



Central Home Solutions, LLC

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Mt Pleasant MI 48858-2867

Inspector: Kal Cotter



Summary

Client(s): **Test Smith**

Property address: **123 west rd.**

My p. No 48858

Inspection date: **Sunday, September 24, 2017**

This report published on Wednesday, October 18, 2017 11:41:50 PM EDT

IMPORTANT:

The following items are a brief SUMMARY of the significant deficiencies or critical concerns which are important to highlight as they relate to function or safety. Some of these items may warrant further investigation by a specialist. This is only a summary and is provided as a courtesy— it should not be considered to be the complete report. The complete list of issues, concerns, deficiencies and important details pertaining to this property is found throughout the body of the inspection report. Your entire report must be carefully read to fully assess all of the findings and benefit from the recommendations, maintenance advice, tips and other important resource information.

Concerns are shown and sorted according to these types:

| | | |
|--|------------------------|---|
|  | Safety | Poses a safety hazard |
|  | Repair/Replace | Recommend repairing or replacing |
|  | Repair/Maintain | Recommend repair and/or maintenance |
|  | Maintain | Recommend ongoing maintenance |
|  | Evaluate | Recommend evaluation by a specialist |
|  | Monitor | Recommend monitoring in the future |
|  | Serviceable | Item or component is in serviceable condition |
|  | Comment | For your information |

Roof

1  - A small section of sheathing was popped up. Leaks can occur as a result. This is a conducive condition for wood-destroying organisms. Recommend that a qualified contractor repair as necessary. For example, by refastening this section.

Heating, Ventilation and Air Condition (HVAC)

13  - Vegetation such as trees, shrubs and/or vines were too close to the heat pump or air conditioning condensing unit. There should be at least 12 inches of clearance on all sides and at least 4-6 feet above. Inadequate clearance around and above can result in reduced efficiency, increased energy costs and/or damage to equipment. Recommend pruning and/or removing vegetation as necessary.

Plumbing / Fuel Systems

15  - Electric grounding clamp installed on copper water supply pipe is falling apart. I would recommend that a qualified person replace clamp.

Electrical

19    - One or more branch circuits with solid-strand aluminum wires were found. Problems due to expansion and contraction with this type of wiring can cause overheating at connections between the wire and devices such as switches and receptacles, or at splices. This is a potential fire hazard. The Consumer Products Safety Commission recommends either discontinuing use of circuits with aluminum wiring, removing the wiring, or that an electrician determine if copper wire can be pig-tailed onto the ends of the aluminum wire. A qualified electrician should evaluate the full electrical system and repair as necessary. For more information, visit:

<http://www.reporthost.com/?ALWIRE1>

<http://www.reporthost.com/?ALWIRE2>

20  - One or more electric receptacles at the kitchen, bathroom(s), laundry area and/or garage had no visible ground fault circuit interrupter (GFCI) protection, or the inspector was unable to determine if GFCI protection was present. If not GFCI-protected, receptacles in wet areas pose a shock hazard. Recommend that a qualified electrician evaluate and install GFCI protection if necessary and per standard building practices. General guidelines for GFCI-protected receptacles include the following locations:

- Outdoors (since 1973)
- Bathrooms (since 1975)
- Garages (since 1978)
- Kitchens (since 1987)
- Crawl spaces and unfinished basements (since 1990)
- Wet bar sinks (since 1993)
- Laundry and utility sinks (since 2005)

For more information, visit:

<http://www.reporthost.com/?GFCI>

21  - One or more circuit breakers in panel(s) #A were "double tapped," where two or more wires were installed in the breaker's lug. Most breakers are designed for only one wire to be connected. This is a safety hazard since the lug bolt can tighten securely against one wire but leave other(s) loose. Arcing, sparks and fires can result. Recommend that a qualified electrician repair as necessary. For more information, visit:

<http://www.reporthost.com/?DBLTAP>

22  - Neutral wires were doubled or bundled together under the same lug on the neutral bus bar in panel(s) #A. This is a potential safety hazard in the event that one of the circuits needs to be isolated during servicing. For one neutral to be disconnected, other neutrals from energized circuits sharing the same lug will be loosened. Power surges may result on the energized circuits and result in damage or fire. Also, multiple wires under the same lug may not be secure, resulting in loose wires, arcing, sparks and fire. Recommend that a qualified electrician repair per standard building practices. For more information, visit:

<http://www.reporthost.com/?DTNB>

23  - Branch circuit wiring installed in buildings built prior to the mid 1980s is typically rated for a maximum temperature of only 60 degrees Celsius. This includes non-metallic sheathed (Romex) wiring, and both BX and AC metal-clad flexible wiring. Knob and tube wiring, typically installed in homes built prior to 1950, may be rated for even lower maximum temperatures. Newer electric fixtures including lighting and fans typically require wiring rated for 90 degrees Celsius. Connecting newer fixtures to older, 60-degree-rated wiring is a potential fire hazard. Repairs for such conditions may involve replacing the last few feet of wiring to newer fixtures with new 90-degree-rated wire, and installing a junction box to join the old and new wiring.

