R. E. Cooper Building Specialties

Property Inspection Report

204 Sample Place, Syracuse, NY 13215
Inspection prepared for: Mr. & Mrs. Sample Report
Real Estate Agent: Donna Marando - Berkshire Hathaway

Date of Inspection: 2/4/2019 Time: 1:30 pm to 4:15 pm
Age of Home: 1970s
Weather: Clear, approx. 58 degrees

Inspector: Robert Cooper
NY State License # 16000009163
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ROBERT E. COOPER, HOME & BUSINESS PROPERTY INSPECTOR
R. E. Cooper Building Specialties, Inc. NYS License #16000009163
10 Elmridge Road, Jamesville, NY 13078
315-546-6325

PROPERTY INSPECTED

owner

Address: 204 Sample Place

City, State Syracuse, NY 13215

CLIENT

Sample Customer

Syracuse, NY 13204

INSPECTION AGREEMENT

Statement as required by NY State Law:
Home Inspectors are licensed by the NYS Department of state. Home Inspectors may only report on readily accessible and observed conditions as outlined in this pre-inspection agreement. Article 12B of the Real Property Law and the regulations promulgated thereunder including, not limited to, the Code of Ethics and Regulations and the Standards of Practice as provided in Title 19 NYCRR Subparts 197-4 and 197-5 et seq. Home Inspectors are not permitted to provide engineering or architectural services. If immediate threats to health or safety are observed during the course of the inspection, the client hereby consents to allow the home inspector to disclose such immediate threats to health or safety to the property owner and/or occupants of the property.

This report expresses the opinions of **Robert Cooper, Property Inspector** (hereinafter referred to as "Inspector") based on the inspector's examination of the items' and components listed on this report. Inspector agrees to inspect the building and property and report conditions in a non-bias manner. Inspector agrees to express an opinion only when it is based upon practical experience and honest conviction, will not disclose any information concerning the results of the inspection as related to this real estate transaction without the approval of the Client or the Client's representative or will not knowingly withhold any significant information. This report does not cover concealed or latent conditions, which are not apparent from a visual inspection. The inspection is limited primarily to visual inspection of readily accessible areas — no disassembly of equipment, opening of walls, moving of furniture, walking on roofs (unless considered safe by Inspector) will be performed. Any opinions regarding adequacy, capacity, or expected life of components are general estimates based on knowledge of similar components and occasional wide variations are to be expected between such estimates and future experiences. This report is not intended to be exhaustive, to imply that every component was inspected, or to imply that every possible defect was discovered. It is intended to assist the client in evaluating the overall condition of the home. This report is made to be best of the inspector's knowledge and ability. Inspector makes no express or implied warranties concerning the components or property that it inspects. Inspector does not adopt the warranty of the manufacturer of the component inspected, or the warranty of the builder or the seller of the property inspected. The Client and Inspector agree that the implied warranties of MERCHANTABILITY and fitness for a particular purpose and all other warranties, express or implied, are EXCLUDED from the transaction. The Inspectors may have made oral statements about the components and property described in this inspection report. Such statements do not constitute warranties, nor are they part of the inspection report. This written inspection report constitutes the complete and exclusive expression of the opinions of the inspectors. THERE ARE NO WARRANTIES WITH RESPECT TO INSPECTOR THAT EXTEND BEYOND THE FACE HEREOF.

This report is a contract between the client and the Inspector. Client agrees that Inspector shall not be responsible for consequential damages resulting from any breach on the part of Inspector with respect to any part of this agreement.

Items that are specifically omitted from the scope of this inspection include solar heat, solar hot water, swimming pools, security systems, septic systems, water purity tests, well flow tests, hot tubs, insect infestation, flue linings, or environmental concerns such as radon, lead, asbestos, water softeners or treatment systems, urea formaldehyde, toxic wastes, electric magnetic fields or buried fuel oil tanks.

Continued next page

Should the Client believe that the Inspector is negligent in the inspection, the Client must communicate in writing to the Inspector within ten (1 0) days of discovery of any defect. Client will allow Inspector to view defect prior to repair being made, unless such repair is emergency in nature. Repairs or replacement made without notifying Inspector releases Inspector from all liability and obligations. If the dispute cannot be resolved between the Client and the Inspector, both parties hereby agree to submit the dispute to binding arbitration in accordance with the rules of the American Arbitration Association. Arbitration is to be conducted by an arbitrator who has a minimum of five (5) years experience as a home inspector. The inspection will be judged in accordance with proposed inspection standards as outline by the State of New York as they exist as of July 2010.

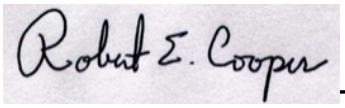
The inspection report is performed for the sole, confidential and exclusive use and possession of the Client. Neither the contents of the report or any representation made herein are assignable without the express written permission of the Inspector, nor is any reliance thereon by any party other than the Client named above prohibited.

The undersigned has read the foregoing agreement and fully understands and is familiar with the terms and conditions of
the agreement, and acknowledges that ***Robert Cooper*** has not made any representations to the
undersigned other than those expressly contained in the agreement or the written inspection report.

