FITZ-EYE SVCS, LLC

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Home Inspection Report

This report is the exclusive property of FitzEye SVCS, LLC and the client(s) listed in the report title. Use of this report by any unauthorized persons is prohibited.

How to Read this Report

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

	Safety	Poses a safety hazard
	Repair/Replace	Recommend repairing or replacing
	Repair/Maintain	Recommend repair and/or maintenance
	Minor Defect	Correction likely involves only a minor expense
	Maintain	Recommend ongoing maintenance
	Evaluate	Recommend evaluation by a specialist
	Monitor	Recommend monitoring in the future
	Comment	For your information
	Infestation	Evidence of infestation of wood destroying insects or organisms (Live or dead insect bodies, fungal growth, etc.)
	Conducive conditions	Conditions conducive for wood destroying insects or organisms (Wood-soil contact, shrubs in contact with siding, roof or plumbing leaks, etc.)

Contact your inspector If there are terms that you do not understand, or visit the glossary of construction terms at **https://www.reporthost.com /glossary.asp**

General Information

Name of Inspector: Michael FitzPatrick
Time started: 9:00 am
Present during inspection: Client, Realtor
Client present for discussion at end of inspection: Yes
Weather conditions during inspection: Dry (no rain), Wet grounds
Temperature during inspection: Warm
Type of building: Single family
Buildings inspected: One house
Age of main building: 1992
Source for main building age: Municipal records or property listing
Front of building faces: North, Northwest
Main entrance faces: Northwest
Occupied: Yes, Furniture or stored items were present
Foundation Type:: Poured Concrete, Unfinished Basement, Finished Basement
Buyer's Phone:
Buyer's email:
Buyer's Realtor email:

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1) Based on construction observed, additions have been made to this property. Consult with the property owner about this, and if necessary research permits.

At worst case, if substantial work was performed without permits, this knowledge must be disclosed when the building is sold in the future. This can adversely affect future sales. Also, the local municipality could require costly alterations to bring the building into legal compliance or even require that the additions or modifications be removed.

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2) Some areas and items at this property were obscured by furniture and/or stored items. This often includes but is not limited to walls, floors, windows, inside and under cabinets, under sinks, on counter tops, in closets, behind window coverings, under rugs or carpets, and under or behind furniture. Areas around the exterior, under the structure, in the garage and in the attic may also be obscured by stored items. The inspector in general does not move personal belongings, furnishings, carpets or appliances. When furnishings, stored items or debris are present, all areas or items that are obscured, concealed or not readily accessible are excluded from the inspection. The client should be aware that when furnishings, stored items or debris are eventually moved, damage or problems that were not noted during the inspection may be found.

Photo 2-1

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3) This inspection report provides you with a good assessment of the condition of your prospective purchase on the day of the inspection. Helping to protect your investment will be very important, and you can find further information about maintenance of your home at our website: www.fitzeye.com

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4) The objective of the inspection is to provide an non invasive, visual inspection of the property identified in the Inspection Agreement. The home inspection is based upon the Standards of Practice for the applicable state in which the inspection was performed and provides the minimum requirements to those standards. Any items beyond the minimum Standards of Practice elements will be a specifically contracted item in the Inspection Agreement or as a courtesy (information only) for the client only.

Grounds

Site profile: Level or Flat, Minor slope
Condition of driveway: Required repair, replacement and/or evaluation (see comments below)
Driveway material: Gravel
Condition of sidewalks and/or patios: Appeared serviceable
Sidewalk material: Paving stones
Condition of deck, patio and/or porch covers: Required repairs, replacement and/or evaluation (see comments below)
Exterior stair material: Wood
Limitations: Unless specifically included in the inspection, the following items and any related equipment, controls, electric systems and/or plumbing systems are excluded from this inspection: detached buildings or structures; fences and gates; retaining walls; underground drainage systems, catch basins or concealed sump pumps; swimming pools and related safety equipment, spas, hot tubs or saunas; whether deck, balcony and/or stair membranes are watertight; trees, landscaping, properties of soil, soil stability, erosion and erosion control; ponds, water features, irrigation or yard sprinkler systems; sport courts, playground, recreation or leisure equipment; areas below the exterior structures with less than 3 feet of vertical clearance; invisible fencing; sea walls, docks and boathouses; retractable awnings. Any comments made regarding these items are as a courtesy only.

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5) Flashing appeared to be missing from above one or more deck or porch ledger boards, or could not be verified. Missing flashing at this location can cause moisture to accumulate between the ledger boards and the building. Fungal rot may occur in this area and cause the ledger board fasteners to fail. The deck may separate from the building in this event. This is a potential safety hazard. Recommend that a qualified contractor install flashing above ledger boards per standard building practices. For more information, visit:
http://www.reporthost.com/?LB
http://www.reporthost.com/?SD

Photo 5-1

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6) One or more decks or porches were unstable due to missing or substandard bracing, or lack of attachment to main structure. This is a safety hazard since severe movement may cause the decks or porches to collapse. A qualified contractor should repair as necessary.

Photo 6-1

7) Ledger boards for one or more decks, balconies or porches appeared to be attached with nails only. This method of attachment is substandard and may result in such structures separating from the main building. This is a potential safety hazard. Modern standards call for ledger boards to be installed with 1/2 inch lag screws or bolts into solid backing, and brackets such as Simpson Strong Tie DTT2 brackets and threaded rod, connecting interior and exterior joists. Recommend that a qualified contractor repair per standard building practices. For more information, visit:
http://www.reporthost.com/?LB
http://www.reporthost.com/?SD

Photo 7-1

8) Cracks, holes, settlement, heaving and/or deterioration were found in sidewalks and/or patios, potential trip hazard. Recommend that qualified contractor repair as necessary.

Photo 8-1

Photo 8-2

9) Fasteners for the deck, porch or balcony joist hangers and/or support post brackets were missing. Approved fasteners such as Teco nails should be installed in every nail hole in such hardware. Recommend that a qualified person install approved fasteners where necessary.

Photo 9-1

Photo 9-2

10) Pavement sloped down towards building perimeters in one or more areas. Based on observations made during the inspection, significant amounts of water appear to have accumulated around building foundations or under buildings as a result. This can be a conducive condition for wood-destroying organisms. Recommend that a qualified contractor evaluate and repair as necessary. For example, by installing drain(s) or removing old pavement and installing new.

Photo 10-1

11) Soil was in contact with one or more wooden deck, porch or balcony support posts. This is a conducive condition for wood destroying organisms. Even if posts are made of treated wood, the cut ends below soil may not have been field treated. Recommend grading soil or repairing as necessary to prevent wood-soil contact.

Photo 11-1

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12) Soil was in contact with or close to wooden stairs at one or more locations. This is a conducive condition for wood-destroying organisms. Soil should be graded and/or removed so no wood-soil contact is present, if possible. Otherwise, installing products such as borate-based Impel rods may help to prevent infestation and damage. For more information, visit:
http://www.reporthost.com/?IMPEL

Photo 12-1

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13) The gravel driveway was in poor condition. Recommend that a qualified person repair as necessary. For example, by filling holes, grading and spreading new gravel.

Photo 13-1

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14) Cleaning the deck is recommended, followed by repainting or treatment with a sealant claiming to waterproof, block ultraviolet light, and prevent mildew. Consumer Reports recommends these products:
• Cabot Decking Stain and PTW Stain
• Olympic Water Repellent Deck Stain
• Thompson's House and Deck Stain
• Wolman PTW Deck Stain
• Akzo Sikkens Cetol DEK
• Benjamin Moore Moorwood Clear Wood Finish
• DAP Woodlife Premium
• Olympic Natural Look Protector Plus

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15) Pavement sloped down towards building perimeters in one or more areas. This may result in water accumulating around building foundations or underneath buildings. Monitor these areas in the future, especially during and after periods of rain. If significant amounts of water are found to accumulate, then recommend that a qualified contractor evaluate and repair as necessary. For example, by installing drain(s) or removing old pavement and installing new.

