

8. Dryer Vent

Dryer vent should be cleaned periodically to prevent lint fire hazards

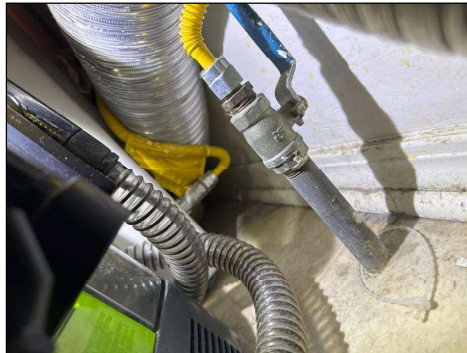
9. Plumbing

Visible fixtures had normal wear for age at the time of the inspection – no major visible defects • No visible leaks at time of inspection



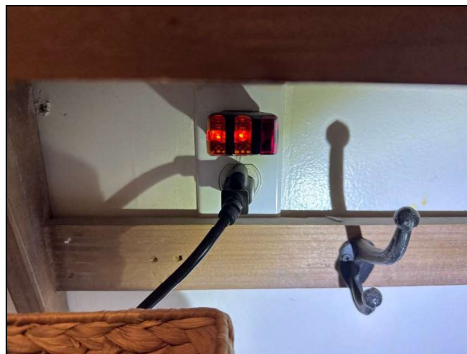
10. Gas Valve

The inspector does not check for gas leaks, consult the Gas Company to evaluate all gas areas prior to occupancy • Normal wear at valve – no major visible defects at the time of the inspection



11. Electrical

Representative number of receptacles and switches tested and operational at time of inspection • Loose/worn outlets/switches – typical for age consider upgrading



12. GFCIs

Recommend upgrading all receptacle to GFCI protection within 6 feet of all potential wet locations, unless the receptacles are on a dedicated circuit for appliances. • None installed recommend upgrade for increased safety • **Recommend upgrading all receptacle to GFCI protection within 6 feet of all potential wet locations, unless the receptacles are on a dedicated circuit for appliances.**



13. Exhaust Fan

No exhaust fan is present – it is recommended to install an exhaust fan for optimal moisture ventilation

Heating/Air Conditioning

The heating, ventilation, and air conditioning and cooling system (often referred to as HVAC) is the climate control system for the structure. The goal of these systems is to keep the occupants at a comfortable level while maintaining indoor air quality, ventilation while keeping maintenance costs at a minimum. The HVAC system is usually powered by electricity and natural gas, but can also be powered by other sources such as butane, oil, propane, solar panels, or wood.

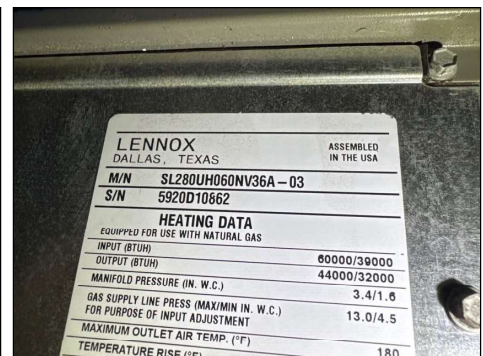
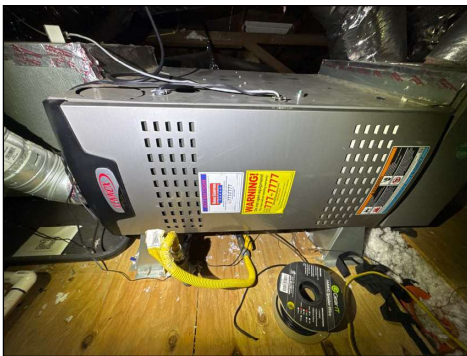
The inspector will usually test the heating and air conditioner using the thermostat or other controls. For a more thorough investigation of the system please contact a licensed HVAC service person.

1. Heaters

Location: Attic

Type: Gas fired forced hot air

Operated at time of inspection • Visible areas of unit have normal wear for age at the time of the inspection – no major visible defects – recommend seasonal service and maintenance to extend the life of the unit



2. A/C Evaporator Coil Box

The visible areas of the coil box have normal wear at the time of inspection – no major visible defects



3. Venting

The visible areas of the vent have normal wear at the inspection – no major visible defects

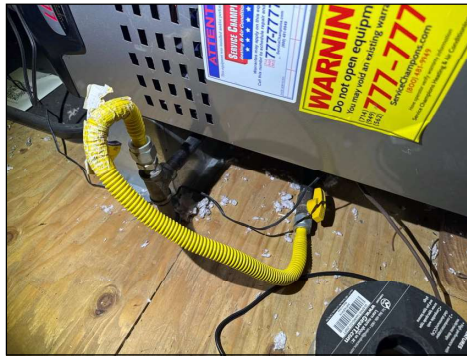
4. Air Supply

Recommend seasonal service and maintenance to ensure that all areas are sealed/cleaned/dry and functioning normally at all times • Visible areas have normal at time of inspection – no major visible defects
• No visible microbial growth/irregular staining at the time of the inspection



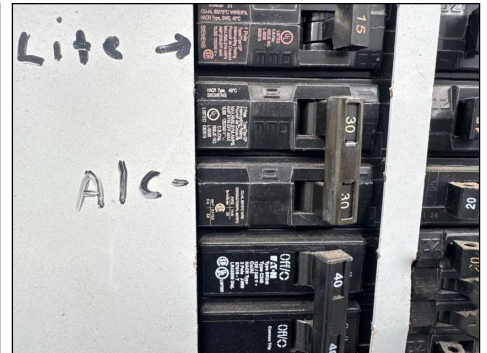
5. Gas Supply Valves and Pipes

Normal wear at time of inspection – no major visible defects • Sediment trap present • **Smell of fuel gas detected – service recommended – consult Gas Company as soon as possible**



6. Electrical

Operating properly at the time of the inspection – no major visible defects



7. Thermostats

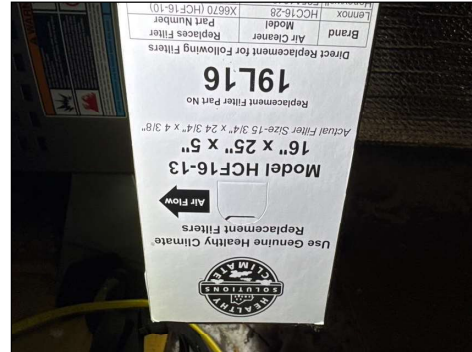
Digital type present – functional day of the inspection



