



THE INSPECTOR GENERAL
Greenville-Spartanburg-Anderson SC
1-800-626-2888
www.theinspectorgeneral.net



Confidential Inspection Report
2011 Harbor Bay Dr
Greenville, SC 29607

January 25, 2012



Prepared for: Jack Smith

This report is the exclusive property of the inspection company and the client whose name appears herewith and its use by any unauthorized persons is prohibited.



Report: 1210XXX00-inspection 2 **Address:** 2011 Harbor Bay Dr

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GENERAL INFORMATION

Client & Site Information:

1.1 *Inspector*

M Thomas Parker, SC License #87, ASHI #31689 8700.

1.2 Inspection Date:

January 25, 2012

1.3 Scheduled Time:

9:00 AM.

1.4 Stop Time

Inspection ended at 11:00 AM.

1.5 Client:

Jack Smith

1.6 Inspection Site:

2011 Harbor Bay Dr
Greenville, SC 29607

1.7 Weather Conditions

Outside temperature was
60-64 F.

1.8 People Present:

Listing agent, Purchaser.
PCO.

Building Characteristics:

1.9 Main Entry Faces:

Southwest.

1.10 Estimated Age:

20097 year built.

1.11 Building Style & Type:

Single family.

1.12 Stories:

One.

1.13 Space Below Grade:

None. Slab on ground first level living area.

1.14 Water Source:

Public water supply. See MLS to verify.

1.15 Sewage Disposal:

Public. See MLS or Seller to verify.

1.16 Utilities Status:

All utilities on at time of inspection.

1.17 Property Exclusions

Client should refer to a standard CL100 termite and moisture report or soil treatment document for certification of substructure, moisture conditions, wood destroying pests and/or chemical treatment presence. This type of certification is beyond the scope of this inspection.

About Rated Items:

1.18

Items not found in this report are beyond the scope of this inspection and should not be considered inspected at this time. PLEASE READ THE ENTIRE REPORT TO UNDERSTAND THE OBSERVED PROPERTY CONDITIONS AND THE SCOPE AND LIMITATION OF THE INSPECTION PROCESS. Inspected items may be generally *rated as follows* for your convenience but some may not be rated. *These ratings coincide with the check boxes above the listed and inspected items.*



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OK = "Serviceable" = Item is functional and we did not observe conditions that would lead us to believe problems existed with this system or visible component. Some serviceable items may show wear and tear. Other conditions may be noted in the report body. Other conditions may not be readily accessible, apparent or may become latent defects.

MM = "Marginal/Maintenance" = Item warrants attention or monitoring, or has a limited remaining useful life expectancy and may require maintenance or replacement in the not too distant future. Further evaluation or servicing is needed by a qualified licensed contractor or specialty tradesman of the observed indicated item, component or system.

RR = "Repair or Replace" = Item, component, or unit is not functioning as intended and needs repair or replacement. Further evaluation is needed by a qualified licensed contractor or specialty tradesman of the observed indicated item, component or system.

FR = "Further Review is Needed" = The item was inspected and found to deficiencies that require further technical investigation and/ or evaluation time, is a possible health or safety concern, or in the inspectors opinion is at or near the end of its useful life. Further evaluation or repair is needed by a qualified licensed contractor or tradesman with specialized expertise and certification in the referenced item or system.

N/R = "Not Rated, Non Applicable, Not Present" = The item was not rated, does not apply, not inspected, not present during the inspection, the components do not render themselves to visible inspection, are concealed, or are not required by our standards of practice.



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REPORT LIMITATIONS

This inspection report is but one component of a multi-section report presentation, which includes the Inspection Report, Photos (when deemed necessary per the inspector's discretion), optional for fee warranty, and an Inspection Agreement, which is an integral part of the inspection process. If the client is absent at time of the site inspection, the agreement is still an integral part of the inspection report. Acceptance of delivery of this report by postal or electronic means shall constitute clients and/or representatives acceptance of the term, limitations, and liability of the inspection and/or the Inspection Agreement. Client is instructed to inform The Inspector General (Home Inspection, Inc.) of any areas or conditions of concern, or any other knowledge or information not listed in this report, including any Seller Disclosure available prior to inspection and/or closing. The report may then be amended to reflect all known defects or conditions that may not have been apparent or discovered during the inspection.

