:** An electrical receptacle at the front entrance did not have Ground Fault Circuit Interrupter (GFCI) protection at the time of the inspection.
For safety reasons, the Inspector recommends that all exterior electrical receptacles be provided with GFCI protection in good working order to avoid potential shock or electrocution hazards.
This can be achieved by:
1. Replacing the current standard receptacles with GFCI receptacles.
2. Replacing the electrical circuit receptacle located closest to the main electrical service panel with a GFCI receptacle.
3. Replacing the breaker currently protecting the electrical circuit that contains these receptacles with a GFCI breaker.

EXTERIOR PLUMBING

EXTERIOR FAUCETS
48: The home had no exterior faucets installed.

Plumbing

SEPTIC SYSTEM

SYSTEM TYPE

49: The home was connected to a private onsite wastewater system in which sewage drains by a gravity fed sewer pipe to a tank. Typically, tanks have two chambers. Solids settle to the bottom of the first chamber (and must be pumped out periodically) while liquid drains to series of perforated pipes installed in a leach field. liquid drains into the soil of the leach field and pathogens, bacteria, viruses, cycsts, and other contaminants are removed by bacterial action and filtration through the soil.

Exterior

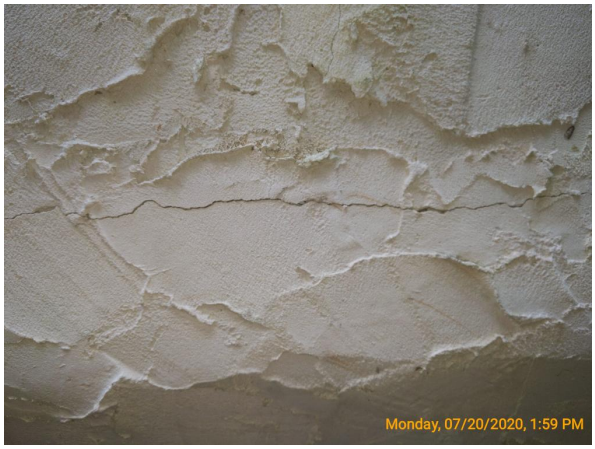
CHIMNEY STRUCTURE

GENERAL CONDITION

50: At the time of the inspection, the Inspector observed few deficiencies in the condition of the portions of the chimney visible from the ground. Notable exceptions will be listed in this report.

STUCCO CHIMNEY

51: Stucco covering the chimney had minor damage visible at the time of the inspection.
There is some small cracks developing on the surface



52: The wood frame chimney structure was covered with stucco. This was used to enclose the chimney pipes for the wood burning insert.

Plumbing

WATER HEATER

WATER HEATER TYPE

53: This water heater was a medium-efficiency induced-draft type which used a mechanical fan to draw combustion air from the surrounding room through the combustion chamber and expel hot exhaust gasses through a metal exhaust flue to the home exterior.

54: This water heater was gas-fired.
Gas water heaters heat water using a gas burner located in a chamber beneath the water tank. The gas control mechanism contains safety features designed to prevent gas from leaking into the living space if the burner should fail for some reason.
Gas-fired water heaters must be properly installed so that the gas fuel is safely delivered to the water heater and so that the water heater safely exhausts the products of combustion to the home exterior.
Gas-fired water heaters can be expected to last the length of the stated warranty and after its expiration may fail at any time.

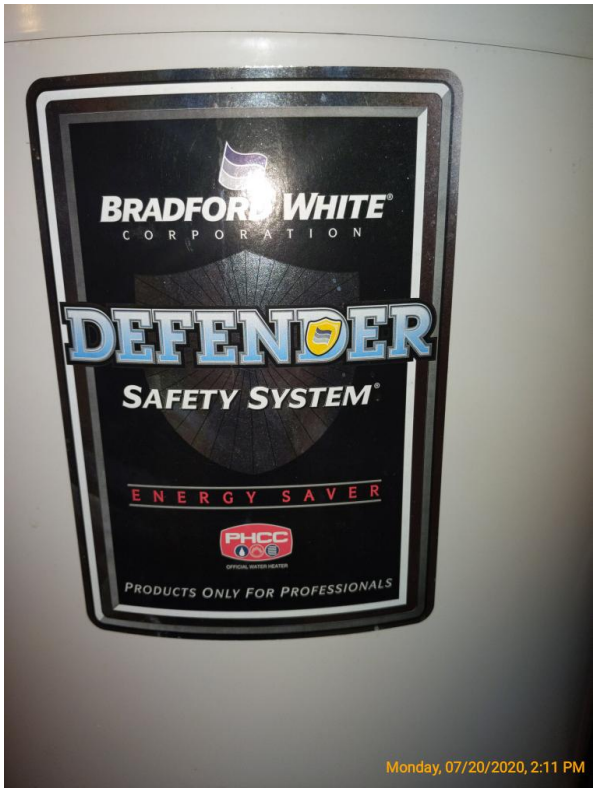
WATER HEATER LOCATION

55: The water heater was located in the basement.

56: This water heater was located in the mechanical room, the laundry room and the basement.

GENERAL CONDITION

57: At the time of the inspection, the Inspector observed no deficiencies in the condition or operation of the water heater.



BURN CHAMBER CONDITION
58: The burn chamber of the water heater was sealed and the inspector was unable to evaluate its condition.

FUEL SUPPLY
59: This gas-fired water heater was equipped to burn propane.

COMBUSTION AIR SUPPLY
60: Combustion air supplying this water heater appeared to be sufficient at the time of the inspection.

WATER PIPE CONNECTIONS
61: At the time of the inspection, the Inspector observed no deficiencies in the condition of water pipe fittings connected to this water heater.

DRIP PAN
62: Although this water heater was installed in a location in which leakage of the tank or plumbing connections would cause damage, no drip pan was installed. A proper drip pan should be installed by a qualified plumbing contractor to prevent possible water damage.

HOT WATER RECIRCULATION SYSTEM
63: The home had a hot water re-circulation system installed. This system includes a second hot water supply pipe in which hot water circulates through the home. When a hot water valve is opened, hot water supplied by this re-circulation pipe is available almost instantly. This is especially convenient for plumbing fixtures located far from the water heater and at which water normally takes a long time to get hot.
The recirculation pump was connected to a timer that shuts off the pump at night when hot water is seldom needed. The system responded to the demand for hot water.

Exterior

DECK

DECK LOCATION
64: This deck was located at the rear of the home.

GENERAL CONDITION

65: The deck is cantilevered out of the home 6-0' with an additional 4-0 on a double 2x8 girder notched on both ends. Deck is level and does not bounce. The deck supports are 4x4 at 92" the right posts shows a post anchor base and the left has none. Unable to determine the footings below.