It is beyond the scope of this inspection to determine if such incompatible components are installed, or to determine the extent to which they're installed. Based on the age of this building, the client should be aware of this safety hazard, both for existing fixtures and when planning to upgrade with newer fixtures. Consult with a qualified electrician for repairs as necessary.

Attic and Roof Structure

25  - No vapor retarder was visible in the attic. Such vapor retarders reduce the flow of moisture from living spaces below, up into the attic, and prevent damage from moisture. For example, fungal rot, mold, and ice dams on the roof. Vapor retarders are not a standard recommendation except for very cold regions and in cases where there is high humidity in the house during the winter. Based on conditions found during this inspection, recommend that a qualified contractor install a vapor barrier.

Bathrooms, Laundry and Sinks

26  - Countertops and/or backsplashes at location(s) #C were damaged or deteriorated. Recommend repairing or replacing as necessary.

27  - The exhaust fan at location(s) #A and B was venting into attic. Moisture may accumulate and result in mold, bacteria or fungal growth. Recommend that a qualified person clean, repair or replace fans as necessary.

28  - Gaps, no caulk, or substandard caulking were found between countertops and backsplashes and/or around the sink at location (s) #C. Water can penetrate these areas and cause damage. Recommend that a qualified person repair as necessary. For example, by installing or replacing caulk.

29  - Caulk around the base of the toilet at location(s) #C was missing, substandard and/or deteriorated. Modern standards require caulk to be installed around the entire toilet base where it meets the floor for sanitary reasons. Without it, soiled water can soak into flooring and sub-floor materials if the toilet overflows. Condensation from the toilet can also soak into the flooring. Recommend that a qualified person caulk around toilet bases per standard building practices.

Kitchen

37  - The range could tip forward. An anti-tip bracket may not be installed. This is a potential safety hazard since the range can tip forward when weight is applied to the open door, such as when a small child climbs on it or if heavy objects are dropped on it. Anti-tip brackets have been sold with all free-standing ranges since 1985. Recommend installing an anti-tip bracket to eliminate this safety hazard. For more information, visit:
<http://www.reporhost.com/?ATB>

38  - Gaps, no caulk, or substandard caulking were found between counter tops and back splashes. Water may penetrate these areas and cause damage. Recommend that a qualified person repair as necessary. For example, by installing caulk.

Interior, Doors and Windows

41  - One or more windows that were designed to open and close were stuck shut. Recommend that a qualified person repair windows as necessary so they open and close easily.

There were a few windows in the front living room that are painted shut. Not a major deal, most likely an easy fix.



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Property Inspection Report

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WHAT REALLY MATTERS IN A HOME INSPECTION

The process can be stressful! A home inspection is supposed to give you peace of mind, but often has the opposite effect. You will be asked to absorb a lot of information in a short time. This often includes a written report, checklist, photographs, environmental reports, and what the inspector himself says during the inspection. All this combined with the seller's disclosure and what you notice yourself makes the experience even more overwhelming. What should you do?

Relax. Most of your inspection will be maintenance recommendations, life expectancies and minor imperfections. These are nice to know about. However, the issues that really matter will fall into four categories:

1. Major defects. An example of this would be a significant structural failure.
2. Things that may lead to major defects. A small water leak coming from a piece of roof flashing, for example.
3. Things that may hinder your ability to finance, legally occupy, or insure the home. Structural damaged caused by termite infestation, for example.
4. Safety hazards. Such as a lack of GFCI-protection.

Anything in these categories should be corrected. Often a serious problem can be corrected inexpensively to protect both life and property (especially in categories 2 and 4).

Most sellers are honest and are often surprised to learn of defects uncovered during an inspection. Realize that sellers are under no obligation to repair everything mentioned in the report. No home is perfect.

Keep things in perspective. Don't kill your deal over things that don't matter. It is inappropriate to demand that a seller address deferred maintenance, conditions already listed on the seller's disclosure, or nit-picky items.

This report is the exclusive property of Central Home Solutions, LLC and our client. Central Home Solutions, LLC. is not responsible for misinterpretations by 3rd parties. This report is not transferable. This inspection was performed according to the InterNACHI Standards of Practice, which is available prior to the inspection.

How to Read this Report

This report is organized by the property's functional areas. Within each functional area, descriptive information is listed first and is shown in bold type. Items of concern follow descriptive information. Concerns are shown and sorted according to these types:

| | | |
|--|------------------------|--|
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General Information

Report number: 2017924A

Present during inspection: Client

Client present for discussion at end of inspection: Yes

Weather conditions during inspection: Dry (no rain)

Temperature during inspection: Hot, 90

Inspection fee: 35p

Payment method: Check

Type of building: Single family

Buildings inspected: One house, One detached garage

Age of main building: 1965

Source for main building age: Realtor

Front of building faces: North

Main entrance faces: North

Occupied: Yes, Furniture or stored items were present

Roof

Limitations: We are not professional roofers. Feel free to hire one prior to closing.