This report is intended only as a general guide to help the client make his own evaluation of the overall condition of the home, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase of the subject property. The report expresses the personal opinions of the inspector, based upon his individual training and visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report. The inspector is not required to perform any engineering service or architectural service, or offer an opinion as to the adequacy of any structural system or component. The inspection is performed in compliance with generally accepted industry standards of practice, such as the American Society of Home Inspectors and the South Carolina LLR Inspector Licensing Requirements and Regulations, copies of which are available upon request.

Systems and conditions which are not within the scope of the inspection include, but are not limited to: formaldehyde, lead paint, asbestos, toxic or flammable materials, mold, human disease, and other environmental hazards, toxins or illicit drug residue; pest infestation, playground equipment, efficiency measurement of insulation, or energy compliance as to the structure and heating and cooling equipment, internal or underground drainage or waste systems, solar systems, irrigation systems or plumbing, any systems which are shut down or otherwise secured; water wells (water quality and quantity), portable major appliances, zoning ordinances; intercoms; low voltage or security systems; heat or smoke sensors; cosmetics or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection. We recommend that client obtain a SC State Certified CL100 Termite/Moisture Inspection Report before closing the property.

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

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

Should any disagreement or dispute arise as a result of this inspection or report, it shall be decided by arbitration and shall be submitted for binding, non-appealable arbitration to the American Arbitration Association in accordance with its Construction Industry Arbitration Rules then obtaining, unless the parties mutually agree otherwise. In the event of a claim, the Client will allow the Inspection Company to inspect the claim prior to any repairs or waive the right to make the claim. Client agrees not to disturb or repair or have repaired anything which may constitute or alter evidence relating to the complaint, except in the case of an emergency. The inspection only represents conditions visible or apparent on the day of inspection per inspection standards of practice.

Use of this report by any third party, other than client's appointed representative, for any reason is prohibited .



Occupancy/Special Information

1.19 Client & Site Information: Home was occupied at time of inspection. Due to the presence of personal items, many areas are not visible or accessible. Furniture, clothes, and other personal items are not moved for the inspection.

GROUNDS/PORCHES

Important Information: This inspection is not intended to address or include any geological conditions or site stability information. We do not comment on coatings or cosmetic deficiencies and the wear and tear associated with the passage of time, which would be apparent to the average person. However, cracks in hard surfaces can imply the presence of expansive soils that can result in continuous movement, but this can only be confirmed by a geological evaluation of the soil. Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls. We cannot determine drainage performance of the site or the condition of any underground piping, including subterranean drainage systems and municipal water and sewer service piping or septic systems. Decks and porches are often built close to the ground, where no viewing or access is possible. Any areas too low to enter or not accessible are excluded from the inspection. We do not evaluate any detached structures such as storage sheds and stables (unless separately contracted for fee), nor mechanically or remotely controlled components such as driveway gates. We do not evaluate or move landscape components such as trees, shrubs, fountains, ponds, statuary, pottery, fire pits, patio fans, heat lamps, and decorative or low-voltage lighting. Any such mention of these items is informational only and not to be construed as inspected. We suggest periodically checking concrete/wood and other materials for signs of deterioration. We also suggest periodically treating all exposed deck wood and monitoring drainage around concrete slabs to help prevent deterioration.

Site And Building Access

	OK	MM	RR	FR	NR	
2.1 Driveway:	☉	○	○	○	○	Concrete.
2.2 Walks:	☉	○	○	○	○	Sidewalk type- Concrete.
2.3 Steps/Stoops:	☉	○	○	○	○	Steps or stoops are constructed primarily of concrete.

Patio / Porch:

2.4 Type/Location	Porch, Patio, Located at front of structure. Located at rear of structure.					
2.5 Floor Surface:	☉	○	○	○	○	Concrete.
2.6 Roof Support	☉	○	○	○	○	Type: Attached to structure, Columns.
2.7 Foundation Support	Masonry. Poured and filled foundation.					
2.8 Enclosure	○	○	○	○	☉	
2.9 Railing System	☉	○	○	○	○	
2.10 Ceiling/Roof:	☉	○	○	○	○	Ceiling covering is vinyl.
2.11 Comments:	○	☉	○	○	○	Suggest periodic cleaning and applying weather sealant.