Plumbing

GAS SYSTEM

MAIN GAS SHUT-OFF

66: The main propane shut-off was located at the home exterior at the point at which the supply pipe from the tank penetrated the home exterior wall at the left side of the home. The top pipe fittings were rusted but did not leak.

Exterior

DECK

STRUCTURE

67: The basic deck structure was built of wood.

PLANKING

68: Deck planking (the walking surface) had moderate wear or deterioration visible at the time of the inspection. Routine maintenance will improve its lifespan.

69: Deck planking (the walking surface) was composed of wood.

GUARDRAILS

MODC **70:** At the time of the inspection, the deck guardrail assemblies exhibited moderate deterioration. Providing routine maintenance will extend the long-term service life of the guardrails. The top of the railing does not allow for a graspable surface. Handrails should extend on at least one side to allow the user to grasp it. This should be evaluated by a building professional.

71: Inspection of guardrails typically includes examination of the following:
- attachment to the deck;
- attachment to the home structure;
- general condition; and
- safety deficiencies.

MJRC **72:** Spaces between deck guardrails balusters, beneath the guardrails or at the sides of the guardrails were too wide. Safe building practices dictate that a 4 inch sphere may not pass through the handrail at any point. This condition is hazardous to small children.
The Inspector recommends that this condition be updated to meet generally-accepted modern safety standards by a qualified contractor.

73: Guardrail assemblies protecting the deck were made of wood.

PATIO

PATIO LOCATION
74: This patio was located at the rear of the home.

PATIO MATERIALS
75: The patio was paved with stone pavers. Flat with no loose stones in good condition

PATIO CONDITION
76: The Inspector observed no deficiencies in the condition of this patio at the time of the inspection. Inspection of the patio typically includes examination of the:
surface for&
- poor installation;
- level and flat;
- deterioration;
- damage; and
- heaving or settling.

roof or cover and its supporting structure
77: The patio appeared to be level and flat at the time of the inspection.

PATIO COVER
78: At the time of the inspection, the Inspector observed no deficiencies in the condition of the patio cover. The patio is located underneath the deck. A metal structure was built under the deck to protect the hot tub. Corrugated roofing was used on the top side and the structure is pitched to shed water away

Structure

GENERAL STRUCTURE

GENERAL STRUCTURE
79: At the time of the inspection, the Inspector observed few deficiencies in the condition of the home structure. Notable exceptions will be listed in this report. The General Home Inspection does not include evaluation of structural components hidden behind floor, wall, or ceiling coverings, but is visual and non-invasive only.

ROOF STRUCTURAL FRAMING

FRAMING GENERAL CONDITION
80: No access hatch was provided through which to view roof framing. The roof framing was not inspected and the Inspector disclaims any responsibility for confirming its condition. The Inspector recommends having the attic area inspected by a qualified inspector after access has been provided, to help ensure that safe conditions exist.

EXTERIOR WALLS

EXTERIOR WALL CONSTRUCTION
81: Exterior walls were wood frame 2x6.

EXTERIOR WALL CONDITION
82: At the time of the inspection, the Inspector observed no deficiencies in the condition of the exterior wall structures.

FOUNDATION

FOUNDATION CONFIGURATION
83: The foundation consisted of a combination of basement and slab-on-grade.

84: Foundation construction included a basement.

FOOTINGS
85: The footings were not visible.

CONCRETE FOUNDATION WALLS
86: At the time of the inspection, the Inspector observed no deficiencies in the condition of the visible portions of the poured concrete foundation walls.

DAMP-PROOFING
87: Exterior foundation walls had visible damp-proofing. There were signs of foundation tar having been applied where it was visible above grade. Damp-proofing involves spraying a material onto the outside of the foundation walls that will be buried once backfill operations are complete. After drying, this sprayed coating becomes highly resistant to water penetration. Its purpose is to help prevent moisture seepage through the foundation walls. Application after backfill operations are complete requires excavating the foundation and is expensive.

SLAB-ON-GRADE
88: At the time of the inspection, the Inspector observed no deficiencies in the condition of the visible portions of the concrete slab-on-grade foundation. Most of the slab was not directly visible due to floor coverings.

Heating

BOILER

BOILER LOCATION
89: The boiler was located in the basement and mechanical room. This was tested using the ro thermostats for operation and the unit fired up and performed as it should. The water heater is next the furnace and is of 40 gallon capacity and is also gas fired. The two units share the same flu with the water heater up stream as it should.
While the units were running there was a tpi 775 monitor which checks for both co2 and combustible gas leaks . There was zero detection of either present at time of inspection.

Structure

BASEMENT

BASEMENT CONFIGURATION
90: Foundation construction included a partially finished basement.

91: Foundation construction included a basement with access directly to the exterior. This configuration, commonly called a "basement walkout" is typical of homes built into a hillside in which grade at the low side of the home exterior is level with or below the basement floor, allowing a person to "walk out" of a basement door into the lower yard.

92: Foundation construction included a basement which was in the process of being converted to living space. Work was incomplete at the time of the inspection. You should ask the seller for documentation showing that work has been done with the proper permits and appropriate building inspections. Work performed without inspections may contain potentially hazardous defects or conditions.

BASEMENT GENERAL CONDITION

93: At the time of the inspection, the Inspector observed few deficiencies in the condition of the finished basement. Notable exceptions will be listed in this report. Most of the structure was not visible due to floor, wall and ceiling coverings. Inspection of unfinished basements typically includes examination of:

- Visible structure
- Floor coverings
- Wall surfaces
- Ceiling surfaces
- Provisions for egress
- General interior

94: Conditions in the finished basement indicated that work in the basement may have been completed without a building permit. Work done without a building permit and the accompanying inspections of structural, plumbing, electrical, and general safety conditions may contain hazardous defects that are not readily visible.
You should ask the seller for documentation showing that work in the basement was approved by local building inspectors.

95: Some areas of the basement were not visible due to the occupant's belongings. The Inspector recommends inspection of these portions of the basement by a qualified inspector after access has been provided.

Heating

BOILER

BOILER EXTERIOR

96: At the time of the inspection, the Inspector observed no deficiencies in the condition of the boiler exterior. Dirty

Structure

BASEMENT

EGRESS

97: The basement had means of egress which appeared to comply with generally-accepted modern safety standards.

Heating

BOILER

BOILER EFFICIENCY

98: The boiler was a mid-efficiency type.

BOILER BRAND

99: The boiler brand was Peerless.

Structure

BASEMENT

BASEMENT FLOOR

100: The basement floor was concrete slab.

101: Typical shrinkage cracks visible in the basement concrete floor slab are not a structural concern. Shrinkage is a natural part of the curing process of concrete and surface cracking is common.

102: Because the General Home Inspection is a visual inspection, inspection of the basement concrete floor slab is limited by the fact that most of the slab was hidden beneath floor covering materials. The Inspectors comments are limited to only those portions of the slab he could view directly.