Photo 15-1

Exterior and Foundation

Wall inspection method: Viewed from ground
Condition of wall exterior covering: Appeared serviceable
Apparent wall structure: Wood frame
Wall covering: Vinyl
Soffits, Fascia, Eaves: Metal, Vinyl
Condition of foundation and footings: Appeared serviceable
Apparent foundation type: Unfinished basement, Concrete garage slab, Garage below
Foundation/stem wall material: Poured in place concrete
Footing material (under foundation stem wall): Not determined (inaccessible or obscured), Not visible

16) Some sections of siding and/or trim were damaged. Recommend that a qualified person repair, replace or install siding or trim as necessary.

Photo 16-1

17) One or more exhaust duct end caps were deteriorated. Their purpose is to prevent unconditioned air from entering the building, and keep out birds, rodents and bugs. Blocked ducts can cause fan motors and/or clothes dryers to overheat and can pose a fire hazard. Recommend that a qualified person repair or replace caps as necessary.

Photo 17-1

18) Soil was in contact with or less than 6 inches from siding or trim in some areas. Regardless of what material is used for siding, it should not be in contact with the soil. If made of wood, siding or trim will eventually rot. For other materials, ground or surface water can infiltrate siding or trim and cause damage to the wall structure. Wood-destroying insects are likely to infest and damage the wall structure. This is a conducive condition for wood-destroying organisms. Recommend grading or removing soil as necessary to maintain a 6-inch clearance. Note that damage from fungal rot and/or insects may be found when soil is removed, and repairs may be necessary.

19) Vegetation such as trees, shrubs and/or vines was in contact with or close to the building exterior. Vegetation can serve as a pathway for

wood-destroying insects and can retain moisture against the exterior after it rains. This is a conducive condition for wood-destroying organisms. Recommend pruning, moving or removing vegetation as necessary to maintain at least 6 inches of space between it and the building exterior. A 1-foot clearance is better.

Photo 19-1

Photo 19-2

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

Photo 20-1

Basement

Condition of exterior entry doors: Required repair, replacement and/or evaluation (see comments below)
Exterior door material: Metal
Condition of floor substructure above: Appeared serviceable
Pier or support post material: Not determined (inaccessible or obscured), Hidden
Beam material: Not visible
Floor structure above: Solid wood joists
Condition of insulation underneath floor above: Finished - Enclosed
Insulation material underneath floor above: Fiberglass roll or batt
Limitations: Structural components such as joists and beams, and other components such as piping, wiring and/or ducting that are obscured by under-floor insulation are also excluded from this inspection. Note that the inspector does not determine if support posts, columns, beams, joists, studs, trusses, etc. are of adequate size, spanning or spacing. The inspector does not guarantee or warrant that water will not accumulate in the basement in the future. Access to the basement during all seasons and during prolonged periods of all types of weather conditions (e.g. heavy rain, melting snow) would be needed to do so. The inspector does not determine the adequacy of basement floor or stairwell drains, or determine if such drains are clear or clogged.Note that all basement areas should be checked periodically for water intrusion, plumbing leaks and pest activity.

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21) Cracks (<1/8") are present in the slab. Sealing the cracks to prevent water infiltration is recommended. Numerous products exist to seal such cracks including:
• Hydraulic cement: Requires chiseling a channel in the crack to apply. Navigate to the website below for an example: http://www.quickrete.com/catalog/HydraulicWater-StopCement.html
• Resilient caulks (easy to apply). Navigate to the following website for an example: http://www.quickrete.com/catalog/GrayConcreteRepair.html
• Epoxy sealants (both a waterproof and structural repair). for examples of these products, navigate to: http://www.mountaingrout.com/

Photo 21-1

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

Photo 22-1

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23) Basement and Garage area ceilings finsihed, could not determine insulation, structured components etc.Can’t see insulation

Photo 23-1

Roof

Roof inspection method: Traversed
Age of roof - estimate: 5-7 yrs
Condition of roof surface material: Appeared serviceable
Roof surface material: Asphalt or fiberglass composition shingles
Roof type: Gable, Flat or low slope
Apparent number of layers of roof surface material: One
Condition of exposed flashings: Appeared serviceable
Condition of gutters, downspouts and extensions: Appeared serviceable, Limited evaluation due to little or no rainfall during and prior to the inspection

24) Composition shingles were installed on a slope with less than 3/12 (3 inches rise for every 12 inches run). Such low-slope shingle installations are prone to leaks due to the slow rate at which water runs off the shingles. Roof decking can also be prone to sagging, and the roof structure may have a reduced load capacity for snow. Most shingle manufacturers won't warranty shingles if installed on a roof with a slope less than 3/12. Consult with a qualified contractor regarding this and monitor these roof area(s) and interior spaces below for leaks in the future. Ideally, or if leaks occur, recommend that a qualified contractor repair per standard building practices. Such repairs may involve installing a new roof surface approved for low slopes.

Photo 24-1

Photo 24-2

25) Some and/or Lifted composition shingles were loose. Leaks can occur as a result. This is a conducive condition for wood-destroying organisms. Recommend that a qualified contractor repair as necessary. For example, by replacing shingles.

Photo 25-1

Photo 25-2

Photo 25-3

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26) One or more downspouts were missing and/or extensions. Rainwater can come in contact with the building exterior or accumulate around the building foundation as a result. This is a conducive condition for wood-destroying organisms. Recommend that a qualified person repair as necessary.

Photo 26-1

Photo 26-2

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27) Small bulge present, appears where an addition or change in roof structure was modified previously.

Photo 27-1

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28) Roof pics during inspection.

Photo 28-1

Photo 28-2

Photo 28-3

Photo 28-4

Attic and Roof Structure

Condition of roof ventilation: Not determined (inaccessible or obscured), Ridge and appears to be soffit vents
Limitations: The following items or areas are not included in this inspection: areas that could not be traversed or viewed clearly due to lack of access; areas and components obscured by insulation. Any comments made regarding these items are made as a courtesy only. The inspector does not determine the adequacy of the attic ventilation system. Complete access to all roof and attic spaces during all seasons and during prolonged periods of all types of weather conditions (e.g. high/low temperatures, high/low humidity, high wind and rain, melting snow) would be needed to do so. The inspector is not a licensed engineer and does not determine the adequacy of roof structure components such as trusses, rafters or ceiling beams, or their spacing or sizing.

29) No accessible attic spaces were found or inspected at this property. The inspector attempts to locate attic access points and evaluate attic spaces where possible. When a home is occupied, such access points may be obscured by stored items or furnishings. Home inspection standards of practice do not require inspectors to move stored items, furnishings or personal belongings. If such access points are found in the future and/or made accessible, a qualified person should fully evaluate those attic spaces and roof structures.

30) The roof structure venting: inspector unable to determine if adequate venting. The structure appear to have both soffit vents and ridge or gable end vents are installed, but air flow could not be determined.

Garage or Carport

Type: Attached
Condition of door between garage and house: Appeared serviceable
Type of door between garage and house: Metal
Condition of garage vehicle door(s): Appeared serviceable
Type of garage vehicle door: Sectional
Number of vehicle doors: 2
Condition of automatic opener(s): Appeared serviceable
Mechanical auto-reverse operable (reverses when meeting reasonable resistance during closing): Yes
Condition of garage floor: Appeared serviceable
Condition of garage interior: Appeared serviceable
Garage ventilation: None visible
Limitations: The inspector cannot reasonably determine the integrity of all elements of limited fire resistance at residential construction or verify firewall ratings at multi unit construction. Requirements for ventilation in garages vary between municipalities.

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31) One or more garage vehicle doors were damaged or deteriorated. Recommend that a qualified contractor repair or replace and/or One door(s) as necessary.

Rust visible on overhead door. Repair or replace lower section of door, sand and paint as required.