Fee schedule: ; $350.00 single family up to 2500 sf; $75.00 per adiditional 1000 sf. ; Radon testing: $ 150.00 if performed

Payments for services requested at inspection

_____	_____
Print Client's name	Client's signature
_____	_____
Print Client's spouse or other engaging participant	Other Engaging Participant's signature



Inspector Signature

Date 2/1/2019

_____ I would like the report information sent to my Real Estate Agent as well
Initials

Inspection Details

INTRODUCTION:

We appreciate the opportunity to conduct this inspection for you! Please carefully read your entire Inspection Report. Call us after you have reviewed your report, so we can go over any questions you may have. Remember, when the inspection is completed and the report is delivered, we are still available to you for any questions you may have, throughout the entire closing process.

Properties being inspected do not "Pass" or "Fail." - The following report is based on an inspection of the visible portion of the structure; inspection may be limited by vegetation and possessions. Depending upon the age of the property, some items like GFCI outlets may not be installed; this report will focus on safety and function, not current code. This report identifies specific non-code, non-cosmetic concerns that the inspector feels may need further investigation or repair.

1. Attendance

In Attendance: Client was present and participated in the inspection process • Buyer fully participated • Selling Agent at property for a modest period

2. Home Type

Home Type: Larger single family home • Attached Garage

3. Occupancy

Occupancy: Vacant and unfurnished, The utilities were on at the time of inspection.

General Summary

1. General comments

Observations:
• Modestly aged home that has never been hurt. Reasonably good maintenance appears to have occurred over the years. Not a lot of capital improvements have occurred to this house since it was built.
The following items appear to have been replaced:
1. the driveway
2. the overhead garage door
3. some of the average sized windows
4. some bathrooms appear updated

Exterior Elements

This section describes the exterior wall coverings and trim. Inspectors are required to inspect the exterior wall coverings, flashing, trim, all exterior doors, the stoops, steps porches and their associated railings, any attached decks and balconies and eaves, soffits and fascias accessible from ground level.

1. Exterior Door conditions

Materials: The front entry door is modern fiberglass skinned door. • The rear entry door is a original or older exterior wood door. • The side entry door is original or older exterior wood door • The exterior garage entry door is a aging steel door.
Observations:
• The rear entry dooris in poor condition and needs to be replaced.
• The side entry dooris in poor condition and needs to be replaced.
• The front garage entry dooris in poor condition and needs to be replaced.

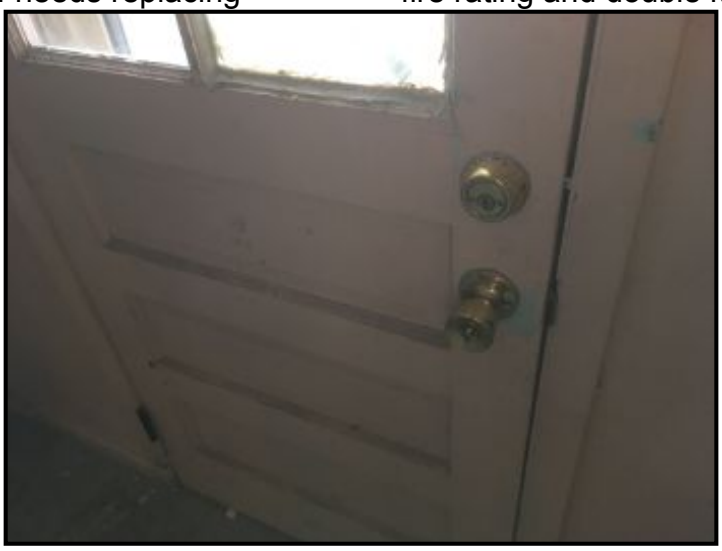
Roof water splashing two stories down onto soft to harder surfaces for years has caused decay and deterioration to many of the exterior doors. The work to repair these aging doors would not be worth the effort and many of these doors need replacing.

The basement entry door may not meet modern fire safety requirements as it is adjacent to the garage.

Many exterior doors have two way keys for a dead bolt. During an egress emergency these locks can pose an unsafe condition.

Breezeway entry door on front damaged due to roof water splash-needs replacing

Basement door issues- would not meet modern fire rating and double keyed dead bolt unsafe



two way keyed dead bolts unsafe

2. Siding Condition

Materials: The main exterior finish on this home is the original brick and mortar.
Observations:
• The brick veneer was found in reasonable condition with little in the way of substantial movement or deterioration. See photos for modest repair needs.

Minor brick deterioration around rear entry door due to roof water splash

poor retrofit of furnace venting- brick needs sealing

3. Living Areaswindow conditions

Materials: The majority of windows in the living space of this home are still the original wood windows. These windows will be higher in maintenance, lower in energy conservations, and many may be difficult to operate. • A number of windows in this home have been replaced with vinyl replacment windows.
Observations:
• The windows in this home are generally acceptable. There was no indication of seal failure, heavy deay or fallen ice damage. Any problem windows are noted here: Specific area windows have been replaced and the exterior trim has been trimmed with aluminum. The majority of these windows are on the second level.

The larger first floor living area window are still mainly the original windows that are wood units. Many or most will not operate and they will require heavier maintenance in the way of exterior painting. The original windows are now at or nearly 50 years old and are good candidates for replacement.