Heating

BOILER

DATA PLATE

103: The photo shows information marked on the boiler label or data plate such as the manufacturer, model and serial numbers.

BOILER OPERATION

104: The boiler responded to the demand for heat.

COMBUSTION EXHAUST FLUE

105: The boiler combustion exhaust flue appeared to be properly configured and in serviceable condition at the time of the inspection. There is a power vent mounted on the floor that vents to the outside. There may be potential for unknown gasses that were present to warrent this installation. Have a licensed plumber evaluate this further.

COMBUSTION AIR

106: Combustion air supply appeared to be sufficient at the time of the inspection.

Structure

BASEMENT

BASEMENT ELECTRICAL

107: At the time of the inspection, the Inspector observed no deficiencies in the condition of electrical components visible in the basement.

Heating

BOILER

SYSTEM TEMPERATURE/PRESSURE

108: According to the installed system gauge, the boiler system water temperature was within the acceptable range of 160 - 180 degrees F. at the time of the inspection.

BOILER INTERIOR
109: At the time of the inspection, the Inspector observed no deficiencies in the condition of the boiler interior.

FUEL PIPE CONDITION
110: The pipes supplying fuel to the boiler appeared to be properly configured and in serviceable condition at the time of the inspection.

PRESSURE RELIEF VALVE
111: The boiler was equipped with a temperature/pressure relief (TPR) valve which was not operated by the Inspector. Operating the TPR valve lies beyond the scope of the General Home Inspection.
The Inspector recommends that the TPR be operated by the homeowner monthly as a maintenance measure.

TPR DISCHARGE PIPE
112: At the time of the inspection, the Inspector observed no deficiencies in the condition of the TPR discharge pipe.

AIR VENT
113: At the time of the inspection, the Inspector observed no deficiencies in the condition of the boiler air vent.

CIRCULATION PUMP
114: At the time of the inspection, the Inspector observed no deficiencies in the condition of the circulation pump.

EXPANSION TANK
115: The boiler had an expansion tank installed to allow for thermal expansion of water in the plumbing pipes. The expansion tank appeared to be properly installed.

Structure

FLOOR STRUCTURE

FLOOR STRUCTURE DESCRIPTION
116: The floor structure consisted of cdx subfloor sheathing installed over engineered lumber joists.

117: The framed floor structure rested upon ledgers bolted to the inside of the exterior foundation walls.

118: The main floor structure rested on top of the foundation walls around the home perimeter.

119: The floor structure was viewed from the Basement. 2x10 pine with a 3/4 cdx subfloor. No nails were visible and joists were with in their span requirements

Interior

GENERAL INTERIOR

GENERAL CONDITION

120: AThe Inspector observed few deficiencies in the condition of the home interior. Notable exceptions will be listed in this report. A thermal imaging scan was done after the inspection and there was no discernable questionable areas in the envelope. Windows, doors and outlets will typically show signs of thermal bridging. Surprisingly the wood burning insert should very signs of heatloss except for the given area around the door itself.

121: Basement walk out has an open switch and a broken plate. Recommend evaluation from a licensed electrician.
There is precense of a dehumidifier which could mean there is a moisture problem.

WALLS

122: Walls in the living room by the kitchen exhibited moderate damage or deterioration at the time of the inspection. There is a crack above the window where the loft/ master extends out. Before the expiration of your Inspection Objection Deadline you may wish to consult with a qualified contractor to discuss options and costs for repairs.

CEILING

123: At the time of the inspection, the Inspector observed no deficiencies in the condition of ceilings in the home.

LIGHTING

124: At the time of the inspection, the Inspector observed few deficiencies in the condition and operation of permanently-installed interior lighting. Notable exceptions will be listed in this report.

INTERIOR TRIM

125: At the time of the inspection, the Inspector observed no deficiencies in the condition interior trim components. Inspection of interior trim typically includes examination of the following:
- Door and window casing
- Baseboard
- Any trim around walls and ceilings
- Any permanently-installed corner or cabinet trim
- Built-in features such as book cases

SMOKE/CO DETECTORS

126: The Inspector recommends installing a smoke detector to provide improved fire protection for sleeping areas.
Generally-accepted current safety standards recommend smoke detectors be installed in the following locations:

• In the immediate vicinity of the bedbedrooms
• In all bedbedrooms
• In each story of a dwelling unit, including basements and cellars, but not including crawl spaces and uninhabitable attics.
• In residential units of 1,200 square feet or more, automatic fire detectors, in the form of smoke detectors shall be provided for each 1,200 square feet of area or part thereof.
• Any smoke detector located within 20 feet of a kitchen or bathbedroom containing a tub or shower must be a photoelectric type.

The 1996 edition of the National Fire Protection Association (NFPA) 72 gives further guidance on the placement of smoke detectors, when required. Here are some examples from Chapter 2 of NFPA 72:

• Smoke detectors in a bedroom with a ceiling sloped greater than one foot in eight feet horizontally should be located on the high side of the ceiling.
• Smoke detectors should not be located within three (3) feet of a door to a bathbedroom containing a tub or a shower or the supply registers of a forced air HVAC system.
• Smoke detectors can be located on the ceiling with the side of the detector greater than four (4) inches from the wall or on the wall of a bedroom with the top of the detector located four (4) to twelve (12) inches down from the ceiling.

All smoke detectors should be installed in accordance with the manufacturer's recommendation and be UL listed. There is a missing hard wired smoke detector in the living room where the fire burning insert is located.

127: The Inspector recommends installing a carbon monoxide detector in the fireplace room. Carbon monoxide is an odorless, colorless, tasteless, toxic gas that is a product of the combustion process. Combustion appliances such as gas furnaces and heaters can introduce dangerously high levels of carbon monoxide onto the indoor air if combustion components need adjustment. Carbon monoxide detectors monitor indoor air and sound an alarm if dangerously high levels of carbon monoxide are detected. They are inexpensive and available at most hardware and home improvement stores.
The Inspector recommends installation by a qualified contractor.

BASEBOARD HEATERS

128: At the time of the inspection, the Inspector observed no deficiencies in the condition or response of baseboard heaters in the home.

ATTIC

ATTIC ACCESS

129: No access hatch was provided through which to view roof framing. The roof framing was not inspected and the Inspector disclaims any responsibility for confirming its condition. The Inspector recommends having the attic area inspected by a qualified inspector after access has been provided, to help ensure that safe conditions exist.