Photo 31-1

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32) Cracks (1/8" to 1/2") are present in the slab. Sealing the cracks to prevent water infiltration is recommended. Numerous products exist to seal such cracks including:
• Hydraulic cement: Requires chiseling a channel in the crack to apply. Navigate to the website below for an example: http://www.quickrete.com/catalog/HydraulicWater-StopCement.html
• Resilient caulks (easy to apply). Navigate to the following website for an example: http://www.quickrete.com/catalog/GrayConcreteRepair.html
• Epoxy sealants (both a waterproof and structural repair). for examples of these products, navigate to: http://www.mountaingrout.com/

Photo 32-1

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33) This appears to have been a previous leak that has been repaired. Repair and paint as required.

Photo 33-1

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34) Typical cracks exist in garage floor. Repair as required.

Photo 34-1

Electric

Electric service condition: Appeared serviceable
Primary service type: Underground
Number of service conductors: 3
Service voltage (volts): 120-240
Estimated service amperage: 200
Primary service overload protection type: Circuit breakers
Service entrance conductor material: Stranded aluminum
Main disconnect rating (amps): 200
System ground: Ground rod(s) in soil, Not visible
Condition of main service panel: Appeared serviceable
Condition of sub-panel(s): Required repair, replacement and/or evaluation (see comments below)
Location of main service panel: Utility room, Basement
Location of sub-panel: Shop
Location of main disconnect: Breaker at top of main service panel
Branch circuit wiring type: non-metallic sheathed, copper
Solid strand aluminum branch circuit wiring present: None visible
Ground fault circuit interrupter (GFCI) protection present: Yes
Smoke alarms installed: No, recommend install
Carbon monoxide alarms installed: No, recommend install
Limitations: The following items are not included in this inspection: generator systems, transfer switches, surge suppressors, inaccessible or concealed wiring; underground utilities and systems; low-voltage lighting or lighting on timers or sensors. Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of grounding or bonding, if this system has an adequate capacity for the client's specific or anticipated needs, or if this system has any reserve capacity for additions or expansion. The inspector does not operate circuit breakers as part of the inspection, and does not install or change light bulbs. The inspector does not evaluate every wall switch or receptacle, but instead tests a representative number of them per various standards of practice. When furnishings, stored items or child-protective caps are present some receptacles are usually inaccessible and are not tested; these are excluded from this inspection. Receptacles that are not of standard 110 volt configuration, including 240-volt dryer receptacles, are not tested and are excluded. The functionality of, power source for and placement of smoke and carbon monoxide alarms is not determined as part of this inspection. Upon taking occupancy, proper operating and placement of smoke and carbon monoxide alarms should be verified and batteries should be changed. These devices have a limited lifespan and should be replaced every 10 years. The inspector attempts to locate and evaluate all main and sub-panels. However, panels are often concealed. If panels are found after the inspection, a qualified electrician should evaluate and repair if necessary. The inspector attempts to determine the overall electrical service size, but such estimates are not guaranteed because the overall capacity may be diminished by lesser-rated components in the system. Any repairs recommended should be made by a licensed electrician.

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35) One or more ground fault circuit interrupter (GFCI) devices protecting receptacles at the exterior, basement and/or External wouldn't trip when tested. This is a potential shock hazard. Recommend that a qualified electrician evaluate and repair as necessary.

Shop area GFCI defective, recommend a qualified electrician repair or replace.

Photo 35-1

Photo 35-2

Photo 35-3

Photo 35-4

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

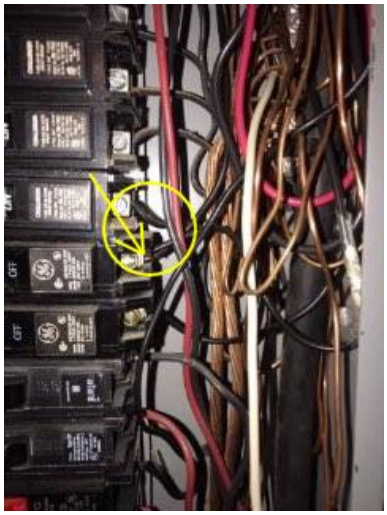

Photo 36-1

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37) Neutral and equipment ground wires were bonded (connected) at sub-panel(s) # Shop area. This should only occur in the main service panel, not sub-panels, and is a shock hazard. Neutral wires should be attached to a "floating" neutral bar not bonded to the panel, and grounding wires should be attached to a separate grounding bar bonded to the sub-panel. Recommend that a qualified electrician repair per standard building practices. For more information, visit:
http://www.reporthost.com/?SUBGRND

Photo 37-1

Photo 37-2

38) One or more receptacles were installed directly above electric baseboard heaters. This was a common practice in the past, but insulation on appliance cords in contact with the heater(s) can be damaged by heaters. This is a shock and fire hazard. Recommend that a qualified electrician make repairs or modifications as necessary. For example, by converting receptacles to junction boxes, moving receptacles and/or moving baseboard heaters.

Photo 38-1

39) Smoke alarms were missing from one or more bedrooms and/or on one or more levels. Smoke alarms should be installed as necessary so a functioning alarm exists in each hallway leading to bedrooms, in each bedroom and on each level. For more information, visit: http://www.reporthost.com/?SMKALRM

40) No permanently installed carbon monoxide alarms were found. This is a potential safety hazard. Some states and/or municipalities require CO alarms to be installed for new construction and/or for homes being sold. Recommend installing approved CO alarms outside of each separate sleeping area in the immediate vicinity of the bedrooms on each level and in accordance with the manufacturer's recommendations. For more information, visit: http://www.reporthost.com/?COALRM

41) One or more light fixtures were inoperable (didn't turn on when nearby switches were operated). Recommend further evaluation by replacing bulbs and/or consulting with the property owner. If replacing bulbs doesn't work and/or no other switch(es) can be found, then recommend that a qualified electrician evaluate and repair or replace light fixtures as necessary.

Photo 41-1

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42) Electrical panel at inspection.

Photo 42-1

Photo 42-2

Plumbing / Fuel Systems

Condition of service and main line: Appeared serviceable
Water service: Shared well
Location of main water shut-off: Basement
Condition of supply lines: Appeared serviceable
Supply pipe material: Copper
Condition of drain pipes: Appeared serviceable
Drain pipe material: Plastic
Condition of waste lines: Appeared serviceable
Waste pipe material: Plastic
Vent pipe condition: Appeared serviceable
Vent pipe material: Plastic
Sump pump installed: None visible
Type of irrigation system supply source: Shared well
Condition of fuel system: Appeared serviceable
Visible fuel storage systems: Below ground
Location of main fuel shut-off valve: At propane tank
Limitations: The following items are not included in this inspection: private/shared wells and related equipment; private sewage disposal systems; hot tubs or spas; main, side and lateral sewer lines; gray water systems; pressure boosting systems; trap primers; incinerating or composting toilets; fire suppression systems; water softeners, conditioners or filtering systems; plumbing components concealed within the foundation or building structure, or in inaccessible areas such as below tubs; underground utilities and systems; overflow drains for tubs and sinks; backflow prevention devices. Any comments made regarding these items are as a courtesy only. Note that the inspector does not operate water supply or shut-off valves due to the possibility of valves leaking or breaking when operated. The inspector does not test for lead in the water supply, the water pipes or solder, does not determine if plumbing and fuel lines are adequately sized, and does not determine the existence or condition of underground or above-ground fuel tanks.

43) One or more leaks were found in water supply pipes or fittings. A qualified plumber should evaluate and repair as necessary.

Photo 43-1

Photo 43-2

44) The water softener discharge appears to go into septic system. New requirements now specify that the backwash water be discharged to a separate drywell (this helps prevent salts, chemicals from damaging the septic tank or inhibiting bacterial breakdown of septic waste).

Photo 44-1

Photo 44-2

45) Based on visible components or information provided to the inspector, this property appeared to have a private sewage disposal (septic) system. These are specialty systems and are excluded from this inspection. Comments in this report related to this system are made as a courtesy only and are not meant to be a substitute for a full evaluation by a qualified specialist. Generally, septic tanks should be pumped and inspected every 3 years. Depending on the type of system and municipal regulations, inspection and maintenance may be required more frequently, often annually. Recommend the following:

- Consult with the property owner about this system's maintenance and repair history
- Review any documentation available for this system
- Review inspection and maintenance requirements for this system
- That a qualified specialist evaluate, perform maintenance and make repairs if necessary

For more information, visit:
http://www.reporthost.com/?SEPTIC

46) Note: two well heads found on property, consult with owner or town to understand if they are active or can be utilized instead of the shared well.