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Grading/Drainage:

2.13 Site:



OK MM RR FR NR

Catch basin observed. We are unable to determine functionality of this item. Recommend review with the seller regarding the operation, care and maintenance required. The building site is sloped, Evidence of poor drainage observed, Drainage appears to be slow around the foundation at the left side.

Lawn Irrigation System

2.14 Comments

EXTERIOR - FOUNDATION

Important Information: All structures are dependent on the soil beneath them for support, but soils are not uniform. Some that appear to be firm and solid can become unstable during seismic activity or may expand with the influx of water, moving structures with relative ease and fracturing slabs and other hard surfaces. In accordance with our standards of practice, we identify foundation types and look for any evidence of structural deficiencies. However, minor cracks or deteriorated surfaces are common in many foundations and most do not represent a structural problem. If major cracks are present along with bowing, we routinely recommend further evaluation be made by a qualified structural engineer. All exterior grades should allow for surface and roof water to flow away from the foundation. All concrete floor slabs experience some degree of cracking due to shrinkage in the curing process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined. Areas hidden from view by finished walls or stored items cannot be judged and are not a part of this inspection. We will certainly alert you to any suspicious cracks if they are clearly visible. However, we are not specialists, and in the absence of any major defects, we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert. We also routinely recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs. Our exterior evaluation is visual in nature and is based on our experience and understanding of common building methods and materials. Our review does not take into consideration the normal wear associated with virtually all properties. Hazardous Lead -Base Paint or other environmental hazards may exist on this property if structure was built earlier than 1978. Client may wish to request Environmental Protection Agency (EPA) Title X lead information brochure from your Realtor or seller of this property within ten days of initial offer to purchase property.

Exterior Building Components:

3.1 Siding & Condition:

OK MM RR FR NR

Exterior siding material is Vinyl siding.

3.2 Flashing & Trim:

Vinyl and metal materials. Unable to view the condition of covered areas.



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3.3 Utility Connections:

Main electric service, Underground. Gas Meter and main shutoff is located at, right exterior, Recommend painting exposed gas piping at exterior to prevent corrosion or leakage.

Exposed Foundation:

3.4 Type

Poured slab on grade concrete construction. Building is constructed on a 'floating slab' or "slab on grade" foundation system. Since no access can be gained to the underside of the foundation, virtually the only review that can be made is from visible and accessible portions of the exterior. Homes built with slabs may have ductwork, pipes (water and/or gas) and electrical running underneath. As it is impossible to determine conditions of these elements, they are specifically excluded from the scope of this report.

3.5 Materials & Gen Condition:



Building slab is constructed with poured and formed concrete. Condition- Typical settlement cracks noted. In slab construction the inspector is unable to determine the extent of the cracks at the covered interior areas. Recommend sealing all cracks and monitoring for further movement.

Exterior Doors:

	OK	MM	RR	FR	NR	
3.6 Main Entry Door:	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Metal.
3.7 Rear Entry Door:	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Metal, Sliding glass door, with glass.

Exterior Windows:

3.8 Predominant Type:	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Single Hung, Double Glazing.
3.9 Condition:	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Screens noted at the windows, but only a small representative number are viewed.
3.10 Type/Condition Of Sills:	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	



GARAGE - CARPORT

Important Information: Determining the heat resistance rating of firewalls is beyond the scope of this inspection. Flammable materials should not be stored within closed garage areas. Garage door openings are not standard, so you may wish to measure the opening to ensure that there is sufficient clearance to accommodate your vehicles. It is not uncommon for moisture to penetrate garages, particularly with slabs on -grade construction, and this may be apparent in the form of efflorescence or salt crystal formations on the concrete. You may want to have any living space above the garage evaluated further by a structural engineer, especially if the attic space has been converted from attic space to living space. Garage floors should not be covered with carpet, cardboard, wood or other combustible materials and, of course, flammable products should be properly stored. It is recommended all garage door openers be equipped with a regularly tested safety reverse device(s) to reduce chances of injury (important safety concern where children are present). Some older home may not have these safety reverse devices present, these may not have been required when the home was built. Buyer may wish to consider upgrading if not present. Attached garages should be separated from the house by a steel or solid wood door, and common walls should have a fully sealed fire resistant covering such as drywall to protect against fume entry and to slow the migration of smoke or fire from entering the house in the event of a garage fire. Mounting a self-closer on the door between the garage and the house is an additional suggested safety upgrade. We suggest you keep attic hatches closed, repair any holes or damage that exist or occur, and avoid creating openings between the home and garage. It is especially important to keep garage wall and ceiling areas directly beneath living space intact.

