



Inspection Report

11148 Virginia Ave N

Champlin, MN 55316

Prepared for: Roy James



Prepared by: Pro Certified Home Inspections, Inc.

P. O. Box 245

Becker, MN 55308

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Inspection Date: 09/28/2009
Prepared For: Roy James

Report Number: 092809-1
Inspector: Gaylen Ohman



- Inspection Address -

11148 Virginia Ave N
Champlin, MN 55316

INSPECTION SUMMARY

This inspection report is based on a visual inspection only of the readily accessible areas of this property. Hidden or concealed defects cannot be included in this report. This report is not an insurance policy, guarantee, nor a warranty service of any kind. No guarantee or warranty is either expressed or implied. Items listed in this summary are not necessarily inclusive of all the deficiencies, safety concerns or deferred cost items within this report. Customer is reminded to read and study the entire report, including all of the remarks.

Every house will required a certain amount of general ongoing maintenance and this home will be of no exception. It is suggested that you budget for miscellaneous maintenance such as the servicing of furnaces, air conditioners, water heaters, minor plumbing, electrical and cosmetic repairs, etc.

Major repair items may require further evaluation and repair by licensed trades people.

The following is a general summary of an opinion report, expressed as a result of the inspection. Please take time to review limitations contained in the inspection agreement.



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Major Concerns:

There were no major defects or major safety concerns observed at the time of the inspection.

Overall, the home was constructed in a workmanlike manner. There may be additional items within the report, other than those listed in this summary, that should receive eventual attention but none of them significantly affect the habitability of the house. The majority are usually considered general homeowner maintenance and/or the result of normal wear and tear. The interpretation of importance and the responsibility of corrective actions are typically considered the responsibility of the home buyer.

The following items may be of special future interest:

INTERIOR

BATH FACILITY COUNTERS / CABINETS:

LOCATION: Main floor - full bath, CABINETS: Some cabinet doors are damaged / missing, need to be repaired and/or re-hung. Missing cabinet door hardware / pull handle noted.

KITCHEN COUNTERTOPS / CABINETS

Missing cabinet door hardware / pull handles noted, Damage cabinet doors noted.

GUARDRAIL (UPPER LANDING)

Caution note: Some upper guardrail balusters are missing, Guardrail section is loose, Guardrail repair recommended - Safety Concern.

SMOKE / FIRE DETECTORS

COMMENTS:

Some tested smoke detectors appeared inoperative, recommend repairs and/or replacement. Recommend that additional smoke detectors be installed in appropriate locations - this is typically the responsibility of the home buyer, A carbon monoxide detection device is recommended within 10 feet of any bedroom area.



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CEILING FANS / VENTING FANS / LIGHT FIXTURES

LIGHT FIXTURES:

Some missing light bulbs noted - unable to totally test some fixtures, Some lights appeared inoperative (bad bulbs?). Inoperative light fixtures most often lack bulbs or have dead bulbs installed. Due to time constraints, light bulbs are not changed during the inspection.

BUILT-IN APPLIANCES

MICROWAVE

Microwave door handle was missing.

ELECTRICAL (HOUSE)

INTERIOR OUTLETS / SWITCHES

CONDITION:

Some missing electrical switch / outlet protective cover plates noted - future installation recommended - Safety Concern.

HEATING & AIR CONDITIONING

HEATING SYSTEM

SYSTEM GENERAL CONDITION / OPERATION:

It appears that the furnace routine maintenance has been neglected in recent years.

Heating system did fire on thermostat demand when first tested, Following a short operation period, the furnace shut down and did not appear to respond properly to the thermostat demands (pilot would light but the main burner wouldn't always respond) - Main burners would light intermittently. Recommend that the heating system be further evaluated by a qualified HVAC technician, HVAC contractor may identify and recommend additional items not noted in this report that require repair, replacement or installation.

AIR FILTERS:

TYPE: Standard type, CONDITION: Missing air filter element noted - recommend installation.

PLUMBING

BATHROOM FIXTURES / PLUMBING

BATHROOM SINKS / FIXTURES / PLUMBING:

LOCATION: Main floor - full bath, Bathtub water control shutoff valve leaks when operated.



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TOILET FIXTURES / PLUMBING:

LOCATION: Basement - bathroom with shower stall, Minor active water leakage was noted at the base of the toilet adjacent to the floor, Recommend having a licensed plumber make the necessary toilet repairs (probable replacement of the wax ring seal is required), Licensed plumbing contractor may identify and recommend additional items not noted in this report that require repair, replacement or installation.

GARAGE

GARAGE VEHICLE DOORS

AUTOMATIC DOOR OPENER:

CONDITION: Improper operation noted. Had to hold the door opener button down continuously in order to make the opener operate - repairs required.

This report summary is not intended to be all inclusive of the inspection findings. Customer is reminded to read the entire report, including the general comments sections and all other remarks.

Thank you for selecting Pro Certified Home Inspections as your home inspection resource. We greatly appreciate all opportunities to provide our services. If you have any questions regarding the inspection report, the summary or the home, please feel free to call or email us.

Sincerely,

Gaylen E. Ohman, CRI

Gaylen E. Ohman

PRO CERTIFIED HOME INSPECTIONS, INC.
www.ProCertifiedHomeInspections.com

enclosure



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CONDITIONS

CLIENT & SITE INFORMATION:

REPORT #: 092809-1.
DATE OF INSPECTION: September 28, 2009.
TIME OF INSPECTION: 01:00 PM.
CLIENT NAME: Roy James.
MAILING ADDRESS: P. O. Box 7041, Springdale, AR 72766.
CLIENT PHONE #: 479-756-3755 479-387-6628.
INSPECTION SITE: 11148 Virginia Ave N, Champlin, MN 55316.

CLIMATIC CONDITIONS:

WEATHER CONDITION: Overcast.
SOIL CONDITIONS: Damp.
TEMPERATURE in F: 50-55.