ROOF STRUCTURAL FRAMING

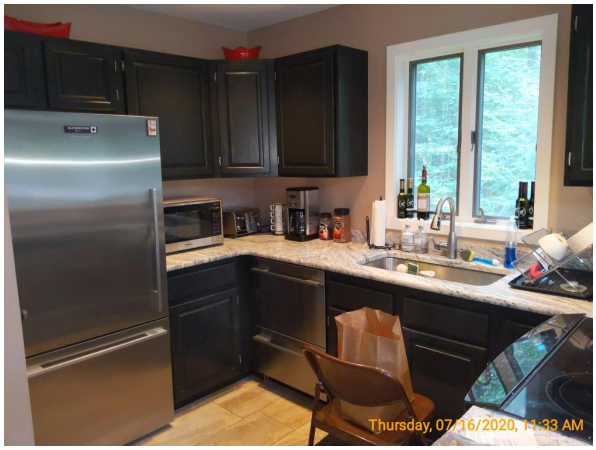
FRAMING GENERAL CONDITION

MODC **130:** No access hatch was provided through which to view roof framing. The roof framing was not inspected and the Inspector disclaims any responsibility for confirming its condition. The Inspector recommends having the attic area inspected by a qualified inspector after access has been provided, to help ensure that safe conditions exist.

KITCHEN

GENERAL CONDITION

131: At the time of the inspection, the Inspector observed no deficiencies in the condition of the kitchen.



RANGE CONDITION

132: The Inspector observed no deficiencies during inspection of the range.

COOKTOP/DOWNDRAFT

133: The cooktop was missing components at the time of the inspection. The Inspector recommends service by a qualified contractor. There is no downdraft for the range/ oven

GFCI RECEPTACLES

134: Electrical receptacles in the kitchen had ground fault circuit interrupter (GFCI) protection, most of which responded to testing in a satisfactory manner at the time of the inspection. Notable exceptions found will be listed in this report. The inspector tested a representative number of accessible receptacles only. The outlet that the microwave is plugged into didn't test for being GFCI protected

SINK

135: The kitchen sink had functional flow. The labels for hot and cold are backwards. Both hot and cold water were present

136: The kitchen sink had functional drainage at the time of the inspection.

137: At the time of the inspection, the Inspector observed no deficiencies in the condition and operation of the kitchen sink.

UNDERSINK CONDITIONS

138: At the time of the inspection, the Inspector observed no deficiencies in the condition and operation of undersink plumbing in the kitchen.

DISPOSAL
139: The kitchen had no garbage disposal installed.

DISHWASHER
140: At the time of the inspection, the Inspector observed no deficiencies in the condition and operation of the dishwasher. It was operated through a cycle. The plug was located inside the sink cabinet and is GFCI protected

CABINETS
141: At the time of the inspection, the Inspector observed no deficiencies in the condition of the kitchen cabinets.

142: The kitchen cabinets had no pulls (knobs) installed at the time of the inspection.

COUNTERTOPS
143: At the time of the inspection, the Inspector observed no deficiencies in the condition of the kitchen countertops.
Made of Corian material fairly new in condition. Seam behind the range needs re caulking

WALLS
144: At the time of the inspection, the Inspector observed no deficiencies in the condition of kitchen walls.

LAUNDRY ROOM

GENERAL CONDITION
145: At the time of the inspection, the Inspector observed no deficiencies in the condition of the laundry room. Laundry is located in the mechanical room with the electrical panel and the furnace and water heater water discharge is connected to the slop sink and an air gap was present

DRYER VENTING
146: The dryer exhaust duct was kinked and/or crushed where it exited the back of the dryer. Space limitations made proper installation difficult. This condition creates a restriction in dryer exhaust that can result in lint accumulation or duct blockage, both of which are potential fire hazards. Restricted exhaust venting can also cause dryer overheating that can shorten the expected long-term service life of the dryer. Special hardware is available that is designed to allow proper venting in areas with space limitations.
The Inspector recommends installation of an adapter that will not restrict dryer exhaust air flow. All work should be performed by a qualified contractor.

240-VOLT RECEPTACLES

MJRC **147:** At the time of the inspection, the Inspector observed that the outlet box of the 220-volt dryer electrical receptacle was not mounted permanently in place
148: No 240-volt dryer receptacle was installed in the laundry room, and no connection for a gas-fired dryer was installed. This condition will limit dryer options to a 120-volt electric dryer, which will have a smaller capacity and longer drying times.

GFCI RECEPTACLES

149: A ground fault circuit interrupter (GFCI) electrical receptacle in the laundry room for the washing mashine at the time of the inspection. The Inspector recommends that this receptacle be replaced with a new GFCI receptacle by a qualified electrical contractor.

LIGHT FIXTURES

150: An interior light fixture in the laundry room was missing at the time of the inspection. This condition left energized electrical conductors exposed and is an electrical shock/electrocution hazards. This condition should be corrected by a qualified electrical contractor.

ROOM VENTILATION

151: No ventilation was provided for the laundry room at the time of the inspection. This condition may result in excessively high humidity which can cause elevated moisture levels on laundry room materials. Elevated moisture levels can lead to deterioration of laundry room materials from decay or corrosion. High humidity can also encourage the growth of microbes such as mold. The Inspector recommends installation of an exhaust fan in this laundry room to prevent problems resulting from excessively high humidity. All work should be performed by a qualified contractor.

FLOORS

152: At the time of the inspection, the Inspector observed no deficiencies in the condition of floors in the home.

STAIRWAY to 2nd FLOOR

GENERAL STAIRWAY CONDITION

153: Inspection of staircases typically includes visual examination of the following:
- Treads and risers
- Landings
- Angle of stairway
- Handrails
- Guardrails
- Lighting
- Headroom
- Windows
- Walls and ceilings

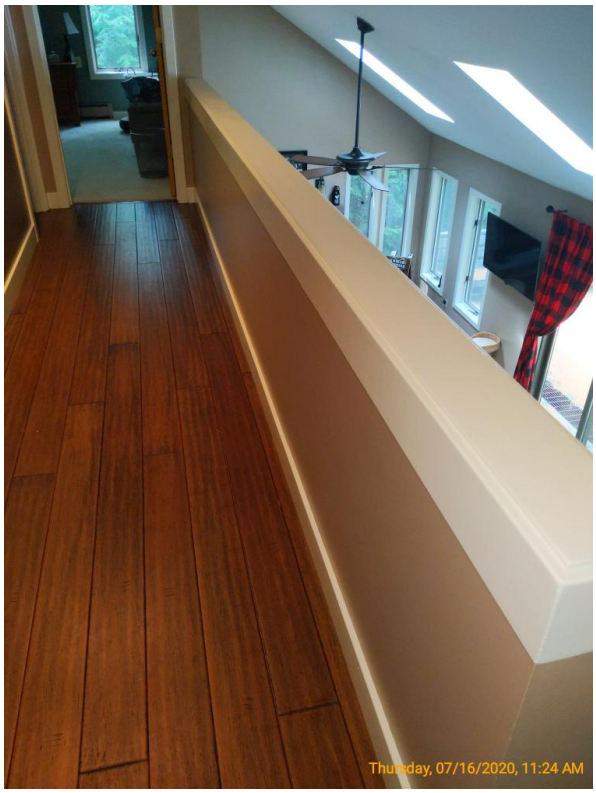
154: At the time of the inspection, the Inspector observed no deficiencies in the condition of this staircase. Inspection of staircases typically includes visual examination of the following:
- Treads and risers
- Landings
- Angle of stairway
- Handrails
- Guardrails
- Lighting
- Headroom
- Windows
- Walls and ceilings

HANDRAIL ASSEMBLY

MJRC **155:** The top of the handrail does not have a graspable surface.
Recommend installing a new hand rail on the existing or one affixed to the wall on the opposite side.