Type:

4.1 The house has a two car garage that is attached.

Roof:

	OK	MM	RR	FR	NR	
4.2 Condition:	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Same as house. See main house roof section.

Garage Door:

	OK	MM	RR	FR	NR	
4.3 Vehicle Door(s)	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Metal.
4.4 Automatic Opener:	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Operational, Automatic reverse feature is electronic eye; sensor reverse operable at time of inspection. and mechanical reverse type and was operational at time of inspection.
4.5 Entry Door(s):	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	Fire Door, Unable to verify flame spread. No rating label on door.

Floor:

4.6 Condition:	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Floor appears to be properly sloped towards the vehicle door as required to drain spilled liquids. Floor is not fully visible, due to a covering or stored items.
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Windows:

4.7 Condition:	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	
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Walls/Ceiling/Electric:

	OK	MM	RR	FR	NR
4.8 Walls & Condition:	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
4.9 Ceiling Material:	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
4.10 Ceiling Condition:	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
4.11 Garage Fire Rated Materials:	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Drywall.

Drywall seams visible.

Walls- The wall covering appears to meet the minimum fire separation standards. However, it is not possible to verify after the sheetrock is finished.

Other Comments:

4.12 Remarks	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
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Client should view all concealed areas during walk through prior to purchase of property. Contact The Inspector General if anything appears unusual during your inspection.





ROOF SYSTEM

IMPORTANT INFORMATION: Although not required to, we generally attempt to evaluate various roof types by walking on their surfaces if the roof is not over 14' high above grade and is not more than a 4/12 pitch. If the inspector is unable or unwilling to do this for any reason, we will indicate the method used to evaluate them. Every roof will wear differently relative to its age, number of layers, quality of material, method of application, exposure to weather conditions, and the regularity of its maintenance. We can only offer an opinion of the general quality and condition of the roofing material. Our evaluation of the roof is to determine if surface areas are missing and/or damaged and therefore subject to possible leaking. Portions of the roof, including under-layment, decking and some flashing components are hidden from view and cannot be evaluated by our visual inspection. Some areas are not when the roof is not mounted due to weather conditions, height, pitch, adjacent buildings, etc. Areas most vulnerable to leaks are low slope areas, areas pitched toward walls, through-roof projections (chimneys, vents, skylights, etc.) roof slopes that change pitch or direction, and intersecting roof/wall lines. Flashing and shingle defects can cause hidden leaks and deterioration and should be immediately addressed. The waterproof membrane beneath roofing materials is generally concealed and cannot be examined without removing the roof material. Leaks are not always visible to the inspector, nor can the inspector determine the water-tight integrity of a roof by visual inspection. We advise that a qualified contractor estimate and review the full roof system when defects are reported. Factors such as shingle quality, weather, ventilation, and installation methods can affect wear rate. As maintenance can be needed at any time, roofs should be professionally inspected annually. The inspector cannot and does not offer an opinion as to whether the roof leaks or may be subject to future leakage, therefore, our review is not a guarantee or warranty against roof leaks or a certification. Even water stains on ceilings or on framing within attics will not necessarily confirm an active leak without some corroborative evidence, and such evidence can be deliberately concealed. We evaluate every roof conscientiously, and even attempt to approximate its age, but we will not predict its remaining life expectancy, or guarantee that it will not leak. Naturally, the sellers or the occupants of a residence will generally have the most intimate knowledge of the roof and of its history. Therefore, we recommend that you ask the sellers about it, and that you either include comprehensive roof coverage in your home insurance policy, or that you obtain a roof certification from an established local roofing company. We do not inspect attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

Roof:

- 5.1 Style: Gable.
- 5.2 Roof Access: Viewed from roof edge on ladder.
- 5.3 Roof Covering: Composition shingles.
- 5.4 Roof Covering Condition:

OK	MM	RR	FR	NR	
<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	Shingles are curling and show a loss of their mineral granule coating. A licensed roofing contractor should be called in to make further evaluation and to repair or replace as needed.
<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	The roof is warped somewhat at the right side of the garage. Refer to attic framing comments.