8. Filters

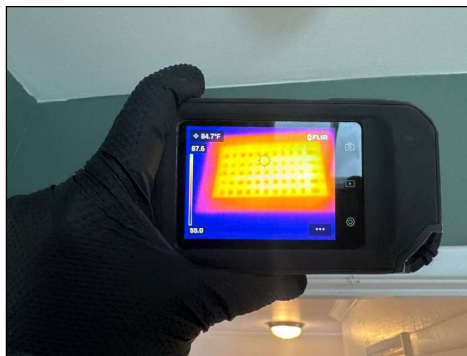
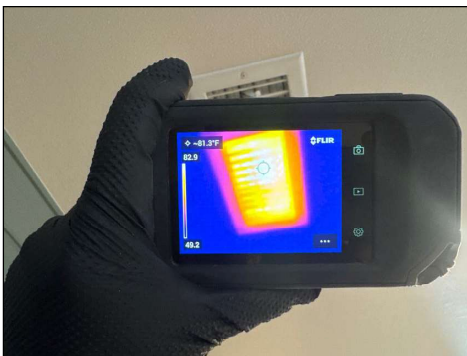
Located on the side of the heater

We recommend that the filters be changed or cleaned every 3 to 6 months depending on the usage of the heating and air conditioning systems



9. Registers

Representative number tested and functional day of the inspection • All visible register covers have normal wear at the time of the inspection – no major visible defects



10. Combustion Air

Combustion air appears to be adequate at the time of the inspection

11. Refrigerant Lines

Normal wear day of the inspection – no major visible defects – recommend annual/seasonal maintenance to check and service insulation on refrigerant lines as needed

12. Air Conditioning Compressors

Operated at the time of inspection • Visible areas of unit have normal wear for age at the time of the inspection – no major visible defects – recommend seasonal service and maintenance to extend the life of the unit • Recommend regular service/maintenance to extend the life of the unit(s)



Water Heater(s)

1. Water Heaters Condition

Number of gallons: Tankless demand unit (not original to this structure – check all installation permits to ensure that this unit was installed to city code and manufacturer specifications)

Operated at the time of the inspection – Gas unit • Visible areas of unit have normal wear for the age at the time of the inspection with no major visible defects • This is a newer unit (not original to this structure) – check all installation permits to ensure that this unit was installed to city code and manufacturer specifications



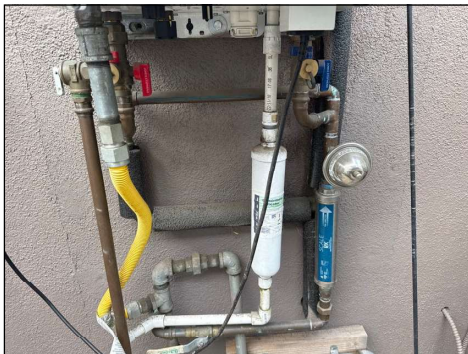
2. Venting

Normal wear day of the inspection – no major visible defects

3. Plumbing

Material type: Copper • Expansion tank is present (visually inspected only)

Normal wear at time of inspection – no major visible defects or leaks found at the time of the inspection



4. Electrical

Normal wear on the day of the inspection – no major visible defects

5. Temperature Pressure Release Valves

Normal wear on the day of the inspection – no major visible defects

6. Overflow Line/s

Material type: Copper

Normal wear on the day of the inspection – no major visible defects

7. Water Heater Temperature

Note: Tankless water heater temperature reading is taken from the tankless thermostat control display but may not represent the actual temperature at the interior fixtures within the structure – see all photographs for temperature readings at the fixtures



8. Strapping

Tankless water heater present and appears to be securely mounted to the wall with no major visible defects at the time of the inspection.

9. Gas Supply Valves and Pipes

Normal wear at time of inspection – no major visible defects • Sediment trap present



10. Combustion Air

Combustion air appears to be adequate at the time of the inspection

Electrical/Gas Service

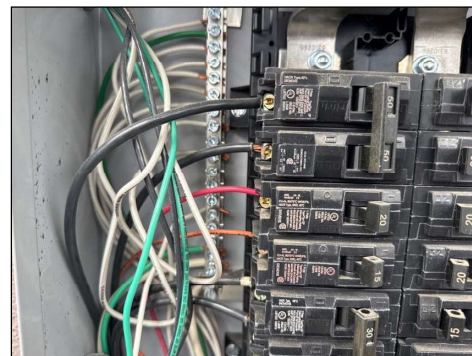
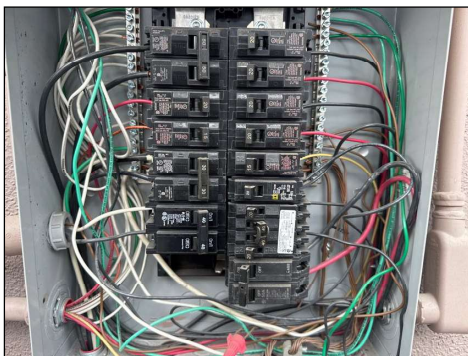
1. Main Panel

Worn/weathered panel – typical for age and weather exposure • Missing meter lock – service recommended • Panel cover screw(s) missing – recommend installing appropriate screws



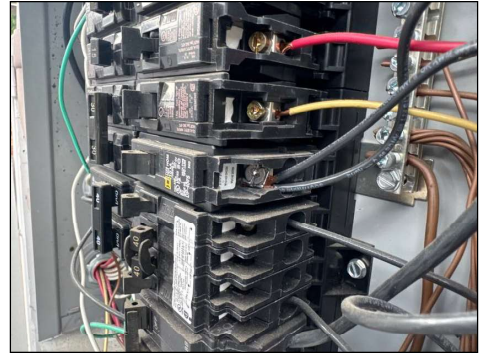
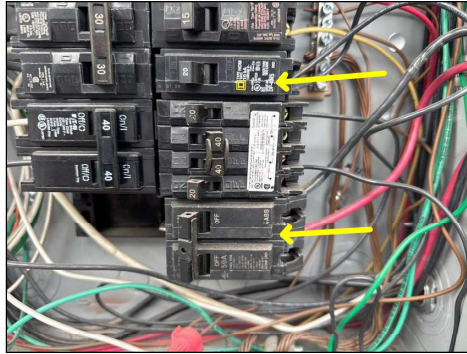
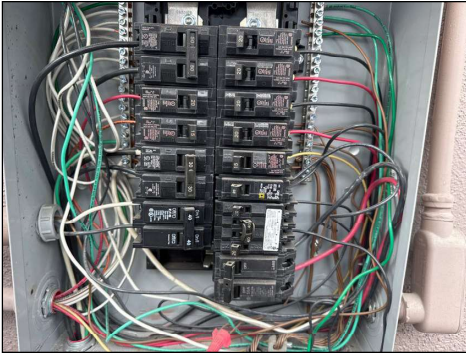
2. Panel Wiring