GUARDRAIL ASSEMBLY

MJRC **156:** The horizontal guardrails protecting the upstairs hallway were less than 36 inches in height. This condition is a potential fall hazard. The Inspector recommends that this condition be updated to meet generally-accepted modern safety standards by a qualified contractor.



STAIRWAY ILLUMINATION

157: At the time of the inspection, the Inspector observed no deficiencies in the condition of illumination for this staircase.

STAIRWAY to BASEMENT

GENERAL STAIRWAY CONDITION

158: Inspection of staircases typically includes visual examination of the following:
- Treads and risers
- Landings
- Angle of stairway
- Handrails
- Guardrails
- Lighting
- Headroom
- Windows
- Walls and ceilings

159: The staircase was older and will not comply with modern safety standards.

HANDRAIL ASSEMBLY

MJRC **160:** This staircase had a total rise of less than 30 inches, but had an open side that represents a potential fall hazard, especially for the elderly or young children. Although it is not required by any current safety standards or building codes, consider installation of a handrail to protect this stairway.

FLOORS

GENERAL CONDITION

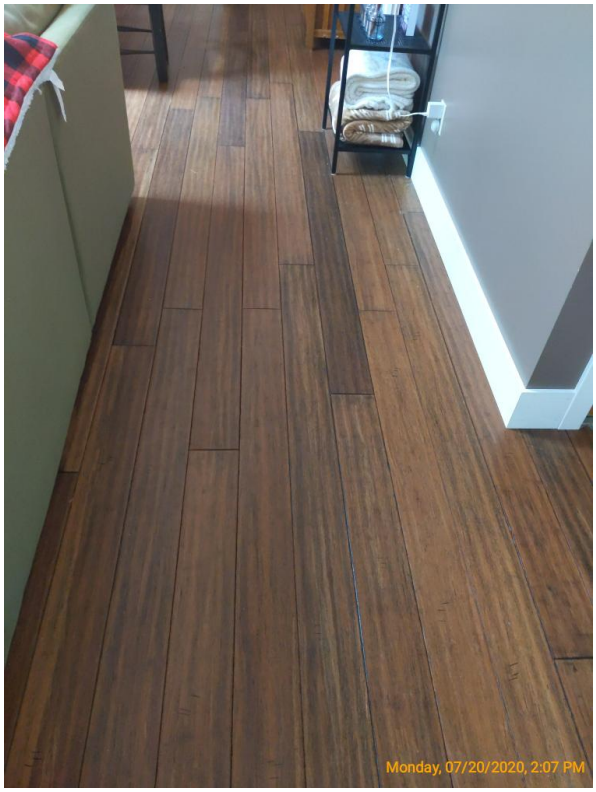
161: The Inspector observed no deficiencies in the condition of floors in the home. Floors are prefinished plank I good condition. No visible cracks and is solid

CARPET

162: The home had general minor carpet wear on major paths of travel.

TYPE OF WOOD FLOORS

163: Wood floors in the home were engineered wood. Engineered wood floors are manufactured using multiple layers of different wood veneers. The grain of each layer runs in different directions, which makes it very stable. This means that the wood will expand and contract less than solid wood flooring during fluctuations in humidity and temperature. The top layer of engineered wood flooring consists of high-quality wood. While this type of flooring can be sanded and finished, it cannot be done as many times as solid wood flooring.



DOORS

EXTERIOR DOOR CONDITION

164: The Inspector observed few deficiencies in the condition of exterior doors. Notable exceptions will be listed in this report.

165: The Inspector observed no deficiencies in the interior condition of exterior doors.

EXTERIOR DOOR HARDWARE

166: Exterior door hardware in the home exhibited general minor damage or deterioration.

INTERIOR DOOR CONDITION

167: At the time of the inspection, the Inspector observed no deficiencies in the condition of the interior doors. Interior doors are of hollow core construction with signs of average wear. All operate as they should.

INTERIOR DOOR HARDWARE

168: Door hardware at an interior door in the basement, master bathroom, hallway bathroom, downstairs hallway bathroom, upstairs hallway bathroom and master bedroom was old and showed minor deterioration commensurate with its age at the time of the inspection.

SLIDING GLASS DOORS

169: Difficulty in operating the sliding glass door in the living room appeared to be caused by dirt and debris in the track. The door should be examined again after the track has been cleaned.

WINDOWS

WINDOW TYPE

170: The home had double-pane vinyl and wood casement windows. All windows worked as they should and all hardware was present

WINDOW CONDITION

171: The Inspector observed few deficiencies in the interior condition and operation of windows of the home. Notable exceptions will be listed in this report.

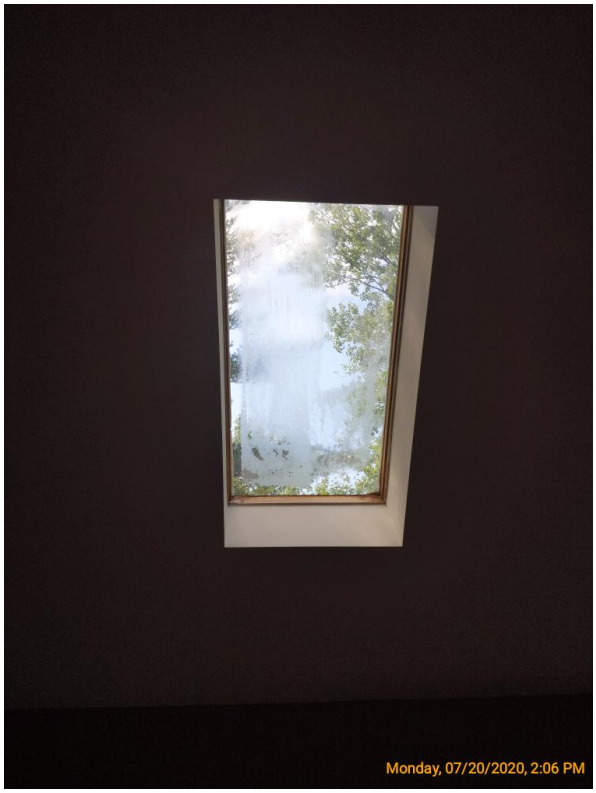
WINDOW SILL/JAMB CONDITION

MJRC **172:** A window sill in the master bathroom exhibited severe damage or deterioration. The Inspector recommends that before the expiration of your Inspection Objection Deadline you consult with a qualified contractor to discuss options and costs for repair or replacement.