4. Basement Widow Conditions

Materials: Most or all (unless noted below) of the basement windows have been replaced with modern insulated windows.
Observations:
• No major concerns were identified. See photo for conditions to correct.

grades too high on rear basement windows, water splash also an issue causing undo deterioration

5. Attic/Nonliving area Window Conditions

Materials: No attic windows in this house.

6. Roof Overhang conditions

Materials: The roof overhangs on this house are wooden. In general the overhangs are in good condition with any exceptions noted below.
Observations:
• The roof overhangs on this home need to be scraped, primed, and painted/stained. In the process some modest decay may be uncovered especially in the fascia area and if present in the fascia behind the roof gutters. Modest repairs may be required prior to re-painting/staining.

7. Porch Conditions

Materials: Open main entry on side of house
Observations:
• The masonry on the front porchis in poorer condition and repointing and possibly resetting of materials on this porch are needed to bring the area into good cosmetic condition and seal the system from deteriorating weather.

Roof water splash causing deterioration of fornt entry stone and masonry - limestones need to be re-pointed to keep water out.

Grounds

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

1. Slope of Lot

Observations:
• The slope of the property is reasonable with most of the water flow positive off the property. Some ponding will likely occur on the upper side and back yard do to flat or inverted slopes. The front and lower side yard are well slope to direct water away. Water being directed onto the property from the road is not likely.

2. Grading

Observations:
• Grades may not always be ideal but the lack of properly operating roof gutters with downspouts and extensions that route water well away from the foundation may make having a completely dry basement impossible. The roof gutters also help avoid damage to exterior components due to wind blown water and water splash that cause decay, premature deterioration, and damage due to water splash that then freezes and then epand on and in materials.
• Hard surface areas such as patios, sidewalks and asphalt driveways that are tight or close to the house that have inveted slopes and/or help water splash against the house due to the lack of roof gutters tend to trap water against the foundation increasing the risk of water in the basement. They also direct water onto exterior house surfaces when water splash off the roofs causes decay and deterioration of building components.

Grades at some of the basement windows are quite high with the combination of roof water will begin causing deterioration of the window units.

3. Driveway Condition

Materials: Asphalt driveway
Observations:
• The driveway was found in good condition with no substantial adverse pitches that would otherwise direct water inappropriately.

Driveway in good condition, will break up with time at road due to elevated finish and water flow.

4. Walkway Conditions

Materials: The main entrysidewalk at this property is brick pavers.
Observations:
• The main entrysidewalk is is in modest condition. Many of the pavers are humped or misaligned and should be reset.

Front paver sidewalk is in modest condition. Many bricks need re-setting to be flush and level.

5. Vegetation Observations

Observations:
• Trees close to a building tend to cause vermin, insect, and decay damage. Trees should be kept trimmed back or cut down. The tree(s) on the of the house is too close and causing damage.

Trees need cutting back from structure

6. Patio and Porch Deck

Observations:
• There are no decks at this property.

7. Main Gas Valve Condition

Materials: The main gas shut off is located at outside meter.
Observations:
• No major concerns were identified with the gas meter and shut-off

8. Balcony

Observations:
• The patio area to the rear porch areaof the house is constructed of concrete slabs.
• The patio area to the rear cornerof the house is constructed of slate slabs.

9. Patio Enclosure

Observations:
• The porch patio appears to be in good general condition. There were no immediate indications that the patio has substantial concerns.
• The slate patio has settled out of level or may have been installed that way and tends to direct water towards the foundation. This condition cannot be readily modified without some expense involved. If roof water tends to drop or drain onto the slab in such a way that it contributes to the water load- this condition should be improved if possible. The slate patio/walkway would need to be removed and the stones reset to be ideal.

patio slab has spider cracking but found in reasonable condition

10. Fence Condition

Materials: There was no permanant fencing on this property.

11. Retaining wall condition

Materials: The retaining wall to the side of the lotarea of the property is constructed of poured concretematerial.
Observations:
• The side of the lotretaining wall is found in acceptable condition with no major concerns identified.

Foundation

This report describes the foundation, floor, wall, ceiling and roof structures and the method used to inspect any accessible under floor crawlspace areas. Inspectors inspect and probe the structural components of the home, including the foundation and framing, where deterioration is suspected or where clear indications of possible deterioration exist. Probing is not done when doing so will damage finished surfaces or when no deterioration is visible or presumed to exist. Inspectors are not required to offer an opinion as to the structural adequacy of any structural systems or components or provide architectural services or an engineering or structural analysis of any kind. Despite all efforts, it is impossible for a home inspection to provide any guaranty that the foundation, and the overall structure and structural elements of the building is sound.

1. Foundation wall conditions

Materials: The main foundation on this house is a masonry block foundation system.
Observations:
• This foundation was found to be in sound condition with no immediate indiations that it was in structural peril.
• There was no indication that this foundation was chronically wet. However it is likely that under certain weather conditions some water seepage may occur. Wetness is typically minimized when exterior grades are pitched positively away from the foundation and properly operating roof gutters are in place.

2. basement floor

Materials: There were no concerns identified with the concrete floor in this basement.