Photo 46-1

Photo 46-2

47) Based on information provided to the inspector, the water supply to this property is from a shared or community well. These are specialty systems and are excluded from this inspection. Comments in this report related to this system are made as a courtesy only and are not meant to be a substitute for a full evaluation by a qualified specialist. Recommend that the client review the recorded agreements regarding the well, the deeds of the property owners involved, and easements permitting access to, use of, and maintenance of the water system. If no shared well agreement exists, access to the well water supply will be uncertain. Also recommend the following:

- That a qualified well contractor fully evaluate the well, including a conducting a pump/flow test
- That the well water be tested per the client's concerns (e.g. coliforms, pH, contaminants)
- Research the well's history (e.g. how/when constructed, how/when maintained or repaired)

- If the well is not on the client's property, verify that the well's property owner does not harm the well water's quality through land use practices
- Document the current well capacity and water quality for future reference

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48) A water softener system was installed on the premises. These are specialty systems and are excluded from this inspection. Comments in this report related to this system are made as a courtesy only and are not meant to be a substitute for a full evaluation by a qualified specialist. Water softeners typically work by removing unwanted minerals (e.g. calcium, magnesium) from the water supply. They prevent build-up of scale inside water supply pipes, improve lathering while washing, and prevent spots on dishes. Recommend consulting with the property owner about this system to determine its condition, required maintenance, age, expected remaining life, etc. For more information, visit:
http://www.reporthost.com/?WTRSFT
http://www.reporthost.com/?HRDWTR

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49) Water and filtration components during inspection.

Photo 49-1

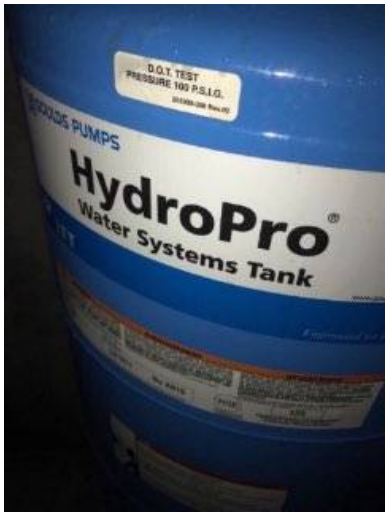

Photo 49-2

Photo 49-3

Photo 49-4

Photo 49-5

Photo 49-6

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50) Main water supply shutoff location.

Photo 50-1

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51) Propane tank at inspection.

Photo 51-1

Water Heater

Condition of water heater: Appeared serviceable
Type: Integral with heating system, Tankless
Energy source: Natural gas
Capacity (in gallons): 28
Temperature-pressure relief valve installed: Yes
Location of water heater: Utility room
Hot water temperature tested: Yes, ~100
Limitations: Evaluation of and determining the adequacy or completeness of the following items are not included in this inspection: water recirculation pumps; solar water heating systems; Energy Smart or energy saver controls; catch pan drains. Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of remaining life on water heaters, does not determine if water heaters are appropriately sized, or perform any evaluations that require a pilot light to be lit or a shut-off valve to be operated.

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52) No drain line was installed for the temperature-pressure relief valve. This is a potential safety hazard due to the risk of scalding if someone is standing next to the water heater when the valve opens. Recommend that a qualified plumber install a drain line per standard building practices.

Photo 52-1

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53) The estimated useful life for most water heaters is 8-12 years. The inspector was unable to determine the age of the water heater due to the manufacturer's label being obscured, no serial number being visible, or the serial number not clearly indicating the age. The client should be aware that this water heater may be near, at or beyond its useful life and may need replacing at any time. Recommend attempting to determine the water heater's age.

If found to be near, at or beyond its useful lifespan, recommend budgeting for a replacement in the near future, or considering replacement now before any leaks occur. The client should be aware that significant flooding can occur if the water heater does fail. If not replaced now, consider having a qualified person install a catch pan and drain or a water alarm to help prevent damage if water does leak.

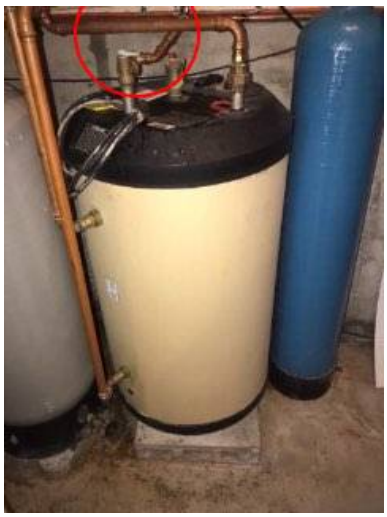

Photo 53-1

Photo 53-2

Heating, Ventilation and Air Condition (HVAC)

General heating system type(s): Radiant, Boiler
Boiler Age: Utica Boiler - Mfg Date 1996
General heating distribution type(s): Pipes and convectors
Source for last service date of primary heat source: None
Type of combustion air supply: No dedicated source visible, uses room air
Limitations: The following items are not included in this inspection: humidifiers, dehumidifiers, electronic air filters; solar, coal or wood-fired heat systems; thermostat or temperature control accuracy and timed functions; heating components concealed within the building structure or in inaccessible areas; underground utilities and systems; safety devices and controls (due to automatic operation). Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of remaining life on heating or cooling system components, does not determine if heating or cooling systems are appropriately sized, does not test coolant pressure, or perform any evaluations that require a pilot light to be lit, a shut-off valve to be operated, a circuit breaker to be turned "on" or a serviceman's or oil emergency switch to be operated. It is beyond the scope of this inspection to determine if furnace heat exchangers are intact and free of leaks. Condensation pans and drain lines may clog or leak at any time and should be monitored while in operation in the future. Where buildings contain furnishings or stored items, the inspector may not be able to verify that a heat source is present in all "liveable" rooms (e.g. bedrooms, kitchens and living/dining rooms).

54) The boiler heating system was not fully evaluated because the Space limitations. Recommend that a full evaluation be made by a qualified person when conditions have been corrected so the system is operable. Note that the inspector does not operate shut-off valves, pilot lights or circuit breakers, or any controls other than normal controls (thermostat).

Photo 54-1

Photo 54-2

Photo 54-3

Photo 54-4

Kitchen

Condition of counters: Appeared serviceable
Condition of cabinets: Required repair, replacement and/or evaluation (see comments below)
Condition of sinks and related plumbing: Appeared serviceable
Condition of under-sink food disposal: Appeared serviceable
Condition of dishwasher: Not determined, Not tested
Condition of ranges, cooktops and/or ovens: Appeared serviceable
Range, cooktop, oven type: Propane
Type of ventilation: Down draft exhaust
Condition of refrigerator: Appeared serviceable
Limitations: The following items are not included in this inspection: household appliances such as stoves, ovens, cook tops, ranges, warming ovens, griddles, broilers, dishwashers, trash compactors, refrigerators, freezers, ice makers, hot water dispensers and water filters; appliance timers, clocks, cook functions, self and/or continuous cleaning operations, thermostat or temperature control accuracy, and lights. Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of the remaining life of appliances, and does not determine the adequacy of operation of appliances. The inspector does not note appliance manufacturers, models or serial numbers and does not determine if appliances are subject to recalls. Areas and components behind and obscured by appliances are inaccessible and excluded from this inspection.

55) One or more cabinets, drawers and/or cabinet doors were deteriorated. Recommend that a qualified person repair or replace as necessary.

Photo 55-1

Photo 55-2

56) The kitchen sink drain pipe used an S-trap rather than a P-trap, or no P-trap was visible. Siphons and sudden flows of water in S-Traps can drain all the water out of the trap, leaving it dry. Sewer gases can then enter living areas. Recommend that a qualified plumber repair per standard building practices.

Photo 56-1

57) The under-sink food disposal was Not tested. Recommend that a qualified contractor repair or replace as necessary.