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ATTIC

Important Information. In accordance with our standards, we do not attempt to enter attics or sections of attics that have less than thirty-six inches of headroom, are restricted by framing, ducts, or in which the insulation obscures the joists and thereby makes mobility hazardous. In regard to evaluating the type and amount of insulation on the attic floor, we use only generic terms and approximate measurements, and do not sample or test the material for specific identification or hazardous materials. Also, we do not disturb or move any portion of the insulation. Client is aware that insulation may well obscure or concealed water pipes, electrical conduits, junction boxes, exhaust fans, and other components that are not inspected and limits the visibility of the framing members upon which the inspector must walk. In such cases, the attic is only partially accessible, thereby limiting the review of the attic to the view of the hatch area or walkway only. Client should obtain specialized inspection if concealed or readily inaccessible review of these items is desired. Water stains around roof penetrations such as chimneys, plumbing, and vents are very common. It is usually impractical to determine if these stains are active unless they are leaking at the time of inspection. Thus, when stains are present further monitoring is advised. Viewing during a rainstorm would increase the chances of determining whether leaks exist or the current status of staining. Older roofs are, of course, more prone to water infiltration but new roofs can develop leaks as well. Regular monitoring and maintenance of all roofs is advised. We suggest checking roof surfaces each spring and fall and after each severe storm. Increasing insulation in the attic is one of the best ways to improve the energy efficiency of a home and to reduce the costs of heating and cooling. Most homes we view can benefit from additional insulation. The Department of Energy website (www.eere.energy.gov/) can help you to determine recommended upgrades and benefits for insulation improvements in your area

Attic Conditions:

	OK	MM	RR	FR	NR	
5.5 Access:	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Attic is full size with one access point. Attic was entered. Typical restrictions limited inspection such as deep insulation, framing blockage, and low clearance. No attic can be fully or readily inspected after construction. Viewing was limited, due to cathedral or vaulted construction design of this house, the space between the ceiling and roof was not visually inspected, as this area is not visible or accessible to the inspector. If client has concerns regarding this area of the home, a specialist should be contacted for further evaluation and information.



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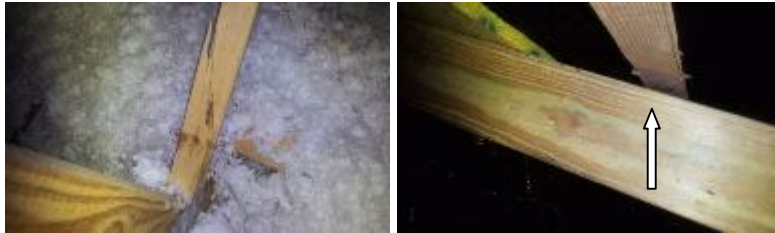
	OK	MM	RR	FR	NR	
5.6 Method & Condition	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Attic access made by: Disappearing fold down stairs.
5.7 Leak Evidence	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	Observed conditions: No water stains observed where attic entered.
5.8 Attic Venting	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	Ventilation is provided by: Eave Soffit. Ridge Vent. Gable End.
5.9 Structure:	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	One of the truss webs is cracked towards the bottom and to the left of the attic access. This may be related to the warped sheathing observed at the garage roof. Truss system is installed in the attic area that is used to support the roof decking and transmit the roof load to the walls below. Engineered trusses used in modern construction can provide additional wider open span distances than is common with traditional wood rafter or ceiling joist systems. The truss roof is a specialized system which is intended for site-specific engineering, of which verification of the correct installation is beyond the scope of this inspection, and due to the design plans were not available to the inspector at the site. The roof construction was most likely approved by your local codes authority and may or may not meet their requirements. If further information or structural analysis of the roof system is desired, an engineer who specializes in roof construction should be consulted prior to close of property. Trusses- Lateral bracing observed for supporting the truss system, Sheathing- The roof decking material is oriented strand board sheathing. The builder installed ply clips when installing the sheathing to prevent the sheathing from sagging at the joints.