BUILDING CHARACTERISTICS:

MAIN ENTRY FACES: For the sake of this report, the main entry faces west.
ESTIMATED AGE OF HOUSE: Built 1986.
BUILDING TYPE / STORIES: Residential, Single family, Split Level / entry.
SPACE BELOW GRADE: Basement.

UTILITY SERVICES:

WATER SOURCE: Public.
SEWAGE DISPOSAL: Public.
UTILITIES STATUS: All utilities on.
UTILITY FUEL: Gas, (natural gas)

OTHER INFORMATION:

HOUSE OCCUPIED? No.
Selling Agent Listing Agent.

GROUNDS

This inspection is not intended to address or include any geological conditions or site stability information. For information concerning these conditions, a geologist or soils engineer should be consulted. Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls. This inspection is visual in nature and does not attempt to determine drainage performance of the site or the condition of any underground piping, including municipal water and sewer service piping or septic systems. Decks and porches are often built close to the ground, where no viewing or access is possible. These areas as well as others too low to enter, or in some other manner not accessible, are excluded from the inspection and are not addressed in the report. The evaluation of buildings, decks, patios, retaining walls, stair-stepped landscape grades and other structures detached from the house are not included in this inspection unless otherwise noted within this report.

DRIVEWAY

I=Inspected NI=Not Inspected NP=Not Present D=Deficiency (Not functioning or in need of repair)

I	NI	NP	D	Inspection Item
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>TYPE / CONDITION: TYPE: Asphalt, CONDITION: Appears serviceable, Some typical cracks were noted (minor). The noted cracks do not affect the functionality of the driveway surface.</p>
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SIDEWALKS / WALK STEPS

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>SIDEWALK TYPE / CONDITION: TYPE: Concrete, CONDITION: Appear serviceable.</p>
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<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>WALK STEPS / WALK STEP HANDRAILS: No walk steps where noted.</p>
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LANDSCAPING

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>CONDITION: Appears satisfactory, Recommend maintaining a positive grade around the entire building foundation to keep rain water diverted away from the foundation walls. The proper drop in slope is a minimum of 1" per foot for at least 6-10 feet away from the house. If allowed, land with a reverse slope may direct rain water toward the foundation and may eventually end up in the basement. Monitor grade - The adding of dirt backfill to any low lying areas located around the foundation should be considered to ensure proper drainage away from the foundation at all times.</p>
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DECKS

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>TYPE/ GENERAL CONDITION: TYPE: Wood, Painted / Stained, GENERAL CONDITION: Appears serviceable, The wood structure and painted surfaces show signs of moisture and age related deterioration. The deteriorated areas will become increasingly in need of repair if left unattended. Future periodic refurbishing to these areas should be considered in order to maintain full component functionality and the aesthetics of the home.</p>
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DECK GUARDRAILS:
 Some loose guardrail balusters were noted.

NOTE: Use caution - Handrail and guardrail baluster spacing which exceeds 4 inches in width is a safety concern for small children.

PATIO

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TYPE / CONDITION:

No visible patio area was noted.

CONDITION COMMENTS

No major defects or major safety concerns observed.

EXTERIOR (HOUSE)

It is important to maintain a property, including painting or sealing walkways, decks, and other hard surfaces, and it is particularly important to keep the house walls sealed, which provide the only barrier against deterioration. Unsealed cracks in the exterior wall covering, around windows, doors, and thresholds can permit moisture intrusion, which is the principle cause of the deterioration of any surface. Unfortunately, the evidence of such intrusion may only be obvious when it is raining. We have discovered areas of moisture intrusion while it was raining that may not have been apparent otherwise. The active status of wall cover water intrusion, flashing leaks surrounding windows, doors, etc., cannot be determined unless the conditions which allowed the leaks to occur are present at the time of the inspection. Many times, this condition is not present during the inspection. Note: The evaluation of the physical condition, efficiency and/or function of shutters, awnings, screen/storm doors, screen/storm windows and similar accessories are not included in this inspection, unless otherwise specifically noted within this report.

EXTERIOR STAIRS / STOOPS

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TYPES NOTED / CONDITION:

TYPE: Concrete, CONDITION: Appears serviceable.

SIDING / EXTERIOR WALL COVERING

MATERIAL / CONDITION:

MATERIAL: Non-maintenance free wood siding, CONDITION: Appears satisfactory and serviceable, Recommend the future trimming back any vegetation that is in contact with the siding material.

In accordance with industry standards, a representative number of windows were operated. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. Windows may differ in design, materials, construction and/or operation. There are many styles of windows but only two basic types, single and dual-glazed. Dual-glazed windows are superior, because they provide a thermal as well as an acoustical barrier. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. However, the hermetic seals on these windows can fail at any time, and cause condensation to form between the panes. Unfortunately, this is not always apparent. A visual inspection of the windows may not disclose seals that have lost their vacuum seal in between the panes of glass, which is why we disclaim an evaluation of hermetic seals. Recommend checking with the owners for further information regarding any past issues.

WINDOWS

TYPE:

Double glazed type windows noted, Non-maintenance free materials - wood, Wood interior surfaces.

CONDITION:

Appear serviceable, Some windows show some signs of wear and tear - some minor damage areas noted, Some signs of moisture related wood decay and other age related deterioration were noted. The deteriorated areas will become increasingly in need of repair if left unattended. Future periodic attention to these areas should be considered in order to maintain full component functionality and the aesthetics of the home, Some missing window opener hardware was noted, Some missing window screens were noted.

EXTERIOR DOORS

HOUSE ENTRANCE DOORS:

Multiple entry doors were noted, CONDITION: All appear to be of proper construction and application and are in serviceable condition unless otherwise stated within the report.