Photo 57-1

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58) Burner element flame weak and infighter did not operate, burner had to be lite with lighter. Recommend a qualified appliance service repair technician evaluate and repair as required.

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59) The oven light was inoperable. Recommend replacing bulb or that repairs are made, if necessary, by a qualified person.

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60) Kitchen area pics at inspection.

Photo 60-1

Bathrooms, Laundry and Sinks

Location: Full bath
Condition of counters: Appeared serviceable
Condition of cabinets: Appeared serviceable
Condition of flooring: Required repairs, replacement and/or evaluation (see comments below)
Condition of toilets: Appeared serviceable
Condition of bathtubs and related plumbing: Not determined (water supply off, obscured by stored items, etc.), Not evaluated due to supply leaks
Condition of shower(s) and related plumbing: Appeared serviceable
Gas supply for laundry equipment present: No
240 volt receptacle for laundry equipment present: Not determined
Limitations: The following items are not included in this inspection: overflow drains for tubs and sinks; heated towel racks, saunas, steam generators, clothes washers, clothes dryers. Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of washing machine drain lines, washing machine catch pan drain lines, or clothes dryer exhaust ducts. The inspector does not operate water supply or shut-off valves for sinks, toilets, bidets, clothes washers, etc. due to the possibility of valves leaking or breaking when operated. The inspector does not determine if shower pans or tub and shower enclosures are water tight, or determine the completeness or operability of any gas piping to laundry appliances.

61) One or more cabinets, drawers and/or cabinet doors at location(s) #A were deteriorated. Recommend that a qualified person repair or replace as necessary.

Photo 61-1

62) Tile, stone and/or grout in the flooring at location(s) #A was deteriorated (e.g. loose or cracked tiles, missing grout) or substandard. Water can damage the sub-floor as a result. Recommend that a qualified contractor repair as necessary.

Photo 62-1

63) One or more leaks were found at water supply lines for the sink at location(s) #A. A qualified plumber should repair as necessary.

Photo 63-1

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64) Caulk and/or grout in the shower enclosure at location(s) #A were deteriorated (e.g. loose or cracked tiles, missing grout) or substandard. Water may leak through gaps and damage the wall or floor structure as a result. Recommend that a qualified contractor repair as necessary. Note that the condition of the structure behind and below the shower enclosure is unknown due to it being concealed.

Photo 64-1

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65) Water was leaking at the sink faucet base or handles at location(s) #A. Recommend that a qualified plumber repair as necessary.

Photo 65-1

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66) The wall by the shower in bathroom was water-damaged. Recommend that a qualified person repair as necessary.

Photo 66-1

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67) Laundry area not evaluated, no access to fixtures and vent behind unit.

Photo 67-1

68) Bathtub not filled or run due to supply line leak.

Photo 68-1

Interior, Doors and Windows

Condition of exterior entry doors: Appeared serviceable
Exterior door material: Metal
Condition of interior doors: Appeared serviceable
Condition of windows and skylights: Appeared serviceable
Condition of walls and ceilings: Appeared serviceable
Wall type or covering: Drywall
Ceiling type or covering: Drywall
Condition of flooring: Appeared serviceable
Flooring type or covering: Carpet, Tile
Limitations: The following items are not included in this inspection: security, intercom and sound systems; communications wiring; central vacuum systems; elevators and stair lifts; cosmetic deficiencies such as nail-pops, scuff marks, dents, dings, blemishes or issues due to normal wear and tear in wall, floor and ceiling surfaces and coverings, or in equipment; deficiencies relating to interior decorating; low voltage and gas lighting systems. Any comments made regarding these items are as a courtesy only. Note that the inspector does not evaluate any areas or items which require moving stored items, furnishings, debris, equipment, floor coverings, insulation or similar materials. The inspector does not test for asbestos, lead, radon, mold, hazardous waste, urea formaldehyde urethane, or any other toxic substance. Some items such as window, drawer, cabinet door or closet door operability are tested on a sampled basis. The client should be aware that paint may obscure wall and ceiling defects, floor coverings may obscure floor defects, and furnishings may obscure wall, floor and floor covering defects. If furnishings were present during the inspection, recommend a full evaluation of walls, floors and ceilings that were previously obscured when possible. Carpeting and flooring, when installed over concrete slabs, may conceal moisture. If dampness wicks through a slab and is hidden by floor coverings that moisture can result in unhygienic conditions, odors or problems that will only be discovered when/if the flooring is removed. Determining the cause and/or source of odors is not within the scope of this inspection.

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69) One or more bedroom windows had substandard egress by today's standard building practices. Adequate egress is important in the event of a fire or emergency to allow escape or to allow access by emergency personnel. Bedroom windows were too high above the grade or landing outside. This is a potential safety hazard. Standard building practices require that every bedroom have at least one egress window or an exterior entry door. Egress windows must comply with these requirements:

- Minimum width of opening: 20 inches
- Minimum height of opening: 24 inches
- Minimum net clear opening at a grade floor egress windows: 5 square feet
- Minimum net clear opening of other egress windows: 5.7 square feet
- Maximum height of base of opening above grade or landing of grade floor egress windows: 44 inches
- Maximum height of base of opening above interior side floor: 44 inches
- Windows should open easily without the use of keys or tools

Where windows are too high, at a minimum, keep something that serves as a ladder below the window at all times. Recommend that a qualified contractor repair or make modifications per standard building practices. For more information, visit:
http://www.reporthost.com/?EGRESS

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70) One or more window screens were damaged or deteriorated. These window(s) may not provide ventilation during months when insects are active. Recommend replacing window screens as necessary.

Photo 70-1

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71) Screens were missing from some windows. These windows may not provide ventilation during months when insects are active.

Photo 71-1

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72) Tile, stone and/or grout in the flooring in one or more areas was deteriorated (e.g. loose or cracked tiles, missing grout) or substandard. If in a wet area, water can damage the sub-floor. Recommend that a qualified contractor repair as necessary.

Photo 72-1

Photo 72-2

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73) Cracked mirror on closet door. Repair or replace as required.

Photo 73-1

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74) One or more rooms or hallways had ceilings that were too low. Standards vary for minimum ceiling heights, but generally they should be at least 7 feet high except in areas with sloped ceilings where at least half of the area should have 7 foot or higher ceilings. This may pose a safety hazard to tall people.

Photo 74-1

Photo 74-2

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75) Living area pics at inspection.

Photo 75-1

Photo 75-2

Photo 75-3

Photo 75-4

Photo 75-5

Wood Destroying Organism Findings

Visible evidence of active wood-destroying insects: No
Visible evidence of past wood-destroying insects: No
Visible evidence of damage by wood-destroying insects: No
Visible evidence of conditions conducive to wood-destroying organisms: Yes
Limitations: This report only includes findings from accessible and visible areas on the day of the inspection. In addition to the inaccessible areas documented in this report, examples of other inaccessible areas include: sub areas less than 18 inches in height; attic areas less than 5 feet in height, areas blocked by ducts, pipes or insulation; areas where locks or permanently attached covers prevent access; areas where insulation would be damaged if traversed; areas obscured by vegetation. All inaccessible areas are subject to infestation or damage from wood-destroying organisms. The inspector does not move furnishings, stored items, debris, floor or wall coverings, insulation, or other materials as part of the inspection, nor perform destructive testing. Wood-destroying organisms may infest, re-infest or become active at any time. No warranty is provided as part of this inspection.

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76) Evidence of active carpenter ants were found at location(s) #External grounds in the form of live insects with . Recommend the following:

- Correct any conducive conditions for wood-destroying organisms mentioned in this report.
- Consult with the property owner about any history of infestation.
- Have a state-licensed pest control operator evaluate further and treat as necessary.

Environmental

77) Evidence of "light to moderate" rodent infestation was found in one or more areas. The Center for Disease Control (CDC) defines this as less than 20 feces per square foot. Rodent infestation may be a safety hazard due to the risk of contracting Hantavirus Pulmonary Syndrome http://www.cdc.gov/ncidod/diseases/hanta/hps/noframes/FAQ.htm. HPS is a rare, as there are only 20 to 50 cases per year reported in the United states, but it's deadly (40% mortality rate). The disease is transmitted through the urine, droppings, or saliva of infected rodents. Humans can contract the disease when they breathe in the aerosolized virus, such as from sweeping up rodent droppings.