We do our best to inspect the roof system within the time allotted. We inspect the roof covering, drainage systems, the flashings, the skylights, chimneys, and roof penetrations. We are not required to inspect antennae, interiors of flues or chimneys which are not readily accessible, and other installed accessories. This is not an exhaustive inspection of every installation detail of the roof system according to the

manufacturer's specifications or construction codes.

It is virtually impossible to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our inspection. We

recommend that you ask the sellers to disclose information about the roof, and that you include comprehensive roof coverage in your home

insurance policy

Roof inspection method: Traversed, Viewed from windows

Condition of roof surface material: Appeared serviceable, Roof covering in good shape. Appears to be about half way thru life cycle at time of inspection.

Roof surface material: Asphalt or fiberglass composition shingles

Roof type: Hipped

Apparent number of layers of roof surface material: Multiple, 2 layers

Condition of exposed flashings: Appeared serviceable

Condition of gutters, downspouts and extensions: Appeared serviceable

Condition of exposed flashings:

Apparent number of layers of roof surface material: One

-
- 1)  A small section of sheathing was popped up. Leaks can occur as a result. This is a conducive condition for wood-destroying organisms. Recommend that a qualified contractor repair as necessary. For example, by refastening this section.



Photo 1-1
small hump in roof

2)  Significant amounts of debris have accumulated in one or more gutters or downspouts. Gutters can overflow and cause water to come in contact with the building exterior, or water can accumulate around the foundation. This is a conducive condition for wood-destroying organisms. Recommend cleaning gutters and downspouts now and as necessary in the future.



Photo 2-1



Photo 2-2



Photo 2-3

3)  Flashings all appeared to be installed correctly and in good working condition. Some step flashing is showing. Should not be an issue. Would probably maintain at least once a year to keep an eye on it.



Photo 3-1

Photo is deceiving, water flows direction of arrows. Flashing is good.



Photo 3-2

- 4) ✓ Roof appears to be in decent shape. The exact age is undetermined. I would guess between 10 and 15 years. Ask seller about exact age and warranties.



Photo 4-1



Photo 4-2



Photo 4-3

Grounds

Limitations: We are not exterior experts. Feel free to hire an exterior contractor prior to closing.

Water can be destructive and foster conditions that can be harmful to health. For this reason, the ideal property will have the ground around the foundation perimeter that slopes away from the residence about 6 inches for the first 10 feet from the foundation. And the interior floors will be several inches higher than the exterior grade. Also, the residence will have roof gutters and downspouts that discharge into drains or trays that carry or divert water away from the foundation. The sellers or occupants will have a more intimate knowledge of the site than we will have during our limited visit. Recommend asking the seller about water problems including but not limited to water puddles in the yard, gutter or downspout problems, water penetration into the lowest level of the structure, and drainage systems. Recommend closely monitoring and inspecting the exterior during a heavy rainstorm to observe the way the surface water is managed. Standing puddles near the house foundation are to be avoided.

Site profile: Minor slope

Condition of driveway: Appeared serviceable

Driveway material: Poured in place concrete

Condition of sidewalks and/or patios: Appeared serviceable

Sidewalk material: Poured in place concrete

Condition of stairs, handrails and guardrails: Appeared serviceable, The right hand rail at the front porch as a little wobbly. Not a major deal. Make sure to monitor for further maintenance needs.

5)  The driveway had significant growth of moss or vegetation. Recommend cleaning or removing growth to prevent deterioration. Not a major deal I would just monitor it - you don't want a lot of vegetation growing in every crack.



Photo 5-1



Photo 5-2

6) Sidewalk and driveway look good.



Photo 6-1



Photo 6-2

7)



Photo 7-1

Handrail a little wobbly. Not a major issue. May be able to DIY it and tighten the bolts at the base.

Exterior and Foundation

Limitations: We are not structural engineers. Feel free to hire one prior to closing to consult with and address concerns that you have with the property, even if I do not identify any structural material defects. We inspect the structural components including foundation and framing by probing a representative number of structural components where deterioration is suspected or where clear indications of possible deterioration exist. Probing is not required when probing would damage any finished surface or where no deterioration is visible.

Wall inspection method: Viewed from ground

Apparent wall structure: Wood frame

Wall covering: Brick veneer

Condition of foundation and footings: Appeared serviceable

Apparent foundation type: Concrete slab on grade

Foundation/stem wall material: Concrete slab on grade

Footing material (under foundation stem wall): Poured in place concrete

8)  Vegetation such as trees, shrubs and/or vines was in contact with or close to the building exterior. Vegetation can serve as a pathway for wood-destroying insects and can retain moisture against the exterior after it rains. This is a conducive condition for wood-destroying organisms. Recommend pruning, moving or removing vegetation as necessary to maintain at least 6 inches of space between it and the building exterior. A 1-foot clearance is better.