3. Sump pump conditions

Observations:
• There is no sump pump in this foundation area. Sometimes this is a testament to dryer conditions...sometimes.

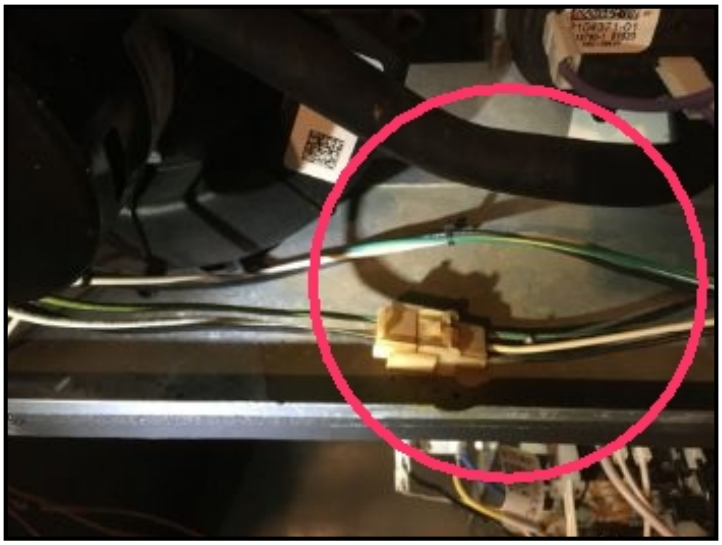
Heating

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

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

1. Primary Heating source Observations

Materials: The furnace in this home is a natural gas fired, high efficiencyunit manufactured by Lennox. The unit is approximately one or twoyears old. • The furnace(s) are very new and should contue to be servicable for many years given the appropriate maintenance occurs. • The furnace(s) are modern high efficiency systems with venting directly to the exterior.
Observations:
• Heating system were installed well and no major concerns were identified unless noted below.
• Return air filter(s) need to be replaced.
• High efficiency furnaces are notorious for some exhaust gas condensation leaking into the burn compartment.
This condensate ponds on the base of the compartment. If substantial in volume the condensate then leaks down into the blower compartment where often the control - circuit board is located. If the condensate drips onto this board it will degrade affect the operation of the furnace.
Condensation is leaking in this furnace and it should be stopped.



Newer furnace showing signs of exhaust vent condensation leaks-needs sealing to prevent damage to circuit panel in lower compartment

furnace presently working without filter-new filter needed.

2. Secondary heating source observations

Observations:
• The gas was shut off to the direct-venting wall unitin the garage at the time of the inspection. The reason for it being shut off was unknown and bringing this unit into operational mode is not the responsibility of the inspector for this reason. It would be suggested that the unit be required to be brought into operational mode prior to the closing walk through so its operation can be verified.

The exhaust vent for this unit was disconnected at the time of the inspection. This unit should not be operated until this condition is corrected and the unit is inspected and serviced by a qualified heating technician.

do not attempt to use garage heater prior to re-connecting exhaust vent-safety concern

Electrical

This report describes the amperage and voltage rating of the service, the location of the main disconnect and any sub panel(s), the presence of solid conductor aluminum branch circuit wiring, the presence or absence of smoke detectors and wiring methods. Inspectors are required to inspect the viewable portions of the service drop from the utility to the house, the service entrance conductors,

cables and raceways, the service equipment and main disconnects, the service grounding, the interior components of the service panels and sub panels, the conductors, the over-current protection devices (fuses or breakers), ground fault circuit interrupters and a representative number of installed lighting fixtures, switches and receptacles. All issues or concerns listed in this Electrical section should be construed as current and a potential personal safety or fire hazard. Repairs should be a priority, and should be made by a qualified, licensed electrician.

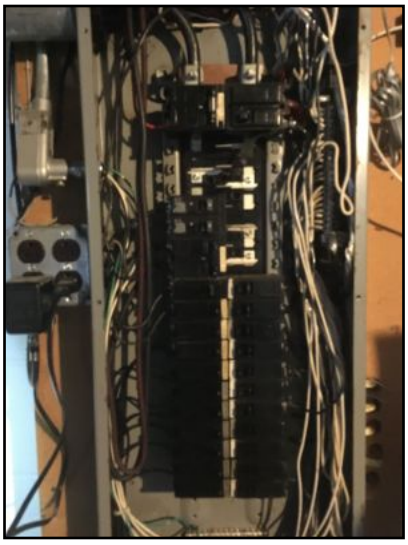
1. electrical panel conditions

Location: The main electrical panel(s) for this home are located in thesidewall of basement • There is a main disconnect located at the rear sidewall of the garage. This disconnect was installed to compensate where the main electrical panel was located as required by electrical codes. The entire house electrical system can be shut down from this disconnect.
Location: There were no subpanels identified in this house.
Observations:
• The main electrical panel appears to be original. There are multiple breaker positions available to add circuits in the structure. To shut off all power in the house the top centerbreaker needs to be flipped into the off position.
• At the time this home was built aluminum wiring was used to install branch circuits (outlets and lighting).
Under certain conditions this wiring has been known to contribute to house fires. This wiring was extensively and successfully used in many homes during the early to mid-70s.