COMMENTS:

LOCATION: East side of house, deck access, Sliding glass door, CONDITION: Door is in marginal condition, Door is in various stages of deterioration - recommend periodic inspections and refurbishment as required, Missing door opener / latching hardware noted

PAINTED / STAINED EXTERIOR SURFACES / CAULKING

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PAINTED / STAINED EXTERIOR SURFACES

CONDITION: The non-maintenance free painted / stained surfaces show signs of some moisture damage, paint peeling and other age related deterioration. These areas will deteriorate at an accelerated rate and will become increasingly in need of repair. In order to protect any of the homes exterior non-maintenance free areas from advanced water related damage, and to maintain the aesthetics of the home, future consideration will need to be given to the periodic repairs, repainting and/or staining of pertinent exterior surfaces.

CAULKING:

Future consideration should be given to the periodic monitoring and maintenance to any of the exterior caulked areas. Such routine maintenance will help prevent or deter structural damage from moisture penetration around windows, doors, masonry ledges, corners or utility penetrations.

HOSE FAUCETS

OPERATION:

Appear serviceable, Sample operated, Water supply to faucets did not appear to be turned on at the time of the inspection.

CONDITION COMMENTS

No major defects or major safety concerns observed.

ROOF SYSTEM (HOUSE)

House and/or garage roof inspections are limited to a visual inspection of the readily accessible roof surfaces. Inaccessibility to any area of a roof and/or attic, for any reason, will limit the inspection of those areas. The inspector cannot and does not offer or imply an opinion or warranty as to any past, present or future roof leakage. The active status of roof leaks cannot be determined unless the conditions which allowed the leaks to occur are present at the time of the inspection. Many times, the condition is not present during the inspection. Roofs, skylights, flashings and vents are only visually inspected, not water tested for leaks. The following is an opinion of the general quality and condition of the visible roofing materials. This report is issued in consideration of the foregoing disclaimer.

ROOF

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ROOF COVERING TYPE / CONDITION:

TYPE: Composition shingles, CONDITION: Roof was showing normal wear and was in overall serviceable condition. Recommend that the Buyer arrange for future annual evaluations by a licensed roofing contractor to evaluate and determine the remaining life expectancy of the existing roofing materials - budget to replace within the next 3-5 years. Other conditions noted: Some minor raised shingles, cupping and cracked shingle tabs noted.

ROOF STYLE / PITCH:

ROOF STYLE: Gable, ROOF PITCH: Medium.

ROOF VISIBILITY / ACCESSIBILITY:

Full roof visibility, Walked on roof (partial), although some roof areas were not safe to access, a largely representative area of the roof was evaluated from closeup. All none accessible areas were viewed from the roof edge on a ladder and by using high powered binoculars.

CHIMNEY

MATERIAL:

Metal.

CHIMNEY CONDITION:

Visible portion appears serviceable. Only visual and accessible exterior portions of chimneys are observed, Some rusted areas noted - monitor, No flue rain cap noted - future installation suggested.

FLASHING:

FLASHING MATERIAL: Metal, CONDITION: Visible portion appears serviceable - as with every home, an annual evaluation should be considered.

FLUE TYPE / CONDITION:

FLUE TYPE: Metal, CONDITION: Chimney flue was not visible for complete evaluation - not fully evaluated. No representation is made.

Our inspection of chimneys conforms to industry standards. The inspection of the interior of chimney flues is beyond the scope of this inspection. Significant areas of chimney flues cannot be adequately viewed during a field inspection. The inner reaches of a flue are relatively inaccessible and only viewable with the use of specialized equipment. A chimney specialist may identify and recommend additional items not noted in this report that require repair, replacement or installation.

PLUMBING VENTS

CONDITION:

Visible portion appears satisfactory - annual evaluation recommended.

ROOF VENTILATION

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TYPE / CONDITION

TYPE: Soffit vents, Hooded roof vents, CONDITION: Appear serviceable.

EXPOSED FLASHINGS

TYPE / CONDITION:

TYPE: Metal, CONDITION: Visible portion appears satisfactory and serviceable, Rusty valley flashing was noted - monitor condition, future annual evaluation is suggested to determine a need for repair or replacement.

SOFFIT / FASCIA / CORNICE

MATERIAL / CONDITION:

MATERIAL: Wood, CONDITION: Appear serviceable.

GUTTERS & DOWNSPOUTS

TYPE / CONDITION:

TYPE: Metal - Partial installation, CONDITION: Existing gutter system appears serviceable - gutter system was not wet tested. Future periodic homeowner inspections should be considered to assure that the gutter system maintains full functionality through good general maintenance practices. The need for minor general maintenance should always be anticipated. Annual gutter system cleanings and gutter component general maintenance are considered routine homeowner maintenance.

OBSERVATIONS:

Recommend downspout extension installation / improvements to divert rain water away from all areas of the building foundation. Debris in gutters noted - future annual cleaning of the gutter system is recommended.

CONDITION COMMENTS

No major defects or major safety concerns observed.

INTERIOR

NOTE: Interior doors not mentioned appeared satisfactory and serviceable.

INTERIOR DOORS

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I	NI	NP	D	Inspection Item
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All appear serviceable unless otherwise noted in the report.

GENERAL COMMENTS:

General wear and tear needing eventual attention was noted, Some damaged interior door panels noted, Missing door knob assembly was noted.

INTERIOR WALLS

GENERAL CONDITION:

The general condition of the interior walls appears satisfactory, Some general cosmetic wear and tear was noted, Some typical minor cracks and other damaged areas noted - such common cracks are cosmetic in nature and do not representative a major structural defect.

CEILINGS

GENERAL CONDITION:

The general condition of the interior ceiling areas appear satisfactory.

FLOORS

TYPE / GENERAL CONDITION:

TYPE: Carpet, Vinyl, Tile, CONDITION: General floor cover condition appears serviceable, floor covering stains and general wear and tear were noted.

CABINETS AND COUNTERTOPS

CONDITION

CONDITION: Appear satisfactory and serviceable unless otherwise mentioned in the report, Typical wear and tear was noted.

BATH FACILITY COUNTERS / CABINETS:

LOCATION: Main floor - full bath, CABINETS: Some cabinet doors are damaged / missing, need to be repaired and/or re-hung. Missing cabinet door hardware / pull handle noted, COUNTERTOPS: Appear satisfactory and serviceable with some typical wear and tear noted.