Wiring type: copper • Wiring method: non-metallic sheathed cable (romex) • Grounded panel – main ground/bonding wire observed and appears to be normal for the age of the panel • Ungrounded outlets might be present in older structures (pre-1965) even if the main or sub panels have been upgraded. The inspector cannot determine if all wiring has been updated. Expect to find ungrounded outlets in older homes (pre-1965) • Visible wiring has normal wear for age with no major visible defects at the time of the inspection • Spliced/taped/wire nut connections present are evidence of alterations to panel – consider further evaluation by an electrician to ensure that splices are not bypassing or overloading breakers



3. Breakers

Number of breakers in off position: • Number of unused breakers: • Labels are present on panel cover – the inspector does not check for accuracy of labels • Loose/worn breakers – typical for age • Evidence of alterations to the panel – different types/brands of breakers are present – check permits to ensure proper installation to building/electrical codes



Evidence of alterations to the panel – different types/brands of breakers are present – check permits to ensure proper installation to building/electrical codes



Thermal Image View – Normal temperature readings with no visible signs of overheating at time of inspection

4. Breaker Amp Capacity

Main breaker rating per label: 200 AMPS



5. Cable Feeds

Overhead – normal wear for the age on day of the inspection – no major visible defects

6. Main Gas Valve

Location: We recommend the gas supplier be contacted to safety check all fuel gas systems/appliances during the contingency period or at least prior to purchase and occupancy. The Inspector cannot determine if a gas leak is present in any area of the home or underground at any time during the inspection.

Natural gas present

- Worn valve – typical for age
- Recommend gas valve wrench be placed near valve for optimal preparedness
- Minor rusting – typical for exterior weathering – recommend rust treatment
- No seismic safety valve present – recommend installation for increased safety



7. Gas Pipes and Valves

Worn meter/piping – typical for age and exterior weathering • Minor rusting – typical for age – recommend rust treatment

Attic Area

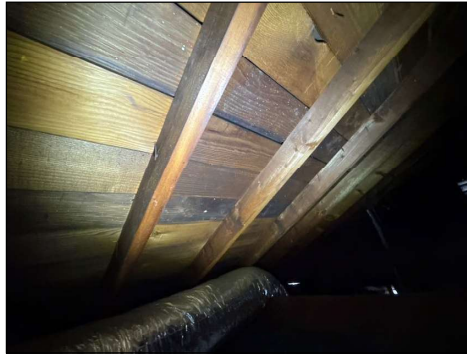
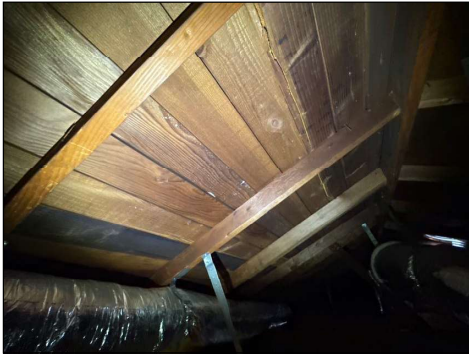
This report describes the method used to inspect any accessible attics; and describes the insulation and vapor retarders used in unfinished spaces when readily accessible and the absence of insulation in unfinished spaces at conditioned surfaces. Inspectors are required to inspect insulation and vapor retarders in unfinished spaces when accessible and passive/mechanical ventilation of attic areas, if present.

1. Access Entries

Inspection method: Partially traversed: Flooring walk boards not installed in attic – inspection limited due to potential for damage to insulation, areas without walk boards or clear footing were not traversed • Access door is dirty with cosmetic blemishes present • Insufficient insulation on top of entry panel

2. Structure

Conventional framing present, normal wear at time of inspection – no major visible defects • Cracking small at wood members – typical for age • Consult the Termite Report for all wood areas in the attic • Stains present on wood members of structure – evidence of past moisture entering structure – monitor for future moisture intrusion



3. Insulation

Material type: Loose fill

Approximate depth: 8 inches

No visible signs of rodents at this inspection – we recommend pest services seasonally as needed • All visible insulation appears to have normal wear for age with no major visible defects at the time of the inspection



4. Ventilation

Existing ventilation appeared to be adequate on the day of the inspection



5. Vent Screens

Visible ventilation screens appeared to be functional at time of inspection • Recommend maintaining vent screen to prevent pest intrusion

6. Exhaust Vents

All visible vents appear to be in normal condition where visible – no major visible defects • **Plastic venting found in attic (metal now required) – service recommended**



7. Duct Work

All visible/accessible duct areas have normal wear for age at the time of the inspection – no major visible defects



8. Electrical

Evidence of electrical alterations in the attic – check all permits for electrical alterations to ensure that all electrical was installed to city/county electrical code • Visible wiring in attic is in a worn and older condition typical for the age the of structure • Some areas not visible due to access hindrances or limitations • **Cover missing at junctions box(es) exposing connections – service recommended**



9. Plumbing

Vents only – no other plumbing/piping is visible for inspection

Garage and/or Carport

1. Roof Condition

Detached structure with a separate roof

Constructed of: Asphalt shingles

Worn and weathered materials present – typical for age and weather exposure – roof needs maintenance •

Recommend evaluation by a Licensed Roofing Contractor

2. Rafters & Ceilings

Exposed wood rafters/joists – consult the Termite Report for all wood • **Stains at roof framing - dry at time of inspection – inquire with seller regarding status**



3. Main Automotive Doors

Type: Metal sectional

Worn/weathered door – typical for age and exposure to weather • Recommend weather tight service/maintenance to prevent moisture intrusion around main door areas



4. Hardware/Springs

Garage doors require periodic maintenance and is recommended to ensure that all hardware is properly lubricated and secured • Normal wear at time of inspection – no major visible defects