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OK MM RR FR NR

Some uplift observed and nails pulled loose at the bottom chord of the trusses located above the garage where the roof warp was observed.



5.10 Insulation: Blown in fiberglass.
 5.11 Depth & R-factor: 10-11 inches, R-30.

Attic Comments

5.12 Attic Conditions: Unable to locate pre-plumbed radon vent pipe; not labeled. Unable to verify if bathroom exhaust fans vent to daylight due to coverage by insulation.



PLUMBING SYSTEM

Important Information: Water quality or hazardous materials (lead) testing is available from local testing labs, and not included in this inspection. All underground piping related to water supply, waste, or sprinkler use are excluded from this inspection. Leakage or corrosion in underground piping cannot be detected by a visual inspection, nor can the presence of mineral build-up that may gradually restrict their inner diameter and reduce water volume. Plumbing components such as gas pipes, potable water pipes, drain and vent pipes, and shut-off valves are not generally tested if not in daily use. The inspector cannot state the effectiveness or operation of any anti-siphon devices, automatic safety controls, water conditioning equipment, fire and lawn sprinkler systems, on-site water quality and quantity, on-site waste disposal systems, foundation irrigation systems, spa and swimming pool equipment, solar water heating equipment, or observe the system for proper sizing, design, or use of materials.

The water pressure within pipes is commonly confused with water volume, but whereas high water volume is good high water pressure is not. Therefore a regulator is recommended whenever street pressure exceeds 80 PSI. However, regardless of pressure, leaks will occur in any system, and particularly in one with older galvanized pipes, or one in which the regulator fails and high pressure begins to stress washers and diaphragms within various components.

Our focus in the plumbing portion of the inspection is directed at identifying visible water damage and/or problems. We may not always mention common faults such as stuck stoppers or dripping faucets. If considered important, you should check these items independently. Shut-off valves and angle stops under the kitchen or bathroom sinks and toilets are not turned or tested during the inspection due to the possibility of leaking. All shut-off valves or angle stops should be turned regularly to ensure free movement in case of emergency. The water supply system was tested for its ability to deliver functional water pressure to installed plumbing fixtures and the condition of connected piping that was visible. Our plumbing inspection also consists of checking for functional drainage at all fixtures. We suggest you obtain the maintenance history for the structures plumbing and obtain receipts for any recent work or for anything for which a warranty may apply

Waste and drainpipes pipe condition is usually directly related to their age. Older ones are subject to damage through decay and root movement, whereas the more modern ABS ones are virtually impervious to damage, although some rare batches have been alleged to be defective. Older homes with galvanized or cast iron supply or waste lines can be obstructed and barely working during an inspection but later fails under heavy use. If the water is turned off or not used for periods of time (such as a vacant house waiting for closing), rust or deposits within the piping can further clog the piping system. However, inasmuch as significant portions of drainpipes are concealed, we can only infer their condition by observing the draw at drains at the time of inspection. Nonetheless, blockages will still occur in the life of any system.

Main Line:

6.1 Shut Off:	Water meter and main shutoff is located at the west side of the house .												
6.2 Material:	<table border="0" style="margin-left: 20px;"> <tr> <td>OK</td> <td>MM</td> <td>RR</td> <td>FR</td> <td>NR</td> <td></td> </tr> <tr> <td><input type="radio"/></td> <td><input type="radio"/></td> <td><input type="radio"/></td> <td><input type="radio"/></td> <td><input checked="" type="radio"/></td> <td>Plastic.</td> </tr> </table>	OK	MM	RR	FR	NR		<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	Plastic.
OK	MM	RR	FR	NR									
<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	Plastic.								
6.3 Pressure:	<table border="0" style="margin-left: 20px;"> <tr> <td><input checked="" type="radio"/></td> <td><input type="radio"/></td> <td><input type="radio"/></td> <td><input type="radio"/></td> <td><input type="radio"/></td> <td></td> </tr> </table> <p>Water pressure was checked at an exterior hose bib. Water pressure from 40 to 80 pounds per square inch is considered within normal/acceptable range. There is a water pressure regulator valve installed at the garage. This allows adjustment of the incoming water pressure. The actual function is not verified during our inspection.</p>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>							
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>									



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Supply Lines:

6.4 Material:

Supply lines are plastic- PEX.