Following CDC guidelines is recommended: http://www.cdc.gov/ncidod/diseases/hanta/hps_stc/stc_spot.htm Clean Up, Trap Up, Seal Up article for eradicating rodents, cleaning up their waste and nesting materials, and preventing future infestations. While the Hanta Virus is believed to survive less than one week in droppings and urine, specific precautions should be taken during clean up. The clients may wish to consult with a licensed pest control operator for eradicating the infestation. A licensed abatement contractor or industrial hygienist could be contacted for clean up. If the infestation is minimal, clean up of rodent waste and nesting materials in non-living spaces (crawl spaces and attics) may not be necessary, or may be performed for aesthetic reasons only (odor and appearance).

Photo 77-1

78) Microbial growths were found at one or more locations in the garage. It is beyond the scope of this inspection to identify what substance or organism this staining is. However such staining is normally caused by excessively moist conditions, which in turn can be caused by plumbing or building envelope leaks and/or substandard ventilation. These conducive conditions should be corrected before making any attempts to remove or correct the staining. Normally affected materials such as drywall are removed, enclosed affected spaces are allowed to dry thoroughly, a mildewcide may be applied, and only then is drywall reinstalled. For evaluation and possible mitigation, consult with a qualified industrial hygienist or mold/moisture mitigation specialist. For more information, visit:
http://www.reporthost.com/?MOLDCDC
http://www.reporthost.com/?MOLDEPA

Photo 78-1

Photo X-1 confined space in utility room.

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Summary

This report is the exclusive property of FitzEye SVCS, LLC and the client(s) listed in the report title. Use of this report by any unauthorized persons is prohibited.

Concerns are shown and sorted according to these types:

	Safety	Poses a safety hazard
	Repair/Replace	Recommend repairing or replacing
	Repair/Maintain	Recommend repair and/or maintenance
	Minor Defect	Correction likely involves only a minor expense
	Maintain	Recommend ongoing maintenance
	Evaluate	Recommend evaluation by a specialist
	Monitor	Recommend monitoring in the future
	Comment	For your information
	Infestation	Evidence of infestation of wood destroying insects or organisms (Live or dead insect bodies, fungal growth, etc.)
	Conducive conditions	Conditions conducive for wood destroying insects or organisms (Wood-soil contact, shrubs in contact with siding, roof or plumbing leaks, etc.)

General Information

1 - Based on construction observed, additions have been made to this property. Consult with the property owner about this, and if necessary research permits.

At worst case, if substantial work was performed without permits, this knowledge must be disclosed when the building is sold in the future. This can adversely affect future sales. Also, the local municipality could require costly alterations to bring the building into legal compliance or even require that the additions or modifications be removed.

2 - Some areas and items at this property were obscured by furniture and/or stored items. This often includes but is not limited to walls, floors, windows, inside and under cabinets, under sinks, on counter tops, in closets, behind window coverings, under rugs or carpets, and under or behind furniture. Areas around the exterior, under the structure, in the garage and in the attic may also be obscured by stored items. The inspector in general does not move personal belongings, furnishings, carpets or appliances. When furnishings, stored items or debris are present, all areas or items that are obscured, concealed or not readily accessible are excluded from the inspection. The client should be aware that when furnishings, stored items or debris are eventually moved, damage or problems that were not noted during the inspection may be found.

3 - This inspection report provides you with a good assessment of the condition of your prospective purchase on the day of the inspection. Helping to protect your investment will be very important, and you can find further information about maintenance of your home at our website: www.fitzeye.com

4 - The objective of the inspection is to provide an non invasive, visual inspection of the property identified in the Inspection Agreement. The home inspection is based upon the Standards of Practice for the applicable state in which the inspection was performed and provides the minimum requirements to those standards. Any items beyond the minimum Standards of Practice elements will be a specifically contracted item in the Inspection Agreement or as a courtesy (information only) for the client only.

Grounds

5 - Flashing appeared to be missing from above one or more deck or porch ledger boards, or could not be verified. Missing flashing at this location can cause moisture to accumulate between the ledger boards and the building. Fungal rot may occur in this area and cause the ledger board fasteners to fail. The deck may separate from the building in this event. This is a potential safety hazard. Recommend that a qualified contractor install flashing above ledger boards per standard building practices. For more information, visit:
http://www.reporthost.com/?LB
http://www.reporthost.com/?SD

6 - One or more decks or porches were unstable due to missing or substandard bracing, or lack of attachment to main structure. This is a safety hazard since severe movement may cause the decks or porches to collapse. A qualified contractor should repair as necessary.

7 - Ledger boards for one or more decks, balconies or porches appeared to be attached with nails only. This method of attachment is substandard and may result in such structures separating from the main building. This is a potential safety hazard. Modern standards call for ledger boards to be installed with 1/2 inch lag screws or bolts into solid backing, and brackets such as Simpson Strong Tie DTT2 brackets and threaded rod, connecting interior and exterior joists. Recommend that a qualified contractor repair per standard building practices. For more information, visit:
http://www.reporthost.com/?LB
http://www.reporthost.com/?SD

8 - Cracks, holes, settlement, heaving and/or deterioration were found in sidewalks and/or patios, potential trip hazard. Recommend that qualified contractor repair as necessary.

9 - Fasteners for the deck, porch or balcony joist hangers and/or support post brackets were missing. Approved fasteners such as Teco nails should be installed in every nail hole in such hardware. Recommend that a qualified person install approved fasteners where necessary.

10 - Pavement sloped down towards building perimeters in one or more areas. Based on observations made during the inspection, significant amounts of water appear to have accumulated around building foundations or under buildings as a result. This can be a conducive condition for wood-destroying organisms. Recommend that a qualified contractor evaluate and repair as necessary. For example, by installing drain(s) or removing old pavement and installing new.

11 - Soil was in contact with one or more wooden deck, porch or balcony support posts. This is a conducive condition for wood destroying organisms. Even if posts are made of treated wood, the cut ends below soil may not have been field treated. Recommend grading soil or repairing as necessary to prevent wood-soil contact.

12 - Soil was in contact with or close to wooden stairs at one or more locations. This is a conducive condition for wood-destroying organisms. Soil should be graded and/or removed so no wood-soil contact is present, if possible. Otherwise, installing products such as borate-based Impel rods may help to prevent infestation and damage. For more information, visit:
http://www.reporthost.com/?IMPEL

13 - The gravel driveway was in poor condition. Recommend that a qualified person repair as necessary. For example, by filling holes, grading and spreading new gravel.

14 - Cleaning the deck is recommended, followed by repainting or treatment with a sealant claiming to waterproof, block ultraviolet light, and prevent mildew. Consumer Reports recommends these products:
• Cabot Decking Stain and PTW Stain
• Olympic Water Repellent Deck Stain
• Thompson's House and Deck Stain
• Wolman PTW Deck Stain
• Akzo Sikkens Cetol DEK
• Benjamin Moore Moorwood Clear Wood Finish
• DAP Woodlife Premium
• Olympic Natural Look Protector Plus

15 - Pavement sloped down towards building perimeters in one or more areas. This may result in water accumulating around building foundations or underneath buildings. Monitor these areas in the future, especially during and after periods of rain. If significant amounts of water are found to accumulate, then recommend that a qualified contractor evaluate and repair as necessary. For example, by installing drain(s) or removing old pavement and installing new.

Exterior and Foundation

16 - Some sections of siding and/or trim were damaged. Recommend that a qualified person repair, replace or install siding or trim as necessary.

17 - One or more exhaust duct end caps were deteriorated. Their purpose is to prevent unconditioned air from entering the building, and keep out birds, rodents and bugs. Blocked ducts can cause fan motors and/or clothes dryers to overheat and can pose a fire hazard. Recommend that a qualified person repair or replace caps as necessary.