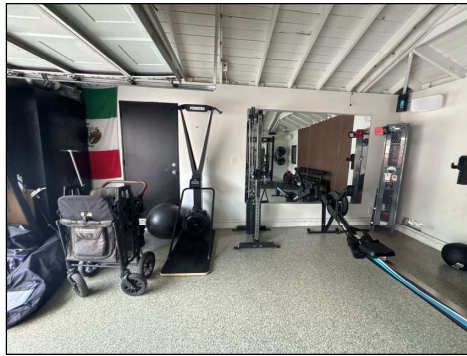


5. Exterior Doors

Worn/weathered door – typical for age • Recommend weather tight service/maintenance to prevent moisture intrusion

6. Walls

Small cracks/holes/chipped/dirty areas/cosmetic blemishes observed – typical for age of structure • No moisture present when tested with a moisture meter • No visible microbial growth/irregular staining found at the time of inspection • Personal items/storage/etc. are present and prevent a complete inspection of wall areas



7. Anchor Bolts

Could not access – not inspected

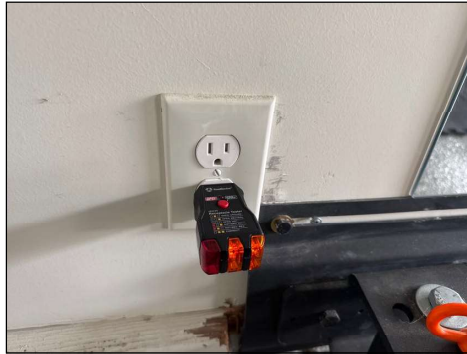
8. Slab

Small cracks/chipped areas – typical for the age of the materials • Epoxy coated or concrete painted – prevents complete inspection



9. Electrical

A representative number of receptacles and switches were tested and found to be operational at time of inspection • Loose/worn outlets/switches – typical for age consider upgrading



10. GFCIs

Recommend upgrading all accessible receptacles below 8 feet to GFCI protection within 6 feet of all potential wet locations or where potential ungrounded power tools could be used, unless these outlets are on dedicated circuits meant for appliances. • **None installed – recommend upgrade for increased safety**



11. 240 Volt Receptacle

Not present/visible – not inspected or tested

12. Ventilation

Wall vents are present • Current Ventilation appears to be adequate at the time of the inspection

13. Vent Screens

Normal wear on the day of the inspection • Recommend maintaining vent screen to prevent pest intrusion

Exterior Areas

1. Stucco

Worn/weathered at time of inspection where visible

- Recommend sealing any holes/gaps or cracks to prevent moisture or pest entry • Stucco requires periodic seasonal maintenance, consult an exterior finish contractor for maintenance tips/schedules/suggestions



2. Siding

Constructed of: Wood • Brick

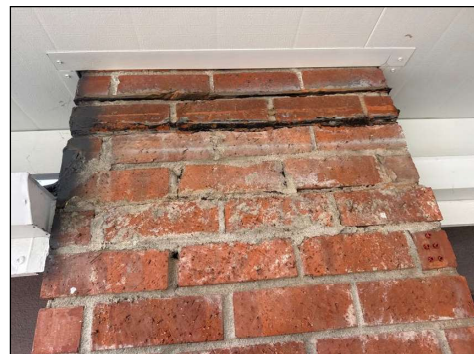
Worn/weathered/cracked materials where visible – recommend siding maintenance

- Recommend maintenance to seal all gaps, cracks and openings
- Siding requires periodic seasonal maintenance, consult an exterior finish contractor for maintenance tips/schedules/suggestions



3. Lower Half of Chimney

Small cracking or chipping observed – typical of age – recommend maintenance/sealing



4. Wood Trim

Recommend general trim maintenance and sealing any holes/gaps • Consult the Termite Report for all exterior wood

5. Weep Screeds

No weep screeds present – typical for age

6. Eaves & Fascia

Cracking/weathering/worn where visible – typical for age and weather exposure • Consult the Termite Report for all wood areas at the structure



7. Exterior Paint

Weathered and worn areas – typical for age and weather exposure • Recommend caulking around doors and windows as necessary seasonally • Exterior paint will require maintenance every 3-5 years

8. Exterior Doors

Exterior doors require seasonal maintenance to extend lifespan and maintain weather tight seals • See interior section for more information • All visible and accessible doors were tested during this inspection • Worn/weathered – recommend weather tight service/maintenance • Maintain weather tight seals at all doors



9. Exterior Windows

Exterior windows require seasonal maintenance to extend lifespan and maintain weather tight seals • See interior section for additional information – some exterior window areas may not be visible due to height/limited access/vegetation/etc. • Worn windows/screens – typical for age • Recommend weather tight service/maintenance



Foundation

1. Slab Foundation

Raised foundation only

2. Access Panels

Limited inspection – some areas under the structure are not accessible/visible due to piping/electrical/duct work, insulation or inadequate service space – N/A • Inspection method: partially traversed due to height limitations/ductwork/plumbing blocking complete access or view to some areas – limited inspection • Access entry is worn/weathered/bent

3. Foundation Walls

Constructed of: concrete • Visible foundation wall areas are worn and stained areas – typical for age of the structure and material • Normal settlement present – no major visible cracks or deterioration found at the time of the inspection • Efflorescence present – indicates past moisture accumulation – monitor for further moisture intrusion



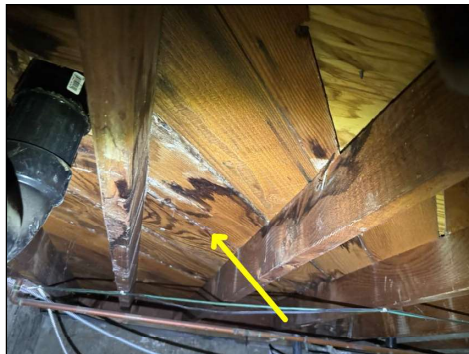
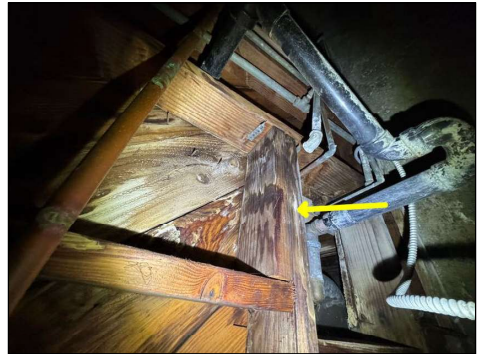


4. Cripple Walls

None/not applicable

5. Sub Flooring

Stained areas present – consult the Termite Report for any wood/moisture issues • **Evidence of moisture problems under bathroom – the source of the problem cannot be determined by the inspector – recommend further evaluation and service as required**