Many electrical inspectors and electricians concur that if the wiring was going to be a problem in a home it would have been a problem by this point in time. However many homes have been retrofit with electrical devices that better support aluminum wiring as a precaution.

It is the recommendation of this home inspector that homes with this type of wiring are generally safe as long as remodeling is performed appropriately over the life of the home. With that said it is advisable for the client to have the wiring inspected by a qualified electrician. Then a discussion between the client and the electrician should occur to determine if and how much modification of the electrical equipment should occur.

Cover Off- The cover of the panel was found off. New screws need to be supplied and the cover re-installed.



Majority of branch circuits are aluminum

2. Exterior Electrical Service Components

Materials: The electric service to this home is provided with an overhead feeder to the house.
Observations:
• The electric service cable supplying electricity to this house is a modern cable found in adequate condition.
• The meter and meter housing located on the exterior of the house appears adequately secured and physical sound.

3. Fire and Safety Conditions

Observations:
• Modern safety standards would require ground fault protection on convenience outlets that a users would plug into anywhere wet conditions could be encountered. This would typically include bathrooms, all kitchen counter areas, garage areas, exterior outlets and one should be supplied in the basement. This condition was not met throughout this property and a review of these areas should be undertaken to install gfi protected outlets or circuits to all of these areas wherever such protection is missing.
GFI protection was noted in remodeled bathrooms but other locations do not have this safety protection.

4. Misc. Electrical Conditions noted

Observations:
• See photos and comments for recommended miscellaneous electrical improvements.

loose wiring and exposed outlets should be properly secured or eliminated

Misc. lighting in basement need terminating or replacing

Roof

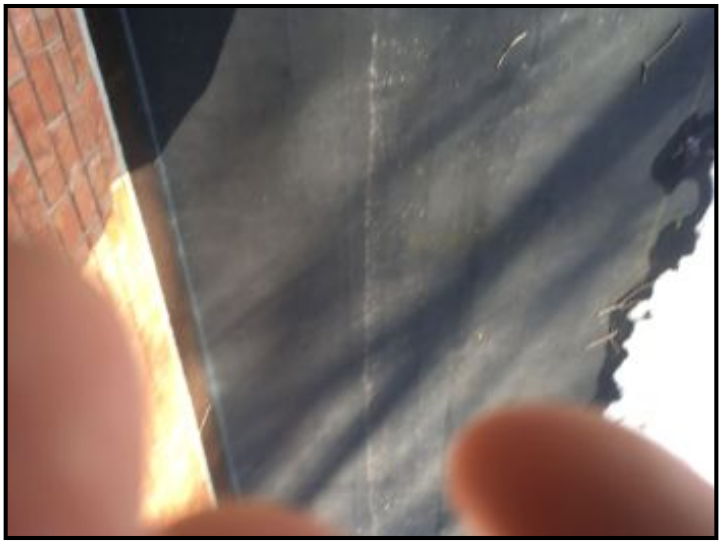
There are many variables that can affect the life expectancy of a roof. Roofing is a commodity and manufacturer's are constantly altering the mix of the roofing material in an effort to minimize costs and increase margins. They don't always get the mix correct and many roofs prematurely fail due to a wrong mix. Climate, weather, and construction methods also substantially affect the life of a roof covering. Heavy winter weather, intense UV light from the sun, poor attic ventilation, multiple roof layers, methods of preparation below the shingle, the slope of the roof, and the amount of maintenance a roof gets are all variables that can affect the life of a roof. Expected roof life estimates supplied within this report may not align with the manufacturer's warranty and they are based upon 30 years of experience inspecting and working on roofs by this inspector. Warranties on roofing are heavily prorated and are often not transferable. I have posted an article on my website that might

help explain my philosophy on roofing "The Real Saga of Roof Shingles" which can be found at www.bobcooperhomeinspections.com under the tab "Related Articles".

1. Roof Condition

Materials: These roofs were walked during the inspection. • At the time of the inspection a light dusting of snow was on this roof which would make localized wear areas more difficult to identify.
Materials: The working layer of shingles on the main sections of this house are Architectural laminated shingles with a design life of approximately 25 to 30 years depending on the brand and makeup of the product.
Observations:
• The roof shingle system is mid-aged and found to be in acceptable condition.
It is alway good practice to periodically have a roofing technician walk the roof and make any minor maintenance repairs necessary to insure the weather tightness of the roof.
• The rolled roofing sections of roof were found in acceptable condition.
• The ceramic granules on a shingle protect the petrolieum based materials below from deterioration from ultraviolet light from the sun. Often the shingle mix is such that these granules wear off prematurely. This is the case with the shingles on this roof. This condition may affect the life expectancy of the shingle and they may not get the full design life normally expected.
• The lower front porch arearoof takes on a heavy amount of falling water from the upper roof. The roof lower roof and components of siding and windows near splashing water from the upper roof have a higher potential for damage and leakage into the home. A roof gutter on the upper roof should be a consideration.

25 years architectural shingles may not may full life due to heavier loss of granual surface material.



EPDM rubber roof on rear porch in good condition

2. Flashing

Observations:
• No concerns with flashings were identified.