KITCHEN COUNTERTOPS / CABINETS

COUNTERTOPS: Appear serviceable, Minor wear and tear was noted.

CABINETS: Appear serviceable unless otherwise mentioned. Moderate wear and tear noted, Missing cabinet door hardware / pull handles noted, Damage cabinet doors noted.

UPPER LEVEL ACCESS STAIRS & HANDRAILS

CONDITION:

Staircase structure and associated components appear satisfactory and serviceable.

GUARDRAIL (UPPER LANDING)

Caution note: Some upper guardrail balusters are missing, Guardrail section is loose - Guardrail repair recommended - Safety Concern.

Smoke alarms and carbon monoxide detectors must be installed and listed in accordance with applicable state law, building codes, and the manufacturers installation instructions. Contact your local Fire Department for installation requirements and placement locations.

SMOKE / FIRE DETECTORS

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COMMENTS:

All accessible and intact smoke detectors observed were tested - recommend frequent manual testing. Some tested smoke detectors appeared inoperative, recommend repairs and/or replacement. It is also recommend that the home buyer install fresh batteries in all available smoke detectors upon occupancy and again annually thereafter, Recommend that additional smoke detectors be installed in appropriate locations. This is typically the responsibility of the home buyer, A carbon monoxide detection device is recommended within 10 feet of any bedroom area.

CEILING FANS / VENTING FANS / LIGHT FIXTURES

CEILING FANS:

CONDITION: Appeared serviceable, No representation can be made regarding the proper installation of the ceiling fans.

KITCHEN VENT / EXHAUST FAN

TYPE: Microwave with integral hood exhaust fan system, CONDITION: Appears serviceable.

BATH FACILITY VENT FANS:

CONDITION: Noted bath facility vent fans operated when tested.

LIGHT FIXTURES:

CONDITION: Appear serviceable unless otherwise mentioned within the report, Some missing light bulbs noted - unable to totally test some fixtures, Some lights appeared inoperative (bad bulbs?). Inoperative light fixtures most often lack bulbs or have dead bulbs installed. Due to time constraints, light bulbs are not changed during the inspection.

BUILT-IN APPLIANCES

Stand alone household appliances are considered personal property, are beyond the scope of this inspection and are not inspected. Only those appliances specifically mentioned within the report have been inspected. The evaluation and testing of the inspected appliances is limited. No representation is made regarding their effectiveness of operation or their life expectancy. If the operational effectiveness of any appliance is in question, it is recommended to have the appliance fully evaluated by a qualified technician.

GARBAGE DISPOSAL

None installed.

DISHWASHER

CONDITION: Appears serviceable, Ran through wash cycle. No representation can be made regarding the operational effectiveness of the appliance.

MICROWAVE

CONDITION: Appears serviceable unless otherwise mentioned within the report. Microwave door handle was missing.

NOTE: The microwave oven appeared to be operational at the time of the inspection. Evaluation of its effectiveness or operational condition is beyond the scope of this inspection. Microwave ovens are not thoroughly evaluated during this inspection because, the power of their magnetron tubes diminishes over time, and the specific measurement of the microwaves and their containment within the unit requires the use of specialized instruments. No representation is made regarding the effectiveness of operation or the life expectancy. Recommendation is made to have the microwave oven evaluated by a qualified technician if its operational effectiveness is in question.

CONDITION COMMENTS

No major defects or major safety concerns observed.

ELECTRICAL (HOUSE)

There are a wide variety of electrical systems with an even greater variety of components, and any one particular system may not conform to current standards or provide the same degree of service and safety. What is most significant about electrical systems however is that the national electrical code is not retroactive, and therefore many residential systems do not comply with the latest safety standards. Regardless, we are not electricians and in compliance with the standards of practice we only test a representative number of switches and outlets and do not perform load-calculations to determine if the supply meets the demand. However, in the interests of safety, we regard every electrical deficiency and recommended upgrade as a latent hazard that should be serviced as soon as possible, and that the entire system be evaluated and certified as safe by a licensed electrical contractor. Therefore, it is essential that any recommendations that we may make for service or upgrades should be completed before the close of escrow, because an electrician could reveal additional deficiencies or recommend some upgrades for which we disclaim any responsibility.

Any electrical repairs attempted by anyone other than a licensed electrician should be approached with caution. The power to the entire house should be turned off prior to beginning any repair efforts, no matter how trivial the repair may seem. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician.

SERVICE ENTRANCE

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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	TYPE / CONDITION: TYPE: Underground, CONDITION: Appears satisfactory and serviceable.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	MAST / CONDUIT: CONDITION: Visible portion appears serviceable.

MAIN ELECTRICAL PANEL

MAIN PANEL LOCATION / CONDITION:
 LOCATION: Garage, CONDITION: Appears satisfactory and serviceable.

SERVICE AMPERAGE
 100 amp, 110 / 220 volts.

OVER-CURRENT PROTECTION:
 Circuit breakers.

ENTRANCE CABLES:
 Aluminum.

BRANCH WIRING:
 Copper, Non-Metallic Sheathed Cable.

Note: If applicable, any missing or damaged electrical switch, outlet or junction box cover plates are a safety concern regardless of their location. The maintenance of these covers is considered general home maintenance. If required, home buyer should provide for the installation or replacement of any damaged and/or missing protective cover plates.

INTERIOR OUTLETS / SWITCHES

CONDITION:
 Visible and accessible interior electrical outlets and switches appeared satisfactory and serviceable unless otherwise mentioned within the report, Some missing electrical switch / outlet protective cover plates noted - future installation recommended - Safety Concern.

If applicable, readily accessible ground fault protected receptacles were tested. Tested GFI receptacles appeared satisfactory and serviceable unless otherwise noted within the report.

EXTERIOR OUTLETS

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CONDITION:

Visible and accessible exterior electrical outlets appeared satisfactory and serviceable.

CONDITION COMMENTS

No major defects or major safety concerns observed.