18 - Soil was in contact with or less than 6 inches from siding or trim in some areas. Regardless of what material is used for siding, it should not be in contact with the soil. If made of wood, siding or trim will eventually rot. For other materials, ground or surface water can infiltrate siding or trim and cause damage to the wall structure. Wood-destroying insects are likely to infest and damage the wall structure. This is a conducive condition for wood-destroying organisms. Recommend grading or removing soil as necessary to maintain a 6-inch clearance. Note that damage from fungal rot and/or insects may be found when soil is removed, and repairs may be necessary.

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

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

Basement

21 - Cracks (<1/8") are present in the slab. Sealing the cracks to prevent water infiltration is recommended. Numerous products exist to seal such cracks including:
• Hydraulic cement: Requires chiseling a channel in the crack to apply. Navigate to the website below for an example: http://www.quickrete.com/catalog/HydraulicWater-StopCement.html
• Resilient caulks (easy to apply). Navigate to the following website for an example: http://www.quickrete.com/catalog/GrayConcreteRepair.html
• Epoxy sealants (both a waterproof and structural repair). for examples of these products, navigate to: http://www.mountaingrout.com/

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

23 - Basement and Garage area ceilings finsihed, could not determine insulation, structured components etc.Can't see insulation

Roof

24 - Composition shingles were installed on a slope with less than 3/12 (3 inches rise for every 12 inches run). Such low-slope shingle installations are prone to leaks due to the slow rate at which water runs off the shingles. Roof decking can also be prone to sagging, and the roof structure may have a reduced load capacity for snow. Most shingle manufacturers won't warranty shingles if installed on a roof with a slope less than 3/12. Consult with a qualified contractor regarding this and monitor these roof area(s) and interior spaces below for leaks in the future. Ideally, or if leaks occur,

recommend that a qualified contractor repair per standard building practices. Such repairs may involve installing a new roof surface approved for low slopes.

25 - Some and/or Lifted composition shingles were loose. Leaks can occur as a result. This is a conducive condition for wood-destroying organisms. Recommend that a qualified contractor repair as necessary. For example, by replacing shingles.

26 - One or more downspouts were missing and/or extensions. Rainwater can come in contact with the building exterior or accumulate around the building foundation as a result. This is a conducive condition for wood-destroying organisms. Recommend that a qualified person repair as necessary.

27 - Small bulge present, appears where an addition or change in roof structure was modified previously.

28 - Roof pics during inspection.

Attic and Roof Structure

29 - No accessible attic spaces were found or inspected at this property. The inspector attempts to locate attic access points and evaluate attic spaces where possible. When a home is occupied, such access points may be obscured by stored items or furnishings. Home inspection standards of practice do not require inspectors to move stored items, furnishings or personal belongings. If such access points are found in the future and/or made accessible, a qualified person should fully evaluate those attic spaces and roof structures.

30 - The roof structure venting: inspector unable to determine if adequate venting. The structure appear to have both soffit vents and ridge or gable end vents are installed, but air flow could not be determined.

Garage or Carport

31 - One or more garage vehicle doors were damaged or deteriorated. Recommend that a qualified contractor repair or replace and/or One door(s) as necessary.

Rust visible on overhead door. Repair or replace lower section of door, sand and paint as required.

32 - Cracks (1/8" to 1/2") are present in the slab. Sealing the cracks to prevent water infiltration is recommended. Numerous products exist to seal such cracks including:
• Hydraulic cement: Requires chiseling a channel in the crack to apply. Navigate to the website below for an example: http://www.quickrete.com/catalog/HydraulicWater-StopCement.html
• Resilient caulks (easy to apply). Navigate to the following website for an example: http://www.quickrete.com/catalog/GrayConcreteRepair.html
• Epoxy sealants (both a waterproof and structural repair). for examples of these products, navigate to: http://www.mountaingrout.com/

33 - This appears to have been a previous leak that has been repaired. Repair and paint as required.

34 - Typical cracks exist in garage floor. Repair as required.

Electric

35 - One or more ground fault circuit interrupter (GFCI) devices protecting receptacles at the exterior, basement and/or External wouldn't trip when tested. This is a potential shock hazard. Recommend that a qualified electrician evaluate and repair as necessary.

Shop area GFCI defective, recommend a qualified electrician repair or replace.

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

37 - Neutral and equipment ground wires were bonded (connected) at sub-panel(s) # Shop area. This should only occur in the main service panel, not sub-panels, and is a shock hazard. Neutral wires should be attached to a "floating" neutral bar not bonded to the panel, and grounding wires should be attached to a separate grounding bar bonded to the sub-panel. Recommend that a qualified electrician repair per standard building practices. For more information, visit:
http://www.reporthost.com/?SUBGRND

38 - One or more receptacles were installed directly above electric baseboard heaters. This was a common practice in the past, but insulation on appliance cords in contact with the heater(s) can be damaged by heaters. This is a shock and fire hazard. Recommend that a qualified electrician make repairs or modifications as necessary. For example, by converting receptacles to junction boxes, moving receptacles and/or moving baseboard heaters.

39 - Smoke alarms were missing from one or more bedrooms and/or on one or more levels. Smoke alarms should be installed as necessary so a functioning alarm exists in each hallway leading to bedrooms, in each bedroom and on each level. For more information, visit:
http://www.reporthost.com/?SMKALRM

40 - No permanently installed carbon monoxide alarms were found. This is a potential safety hazard. Some states and/or municipalities require CO alarms to be installed for new construction and/or for homes being sold. Recommend installing approved CO alarms outside of each separate sleeping area in the immediate vicinity of the bedrooms on each level and in accordance with the manufacturer's recommendations. For more information, visit:
http://www.reporthost.com/?COALRM

41 - One or more light fixtures were inoperable (didn't turn on when nearby switches were operated). Recommend further evaluation by replacing bulbs and/or consulting with the property owner. If replacing bulbs doesn't work and/or no other switch(es) can be found, then recommend that a qualified electrician evaluate and repair or replace light fixtures as necessary.

42 - Electrical panel at inspection.

Plumbing / Fuel Systems

43 - One or more leaks were found in water supply pipes or fittings. A qualified plumber should evaluate and repair as necessary.

44 - The water softener discharge appears to go into septic system. New requirements now specify that the backwash water be discharged to a separate drywell (this helps prevent salts, chemicals from damaging the septic tank or inhibiting bacterial breakdown of septic waste).

45 - Based on visible components or information provided to the inspector, this property appeared to have a private sewage disposal (septic) system. These are specialty systems and are excluded from this inspection. Comments in this report related to this system are made as a courtesy only and are not meant to be a substitute for a full evaluation by a qualified specialist. Generally, septic tanks should be pumped and inspected every 3 years. Depending on the type of system and municipal regulations, inspection and maintenance may be required more frequently, often annually. Recommend the following:

- Consult with the property owner about this system's maintenance and repair history
- Review any documentation available for this system
- Review inspection and maintenance requirements for this system
- That a qualified specialist evaluate, perform maintenance and make repairs if necessary

For more information, visit:
http://www.reporthost.com/?SEPTIC

46 - Note: two well heads found on property, consult with owner or town to understand if they are active or can be utilized instead of the shared well.

47 - Based on information provided to the inspector, the water supply to this property is from a shared or community well. These are specialty systems and are excluded from this inspection. Comments in this report related to this system are made as a courtesy only and are not meant to be a substitute for a full evaluation by a qualified specialist. Recommend that the client review the recorded agreements regarding the well, the deeds of the property owners involved, and easements permitting access to, use of, and maintenance of the water system. If no shared well agreement exists, access to the well water supply will be uncertain. Also recommend the following:

- That a qualified well contractor fully evaluate the well, including a conducting a pump/flow test
- That the well water be tested per the client's concerns (e.g. coliforms, pH, contaminants)
- Research the well's history (e.g. how/when constructed, how/when maintained or repaired)
- If the well is not on the client's property, verify that the well's property owner does not harm the well water's quality through land use practices
- Document the current well capacity and water quality for future reference

48 - A water softener system was installed on the premises. These are specialty systems and are excluded from this inspection. Comments in this report related to this system are made as a courtesy only and are not meant to be a substitute for a full evaluation by a qualified specialist. Water softeners typically work by removing unwanted minerals (e.g. calcium, magnesium) from the water supply. They prevent build-up of scale inside water supply pipes, improve lathering while washing, and prevent spots on dishes. Recommend consulting with the property owner about this system to determine its condition, required maintenance, age, expected remaining life, etc. For more information, visit:
http://www.reporthost.com/?WTRSFT
http://www.reporthost.com/?HRDWTR

49 - Water and filtration components during inspection.