6. Posts and Girders

Stained and worn areas – typical for age of structure



7. Sill Plate

Worn/stained/cracked materials – typical for the age of the structure

8. Anchor Bolts

Anchor bolts present – worn with rust present – typical for age

9. Ventilation

Existing ventilation appeared to be adequate on the day of the inspection

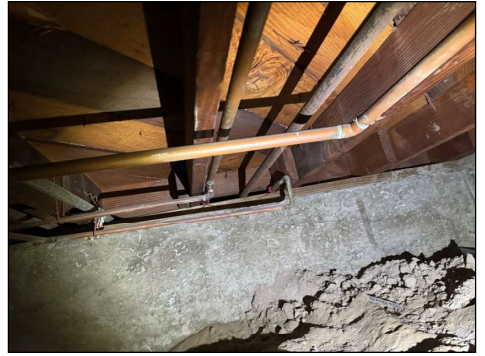
10. Vent Screens

Worn/bent/small holes – recommend maintenance and repairs to prevent pest intrusion

11. Plumbing

Evidence of altered plumbing/piping under the structure – check all installation permits to ensure that all plumbing was installed to city/county building code. The home inspector is not a building code violation inspector. • The inspector ran water while inspecting under the structure areas • Visible/accessible plumbing areas have worn and older piping in typical condition for the age of the structure • Recommend a Licensed Plumber for further evaluation • **Leak found under tub – service recommended** • **Copper tubing discolored – electrolysis present in areas - visible leaking in one area - service recommended** • **Damp areas below or around drains lines that area touching or entering the soil – possibly a sign of a drain leak below the soil – recommend a Licensed Plumber for further evaluation**





**Copper tubing discolored –
electrolysis present in areas -
visible leaking in one area - service
recommended**



Leak found under tub – service recommended



Grounds

Inspectors shall inspect adjacent or entryway walkways, patios, and driveways; vegetation, grading, surface drainage, and retaining walls that are likely to adversely affect the building.

1. Driveways and Walkways

Constructed of: Concrete

Worn with common cracks/chips – typical for age of material • **Walkway displacement/uplifted/uneven areas – potential tripping hazard – service recommended- front**



Walkway displacement/uplifted/uneven areas – potential tripping hazard – service recommended

2. Patio and Porch Roofs

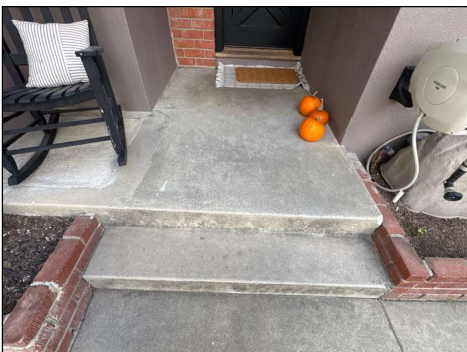
Constructed of: Aluminum • Same as main structure – porch

See main roof page for porch/patio areas • Worn/weathered materials – typical for age • Consult the Termite Report for all exterior wood conditions



3. Patio and Porch Decks

Worn with common cracks/chips – typical for age of material



4. Exterior Electrical

Accessible lights/switches/outlets were tested on the day of the inspection

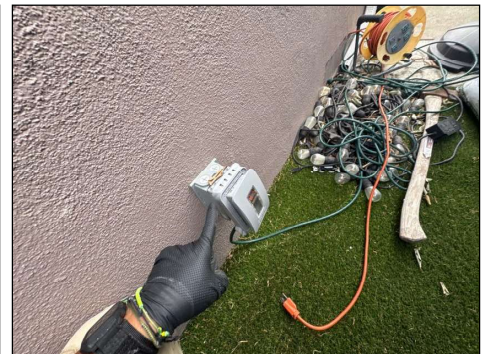
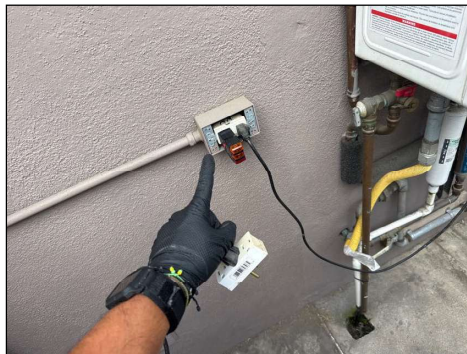
- The visible and tested fixtures/switches/outlets were in a loose/worn condition – typical for age
- Electrical fixtures need to be caulked/sealed to wall attachments to help prevent moisture entry
- **Exterior outlet/switch covers are missing or not of proper exterior weather proof type – service recommended**



5. GFCIs

GFCI upgrades are recommended on exterior outlets for increased safety

- None visible/installed recommend upgrade for increased safety
- **GFCI upgrades are recommended on exterior outlets for increased safety**



6. Exterior Plumbing and Faucets

Accessible exterior faucets operated/worn at time of inspection via normal fixture controls

- Accessible exterior faucets operated/worn at time of inspection via normal fixture controls
- We recommend adding anti-siphon/backflow preventers (if not already present) on all exterior hose bibs for optimum potable water protection

7. Main Water Valve

Type of plumbing: Copper piping is not original to the structure – check all permits to ensure piping was installed to city/county plumbing codes

No visible leaking found at the main valve area at the time of the inspection • Main ball valve is worn – typical for age • Location: north side



8. Water Pressure

Recommended water pressure is between 55 to 80 pounds per square inch (psi) • Water Pressure can fluctuate depending upon time of day and municipal service adjustments • Approximate pounds per square inch: 65



9. Pressure Regulator

None installed – a pressure regulator is recommended to allow for water pressure adjustments as needed

10. Fencing and Walls

Visible fencing/wall areas are worn and weathered – typical for the age of the materials



11. Gates

Operated on the day of the inspection • Weathered and worn materials – typical for age



12. Planters

Recommend trimming trees or bushes that are in contact or proximity to home, as branches can abrade roofing or siding • Loose/cracked materials present – service recommended • Moisture barrier or waterproofing not visible in planter built against the structure – recommend further evaluation



13. Grading

No drains visible at the property at the time of the inspection, drains are recommended to divert water away from structure

Roof

As with all areas of the house, we recommend that you carefully examine the roof immediately prior to closing the deal. Note that walking on a roof voids some manufacturer's warranties.

Adequate attic ventilation, solar / wind exposure, and organic debris all affect the life expectancy of a roof.