Photo 8-1



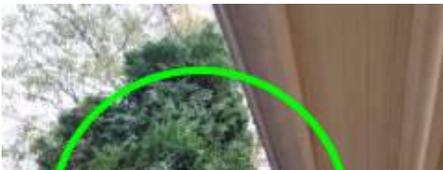
Photo 8-2



Photo 8-3



Photo 8-4



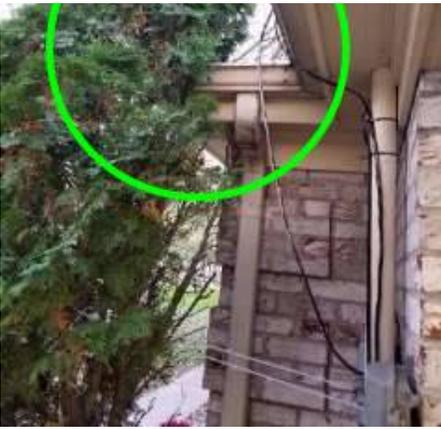


Photo 8-5

9)  Trees were in contact with or were close to the building at one or more locations. Damage to the building can occur, especially during high winds, or may have already occurred (see other comments in this report). Recommend that a qualified tree service contractor or certified arborist remove trees as necessary to prevent damage to the building exterior.



Photo 9-1



Photo 9-2

10)  The paint or stain finish in some areas was failing (e.g. peeling, faded, worn, thinning). Siding and trim with a failing finish can be damaged by moisture. Recommend that a qualified contractor prep (e.g. clean, scrape, sand, prime, caulk) and repaint or restain the building exterior where necessary and per standard building practices. Any repairs needed to the siding or trim should be made prior to this.



Photo 10-1



Photo 10-2

11)

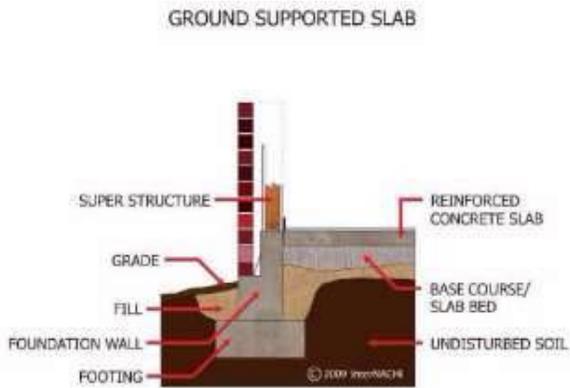


Photo 11-1

Garage or Carport

Limitations: We do not evaluate or measure the fire-ratings of the drywall/plaster in the garage or the rating of the door between the garage and the house. Different townships require different ratings. Ideally, there should be a 5/8-inch Type X drywall or equivalent on the walls and ceiling that separate the garage from habitable rooms. And a 20-minute fire-rated door separating the house and garage. We check for breaches of the firewall. We do not pressure test the garage door openers.

Type: Attached

Condition of door between garage and house: Appeared serviceable

Type of door between garage and house: Metal

Condition of garage vehicle door(s): Appeared serviceable

Type of garage vehicle door: Sectional

Condition of automatic opener(s): Appeared serviceable

Mechanical auto-reverse operable (reverses when meeting reasonable resistance during closing): Yes

Condition of garage floor: Appeared serviceable

Condition of garage interior: Required repair or evaluation (see comments below)

Garage ventilation: Adequate

12) ✓ Garage is in good condition walls are dry walled with mud a couple spots need repair before finishing not a huge deal I would just monitor there was a lot of obstacles due to the family currently living here and in the process of moving out.



Photo 12-1

Drywall in garage ceiling is cracking. Not a major issue - I would monitor it and address it when/if finishing the garage.



Photo 12-2

Lot of stuff in garage blocking some of the walls.



Photo 12-3

Lot of stuff in garage blocking some of the walls.

Heating, Ventilation and Air Condition (HVAC)

Limitations: We are not HVAC professionals. Feel free to hire one prior to closing.

We are not required to inspect the parts which are not readily accessible, like the coil, compressor, or valves. We do not inspect the humidifier or dehumidifier, the electronic air filter, and determine cooling supply adequacy or distribution balance. We do not operate the cooling

system when the outside temperature is too cool, to prevent damaging the unit.

It is essential that any recommendation that we make for service, correction, or repair be scheduled prior to closing or purchasing the property, because the hired-professional could reveal additional defects or recommend further repairs that could affect your evaluation of the property.

Note: Health is a deeply personal responsibility. You should have the air quality tested and the ductwork or baseboards cleaned as a prudent investment in environmental hygiene, especially if any family member suffers from allergies or asthma.

General heating system type(s): Forced air, Furnace

General heating distribution type(s): Ducts and registers

Last service date of primary heat source: 1995

Source for last service date of primary heat source: Label

Condition of forced air heating/(cooling) system: Appeared serviceable, Near, at or beyond service life

Forced air heating system fuel type: Natural gas

Estimated age of forced air furnace: Original

Location of forced air furnace: Closet

Condition of forced air ducts and registers: Appeared serviceable

Condition of venting system: Appeared serviceable

Condition of cooling system and/or heat pump: Appeared serviceable

Location of heat pump or air conditioning unit: southwest

Condition of controls: Appeared serviceable

13)  Vegetation such as trees, shrubs and/or vines were too close to the heat pump or air conditioning condensing unit. There should be at least 12 inches of clearance on all sides and at least 4-6 feet above. Inadequate clearance around and above can result in reduced efficiency, increased energy costs and/or damage to equipment. Recommend pruning and/or removing vegetation as necessary.