50 - Main water supply shutoff location.

51 - Propane tank at inspection.

Water Heater

52 - No drain line was installed for the temperature-pressure relief valve. This is a potential safety hazard due to the risk of scalding if someone is standing next to the water heater when the valve opens. Recommend that a qualified plumber install a drain line per standard building practices.

53 - The estimated useful life for most water heaters is 8-12 years. The inspector was unable to determine the age of the water heater due to the manufacturer's label being obscured, no serial number being visible, or the serial number not clearly indicating the age. The client should be aware that this water heater may be near, at or beyond its useful life and may need replacing at any time. Recommend attempting to determine the water heater's age.

If found to be near, at or beyond its useful lifespan, recommend budgeting for a replacement in the near future, or considering replacement now before any leaks occur. The client should be aware that significant flooding can occur if the water heater does fail. If not replaced now, consider having a qualified person install a catch pan and drain or a water alarm to help prevent damage if water does leak.

Heating, Ventilation and Air Condition (HVAC)

54 - The boiler heating system was not fully evaluated because the Space limitations. Recommend that a full evaluation be made by a qualified person when conditions have been corrected so the system is operable. Note that the inspector does not operate shut-off valves, pilot lights or circuit breakers, or any controls other than normal controls (thermostat).

Kitchen

55 - One or more cabinets, drawers and/or cabinet doors were deteriorated. Recommend that a qualified person repair or replace as necessary.

56 - The kitchen sink drain pipe used an S-trap rather than a P-trap, or no P-trap was visible. Siphons and sudden flows of water in S-Traps can drain all the water out of the trap, leaving it dry. Sewer gases can then enter living areas. Recommend that a qualified plumber repair per standard building practices.

57 - The under-sink food disposal was Not tested. Recommend that a qualified contractor repair or replace as necessary.

58 - Burner element flame weak and infighter did not operate, burner had to be lite with lighter. Recommend a qualified appliance service repair technician evaluate and repair as required.

59 - The oven light was inoperable. Recommend replacing bulb or that repairs are made, if necessary, by a qualified person.

60 - Kitchen area pics at inspection.

Bathrooms, Laundry and Sinks

61 - One or more cabinets, drawers and/or cabinet doors at location(s) #A were deteriorated. Recommend that a qualified person repair or replace as necessary.

62 - Tile, stone and/or grout in the flooring at location(s) #A was deteriorated (e.g. loose or cracked tiles, missing grout) or substandard. Water can damage the sub-floor as a result. Recommend that a qualified contractor repair as necessary.

63 - One or more leaks were found at water supply lines for the sink at location(s) #A. A qualified plumber should repair as necessary.

64 - Caulk and/or grout in the shower enclosure at location(s) #A were deteriorated (e.g. loose or cracked tiles, missing grout) or substandard. Water may leak through gaps and damage the wall or floor structure as a result. Recommend that a qualified contractor repair as necessary. Note that the condition of the structure behind and below the shower enclosure is unknown due to it being concealed.

65 - Water was leaking at the sink faucet base or handles at location(s) #A. Recommend that a qualified plumber repair as necessary.

66 - The wall by the shower in bathroom was water-damaged. Recommend that a qualified person repair as necessary.

67 - Laundry area not evaluated, no access to fixtures and vent behind unit.

68 - Bathtub not filled or run due to supply line leak.

Interior, Doors and Windows

69 - One or more bedroom windows had substandard egress by today's standard building practices. Adequate egress is important in the event of a

fire or emergency to allow escape or to allow access by emergency personnel. Bedroom windows were too high above the grade or landing outside. This is a potential safety hazard. Standard building practices require that every bedroom have at least one egress window or an exterior entry door. Egress windows must comply with these requirements:

- Minimum width of opening: 20 inches
- Minimum height of opening: 24 inches
- Minimum net clear opening at a grade floor egress windows: 5 square feet
- Minimum net clear opening of other egress windows: 5.7 square feet
- Maximum height of base of opening above grade or landing of grade floor egress windows: 44 inches
- Maximum height of base of opening above interior side floor: 44 inches
- Windows should open easily without the use of keys or tools

Where windows are too high, at a minimum, keep something that serves as a ladder below the window at all times. Recommend that a qualified contractor repair or make modifications per standard building practices. For more information, visit:
http://www.reporthost.com/?EGRESS

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70 - One or more window screens were damaged or deteriorated. These window(s) may not provide ventilation during months when insects are active. Recommend replacing window screens as necessary.

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71 - Screens were missing from some windows. These windows may not provide ventilation during months when insects are active.

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72 - Tile, stone and/or grout in the flooring in one or more areas was deteriorated (e.g. loose or cracked tiles, missing grout) or substandard. If in a wet area, water can damage the sub-floor. Recommend that a qualified contractor repair as necessary.

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73 - Cracked mirror on closet door. Repair or replace as required.

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74 - One or more rooms or hallways had ceilings that were too low. Standards vary for minimum ceiling heights, but generally they should be at least 7 feet high except in areas with sloped ceilings where at least half of the area should have 7 foot or higher ceilings. This may pose a safety hazard to tall people.

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75 - Living area pics at inspection.

Wood Destroying Organism Findings

76 - Evidence of active carpenter ants were found at location(s) #External grounds in the form of live insects with . Recommend the following:

- Correct any conducive conditions for wood-destroying organisms mentioned in this report.
- Consult with the property owner about any history of infestation.
- Have a state-licensed pest control operator evaluate further and treat as necessary.

Environmental

77 - Evidence of "light to moderate" rodent infestation was found in one or more areas. The Center for Disease Control (CDC) defines this as less than 20 feces per square foot. Rodent infestation may be a safety hazard due to the risk of contracting Hantavirus Pulmonary Syndrome http://www.cdc.gov/ncidod/diseases/hanta/hps/noframes/FAQ.htm. HPS is a rare, as there are only 20 to 50 cases per year reported in the United states, but it's deadly (40% mortality rate). The disease is transmitted through the urine, droppings, or saliva of infected rodents. Humans can contract the disease when they breathe in the aerosolized virus, such as from sweeping up rodent droppings.

Following CDC guidelines is recommended: http://www.cdc.gov/ncidod/diseases/hanta/hps_stc/stc_spot.htm Clean Up, Trap Up, Seal Up article for eradicating rodents, cleaning up their waste and nesting materials, and preventing future infestations. While the Hanta Virus is believed to survive less than one week in droppings and urine, specific precautions should be taken during clean up. The clients may wish to consult with a licensed pest control operator for eradicating the infestation. A licensed abatement contractor or industrial hygienist could be contacted for clean up. If the infestation is minimal, clean up of rodent waste and nesting materials in non-living spaces (crawl spaces and attics) may not be necessary, or may be performed for aesthetic reasons only (odor and appearance).

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78 - Microbial growths were found at one or more locations in the garage. It is beyond the scope of this inspection to identify what substance or organism this staining is. However such staining is normally caused by excessively moist conditions, which in turn can be caused by plumbing or building envelope leaks and/or substandard ventilation. These conducive conditions should be corrected before making any attempts to remove or correct the staining. Normally affected materials such as drywall are removed, enclosed affected spaces are allowed to dry thoroughly, a mildewcide may be applied, and only then is drywall reinstalled. For evaluation and possible mitigation, consult with a qualified industrial hygienist or mold/moisture mitigation specialist. For more information, visit:
http://www.reporthost.com/?MOLDCDC
http://www.reporthost.com/?MOLDEPA