HEATING & AIR CONDITIONING

The components of most heating and air-conditioning systems have a design-life ranging from ten to twenty years, but can fail prematurely with poor maintenance. Some furnaces are designed in such a way that without dismantling, an internal inspection is almost impossible. We test and evaluate them in accordance with the inspection industry standards of practice, which means that we do not dismantle and inspect the concealed components of evaporator and condensing coils, the heat exchanger, which is also known as the firebox, and air transfer ducts. We perform a conscientious evaluation of both the central heating and air conditioning systems, but we are not specialists. However, even the most modern heating systems can produce carbon monoxide, which in a sealed or poorly ventilated room can result in sickness, debilitating injury, and even death. Therefore, in accordance with the terms of our contract, it is essential that any recommendations that we make for service or a second opinion be scheduled before the close of escrow, because a HVAC specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property, and our service does not include any form of warranty or guarantee.

HEATING SYSTEM

LOCATION:

HEAT SYSTEM LOCATION: Basement - utility room area.

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SYSTEM GENERAL CONDITION:

Appears serviceable. It also appears that the furnace routine maintenance has been neglected in recent years, Recommend that the heating system be further evaluated and/or serviced by a qualified HVAC technician prior to the near future heating season. HVAC contractor may identify and recommend additional items not noted in this report that require repair, replacement or installation.

MAIN FUEL SHUTOFF:

Outside at the gas meter.

TYPE:

Natural gas, Forced air - central unit.

MANUFACTURER:

Manufacturer: **Whirlpool**, MODEL # **NUGI075AF01** SERIAL # **H547 66781**.

APPROXIMATE AGE:

Installation date unknown.

BURNERS:

Visible portion appears satisfactory and serviceable, Very limited visibility, Burner flame appeared typical.

HEAT DISTRIBUTION SYSTEM:

TYPE: Metal duct, CONDITION: Limited visibility, Visible portion appears serviceable.

FLUE PIPING / VENTING:

Visible flue piping is intact. Appears serviceable.

AIR FILTERS:

TYPE: Standard type, CONDITION: Missing air filter element noted - recommend installation.

BLOWER FAN:

Appears serviceable, some vibration was noted.

DISCONNECT / SHUTOFF:

A proper electrical disconnect and fuel shutoff valve were noted.

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OPERATION:

Heating system did fired on thermostat demand when first tested, Following a short operation period, the furnace shut down and did not appear to respond properly to the thermostat demands (pilot would light but the main burner wouldn't always respond) - Main burners would light intermittently. Recommend that the heating system be further evaluated by a qualified HVAC technician, HVAC contractor may identify and recommend additional items not noted in this report that require repair, replacement or installation.

COMMENTS

No visible drip-leg noted on the furnace gas supply piping.

The inspector does not perform pressure tests on coolant systems; therefore no representation is made regarding coolant charge or line integrity. Gas-fired refrigeration systems, evaporative coolers, through wall HVAC unit(s), window and/or portable air conditioning units are not inspected. Normal service and maintenance is recommended on a yearly basis.

AIR CONDITIONING

CONDITION:

Appears serviceable.

To assure proper performance and efficiency, it is recommended that the air conditioning system be routinely evaluated and/or serviced prior to each summer season by a qualified HVAC Technician. This type of service is typically the responsibility of the home buyer. HVAC contractor may identify and recommend additional items not noted in this report that require repair, replacement or installation, Air conditioner condenser components were dirty - recommend cleaning and continued annual inspections and maintenance thereafter, Recommend clearing foliage from unit.

TYPE:

Central - air cooled, electric.

MANUFACTURER:

Manufacturer: **Inter-City Products Corp.** MODEL # **CA9024VKC1** SERIAL # **L951572556.**

MAXIMUM BREAKER / FUSE:

25 amp.

DISCONNECT:

Electrical disconnect noted - not tested.

COMPRESSOR AGE:

Unknown installation date.

OPERATION:

Appeared to operated properly using thermostat controls.

CONDITION COMMENTS

No major defects or major safety concerns observed.

ATTIC

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

ATTIC AND INSULATION

ACCESS / LOCATION:

ATTIC ACCESS: Scuttle hole, ACCESS LOCATION: Bedroom hall.

ATTIC VISIBILITY:

Attic area was viewed through the access panel opening - attic was not readily and safely accessible. Insulation materials obstructed the view of any possible safe and suitable walkway, Limited visibility.

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I	NI	NP	D	Inspection Item
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ATTIC GENERAL CONDITION:

General condition appears satisfactory - limited visibility, No structural problems were observed, No active moisture leaks or condensation accumulations noted at the time of the inspection.

ATTIC FLOORING / VAPOR BARRIER:

ATTIC FLOORING: None noted, VAPOR BARRIER: Plastic film.

INSULATION TYPE / THICKNESS:

TYPE: Cellulose - Blown, Insulation installed between floor joists, INSULATION THICKNESS: 10-12 inches, CONDITION: Appears serviceable.

ROOF STRUCTURE / SHEATHING:

ROOF STRUCTURE: Trussed rafters, CONDITION: Limited visibility, Visible portion appeared satisfactory and serviceable.

ROOF SHEATHING MATERIAL: Oriented Stand Board (OSB), CONDITION: Limited visibility, Visible portion appeared satisfactory and serviceable.

CONDITION COMMENTS

No major defects or major safety concerns observed.

PLUMBING

MAIN DOMESTIC WATER SERVICE

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TYPE / CONDITION:

TYPE: City water service, CONDITION: Appears satisfactory and serviceable.

MAIN WATER SHUT OFF:

LOCATION: Basement, - utility room, CONDITION: Appears satisfactory and serviceable - valve was not tested.

MAIN WATER LINE:

MATERIAL: Copper water line was visible on the street side of the water meter - limited visibility, CONDITION: Visible portion appears serviceable.