Photo 13-1

14)   Furnace is functional. Looks close to the end of its serviceable life. Suggest monitoring for maintenance.



Photo 14-1

Plumbing / Fuel Systems

Limitations: We are not professional plumbers. Feel free to hire one prior to closing.

All bathroom fixtures, including toilets, tubs, showers, and sinks are inspected. Approximately 15 minutes of water is run at each fixture. Readily visible water-supply and drain pipes are inspected. Plumbing access panels that we can find are opened, if readily accessible and available to open. We do not perform water leak tests on drain lines or shower pans. We simply look for active leaks, which is quite limited by our short time in the property.

Condition of service and main line: Appeared serviceable

Water service: Public
Location of main water shut-off: Garage, In mechanical room
Condition of supply lines: Appeared serviceable
Supply pipe material: Copper
Condition of drain pipes: Appeared serviceable
Drain pipe material: Plastic
Condition of waste lines: Appeared serviceable
Vent pipe condition: Appeared serviceable
Vent pipe material: Plastic
Type of irrigation system supply source: Public
Condition of fuel system: Appeared serviceable
Location of main fuel shut-off valve: At gas meter

15)  Electric grounding clamp installed on copper water supply pipe is falling apart. I would recommend that a qualified person replace clamp.



Photo 15-1

16) Main water shut off in utility room in garage.



Photo 16-1

17) Irrigation water shut off in utility room in garage.



Photo 17-1

Water Heater

Limitations: There are a wide variety of residential water heaters. They can be expected to last at least as long as their warranty, or from five to eight years, but they will generally last longer. However, few of them last longer than fifteen or twenty years and many eventually leak.

Condition of water heater: Appeared serviceable

Type: Boiler or tank in common area

Energy source: Natural gas

Estimated age: 23

Capacity (in gallons): 40

Temperature-pressure relief valve installed: Yes

Location of water heater: Mechanical room

Hot water temperature tested: Yes

Water temperature (degrees Fahrenheit): 129

Condition of burners: Appeared serviceable

Condition of venting system: Appeared serviceable

18) **i** The estimated useful life for most water heaters is 8-12 years. This water heater appeared to be beyond this age and/or its useful lifespan and may need replacing at any time. Recommend budgeting for a replacement in the near future, or considering replacement now before any leaks occur. The client should be aware that significant flooding can occur if the water heater fails. If not replaced now, consider having a qualified person install a catch pan and drain or a water alarm to help prevent damage if water does leak.

Electrical

Limitations: We are not electricians. Feel free to hire an electrician prior to closing.

If we feel that it is safe enough to open the electrical panel, we will check the interior components of service panels and sub panels, the conductors, and the over-current protection devices. Inside the house, we will check a representative number of installed lighting fixtures, switches, and receptacles. This is not an exhaustive inspection of every component and installation detail. There will be receptacles and switches and lights that we will not have time to inspect. Ask property owner about all of the wall switches.

Therefore, it is essential that any recommendations that we may make for correction should be completed before the close of escrow, because an electrician could reveal other problems or recommend repairs.

Electric service condition: Appeared serviceable, Required repair, replacement and/or evaluation (see comments below)

Primary service type: Overhead

Number of service conductors: 2

Service voltage (volts): 120

Estimated service amperage: 100

Primary service overload protection type: Circuit breakers

Service entrance conductor material: Stranded copper

Main disconnect rating (amps): 100

System ground: Cold water supply pipes

Condition of main service panel: Appeared serviceable

Location of main service panel #A: Garage

Location of main disconnect: Breaker at top of main service panel

Smoke alarms installed: Yes, but not tested

Carbon monoxide alarms installed: Yes, but not tested

19)  One or more branch circuits with solid-strand aluminum wires were found. Problems due to expansion and contraction with this type of wiring can cause overheating at connections between the wire and devices such as switches and receptacles, or at splices. This is a potential fire hazard. The Consumer Products Safety Commission recommends either discontinuing use of circuits with aluminum wiring, removing the wiring, or that an electrician determine if copper wire can be pig-tailed onto the ends of the aluminum wire. A qualified electrician should evaluate the full electrical system and repair as necessary. For more information, visit:

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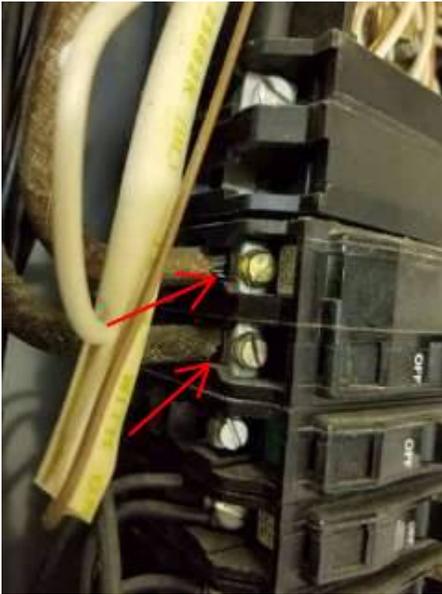