3. Sky Lights

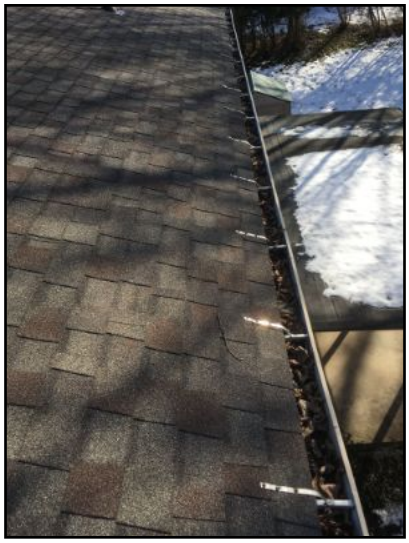
Observations:
• No Skylights exist on this roof system.

4. roof gutter conditions

Materials: Roof gutters were noted on the rear main section. Properly operating roof gutters minimize decay, reduce water or dampness in the basement, and help protect the house from other water damage. Additional roof gutters where missing are recommended.
Observations:

- Some or many of the downspouts on these gutters do not extend out far enough away from the house to adequately direct water away from the foundation. This allows water to collect at the foundation which in turn increases the potential for moisture enter the basement area. If the water back up on the exterior of the foundation it can freeze, placing pressure on the wall, and in severe instances heave the wall.
- There are roof gutters on the rear main section of this house. Additional gutters should installed to the upper sidefront main section area(s) of the house. Properly operating roof gutters with downspout extended well away from the house can do a lot to minimize dampness or water in the basement and to reduce deterioration of exterior components of the house.
- Roof gutters are heavily plugged with leaves and debris. They cannot operate properly in this condition and often this condition causes issues that would otherwise not occur. The roof gutter need to be cleaned out and kept clean and in good working condition.
- Downspouts that drop water down into the ground are ideal if there is enough slope to the property to keep water flowing and then have it access the suface without ponding or backing up. Also it is often hard to tell what conditions exist below the ground and whether the medium routing the water away from the foundation is fully connected and not crushed. So I am always suspect of downspouts that drop into the ground although that's how I would want mine if all the conditions above could be met.

What is be said is that in their present condition it is hard to know whether these downspouts are properly routing water away from the foundation.



Plugged roof gutters

underground downspout leaders questionable-don't resurface-need to be corrected

Lakc of upper roof gutters causing brick deterioration

Attic

1. Access

Observations:
• Access to the main attic is via a ceiling port located in the, front bedroom right.

2. Structure

Observations:
• The roof structure where visible in this home is constructed of common rafters with plywood sheathing.
• The roof structure in this home was found to be adequate with out indication of structural peril. The design and use of materials would indicate this structure to be adequate but modest in structural integrity.

3. Ventilation

Observations:
• Soffit vents only
• Ventilation is not ideal in the attic of this house and addition ventilation is necessary to avoid further damage to structural components and to potentially minimize ice damming along the eves in the winter.

Roof ventilation is modest lacking ridge vent

4. Vent Screens

Observations:
• The installation of ridge vents is recommended for roof areas of this house where missing. Ridge vents are the number one desired attic ventilation mechanism. This type of ventilation distributes air flow across the roof system verses other ventilation methods that localize air flow. Ridge vents work best when coupled with lower soffit venting but they are a bettter stand alone venting system than other methods. Adequate attic venting minimizes heat and moisture build up in the attic that can contribute to mold in the attic, excessive heat in living areas during the summer, and excessive ice damming in the winter.

5. Insulation Condition

Materials: Blown in cellulose insulation noted.
Depth: Insulation averages about 8-10 inches in depth
Observations:
• The insulation in the attic space is adequate.
• The insulation in this attic has been disturbed to perform work on areas in the attic. Ideally insulation should be equally spread so the thickness is the same. Pulled back insulation can lead to energy loss, and/or unnecessary ice build up on the roof. The insulation should be smoothed out and spread evenly. Wooden curbing around the access port, whole house fans, recessed canisters and the like should be installed to insure the insulation is spread adequately and no voids are left uncovered.

Areas of note: above the second floor bathroom-likely occurred when the bathrooms were remodeled.

Plumbing

1. Domestic Water Entry

Observations:
• The water supply line entering the house is a modern copper line of adequate size.

2. Domestic Water Supply conditions

Materials: The water lines in this house appear to be the original rigid copper plumbing lines.
Observations:
• There were no indications that the water lines had issues with leaking or poor pressure. It is likely that the lines have been modified and worked on a number times over the years. So that is not to say that all workmanship is stellar. At the time of the inspection there were no major issues noted with the water lines.

3. Interior Drain Line conditions

Materials: The visible plumbing drain lines in this house are copper. There were no immediate indications of concern noted.