Always ask the seller about the age and history of the roof. On any home that is over 3 years old, experts recommend that you obtain a roof certification from an established local roofing company to determine its serviceability and the number of layers on the roof. We certainly recommend this for any roof over 5 years of age. Metal roofs in snow areas often do not have gutters and downspouts, as there is a concern that snow or ice cascading off the roof may tear gutters from the house.

Likewise, be advised that such cascading may cause personal injury or even death.

If this house has a metal roof, consult with qualified roofers or contractors regarding the advisability of installing a damming feature which may limit the size and amount of snow / ice sliding from the roof.

1. Condition

The inspector cannot determine if a roof (or any part of the roof system) leaks at any time or under any weather conditions, no water or hose testing is performed during this inspection. Roof underlayment cannot be inspected, condition of underlayment cannot be determined with this inspection. Remaining roof life can only be determined by a Licensed Roofing Contractor. If there are concerns of possible roof leaks or to determine remaining roof life, please contact a Licensed Roofing Contractor to perform an additional inspection. This applies to all roof areas evaluated during this inspection (including garages).

Constructed of: Asphalt shingles

Worn and weathered materials present – typical for age and weather exposure – roof needs maintenance • Recommend evaluation by a Licensed Roofing Contractor • **Shingles exhibited extensive/abnormal granule loss – service recommended/evaluated by a roofer • Damaged shingles in areas – service recommended**



2. Flashings

Worn/weathered/rusted/bent – typical for age – recommend seasonal mastic maintenance to prevent moisture intrusion



3. Gutters and Down Spouts

Gutters are present at the structure – recommend cleaning and routine maintenance on gutter system to maintain good drainage • Normal wear at time of inspection – no major visible defects • Gutter downspouts terminate in area drains (this may only apply to some areas)

4. Vents and Vent Caps

Worn/weathered cap(s) – recommend seasonal maintenance to ensure that caps do not become loose or develop other defects • **Mastic at vent(s) is weathered and cracked – service recommended and resealed at all penetration points**



5. Chimneys

Worn/weathered chimney – recommend seasonal maintenance and care

- **Unlined chimney present – service recommended**



Unlined chimney present – service recommended

6. Spark Arrestors

No spark arrestor/rain cap present – recommend installation



Glossary

Term	Definition
Air Gap	Air gap (drainage): The unobstructed vertical distance through free atmosphere between the outlet of the waste pipe and the flood-level rim of the receptacle into which the waste pipe is discharged.
Combustion Air	The ductwork installed to bring fresh outside air to the furnace and/or hot water heater. Normally, two separate supplies of air are brought in: one high and one low.
Expansion Tank	An expansion tank or expansion vessel is a small tank used to protect closed (not open to atmospheric pressure) water heating systems and domestic hot water systems from excessive pressure. The tank is partially filled with air, whose compressibility cushions shock caused by water hammer and absorbs excess water pressure caused by thermal expansion.
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.

DISCLAIMERS

Asbestos: The inspector is not licensed by the EPA and cannot determine, report on or test if asbestos materials exist in any area throughout the structure. Any structure built prior to 1978 may contain asbestos in one or multiple building materials used during that era of construction. If you have concerns about possible asbestos, it is solely up to you to arrange for asbestos testing by an appropriate licensed contractor. The Company Home Inspection Group, Inc. will not engage in any claims regarding asbestos.

Interior: Limited inspection on all occupied/staged structures. Personal property, furniture, moving boxes or other items are not moved and will prevent a complete inspection (this applies to all areas inside and outside of the structure being inspected). We recommend checking for permits on all additional construction or alterations including, but not limited to: window replacements, patio roofs, out structures, garage and attic conversions, roof alterations, etc. performed on the property after original construction. If multiple people are present at or arrive during this inspection and enter areas or operate appliances or fixtures after they have already been inspected or reported on by the home inspector; the home inspector is not responsible for the condition of these items or areas after they are inspected; the home inspector does not go back and re-inspect the items/areas during this limited time inspection. The Inspector cannot determine if past or present hidden pet damage exists in any part of the structure. The inspector is not a code violation inspector and will not report on building code requirements in any way. Built-in central vacuum systems are not inspected. Interior window shutters/blinds/coverings are not tested or inspected as part of this home inspection (this includes all windows at the structure). Tint/film over windows is not inspected and often is bubbled/loose/peeling/scratched - tint/film (if present) can prevent an accurate inspection of the window glass areas. Only accessible windows and doors are inspected, personal items are not moved to access or test all doors and windows. Broken double pane seals cannot be determined with this inspection, dirty windows can hide signs of condensation between panes. Vertical operating windows are known to have sash cable/spring problems, although the problem may not exist at the time of the inspection, we recommend that you check them often and repair these windows upon discovery of any sash cable or spring problems. Only the visible and accessible switches/outlets are tested during this inspection, personal items are not moved to access any outlets/switches behind them. Fireplace is visually inspected only, the fireplace is not lit to test flame color or condition. The internal cavity of the fireplace is not inspected. It is recommended that you have an internal inspection of the chimney and/or a Gas Company evaluation of the fireplace beyond the scope of this inspection. Ceiling fan mounts cannot be checked by the inspector. Smoke and carbon monoxide detectors that are out of reach are not tested for functionality, all battery operated smoke detectors should be within reach for testing and maintenance. We recommend any mold or moisture damaged areas noted in the report be further evaluated for cause and correction by the appropriate licensed contractor.

Bathrooms: Bathtub and sink overflow drains and spa tub jet hoses are not inspected and leaks in these areas cannot be detected with this inspection. Shower pans are not leak tested and cannot be determined if properly water-proofed by the inspector, consult the termite report for any shower pan tests. Exterior or interior access panels are only inspected if readily accessible and operable (not sealed or painted or screwed shut), second story access panels are not opened. The home inspector cannot determine if shower pans or tubs are properly pitched for drainage. We recommend upgrading all electrical outlets to GFCI protection within 6 feet of all potential wet locations, however this may not be a requirement for the sale of a home based on the age of the home (this also applies to kitchen sinks, wet bar sinks and laundry sinks).

Kitchen: Appliances receive a limited inspection for basic functionality only, additional features are not tested. Appliances are NOT disassembled to evaluate the internal working parts of each appliance. The inspection cannot determine how well the dishwasher cleans the dishes. Disposal blades are not inspected. It cannot be determine how well the oven, range/cook-top or microwave cook food. Age, remaining life, BTU's, CFM's and other forms of efficiency or effectiveness are not determined with this inspection. Water purifying systems, instant hot systems and water softeners are not inspected. Non built-in appliances and built-in refrigerators are excluded from this report.