Photo 19-1

20)  One or more electric receptacles at the kitchen, bathroom(s), laundry area and/or garage had no visible ground fault circuit interrupter (GFCI) protection, or the inspector was unable to determine if GFCI protection was present. If not GFCI-protected, receptacles in wet areas pose a shock hazard. Recommend that a qualified electrician evaluate and install GFCI protection if necessary and per standard building practices. General guidelines for GFCI-protected receptacles include the following locations:

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21)  One or more circuit breakers in panel(s) #A were "double tapped," where two or more wires were installed in the breaker's lug. Most breakers are designed for only one wire to be connected. This is a safety hazard since the lug bolt can tighten securely against one wire but leave other(s) loose. Arcing, sparks and fires can result. Recommend that a qualified electrician repair as necessary. For more information, visit:

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Photo 21-1

22)  Neutral wires were doubled or bundled together under the same lug on the neutral bus bar in panel(s) #A. This is a potential safety hazard in the event that one of the circuits needs to be isolated during servicing. For one neutral to be disconnected, other neutrals from energized circuits sharing the same lug will be loosened. Power surges may result on the energized circuits and result in damage or fire. Also, multiple wires under the same lug may not be secure, resulting in loose wires, arcing, sparks and fire. Recommend that a qualified electrician repair per standard building practices. For more information, visit:

<http://www.reporhost.com/?DTNB>



Photo 22-1

23)  Branch circuit wiring installed in buildings built prior to the mid 1980s is typically rated for a maximum temperature of only 60 degrees Celsius. This includes non-metallic sheathed (Romex) wiring, and both BX and AC metal-clad flexible wiring. Knob and tube wiring, typically installed in homes built prior to 1950, may be rated for even lower maximum temperatures. Newer electric fixtures including lighting and fans typically require wiring rated for 90 degrees Celsius. Connecting newer fixtures to older, 60-degree-rated wiring is a potential fire hazard. Repairs for such conditions may involve replacing the last few feet of wiring to newer fixtures with new 90-degree-rated wire, and installing a junction box to join the old and new wiring.

It is beyond the scope of this inspection to determine if such incompatible components are installed, or to determine the extent to which they're installed. Based on the age of this building, the client should be aware of this safety hazard, both for existing fixtures and when planning to upgrade with newer fixtures. Consult with a qualified electrician for repairs as necessary.

24)

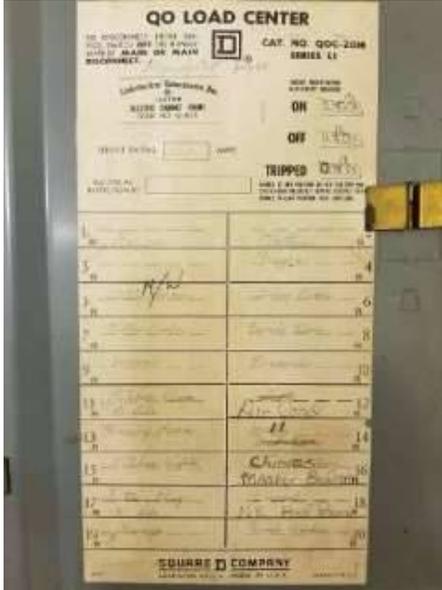


Photo 24-1



Photo 24-2

Attic and Roof Structure

Limitations: There are typically areas that could not be traversed or viewed clearly due to lack of access, as well as areas and components obscured by insulation. Any comments made regarding these items are made as a courtesy only. I do not determine the adequacy of the attic ventilation system. Complete access to all roof and attic spaces during all seasons and during prolonged periods of all types of weather conditions (e.g. high/low temperatures, high/low humidity, high wind and rain, melting snow) would be needed to do so. I am not a licensed engineer and do not determine the adequacy of roof structure components such as trusses, rafters or ceiling beams, or their spacing or sizing.

Attic inspection method: Traversed

Condition of roof structure: Appeared serviceable

Roof structure type: Trusses

Ceiling structure: Trusses

Condition of insulation in attic (ceiling, skylight chase, etc.): Appeared serviceable

Ceiling insulation material: Cellulose loose fill

Approximate attic insulation R value (may vary in areas): R-19

Vermiculite insulation present: None visible

Vapor retarder: None visible

Condition of roof ventilation: Appeared serviceable

Roof ventilation type: Ridge vent(s), Box vents (roof jacks)

25)  No vapor retarder was visible in the attic. Such vapor retarders reduce the flow of moisture from living spaces below, up into the attic, and prevent damage from moisture. For example, fungal rot, mold, and ice dams on the roof. Vapor retarders are not a standard recommendation except for very cold regions and in cases where there is high humidity in the house during the winter. Based on conditions found during this inspection, recommend that a qualified contractor install a vapor barrier.