SKYLIGHTS

SKYLIGHT

MODC **173:** Condensation visible in double-pane glazing of the left skylight in the living room indicated that the desiccant strip designed to absorb moisture from the space between the panes has become saturated and will no longer prevent condensation from forming. Long-term exposure to condensation had permanently damaged the glass. The Inspector recommends that before the expiration of your Inspection Objection Deadline you consult with a qualified contractor to discuss options and costs for replacement. There is also minor staining from condensation or moisture at the bottom edges of both skylights



WOOD-BURNING INSERT

WOOD-BURNING INSERT

174: Damper, doors and screen operated as it should. No signs of a visible clean out. Insulation is in the air intake at the top. No loose stones.mantle and hearth are solid and firmly mounted.

BEDROOM

NUMBER OF BEDROOMS

175: The home had three bedrooms.

GENERAL CONDITION

176: Vertical crack above the door inside the master bedroom.

Electrical

ELECTRICAL SYSTEM

GENERAL CONDITION

177: At the time of the inspection, the Inspector observed no deficiencies in the condition of the electrical system.

ELECTRICAL SERVICE

SERVICE DROP

178: The electrical service was supplied by overhead service cables.

179: The overhead service-drop conductors attached directly to the home exterior. Although this is an outdated practice, the Inspector observed no deficiencies in the condition of the attachment at the time of the inspection.

180: The overhead service-drop conductors have inadequate height clearance above a walking surface. Safe building practices require 10 feet (3m) clearance above walking surfaces (including decks , stairs, and balconies).
The Inspector recommends that before the expiration of your Inspection Objection Deadline, you consult with your electrical service provider to discuss options and costs for correction. Any work on the service conductors should be performed by a qualified personnel only. The main service measured at 12-0' above the patio so it is considered safe the telephone lines are low. This should be further evaluated by an electrical contractor.

181: The overhead service-drop conductors had inadequate clearance from tree branches. This condition should be corrected by a qualified contractor or the utility service provider to avoid abrasion and damage to the conductors. Work around the service conductors should be performed by a qualified personnel only. Injury or death may result from attempts at correction by those without proper qualifications. There are tree branches resting on the service line

ELECTRIC METER LOCATION

MJRC **182:** The electric meter was located at the rear of the home. Meter is located in an area under the eaves which allows for rain and snow to hit it. A structure was built over it which shows signs of rot and deterioration, also the galvanized metal has not been properly flashed into the siding. There is no sealant present, this situation can allow water to get behind and possibly cause moisture issues. Recommend a building professional evaluate further and possibly an electrical contractor to move the meter onto the table end.

ELECTRIC METER CONDITION

183: The Inspector observed no deficiencies in the condition of the electric meter. Electric meters are installed by utility companies to measure home electrical consumption. The main circuit breaker is located outside and is a 200 amp breaker. There is no lock on the panel hatch which could allow anyone to disable power to the whole building. This is not a defect but a personal choice of the homeowner.

SERVICE PANEL

SERVICE PANEL GENERAL CONDITION

MJRC **184:** The inspector observed few deficiencies at the electrical service panel at the time of the inspection. Notable exceptions will be listed in this report.
Inspection of the main service panel typically includes examination of the following:
- Panel interior and exterior condition
- Panel amperage rating
- Main disconnect amperage rating and condition
- Service entrance conductor amperage ratings
- Branch conductor types, amperage rating and condition
- Wiring visible materials, types, condition and connections
- Circuit breaker types, amperage ratings and condition
- Label information present
- Service and equipment grounding
- Bonding of service equipment

There is a missing knock out on the right side of the panel

185: Inspection of the electrical service panel typically includes examination of the following:
- panel interior and exterior condition;
- panel amperage rating;
- main disconnect amperage rating and condition;
- main conductor amperage ratings;
- branch conductor types, amperage rating and condition;
- wiring visible materials, types, condition and connections;
- circuit breaker types, amperage ratings and condition
- label information present;
- service and equipment grounding; and
- bonding of service equipment.

SERVICE PANEL DESCRIPTION

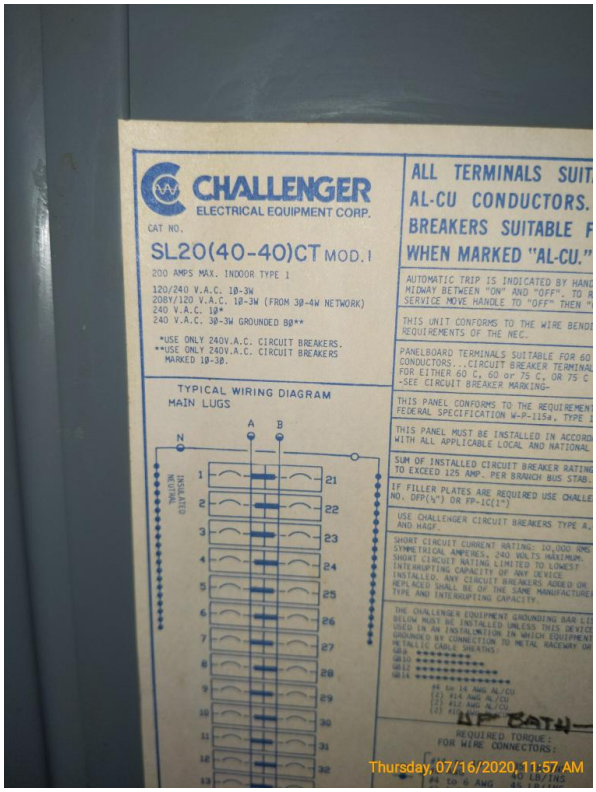
186: The electrical service entrance conductors fed a load center service panel containing a main disconnect and breakers that protected and controlled power to branch circuits.

SERVICE PANEL LOCATION

187: The electrical service panel was located in the basement mechanical room .

LABELS

188: The manufacturer's label was not attached to the service panel, but was found folded up inside the panel.



SERVICE PANEL MANUFACTURER

189: The service panel brand was Challenger.

CABINET EXPOSURE TYPE

190: The service panel cabinet was a type 1, rated for indoor use primarily to provide a degree of protection against limited amounts of airborne dirt.

CABINET AMPERAGE RATING

191: The manufacturer's label listed the panel rating as 200 amps.