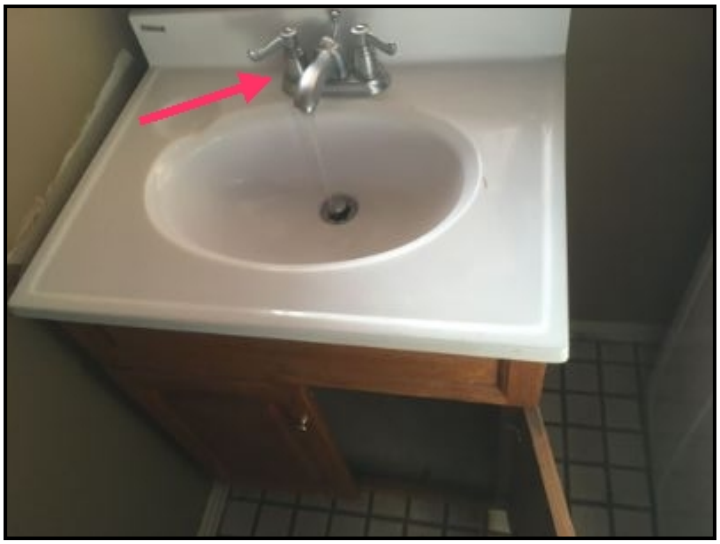
4. Hot water Heater conditions

Materials: The hot water heater in this home is a conventional, natural gas, power venting, 40 gallon hot water heater. the unit is approximately 17 to 18years old. The typical design life on this type of heater is approximately 12 years but they have been known to continue operating for additional years past that time. As a unit ages it become less efficient and more suseptible to leaking. There is a bit more expense to replacing a power vented system when the time comes. This unit could cost two to three hundred dollars more to replace than a conventional drafting vent system hot water heater.
Observations:
• This unit is near, at, or beyond its design life and it cannot be relied upon long term.

5. Bathroom Conditions

Observations:
• Fixture conditions in the second floor main bathroommaster bathroomlocation(s) were in acceptable conditions and should be operational.
• Conditions in the following bath areas are getting quite questionable with regards to age and the condition of the fixtures: first floor half bath
• The following conditions were noted in the master bathroom: Water lines to the vanity appear to be on an exterior wall. The vanity cabinet has been modified inside the cabinet to access something. Water freezing or another condition may have occurred in the past.

plumbing pipes on outside wall-questionable-possible repairs previously



Aging fixtures in first floor 1/2 bath

toilet in 1/2 bath marginal-toilet tank valve aging

6. Kitchen Area

Observations:

- The dishwasher operated adequately and is relatively modern.

- The faucet in the , kitchenfunctioned but they are aging and cannot be relied upon long term to work without leaking or other issues.

Aging sink and faucet in kitchen-faucet h

aging kitchen faucet leaking

7. Laundry Area

Observations:

- No major concerns were identified with the laundry area.

unused laundry drain on basement needs to be terminated

Flooring

1. Flooring Conditions

Observations: The floor coverings in this home were found to be acceptable except for conditions noted below:
1. The original hardwood flooring in the family room-fireplace area needs to be refinished. • Ceramic tile in the all the bathroom areasappears sound and in accpeptable condition except for any conditions noted below. 1/2 bath and laundry area tile is original and cosmetically aging. • The carpeting in the bedroom areasis in acceptable condition.

Stairs and Railings

1. Stair and railing conditions

Observations:
• see photos and captions for stair and railing concerns:
Additionally the the second floor landing balusters are wider apart than modern safety requirements would allow.

basement railing needs re-securing at lower end

main stairs railing needs new bracket to be secure

garage safety rail not safe due to wide spacing

roof ladder damaged -needs repairs for safety

Interior Doors

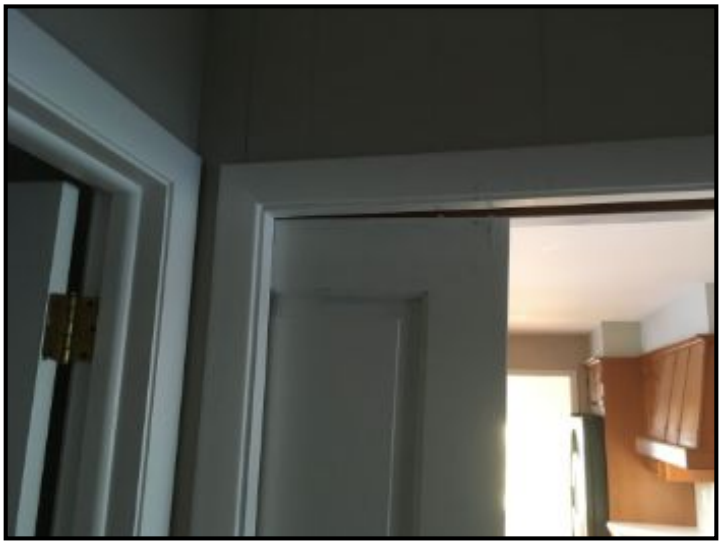
1. Interior Door Conditions

Observations:

- The interior doors were found in generally acceptable condition in that they were in acceptable cosmetic condition, closed adequetely in their openings, and the hardware was the proper application and functioned adequately. Exceptions are noted below.