Bathrooms, Laundry and Sinks

Limitations: We are not plumbers. Feel free to hire a plumber prior to closing. All bathroom fixtures, including toilets, tubs, showers, and sinks are inspected. Approximately 15 minutes of water is run at each fixture. Readily visible water-supply and drain pipes are inspected. Plumbing access panels are opened, if readily accessible and available to open. Normal foot pressure is applied around the base of each toilet, tub, and shower to check for deteriorated flooring. Normal hand pressure is applied carefully to the walls of each shower to check for deterioration. Re-grouting and sealant around the tub shower, and fixtures should be considered routine maintenance. We do not perform water leak tests on drain lines or shower pans. We simply look for active leaks, which is quite limited by our short time in the property. We do not test clothes dryers, nor washing machines and their water connections and drainpipes. We can operate them, but only as courtesy. If a water catch pan is installed, it is not possible for us to check its performance. We recommend turning off the water supplied to the washer after every load. We recommend having a professional inspect and clean the dryer exhaust pipe twice every year.

Location #A: Full bath

Location #B: Full bath

Location #C: Half bath, Laundry room/area

Condition of counters: Appeared serviceable, Required repair, replacement and/or evaluation (see comments below)

Condition of cabinets: Appeared serviceable

Condition of flooring: Appeared serviceable

Condition of sinks and related plumbing: Appeared serviceable

Condition of toilets: Appeared serviceable, Required repair, replacement and/or evaluation (see comments below)

Condition of shower(s) and related plumbing: Appeared serviceable

Condition of ventilation systems: Appeared serviceable, Required repair, replacement and/or evaluation (see comments below)

Bathroom and laundry ventilation type: Windows, Spot exhaust fans, with individual ducts

26)   Countertops and/or backsplashes at location(s) #C were damaged or deteriorated. Recommend repairing or replacing as necessary.



Photo 26-1

- 27)  The exhaust fan at location(s) #A and B was venting into attic. Moisture may accumulate and result in mold, bacteria or fungal growth. Recommend that a qualified person clean, repair or replace fans as necessary.



Photo 27-1

- 28)  Gaps, no caulk, or substandard caulking were found between countertops and backsplashes and/or around the sink at location (s) #C. Water can penetrate these areas and cause damage. Recommend that a qualified person repair as necessary. For example, by installing or replacing caulk.



Photo 28-1

29)  Caulk around the base of the toilet at location(s) #C was missing, substandard and/or deteriorated. Modern standards require caulk to be installed around the entire toilet base where it meets the floor for sanitary reasons. Without it, soiled water can soak into flooring and sub-floor materials if the toilet overflows. Condensation from the toilet can also soak into the flooring. Recommend that a qualified person caulk around toilet bases per standard building practices.



Photo 29-1

30)  Recommend cleaning and sealing the grout at countertops at location(s) #C now and in the future as necessary to prevent staining and to improve waterproofing.



Photo 30-1

31) Drywall needs attention in Laundry room. Mostly cosmetic.



Photo 31-1

32) Laundry sink drain had a bucket under. Possibly leaked in the past. No sign of leaking during inspection. Probably want to keep an eye on it.



Photo 32-1

33) Laundry vanity light needs to be lowered to cover wires. Recommend qualified person do this.



Photo 33-1

34)



Photo 34-1

Laundry Room / Half Bath (Half Bath C)

35) Washer hook-ups need attention. Sub-standard construction leaving a hole in the wall. Elec. wires exposed and signs of water damage on drywall. I am unaware of any code this breaks, but I would recommend it be repaired by a qualified person.



Photo 35-1

36)



Photo 36-1
Main Bath (Full Bath A)



Photo 36-2
Master Bath (Full Bath B)

Kitchen

Limitations: We check some of the appliances only as a courtesy to you. Appliances are not within the scope of a home inspection. We are not required to inspect the kitchen appliances. We do not evaluate them for their performance nor for the accuracy of their settings or cycles. Appliances break. We assume no responsibility for future problems with the appliances.

If they are older than ten years, they may well exhibit decreased efficiency. Also, many older ovens are not secured to the wall to prevent tipping. Be sure to check the appliance, especially if children are in the house. We recommend installing a minimum five pound ABC-type fire extinguisher mounted on the wall inside the kitchen area.

Condition of counters: Appeared serviceable, Required repair, replacement and/or evaluation (see comments below)

Condition of cabinets: Appeared serviceable

Condition of sinks and related plumbing: Appeared serviceable

Condition of under-sink food disposal: Appeared serviceable

Condition of dishwasher: Appeared serviceable

Condition of ranges, cooktops and/or ovens: Appeared serviceable

Range, cooktop, oven type: Electric

Type of ventilation: Hood or built into microwave over range or cooktop

Condition of refrigerator: Appeared serviceable

Condition of built-in microwave oven: Appeared serviceable

37)   The range could tip forward. An anti-tip bracket may not be installed. This is a potential safety hazard since the range can tip forward when weight is applied to the open door, such as when a small child climbs on it or if heavy objects are dropped on it. Anti-tip brackets have been sold with all free-standing ranges since 1985. Recommend installing an anti-tip bracket to eliminate this safety hazard. For more information, visit:

<http://www.reporhost.com/?ATB>

38)  Gaps, no caulk, or substandard caulking were found between counter tops and back splashes. Water may penetrate these areas and cause damage. Recommend that a qualified person repair as necessary. For example, by installing caulk.