CABINET EXTERIOR CONDITION

192: Inspection of the electrical service panel typically includes examination of the following:
- Panel interior and exterior condition
- Panel amperage rating
- Main disconnect amperage rating and condition
- Main conductor amperage ratings
- Branch conductor types, amperage rating and condition
- Wiring visible materials, types, condition and connections
- Circuit breaker types, amperage ratings and condition
- Label information present
- Service and equipment grounding
- Bonding of service equipment

193: Unfilled holes or knockouts in the electrical service panel may allow persons to come into contact with energized electrical components, may allow insect or rodent entry, or may allow moisture intrusion that can cause corrosion of interior components that can degrade electrical connections.. This condition is a potential shock/electrocution hazard and should be corrected by a qualified electrical contractor.

MAIN DISCONNECT

194: The electrical service disconnect was rated at 200 amps.

195: The service disconnect was a breaker type. A service disconnect is a device designed to shut off power to all overcurrent devices (circuit breakers or fuses) and branch circuits in the home.

196: The main electrical panel had no single service disconnect.

BRANCH WIRING

BRANCH WIRING DESCRIPTION

197: Home branch circuit wiring consists of wiring distributing electricity to devices such as switches, receptacles, and appliances. Most conductors are hidden behind floor, wall and ceiling coverings and cannot be evaluated by the inspector. The Inspector does not remove cover plates and inspection of branch wiring is limited to proper response to testing of switches and a representative number of electrical receptacles.

198: The visible branch circuit wiring was modern solid, vinyl-insulated copper wire.

199: Electricity was distributed throughout the home by branch wiring inside surface-mounted Electrical Metallic Tubing (EMT, also known as conduit) to switches and outlets installed in surface-mounted electrical boxes.

ELECTRICAL RECEPTACLES

200: At the time of the inspection, the Inspector observed no deficiencies in the condition of electrical receptacles. In accordance with the Standards of Practice, the inspector tested a representative number of accessible outlets only.

BATHROOM

Main Floor

GENERAL CONDITION
201: At the time of the inspection, the Inspector observed no deficiencies in the condition of this bathroom.

SINGLE SINK
202: At the time of the inspection, the Inspector observed no deficiencies in the condition of this bathroom sink.

203: This bathroom sink had functional flow and functional drainage at the time of the inspection.

SINK FAUCET
204: The bathroom sink faucet appeared to be in serviceable condition at the time of the inspection.

CABINET EXTERIOR
205: At the time of the inspection, the Inspector observed no deficiencies in the condition of the bathroom cabinets.

UNDERSINK PLUMBING
206: At the time of the inspection, the Inspector observed no deficiencies in the condition and operation of undersink plumbing in the kitchen.

COUNTERS
207: The countertops in this bathroom appeared to be in serviceable condition at the time of the inspection.

TOILET TYPE/OPERATION
208: This bathroom did not have a low-flow toilet installed.
New construction is limited to toilets which use a maximum of 1.6 gallons (6 liters) per flush in order to help conserve water.
Consider adding a displacement bag to the water tank to help conserve water. A displacement back is a plastic back filled with water. A sandwich bag will work.

209: The toilet in this bathroom was flushed and operated in a satisfactory manner.

GFCI RECEPTACLES
210: Electrical receptacles in this bathroom had ground fault circuit interrupter (GFCI) protection that responded to testing in a satisfactory manner. The inspector tested a representative number of accessible receptacles only.

Second Floor

SINGLE SINK
211: At the time of the inspection, the Inspector observed no deficiencies in the condition of this bathroom sink. Needs to be recaulked around the edges
212: This bathroom sink had functional flow and functional drainage at the time of the inspection.

SINK FAUCET
213: The bathroom sink faucet appeared to be in serviceable condition at the time of the inspection.

CABINET EXTERIOR
214: Although the cabinets in this bathroom were older, the Inspector observed few deficiencies in their condition .

UNDERSINK PLUMBING
215: At the time of the inspection, the Inspector observed no deficiencies in the condition and operation of undersink plumbing in the kitchen.

COUNTERS
216: The countertops in this bathroom appeared to be in serviceable condition at the time of the inspection.

TUB
217: The Inspector observed few deficiencies in the condition of bathtub components. Notable exceptions will be listed in this report.
Tub inspection incudes testing for:
• Functional flow;
• Functional drainage; and
• Operational shut-off valves, faucet, and diverter valve. Shower head doesn't fully shut off after use. Needs recaulking at top of enclosure
218: The tub had functional flow and functional drainage.

219: Sealant where the tub meets the wall was old and had sections of missing sealant which may allow damage from moisture intrusion of the wall assembly. The Inspector recommends correction by a qualified contractor.

POOL & SPA

ELECTRICAL SYSTEM
220: The main disconnect for the hot tub was properly located and appeared to be in serviceable condition. It was not operated.

Environmental Concerns

Environmental issues include but are not limited to radon, mold, asbestos, lead paint, lead contamination, volatile organic compounds, electromagnetic radiation, buried fuel oil tanks, ground water contamination and soil contamination.
Although the report may contain some mention of these items as a courtesy, accurate identification of any hazardous condition related to them lies beyond the scope of the General Home Inspection and requires a specialist inspection.

Executive Summary

This summary is a review of the inspector's findings and includes items that, in the inspector's opinion, require action for safety reasons, or to protect the homeowner's financial investment in the home.
This summary does not list all deficiencies and reading only the summary is not an acceptable alternative to reading the entire report. You must read the entire report!
The Inspector recommends that any necessary work be performed by qualified contractors or specialists. To allow for effective negotiation, consultation to discuss needed work should take place before the expiration of your Inspection Objection Deadline.

Roof - METAL ROOF

PLUMBING VENT

s-20: No flashing was installed at one or more plumbing vents. Vents were protected by sealant only. Roof sealant will eventually dry, shrink and crack. It should be examined annually and re-applied as needed. The Inspector recommends proper flashing be installed by a qualified contractor.

Exterior - DOOR/WINDOW EXTERIORS

WINDOW EXTERIORS

MJRC **s-38:** A window at the left side of the home had severe damage visible at the time of the inspection. The window sill in the master bedroom was rotted on the exterior mad it may require replacement. The Inspector recommends that before the expiration of your Inspection Objection Deadline you consult with a qualified contractor to discuss options and costs for replacement.

MJRC **s-40:** Windows at the home had no head flashing installed above openings and no sealant had been applied, leaving gaps through which moisture may penetrate the wall assembly. Because sealants will eventually dry, shrink and crack, leaving the home exposed to possible moisture intrusion, sealant-dependant areas should be examined on an annual basis and sealant re-applied as necessary.

Plumbing - WATER HEATER

DRIP PAN

s-62: Although this water heater was installed in a location in which leakage of the tank or plumbing connections would cause damage, no drip pan was installed. A proper drip pan should be installed by a qualified plumbing contractor to prevent possible water damage.