These are original doors that operate adequately, however they are now older and the design of the locking mechanisms is such that substantial modifications will be necessary with the doors as the latched begin to fail.

dog damage to master bedroom door



Pocket door not operational-between kitchen & family area

Cabinetry

1. Cabinetry conditions

Observations:
• Cabinetry in this house is older and some are likely to be original. Older hardware, aging finishes, or worn interiors will exist in these cabinets. The kitchen solid surface counters and sink bowls are older and cosmetically poorer with some structural deterioration.

kitchen solid surface counter damaged

Kitchen counter solid surface damaged at stove

Air Conditioning

1. Air Conditioning conditions

Materials: The air conditioning unit in this house was manufactured by Carrier. The unit is approximately 13 to 14years old. A typical manufacturer design life for this type of cooling is approximately 20 years. In this region substantial additional life can be achieved pending on how much the unit was used during the summer months and how well it was serviced over the years. Certain brand names are more likely to perform longer than generic or bargain brands.
Observations:
• The air conditioning in this home was not operated at the time of the inspection as ambient outdoor temperatures were too low to safely operate the unit.
• There was no immediate indication that the air conditioning system was serviced on a regular basis. It should be serviced prior to the next or present cooling season to insure it operates with the least amount of stress and thus optimizing its life expectancy.

Ventilation Equipment

1. Range Hood conditions

Observations:
• This unit vents to the exterior- which is not typical-but much better than just recirculating the air. .
• aging-poorer condition- see photo comments

Filter and hood system over stove very marginal

2. Bathroom fan conditions

Observations:
- The bathroom fan covers should be removed and cleaned.
- The discharge for the all bathroomwas not identified- it needs to vent to the exterior of the house to avoid moisture damage to wood components.

bath fans need cleaning

3. Dryer and venting conditions

Observations:
- The vent for the dryer is adequate.

4. Radon mitigation system

Observations:
- There is no radon mitigation system in this home.

5. Ventilation conditions

Observations:
- Conditions Identified: See photo comments

whole house fan needs sealing in winter to avoid excessive heat loss

Crawl Space

1. Foundation crawl space conditions

Materials: There is no foundation crawl space in this structure.

floor System

1. floor structure conditions

Materials: The floor system framing on this structure is a modern convention floor system.
Observations:
- No major concerns were identified with the floor structure.
- Ideally the perimeter of the first floor should be insulated and sealed for optimum energy efficiency. Modern homes are often foam sealed in this area (the band joist) which is the best seal. Otherwise wherever air can be felt moving caulk seal and batt fiberglass insulation should be installed wherever it presently does not exist to the band joist area(s).

Band joist of floor system needs sealed and insulated

2. Floor system support conditions

Materials: The girder is steel with adequate steel supports.
Observations:
• The girder beam and girder support posts in this bulding are adequately sized and spaced. No major concerns with these components was noted.

Attached Garage

1. conditions to door

Materials: the garage door(s) on this house are insulated steel unit.
Observations:
• The door(s) were in good physical condition and operated adequately.

Overhead garage door jamb and trim heavily decayed at base due to roof water splash

garage door operator needs to have downward pressure reduced for safety

2. Floor Condition

Observations:
• The concrete floor in the garage is in good condtion.

Fireplace(s)

1. Main Fireplace

Observations:
• The ,family roomfireplace is a wood burning masonry fireplace. The unit was in acceptable operating condition at the time of the inspection.

Chimney(s)

1. Main Chimney conditions

Materials: The sidechimney is a masonry block and bricksystem that supports the removal of smoke and gases from wood burning fireplace and natural gas burning equipment.
Observations:
• The crown area of the chimney is showing mortar deterioration and other damage to the masonry that needs attention to avoid further deterioration. This area of the chimney needs moderate repairs by a professional mason.
Costs for this repair are difficult to assess as the work is mostly all labor. It would not be uncommon for this type of repair to cost $ 2,000 to $ 3,000.

Chimnay crown needs moderate amount of work-repointing and water sealing

Wall Finishes

1. Wall Finish Conditions

Materials: The majority of the living area wall finishes are modern drywall.
Observations:
• There were no major concerns identified with the main wall finishes in this building.

Ceiling Finishes

Ceililng Finishes

1. Ceiling Conditions

Materials: The main ceiling areas in this house are modern drywall.
Observations:
• The ceilings are in good physical condition with the following exceptions noted:

Gas Line Components

1. Gas Line Observations

Observations:

• Gas line conditions noted: See photo comment.

• One or more gas fixtures in this house have/has been installed with the use of corregated stainless steel tubing (CSST). This is a flexible gas pipe that cuts the time and cost of the installation over traditional black pipe. The wall thickness of this tubing is substantially thinner than the black steel pipe that is typically used as the original gas line pipe installation.
In certain instances CSST tubing has been know to split open if a lightning strike occurs near the house.
To minimize the potential for the gas line to be damaged and allow natural gas to leak into the house, a ground bond is connected prior to the CSST where the tubing interfaces with the steel gas pipe and routed back to the neutral bar of the electrical panel. This allows a path for the energy from the lightning strike to dissipate prior to forcing the flex pipe to break open from the energy.

A ground bond was not identified where CSST was found being used.
This is generally a modestly costing retrofit that an electrician can install fairly easily.

This condition should be evaluated further and corrected as needed.
If the gas line is eliminated this ground will not be necessary.

Flexible gas line needs to be terminated