DOMESTIC WATER SUPPLY BRANCH PIPING

MATERIAL / CONDITION:

MATERIAL: Copper, CONDITION: Limited visibility, All visible water supply piping appears serviceable.

MAIN WASTE WATER PLUMBING

MATERIAL / CONDITION:

MATERIAL: Plastic, CONDITION: Limited visibility - Visible portion of the waste water lines appear serviceable.

KITCHEN FIXTURES / PLUMBING

KITCHEN SINK / FIXTURES / PLUMBING:

CONDITION: Appear satisfactory and serviceable.

DRAINAGE / WATER PRESSURE:

Water drainage and water pressure appear satisfactory.

BATHROOM FIXTURES / PLUMBING

BATHROOM SINKS / FIXTURES / PLUMBING:

CONDITION: Appear satisfactory and serviceable unless otherwise mentioned within the report.

LOCATION: Main floor - full bath, Water control shutoff valve leaks when operated, Shower curtain not in place at the time of the inspection - very limited testing of the shower could be done.

DRAINAGE / WATER PRESSURE:

Drainage appears serviceable and satisfactory.

BATHTUB / SHOWER FACILITIES:

CONDITION: Appear satisfactory and serviceable.

NOTE: Future consideration should be given to the monitoring of all bath enclosure joints for signs of caulk / sealant deterioration. Keep all enclosure and surround joints sealed as a precaution to prevent possible future water intrusion. This is considered homeowner general maintenance.

TOILET FIXTURES / PLUMBING:

CONDITION: Appear satisfactory and serviceable unless otherwise mentioned within the report.

LOCATION: Basement - bathroom with shower stall, Minor active water leakage was noted at the base of the toilet adjacent to the floor, Recommend having a licensed plumber make the necessary toilet repairs (probable replacement of the wax ring seal is required), Licensed plumbing contractor may identify and recommend additional items not noted in this report that require repair, replacement or installation.

LAUNDRY FIXTURES / PLUMBING

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LAUNDRY TUB / FIXTURES / PLUMBING:

LOCATION: Basement - utility room area, CONDITION: Laundry tub appears satisfactory and serviceable.

DRAINAGE / WATER PRESSURE:

Laundry tub water pressure appears serviceable and satisfactory, Laundry tub water drainage appears slower than normal.

WATER HEATER

LOCATION / CONDITION:

LOCATION: Basement - utility room area, CONDITION: Appears serviceable.

MANUFACTURER:

Manufacturer: **Richmond**, MODEL # **5V40S-32** SERIAL # **RMNG0101107601**.

AGE / TYPE / CAPACITY:

APPROXIMATE AGE: Installation date unknown, TYPE: Gas, CAPACITY: 40 gallon.

RELIEF VALVE:

Relief valve noted - not tested. Appears satisfactory and serviceable.

FUEL SHUTOFF:

A satisfactory gas shutoff valve was noted.

FLUE VENTING:

Flue piping is intact. Appears serviceable.

COMMENTS:

No visible drip-leg noted on the hot water heater gas supply piping.

CONDITION COMMENTS

No major defects or major safety concerns observed.

BASEMENT

Our inspection of these foundations conforms to industry standards, which is that of a generalist and not a specialist, and we do not use any specialized instruments to establish that the structure is level. We typically enter all readily accessible areas, to look for any evidence of structural deformation or damage, but we may not comment on minor deficiencies, such as on commonplace settling cracks in the foundation walls and slight deviations from plumb and level in the intermediate floor framing, which would have little structural significance.

All exterior grades surrounding a building foundation should allow for surface and roof water to flow away from the foundation. Regardless, foundations are not uniform, and usually conform to the structural standard of the year in which they were built. In accordance with our standards of practice, we identify foundation types and look for any evidence of structural deficiencies.

However, cracks or deteriorated surfaces in foundations are quite common and most do not represent a structural problem. In fact, it would be rare to find a raised foundation wall that was not cracked or deteriorated in some way, or a slab foundation that did not include some cracks concealed beneath the carpeting or other floor covering. Fortunately, most of these cracks are related to the natural curing process of the concrete or to common subsoil settling, including some wide ones called cold-joint separations that typically contour the footings. There is no absolute standard for evaluating cracks, but those that are less than 1/4" and which do not exhibit any vertical or horizontal displacement are generally not regarded as being structurally relevant. Nevertheless, all others should be evaluated by a specialist. We will certainly alert you to any suspicious cracks if they are clearly visible. However, we are not specialists, and in the absence of any visible major defects, we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert at your own expense.

Areas hidden from view by floor coverings, finished walls, stored items, vegetation growth, etc. can not be evaluated and are not a part of this inspection. We routinely recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs.

BASEMENT STAIRS

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I	NI	NP	D	Inspection Item
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>CONDITION: Staircase structure and associated components appear satisfactory and serviceable.</p>

FOUNDATION WALLS

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>TYPE / CONDITION: TYPE: Masonry block, CONDITION: Limited visibility - the visibility of the foundation walls was limited by primarily finished wall areas. Visible portion appears satisfactory. Some typical, minor cracks in the foundation walls were noted as viewed from inside the basement. Such cracks are common and do not representative a major structural defect. In the inspector's opinion, there is not a potential for any imminent structural failure of the foundation walls.</p>
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INFORMATIONAL COMMENTS:

Some efflorescence and/or old stains were observed. No active moisture incursion was noted at the time of the inspection.

Recommend maintaining a proper landscaping slope away from the house foundation. No representation can be made as to the existence of and/or the effectiveness of a foundation drain tile system.

The installation of rain gutters may be helpful in the prevention of any future foundation moisture intrusion. This optional gutter installation is typically the responsibility of the home buyer. Following the gutter installation, assure that all gutter discharge pipes are properly positioned to effectively direct the rain water away from the building foundation. The roof gutter systems will need periodic maintenance and cleaning to assure proper operation.

Finished walls, ceiling and installed floor coverings limited the visibility of the upper sub-floor, basement floor and foundation walls.

No representation can be made regarding the condition of or the future leaking of the basement walls.