Exterior - DECK

GUARDRAILS

MJRC **s-72:** Spaces between deck guardrails balusters, beneath the guardrails or at the sides of the guardrails were too wide. Safe building practices dictate that a 4 inch sphere may not pass through the handrail at any point. This condition is hazardous to small children.
The Inspector recommends that this condition be updated to meet generally-accepted modern safety standards by a qualified contractor.

Interior - GENERAL INTERIOR

SMOKE/CO DETECTORS

s-126: The Inspector recommends installing a smoke detector to provide improved fire protection for sleeping areas.
Generally-accepted current safety standards recommend smoke detectors be installed in the following locations:

• In the immediate vicinity of the bedbedrooms
• In all bedbedrooms
• In each story of a dwelling unit, including basements and cellars, but not including crawl spaces and uninhabitable attics.
• In residential units of 1,200 square feet or more, automatic fire detectors, in the form of smoke detectors shall be provided for each 1,200 square feet of area or part thereof.
• Any smoke detector located within 20 feet of a kitchen or bathbedroom containing a tub or shower must be a photoelectric type.

The 1996 edition of the National Fire Protection Association (NFPA) 72 gives further guidance on the placement of smoke detectors, when required. Here are some examples from Chapter 2 of NFPA 72:

• Smoke detectors in a bedroom with a ceiling sloped greater than one foot in eight feet horizontally should be located on the high side of the ceiling.
• Smoke detectors should not be located within three (3) feet of a door to a bathbedroom containing a tub or a shower or the supply registers of a forced air HVAC system.
• Smoke detectors can be located on the ceiling with the side of the detector greater than four (4) inches from the wall or on the wall of a bedroom with the top of the detector located four (4) to twelve (12) inches down from the ceiling.

All smoke detectors should be installed in accordance with the manufacturer's recommendation and be UL listed. There is a missing hard wired smoke detector in the living room where the fire burning insert is located.

s-127: The Inspector recommends installing a carbon monoxide detector in the fireplace room. Carbon monoxide is an odorless, colorless, tasteless, toxic gas that is a product of the combustion process. Combustion appliances such as gas furnaces and heaters can introduce dangerously high levels of carbon monoxide onto the indoor air if combustion components need adjustment. Carbon monoxide detectors monitor indoor air and sound an alarm if dangerously high levels of carbon monoxide are detected. They are inexpensive and available at most hardware and home improvement stores.
The Inspector recommends installation by a qualified contractor.

Interior - KITCHEN

COOKTOP/DOWNDRAFT

s-133: The cooktop was missing components at the time of the inspection. The Inspector recommends service by a qualified contractor. There is no downdraft for the range/ oven

Interior - LAUNDRY ROOM

DRYER VENTING

s-146: The dryer exhaust duct was kinked and/or crushed where it exited the back of the dryer. Space limitations made proper installation difficult. This condition creates a restriction in dryer exhaust that can result in lint accumulation or duct blockage, both of which are potential fire hazards. Restricted exhaust venting can also cause dryer overheating that can shorten the expected long-term service life of the dryer. Special hardware is available that is designed to allow proper venting in areas with space limitations.
The Inspector recommends installation of an adapter that will not restrict dryer exhaust air flow. All work should be performed by a qualified contractor.

240-VOLT RECEPTACLES

MJRC **s-147:** At the time of the inspection, the Inspector observed that the outlet box of the 220-volt dryer electrical receptacle was not mounted permanently in place

s-148: No 240-volt dryer receptacle was installed in the laundry room, and no connection for a gas-fired dryer was installed. This condition will limit dryer options to a 120-volt electric dryer, which will have a smaller capacity and longer drying times.

GFCI RECEPTACLES

s-149: A ground fault circuit interrupter (GFCI) electrical receptacle in the laundry room for the washing mashine at the time of the inspection. The Inspector recommends that this receptacle be replaced with a new GFCI receptacle by a qualified electrical contractor.

LIGHT FIXTURES

s-150: An interior light fixture in the laundry room was missing at the time of the inspection. This condition left energized electrical conductors exposed and is an electrical shock/electrocution hazards. This condition should be corrected by a qualified electrical contractor.

ROOM VENTILATION

s-151: No ventilation was provided for the laundry room at the time of the inspection. This condition may result in excessively high humidity which can cause elevated moisture levels on laundry room materials. Elevated moisture levels can lead to deterioration of laundry room materials from decay or corrosion. High humidity can also encourage the growth of microbes such as mold. The Inspector recommends installation of an exhaust fan in this laundry room to prevent problems resulting from excessively high humidity. All work should be performed by a qualified contractor.

Interior - STAIRWAY to 2nd FLOOR

GUARDRAIL ASSEMBLY

MJRC **s-156:** The horizontal guardrails protecting the upstairs hallway were less than 36 inches in height. This condition is a potential fall hazard. The Inspector recommends that this condition be updated to meet generally-accepted modern safety standards by a qualified contractor.

Interior - WINDOWS

WINDOW SILL/JAMB CONDITION

MJRC **s-172:** A window sill in the master bathroom exhibited severe damage or deterioration. The Inspector recommends that before the expiration of your Inspection Objection Deadline you consult with a qualified contractor to discuss options and costs for repair or replacement.

Interior - SKYLIGHTS

SKYLIGHT

MODC **s-173:** Condensation visible in double-pane glazing of the left skylight in the living room indicated that the desiccant strip designed to absorb moisture from the space between the panes has become saturated and will no longer prevent condensation from forming. Long-term exposure to condensation had permanently damaged the glass. The Inspector recommends that before the expiration of your Inspection Objection Deadline you consult with a qualified contractor to discuss options and costs for replacement. There is also minor staining from condensation or moisture at the bottom edges of both skylights

Electrical - ELECTRICAL SERVICE

SERVICE DROP

s-180: The overhead service-drop conductors have inadequate height clearance above a walking surface. Safe building practices require 10 feet (3m) clearance above walking surfaces (including decks , stairs, and balconies).
The Inspector recommends that before the expiration of your Inspection Objection Deadline, you consult with your electrical service provider to discuss options and costs for correction. Any work on the service conductors should be performed by a qualified personnel only. The main service measured at 12-0' above the patio so it is considered safe the telephone lines are low. This should be further evaluated by an electrical contractor.

s-181: The overhead service-drop conductors had inadequate clearance from tree branches. This condition should be corrected by a qualified contractor or the utility service provider to avoid abrasion and damage to the conductors. Work around the service conductors should be performed by a qualified personnel only. Injury or death may result from attempts at correction by those without proper qualifications. There are tree branches resting on the service line

Electrical - SERVICE PANEL

CABINET EXTERIOR CONDITION

s-193: Unfilled holes or knockouts in the electrical service panel may allow persons to come into contact with energized electrical components, may allow insect or rodent entry, or may allow moisture intrusion that can cause corrosion of interior components that can degrade electrical connections.. This condition is a potential shock/electrocution hazard and should be corrected by a qualified electrical contractor.