Laundry: Supply valves, laundry drain, gas valve and dryer vent cannot be tested whether a washing machine is present or not. Washer and dryer units are not inspected or turned on for testing during this inspection and are excluded from this report. Washer and dryers are not moved to inspect the walls/floors/other components behind them. Water supply valves that are left in the on position for a long period of time tend to leak when turned off or do not shut off completely. Drains are not pressure tested.

Attic: The inspector cannot determine, report on or test if asbestos materials exist in any area throughout the structure. When attic insulation is covering ceiling joists, we cannot completely inspect some areas due to inspector safety concerns. Most attics are not completely accessible due to limited space. Attic insulation and limited space will prevent the inspector from performing a complete inspection of the attic area, not all areas are accessible and will be determined at the inspector's discretion. The Inspector does not determine the R-value of insulation present or the efficiency or effectiveness of HVAC duct layout or design. Attic insulation is not touched, moved or otherwise disturbed during the inspection. Temperature sensors and fans for attic exhaust systems are not tested.

Rodents: If there is visible evidence of rodents or other pests, it will be noted as such. Most rodent/pest infestation exists under attic insulation, in walls or in areas not visible to the inspector and cannot be identified with this inspection. It's recommended a pest inspection be performed beyond the scope of a home inspection whether or not evidence exists.

Garage: The garage is often the location where most storage occurs and receives a limited inspection when items are present. Personal items or other materials/possessions are not moved in any way to provide access to areas for inspection - areas of rafters, ceilings, firewall(s) or other walls should not be considered fully inspected if personal items or storage is present – defects may be present behind these items and not visible to the inspector at the time of inspection. Doors, windows, cabinets,

counters, closets, slab areas, electrical areas, ventilation, plumbing areas or soffit(s) not fully accessible are not inspected, tested or evaluated. Firewall: fire rating labels are often not visible on finished drywall and cannot be determined with this inspection. Garage doors, hardware, openers and associated safety devices can only be inspected if these areas are clear of stored items and can be safely operated without disturbing other items in the

garage. Garage doors, hardware and openers require periodic maintenance and servicing. Remote controls for openers are not tested. Door opener activator button should be minimum 54-inches above floor for safety. Pressure sensors/systems are generally not tested due to the risk of damage if they are not properly operating - we recommend having a general service completed prior to regular use. We recommend checking permits for any converted garage areas or additional walls/ceilings or other alterations made to the garage.

Heating & Air Conditioning: This report does not indicate if the heater is on recall, a follow up with RecallChek.com is recommended. Electronic or Ultra violet air filters are not inspected. Inspector cannot determine if there is a crack in the firebox or if carbon monoxide is leaking in any part of the system. Not all registers can be tested for pressure flow, due to location, condition and operation of the heating & air conditioning system. Adjustable registers that are closed are not opened by the Inspector. Missing manufacturer labels prevent RecallChek (this is true for all appliances/systems at the structure). Age, remaining life, size or efficiency cannot be determined by the Inspector. The air conditioning system freon or other refrigerant levels are not checked or determined if leaking by the Inspector. Heaters, coil boxes, condensers and air compressors are NOT disassembled to evaluate the internal working parts. This inspection does not determine if the evaporator coil BTU size is the same as condensing unit size or any other mechanical efficiency.

Water Heater: The water heater is visually inspected only, the combustion/pilot doors are not removed for flame or burner condition inspection due to the potential for draft to burn out the pilot flame. Circulation pumps, TPR Valves and pressure tanks cannot be tested with inspection. Solar water heaters are not inspected. Tankless units that are not original to the structure should be further evaluated by a qualified tankless technician as there are many aspects that are beyond of the scope of a general home inspection. Age, remaining life, size or efficiency cannot be determined by the Inspector. Gas lines are not measured or sized for water heater needs. The Inspector cannot light the pilot flame on the water heater or any other appliance where a pilot flame is not already on.

Roof: The inspector cannot determine if a roof (or any part of the roof system) leaks at any time or under any weather conditions, no water or hose testing is performed during this inspection. If there are concerns or signs of possible roof leaks, please contact a licensed roofer to perform an additional inspection. Remaining roof life can only be determined by a licensed roofer. This applies to all roof areas evaluated during this inspection. Tile roofs, metal roofs or roof areas not accessible with a 12-foot ladder will receive a limited inspection from the ground or eaves only. Tile, metal or other materials that can be damaged will not be walked on by the Inspector. Chimney cavities are excluded from this inspection, recommend an internal chimney inspection be performed beyond the scope of the home inspection. Solar panels and tube globes are excluded from this report. Solar panels will prevent inspection of roof areas beneath them.

Electrical/Gas: Electrical panels are visually inspected only, the inspector does not perform a load calculation to determine service capacity adequacy. Some wire types cannot be determined due to wire casings cover wires entering the breakers. Panels with excess wiring are not completely visible due to amount of wires inside panel. Breakers are visually inspected only - the inspector does not perform any electrical stress tests on the system to determine if a breaker trips properly - including AFCI and GFCI breakers (consult an electrician for further evaluation, if this is a concern). Electrical and gas fires due to poor installation of wiring and faulty gas pipes cannot be determined by the inspector. Only accessible GFCIs with test and reset buttons are tested, the inspector does not determine which GFCI outlets may be linked to other areas of the structure. Ungrounded outlets may be present in older structures (pre-1965) even if the main or sub panels have been upgraded. The inspector cannot determine if all wiring has been updated. Expect to find ungrounded outlets in older homes (pre-1965) - this is not a defect. We recommend the gas supplier be contacted to safety check all fuel gas systems/appliances prior to purchase and occupancy. The Inspector cannot determine if a gas leak is present in any area of the home or underground at any time during the inspection. Carbon monoxide poisoning cannot be detected with this inspection, including all gas and propane systems interior and exterior of the structure. Gas supply valves are not turned or operated during this inspection. The internal condition of gas appliance ventilation exhaust pipes cannot be detected. Pilot lights and fire places are not lit by the inspector at any time, for any reason. It is the responsibility of the client to ensure that the main gas and electrical systems are on prior to the inspection. The requirement of gas line sediment traps is not determined by the inspector.