BASEMENT FLOOR

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TYPE / CONDITION:

TYPE: Concrete, CONDITION: Floor covering materials limited the visibility of the basement floor, Visible portion appears satisfactory, Some typical cracks were noted (minor). Concrete shrinks as a natural process during its curing. The noted cracks do not affect the functionality of the concrete slab.

BASEMENT DRAINAGE

DRAINAGE:

Floor drain noted but not wet tested, Drainage sump noted - no pump installed. The future installation of a sump pump system should be considered.

GIRDERS / BEAMS & COLUMN SUPPORTS

GIRDER / BEAMS - TYPE / CONDITION:

None visible, Bearing wall support structure noted, CONDITION: Limited visibility, Visible portion appears serviceable.

COLUMN SUPPORTS - TYPE / CONDITION:

No column supports were visible, Bearing wall support structure noted, CONDITION: Limited visibility, Visible portion appears serviceable.

JOISTS / TRUSSES

TYPE / CONDITION:

TYPE: Wood floor trusses - 24" on center, CONDITION: Limited visibility, Visible portion appears satisfactory.

SUB FLOOR

CONDITION:

Limited visibility, Visible area appears satisfactory.

CONDITION COMMENTS

No major defects or major safety concerns observed.

GARAGE

STRUCTURE

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TYPE:

Two car.

ROOF

TYPE:

Same as house.

ROOF STYLE / PITCH:

Same as house.

ROOF VISIBILITY / ACCESSIBILITY:

Same as house.

ROOF COVERING STATUS:

Same as house.

SOFFIT / FASCIA / CORNICE

MATERIAL / CONDITION:

Same as the house (reference house roof section).

GUTTERS & DOWNSPOUTS

TYPE / CONDITION:

TYPE: Metal - Full installation, CONDITION: Existing gutter system appears serviceable - gutter system was not wet tested. Future periodic homeowner inspections should be considered to assure that the gutter system maintains full functionality through good general maintenance practices. Annual gutter system cleanings and gutter component general maintenance are considered routine homeowner maintenance.

OBSERVATIONS:

Recommend downspout extension installation / improvements to divert rain water away from all areas of the building foundation. Debris in gutters noted - an annual cleaning of the gutter system is recommended.

SIDING / EXTERIOR WALL COVERING

MATERIAL / CONDITION:

Same as the house (reference house exterior section).

GARAGE WINDOWS

TYPE / CONDITION:

No garage windows were noted.

PAINTED / STAINED EXTERIOR SURFACES / CAULKING

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PAINTED / STAINED EXTERIOR SURFACES
Same as house.

CEILING / WALL STRUCTURE

CONDITION;
CONDITION: Appear serviceable, Some old moisture staining was noted on the wall surfaces, No active leaks were noted at the time of the inspection, Unable to determine the source of the moisture staining.

FLOOR

TYPE / CONDITION:
TYPE: Concrete, CONDITION: Appears satisfactory and serviceable, Some typical cracks and spalling were noted (minor). Concrete shrinks as a natural process during its curing. The noted cracks and surface spalling do not affect the functionality of the concrete slab.

ATTIC AREA

ATTIC GENERAL CONDITION:
Appears satisfactory, Limited visibility, Items stored in the attic limited visibility.

GARAGE SERVICE DOORS

GARAGE ENTRANCE DOORS:
Multiple service doors were noted, CONDITION: All garage service doors appear to be in serviceable condition, Some signs of general wear-n-tear was noted.

GARAGE VEHICLE DOORS

LOCATION / TYPE:
LOCATION: West side of garage, TYPE: Metal, 16 foot overhead door.

CONDITION:
CONDITION: Appears serviceable.

AUTOMATIC DOOR OPENER:
CONDITION: Improper operation noted. Had to hold the door opener button down continuously in order to make the opener operate - repairs required.

OVERHEAD ELECTRONIC REVERSE SENSOR:
Electronic door reversing sensors noted. Unable to test - improper door operation noted at the time of the inspection.

GARAGE ELECTRICAL SERVICE ENTRANCE:

TYPE:
The garage electrical service is integral with the house electrical service. Main service panel is located on the garage wall (see house electrical section).

A representative number of accessible electrical switches and outlets were tested. Tested switches and outlets appeared satisfactory and serviceable unless otherwise noted within the report.

Note: If applicable, any missing or damaged electrical switch, outlet or junction box cover plates are a safety concern regardless of their location. The maintenance of these covers is considered general home maintenance. If required, home buyer should provide for the installation or replacement of any damaged and/or missing protective cover plates.

If applicable, readily accessible interior and/or exterior ground fault protected receptacles were tested. All tested GFI receptacles appeared satisfactory and serviceable unless otherwise noted within the report.

INTERIOR SWITCHES / OUTLETS

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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	INTERIOR SWITCHES: Visible and accessible electrical switches appeared serviceable.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	INTERIOR OUTLETS: Visible and accessible interior electrical outlets appeared serviceable.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	EXTERIOR OUTLETS: Visible and accessible exterior electrical outlets appeared serviceable.

CONDITION COMMENTS

No major defects or major safety concerns observed.



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Report Overview

THE HOUSE IN PERSPECTIVE

This Inspection Report contains the evaluations and opinions of the Inspector following the inspection of the said property. Other persons may have different opinions and/or find different defects, and the Inspector does not guarantee or warrant that all defects will be found. Please review the entire Inspection Report carefully. At no additional charge by Pro Certified Home Inspections, Inc., you may call the Inspector with any questions you have concerning the Inspection or the Inspection Report.

DEFINITIONS USED IN THIS REPORT

SATISFACTORY or **SERVICEABLE** - Indicates the component appears serviceable and is functionally consistent with its original purpose. Some Satisfactory / Serviceable items may however show signs of normal wear, tear and deterioration. Other existing conditions, if applicable, may be noted within the body of the report.

MARGINAL - Indicates the component appears serviceable and is functionally consistent with its original purpose but the component will probably require repair or replacement anytime within five years. Other existing conditions, if applicable, may be noted within the body of the report.