Photo 38-1

39)  Water measured at 129 degrees Fahrenheit. The Department of Energy recommends having your tank-based hot water heater set to 120 degrees Fahrenheit for most homes. Prevents burns on children and saves a little money.



Photo 39-1

40) Kitchen**Photo 40-1****Interior, Doors and Windows**

Limitations: We check only a representative number of doors and windows. We are not required to inspect the paint, wallpaper, the carpeting, the window treatments and screens. We do not move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on cosmetic deficiencies. We may not comment on the cracks that appear around windows and doors, or which follow the lines of framing members and the seams of drywall and plasterboard. These cracks are usually a consequence of movement, such as wood shrinkage and common settling, and will often reappear. We do not report on odors from pets and cigarette smoke.

Condition of exterior entry doors: Appeared serviceable

Exterior door material: Metal

Condition of interior doors: Appeared serviceable

Condition of windows and skylights: Appeared serviceable, Required repair, replacement and/or evaluation (see comments below)

Type(s) of windows: Wood

Condition of walls and ceilings: Appeared serviceable

Wall type or covering: Drywall, Wood

Ceiling type or covering: Drywall

Condition of flooring: Appeared serviceable

Condition of concrete slab floor(s): Appeared serviceable

Flooring type or covering: Laminate

41)  One or more windows that were designed to open and close were stuck shut. Recommend that a qualified person repair windows as necessary so they open and close easily.

There were a few windows in the front living room that are painted shut. Not a major deal, most likely an easy fix.

42)  One or more exterior doors had minor damage and/or deterioration. Although serviceable, the client may wish to repair or replace such doors for appearances' sake.

**Photo 42-1**

43)



Photo 43-1
Bedroom 1



Photo 43-2
Bedroom 2

Fireplaces, Stoves, Chimneys and Flues

Limitations: We are not certified chimney professionals. Only a level two inspection performed by a CSIA (Chimney Safety Institute of America) certified chimney sweep can determine the condition of the flue and whether the fireplace is safe to use. We recommend a cleaning and level two inspection of the fireplaces and chimney flues before closing. Clean chimneys don't catch on fire. More information about fireplaces and chimneys can be obtained at www.csia.org.

Condition of chimneys and flues: Appeared serviceable

44) Chimney flashing appears to be in good shape. A couple rust spots on top - nothing too concerning. Would recommend painting to prevent further damage/corrosion.



Photo 44-1

CONCLUSION:

We are proud of our service, and trust that you will be happy with the quality of our report. We have made every effort to provide you with an accurate assessment of the condition of the property and its components and to alert you to any significant defects or adverse conditions. However, we may not have tested every outlet, and opened every window and door, or identified every problem. Also because our inspection is essentially visual, latent defects could exist. We can not see behind walls. Therefore, you should not regard our inspection as a guarantee or warranty. It is simply a report on the general condition of a property at a given point in time. As a homeowner, you should expect problems to occur. Roofs will leak, basements may have water problems, and systems may fail without warning. We can not predict future events. For these reasons, you should keep a comprehensive insurance policy current.

This report was written exclusively for our Client. It is not transferable to other people. The report is only supplemental to a seller's disclosure.

Thank you for taking the time to read this report, and call us if you have any questions. We are always attempting to improve the quality of our service and our report!

PRE-CLOSING WALK THROUGH:

The walk-through prior to closing is the time for Clients to inspect the property. Conditions can change between the time of a home inspection and the time of closing. Restrictions that existed during the inspection may have been removed for the walk-through. Defects or problems that were not found during the home inspection may be discovered during the walk-through. Client should be thorough during the walk-through.

Any defect or problem discovered during the walk-through should be negotiated with the owner/seller of the property prior to closing. Purchasing the property with a known defect or problem releases Central Home Solutions, LLC. of all responsibility. Client assumes responsibility for all known defects after settlement.

The following are recommendations for the pre-closing walk through your new house. Consider hiring a certified home inspector to assist you. Feel free to give me a call!

1. Check the heating and cooling system. Turn the thermostat to heat mode and turn the temperature setting up. Confirm that the heating system is running and making heat. Turn the thermostat to off and wait 20 minutes. Turn the thermostat to cool mode and turn the temperature setting down. Confirm the condenser is spinning and the system is making cool air. The cooling system should not be checked if the temperature is below 60 degrees or if the temperature was below freezing the night before the walk-through. And you should not operate a heat pump in the heating mode when it is over 75 degrees outside.
2. Operate all appliances.
3. Run water at all fixtures and flush toilets. Look for plumbing leaks.
4. Operate all exterior doors, windows, and locks.
5. Test smoke and carbon monoxide detectors.
6. Ask for all remote controls to any garage door openers, fans, gas fireplaces, etc.
7. Inspect areas that may have been restricted at the time of the inspection.
8. Ask seller questions about anything that was not covered during the home inspection.
9. Ask seller about prior infestation treatment and warranties that may be transferable.
10. Read the seller's disclosure.

Sincerely,
Kal Cotter
NACHI17090818
Certified Professional Inspector

