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This report is a professional opinion based on a visual inspection of the accessible components of the home. This report is not an exhaustive technical evaluation. An evaluation of this nature would cost many times more.

Please understand that there are limitations to this inspection. Many components of the home are not visible during the inspection and very little historical information is provided in advance of the inspection. While we can reduce your risk of purchasing a home, we cannot eliminate it, nor can we assume it. Even the most comprehensive inspection cannot be expected to reveal every condition you may consider significant to ownership. In addition to those improvements recommended in our report, we recommend that you budget for unexpected repairs. On average, we have found that setting aside roughly one percent of the value of the home on an annual basis is sufficient to cover unexpected repairs.

This summary represents a partial list of observations made at the time of the inspection. This section is provided as a convenience to help navigate to more detailed information found in the body of the report. It is organized to indicate the significance of the observation. It no way constitutes a recommendation of what should be negotiated as part of inspection resolution.

In listing these items, the Inspector is not offering any opinion as to whom, how or when these concerns are addressed. Typical flaws and maintenance issues are usually items that can be resolved after possession. As with most other facets of your transaction, we recommend consultation with your Real Estate Professional for further advice with regards to the items contained in the report.

## Inspection Categories

This report contains three different categories of concerns that are noted during the inspection.

**Regardless of the category, all of the items should be reviewed by qualified professionals.**

The use of these categories should not diminish any other item listed in the report and does not alter the necessity for a repair. All items listed in each category are in need of a repair by a qualified individual, should be evaluated prior to closing (if this inspection is part of a real-estate transaction), and should be taken into consideration in relation to your interest in the home.

Items are placed in one of the following categories based on observations at the time of the inspection and the inspector's opinion and honest conviction.

### Maintenance/Minor Concern

Items listed in this category are relatively minor in nature. They may be common for the age of the home and noted as an informative item, may include wear-and-tear items commonly found in occupied homes, repairs appear to be in-expensive to address and are likely to be uncomplicated, etc.

### Moderate or Potential Concern

Most defects will fall under this heading. Items in this category will be considered defective, in need of repair or replacement, show obvious signs of concern and damage, may require additional repairs that are not visible, etc.

### Safety/Major Concern

These are items that are considered to be of greater significance based on the likelihood that repair costs may be expensive, items may be causing immediate damage to the structure or a component, health and / or safety may be at risk, a system may be not-operable, etc.

## Trades Recommendations

Listed with most items is a recommendation for a trades specialist. The persons recommended in this report are, in my honest and unbiased opinion, the best and most qualified persons to address the specific concerns. A lesser skilled professional may be able to make repairs on some of the items listed; however, contracting a lesser skilled individual to perform repairs is not the decision of our company and the person who hires the contractor assumes all risk.

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#### 6.5.1 GFCI & AFCI

### **NOT PRESENT IN THE BATHROOMS WHERE THEY ARE REQUIRED**



Safety/Major Concern

MASTER BATHROOM , 2ND FLOOR HALLWAY BATHROOM

Even though the master and 1st floor bathrooms had GFCIs, the outlets listed above did not appear to be on these circuits. Without a GFCI, there is no mechanism to prevent an electrical short. Upgrade all receptacle to GFCI protection within 6 feet of all potential wet locations.

#### Recommendation

Contact a qualified electrical contractor.



### 6.5.2 GFCI & AFCI

## OUTLET IS LOOSE

EAST EXTERIOR

Loose outlets can cause active wiring to touch the junction box, and spark or short-circuit the outlet. Properly secure the outlet.

Recommendation

Contact a qualified electrical contractor.

 Safety/Major Concern



### 6.9.1 Outlets

## OUTLET IS LOOSE

SOUTHEAST & SOUTHWEST MASTER BEDROOM

Loose outlets can cause sparking and shortages in the circuit. The loose outlet should be properly secured.

Recommendation

Contact a qualified electrical contractor.

 Safety/Major Concern

### 9.1.1 Insulation

## APPEARS TO HAVE SMALL BURROW HOLES SUGGESTING EXISTENCE OF RODENTS

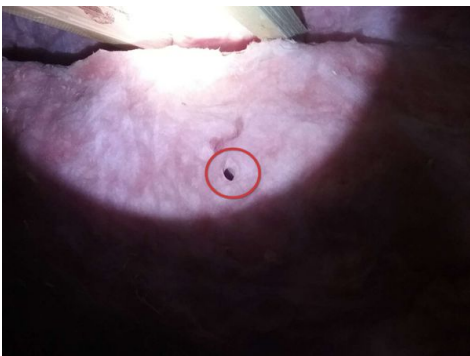
CRAWLSPACE

The holes reduce insulation effectiveness and may get worse if the rodents are still present. Have a pest control company evaluate for treatment. In the possibility that there is an infestation, insulation and further remediation may be needed.

Recommendation

Contact a qualified pest control specialist.

 Safety/Major Concern



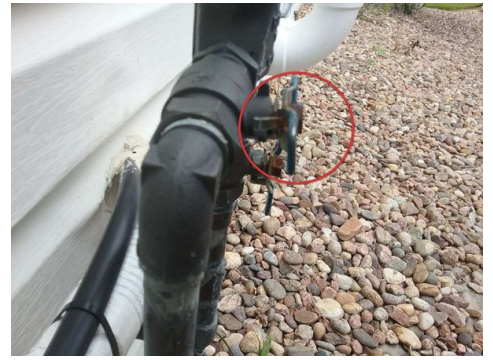
10.8.1 Irrigation System  
**LEAKY SPRINKLER SUPPLY**

 Safety/Major Concern

AT SHUT-OFF VALVE

The supply line to the sprinkler system appears to be leaking, and should be further evaluated and repaired as necessary by an irrigation technician.

Recommendation  
Contact a qualified professional.



10.10.1 Radon Mitigation System  
**RADON MITIGATION NEEDED**

 Safety/Major Concern

Since the radon readings were at or above 4.0, EPA recommends the house have proper radon mitigation. It is recommended that a radon mitigation company be consulted to further evaluate and make necessary improvements. See the Radon Report Results page for specific results.

Recommendation  
Contact a qualified radon mitigation specialist

11.2.1 Fireplace/Wood Stove  
**NOT OPERABLE AT INSPECTION**

 Safety/Major Concern

FAMILY ROOM (PILOT WAS ABLE TO BE LIT) , OFFICE

The fireplace does not appear to be fully completed/functional. This should be completed and made operational by a fireplace technician.

Recommendation  
Contact a qualified fireplace contractor.



12.3.3 Floors  
**VERMIN ACTIVITY OBSERVED**

 Safety/Major Concern

CRAWLSPACE

A pest control specialist should be contacted for proper clean-up and mitigation of the vermin. It is difficult to know the extent of the activity until this is further evaluated.

Recommendation  
Contact a qualified pest control specialist.



**GLASS PANE IS CRACKED OR  
BROKEN**



Safety/Major Concern

EAST BEDROOM

The cracks expose sharp edges and reduce protection from the elements. Replace the glass.

Recommendation

Contact a qualified professional.