POOR - Indicates the component appears to be significantly deficient and may be nonfunctional, unsafe, significantly worn or near the end of its life span and will need repair or replacement now or in the very near future.

MAJOR CONCERNS - A system or component that is considered significantly deficient or is unsafe.

SAFETY CONCERNS - Denotes a condition that is unsafe and prompt attention is recommended.

SUMMARY PAGE / AREAS REQUIRING FURTHER EVALUATION

IMPORTANT NOTE - PLEASE READ: A Summary page is provided to allow the reader a brief overview of the entire report. This page alone is not a substitute for the reading the entire report. Items listed in the summary are not necessarily inclusive of all the concerns, safety hazards, or deferred cost items within this report. Customer is reminded that they must carefully read and study the entire Inspection Report, the HAHI Standards of Practice, the Scope of The Inspection, limitations and the Pre-Inspection Agreement in order to fully assess the findings of the inspection. The list of findings is not intended to determine which items may need to be addressed per the contractual requirements of the sale of the property. Any areas of uncertainty regarding the sales contract should be clarified by consulting an attorney or real estate agent.

It is recommended that any deficiencies and the components/systems related to these deficiencies noted in the report be evaluated/inspected and repaired as needed by licensed contractors or other qualified professionals **PRIOR TO THE CLOSE OF ESCROW**. Further evaluation **PRIOR** to the close of escrow is recommended so a properly licensed professional can further evaluate our concerns and inspect the remainder of the system or component for additional concerns that may be outside our area of expertise or the scope of our inspection. Please call our office for any needed clarifications.



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SCOPE OF THE INSPECTION

All components designated for inspection in the NAHI® Standards of Practice are inspected, except as may be noted in the "Limitations of Inspection" sections within this report. A copy of the NAHI® Standards of Practice is available at your request or may be viewed and downloaded at the NAHI website, <http://www.nahi.org>.

This report is intended only as a general guide to help the client make his own evaluation of the overall condition of the home, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected. Not all defects, deficiencies or needed improvements can be possibly identified during this inspection. Unexpected repairs should be anticipated. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed.

All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report. The condition of walls behind wall coverings, paneling and furnishings cannot be evaluated. Only the general condition of visible portions of floors is included in this inspection. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. Determining the source of odors or like conditions are not a part of this inspection. Floor covering damage or stains may be hidden by furniture or other personal property. The condition of floors underlying floor coverings is not inspected. We may not comment on minor deficiencies, such as on commonplace cracks and slight deviations from plumb and level in the intermediate floor framing, which would have little structural significance. When pertinent, fireplaces and their associated chimneys should be cleaned and evaluated by a specialist prior to close of escrow and on a regular basis thereafter to make sure that no cracks or other damaged areas have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage.

Ancillary systems and conditions which are not within the scope of this inspection include, but are not limited to: Identification or evaluation of pest infestation, formaldehyde, lead paint, asbestos, toxic or flammable materials, determining the condition of oil tanks, whether exposed or buried, and other environmental hazards. All underground piping related to water supply, waste, or irrigation use are excluded from this inspection. Leakage or corrosion in internal or underground drainage or plumbing piping cannot be detected by a visual inspection. The exercising and/or operational testing of the main water or any supply water shutoff valves is outside the scope of this inspection.

Playground equipment, Security systems, intercoms, low voltage relays, smoke/heat detectors, fire sprinkler systems, heat sensors, antennas, electrical de-icing systems, lawn sprinkler wiring, swimming pool wiring, timers or any system controlled by timers are not inspected.

Only those household appliances specifically mentioned within the report have been inspected. Stand alone household appliances including, but not limited to, clothes washers and dryers, sauna heaters and controls, refrigerators, stoves, ovens, microwaves, garbage disposals, freezers, trash-compactors, built-in toasters, coffee-makers, can-openers, blenders, instant hot-water dispensers, water-purifiers, barbecues, grills, or rotisseries, timers, clocks, thermostats, the self-cleaning capability of ovens, refrigerator/cooler water supply systems, built-in ice makers and any components thereof are outside the scope of this inspection. Concealed or countertop lighting, which is convenient but often installed after the initial construction and not wired to national electrical standards is not inspected.

The inspector can not light pilot lights. The operational testing of systems and appliances that are operated and/or controlled by digital-type thermostats or controls are not included in this inspection. Safety devices and thermostats are not checked for calibration or timed functions. The inspection of cleaning, heating and ventilating system accessories, such as central vacuum systems, humidifiers, de-humidifiers, air purifiers, motorized dampers, heat reclaimers, solar systems, air exchanger / ventilating systems, electronic air filters/cleaners, water conditioning equipment and filtration systems, are not included in this inspection. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection. An

efficiency measurement of insulation or subjective judgment of the central heating and air conditioning system capacity, efficiency, adequacy are outside the scope of the inspection. Determining the heat resistance rating of materials or the inspection of systems which are shut down or otherwise secured, water wells (water quality and quantity), zoning ordinances, cosmetics, building code conformity, are on part of the inspection.

Any comments found within the Report referring to these systems, components or conditions are informational only and do not represent an inspection.

The inspection report should not be construed as a compliance inspection of any governmental or non governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.

We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with trades people or benefits derived from any sales or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct.

An earnest effort was made on your behalf to discover all visible defects, however, in the event of an oversight, maximum liability must be limited to the fee paid. Should any disagreement or dispute arise as a result of this inspection or report, it shall be decided by arbitration and shall be submitted for binding, non-appealable arbitration to the American Arbitration Association in accordance with its Construction Industry Arbitration Rules then obtaining, unless the parties mutually agree otherwise. In the event of a claim, the Client will allow the Inspection Company to inspect the claim prior to any repairs or waive the right to make the claim. Client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency.

Please refer to the Pre-Inspection Agreement and the NAHI® Standards of Practice for a full explanation of the scope and limitations of this inspection.