Exterior Areas: For all wood areas or damaged wooden areas and moisture problems (mold/mildew), consult the termite inspection report. See interior section of the report for additional window and door information. In no way, shape or form can the inspector determine if the exterior of the home is water tight or is built to prevent moisture intrusion, no hose or water testing is performed at this inspection. Stucco and siding require periodic seasonal maintenance, consult an exterior finish contractor for maintenance tips/schedules/suggestions. Fire pits, exterior fireplaces and exterior BBQ's are excluded from this inspection. We recommend adding anti-siphon/backflow preventers (if not already present) on all exterior hose bibs for optimum potable water protection. Property boundary lines and encroachment determinations are beyond the scope of a home inspection and are not inspected or included in this report - Consult with another qualified professional as needed for evaluation if concerns exist in this area. Zero lot lines prevent a complete inspection of areas on other properties. Common areas controlled by Home Owner's Associations are not included in this inspection. Areas not visible or accessible due to height/angle/vegetation/other forms of limited access are not included in this inspection. Inspector does not use specialized instruments to detect moisture, if any, under stucco or siding surfaces.

Grounds: This inspection cannot determine if patio and porch roofs, balconies or patio enclosures are water tight, no water/hose testing is performed. The Inspector does not perform any stress or destructive testing of the electrical system; Yard area electrical that is not readily visible and accessible may not be seen or inspected; Low voltage lighting/electrical systems, motion detectors, intercom, video/audio/security systems and electric outdoor heating systems are not inspected. Generally, it is typical for older homes not to have exterior outlets or switches, this is not a defect. Sprinklers on timers are not inspected, consult seller/HOA. Above ground pools, ponds, fountains, waterfalls, birdbaths, and associated equipment or pumps used for these items, are excluded from this report. Steep hillsides and inaccessible areas on the grounds are excluded from this report. It is highly recommend that all structures built on hillsides and slopes have a geological inspection performed to determine if the hillside/grading is stable. This inspection cannot determine ground movement or drainage issues, the addition of drains may be needed in areas. Fences, walls or gates are not evaluated for security or design. The Inspector cannot determine if planter areas are leaking into the structure, consult seller disclosures or obtain further evaluation of these areas for any moisture intrusion issues.

Foundation: Sump pumps, septic tanks and sewer drain pipes from structure to street are excluded from this inspection. The Inspector does not perform calculations to determine exact square-feet of ventilation required at time of construction (this is also true for attic spaces). Some areas of a raised foundation may not be accessible due to limited space, plumbing piping, duct work obstructions, insulation, soil levels and stem walls. The inspector will not traverse any area deemed unsafe or where damage may be caused as a result, this is up to the sole discretion of the Inspector (this is also true for attic spaces). It is not always possible for the inspector to view every side/angle/connection of all plumbing pipes due to plumbing design/layout/approach angle/etc. Underground plumbing/pipes cannot be visually inspected. Pressure testing is not performed during this limited inspection. Drain scope inspections are recommended whether a defect is detected or not. Slab foundations are often covered and not visible; therefore the inspection is limited. Slab foundation leaks cannot be determined by the home inspector.

Pool: Solar panels/heating systems are excluded from report. Valves that are not labeled for the pool and/or spa jets are excluded from this report and may prevent proper testing and inspection. Underground plumbing cannot be inspected. Automatic pool fill float valves and electronic chlorine dispensers are excluded from this report. Ultraviolet light and/or salt chlorine generator type water treatment systems not included in this inspection. Water chemistry is not tested. Control panels/fixtures on the side of the pool or spa and any remote controls are not included in this inspection. Portable spas have a limited inspection - no internal parts are inspected. The inspector cannot determine if a pool or spa leaks. The inspector cannot determine the remaining life of any of the pool equipment. Safety pressure relief valves (if present) are not operated and are excluded from inspection; an internal evaluation of the heater parts is beyond the scope of this inspection. It is the buyer's full responsibility to ensure the pool area is in full compliance with the safety laws and codes. If there is no self containing fence around the pool, all doors from the structure leading to the pool and spa must be equipped with safety alarms and secondary latches above the reach of children. All gates leading to the pool must self close and be equipped with a latch five feet or higher from the ground. The fencing in all cases must be five feet tall.

Plumbing: Plumbing supply valves are visually inspected only and are not tested for functionality due to the potential for leakage - valves that are not used often will seize or freeze and are likely to leak when operated (opened/closed). Corrosion or rust is often a sign of slow leaking and should be further evaluated by a plumber if detected in the inspection or photos. If galvanized or cast iron plumbing is present in any part of the structure it is recommended that plumber further evaluate the plumbing system due to the age of the materials. Underground piping is not visible to the inspector, therefore cannot be evaluated by the inspector. Slab foundation leaks cannot be determined by the home inspector. The "plumbing type" section of the report includes a percentage approximation of the plumbing type, it is not a guarantee of the plumbing type in all areas. The inspector cannot see plumbing type or pinhole leaks inside walls, floors, slabs or other areas that may be covered. Leaks can occur after the inspection and are not the responsibility of the Inspector. Existing leaks, hidden leaks, or other leaks that occur from normal testing/inspection and subsequent damage from plumbing leaks are not the responsibility of the Inspector. This inspection also does not determine or identify geographic areas that are prone to defective materials or pinhole leaking issues. Consult seller's disclosures and qualified professionals/contractors if concerns exist in this area. Septic tanks, wells, pumps and associated equipment, water supply quantity and quality are not included in this inspection.

***Contractor References:** This report may contain a contractor reference and contractor contact information. Choosing a contractor is done solely at the risk of the client. The Company Home Inspection Group, Inc. cannot control the events that take place between contractors and customers and therefore cannot be held liable for any problems that may occur. References to contractors, their products and services, are provided "as is" without warranty of any kind, either expressed or implied. In no event shall The Company Home Inspection Group, Inc. be held liable for any incidental, indirect or consequential damages of any kind resulting from the information provided by each company and any business conducted as a result of such information. It is highly recommended that you check with your local licensing or business board for up to date and accurate information. When you contact a contractor you should:

1. Ask for and contact at least two customer references.
2. Find out how long they have worked in your area (familiarity with local building codes is important).
3. Ask if they are bonded (insured for damages and injuries on the job) Get a signed estimate for all parts and labor/installation.
4. You may wish to contact more than one contractor to ensure you are getting the best service and materials for your money.

This disclaimer applies to all references found on any and all of our report pages.

SEE CONTRACT FOR ADDITIONAL INFORMATION AND DESCRIPTION OF ITEMS