6.5 Condition:

OK MM RR FR NR

Shut-off valves are provided at water lines serving fixtures. Shut-off valves are not tested for operation during the inspection. Be forewarned that most cutoff valves are not operated regularly and as such they are prone to leak when operated. They should only be used to shut off the water in the event of a leak that could damage surrounding materials.

6.6 Comments:

Limited inspection due to slab or basement construction. Recommend client refer to the Seller Disclosure Statement regarding the condition of any concealed elements.

Waste System:

6.7 Material & Condition:

PVC.

6.8 Comments:

Limited inspection due to slab or basement construction. Recommend client refer to the Seller Disclosure Statement regarding the condition of any concealed elements.

Hose Bibs / Hookups:

6.9 General:

WATER HEATER

IMPORTANT INFORMATION: Our evaluation of the water heater(s) is both visual and functional provided power and/or fuel is supplied to the unit. Since water heaters are capable of producing scalding temperatures, we suggest you measure your water temperature upon taking occupancy and adjust it to a safe temperature (typically 120 -125 degrees). For further protection, anti-scald faucets are available for sinks, tubs and showers. Due to the possibility of the water heater temperature pressure relief valve leaking after it has been opened, these valves are not tested during the inspection. Manufacturers suggest regular testing to help assure performance. The temperature pressure relief valve at the upper portion of the water heater is a required safety valve which should be connected to a drain line of proper size terminating just above floor elevation. If no drain is located in the floor a catch pan should be installed with a drain extending to a safe location. The steam caused by a blow-off can cause scalding. Improper installations should be corrected. Water heater blankets may void the warranty on some water heaters. Keep all combustibles away from the heater and store no paints or other chemicals in the same room. A spill pan and drain is advised if your heater is located in, adjacent to, or above a finished area. The client is encouraged to consult their agent concerning home warranty options as water heaters can fail at any time and are expensive to repair or replace.



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Water Heater:

OK MM RR FR NR

6.11 Brand/Age	Manufacture Date- 2008 Rheem.					
6.12 Capacity / Type:	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	40 Gallons.
6.13 Location	Unit is located in the garage.					
6.14 Condition:	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Auto impact barrier is installed in front of water heater. The water heater ignition source is elevated above the floor surface to separate from combustible fumes as required. The water temperature at time of inspection was 114 degrees. Do not adjust temperature above 125 °F to prevent scalding.
6.15 Flues/Vents	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	The flue pipe is metal Type B double wall.

See Bathrooms section of report for information about plumbing and fixtures in those areas.

Appliance Hookups

6.16 Laundry:	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Laundry drain hookup viewed but not tested. Laundry drainpipes are not tested for flow or leakage, as the inspector cannot duplicate the discharge volume demands of the washer appliance during full cycle.
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ELECTRICAL SYSTEM

Important Information: Our electrical inspection meets the ASHI standards of practice and/or SC I nspection Standards of Practice, and is done by sampling visibly accessible wiring and fixtures. Determining the actual capacity of the system requires load calculations, which are not within the scope of this report. Underground circuits and concealed com ponents of the system are not inspected. While age is one factor, most homes have electrical issues created by homeowners and amateur electricians. We do not move belongings and do not examine every fixture, outlet, wiring run, etc., nor do we remove insulation, or wall coverings. Covers are not removed, with the exception of the cover of the main electrical panel, when this can be done safely and without risking damage to finish. Much of the wiring in the home is not visible and not reviewed. Once the current occupant’s belongings have been removed, it’s a good idea to check all outlets with a tester and to look inside cabinets, closets and other obstructed areas before moving in your own belongings. We use a standard electrical tester to check a sample of outlets, which can be obtained economically from most home improvement stores. While the tester is generally reliable, it can be fooled by certain improper wiring practices, which we cannot detect during a general home inspection. Because electrical defect s are safety concerns, we advise the use of a qualified licensed electrician for cost estimates, repairs and upgrades, prior to close if defects are reported on. Ground Fault Circuit Interrupter (GFCI) or Arc-Fault protection may have, or may not been requ ired for the electrical system at time of this structures construction. Client may wish to consult with an electrical contractor if these safety upgrades is desired at specific receptacles. We are not electricians, and in accordance with the standards of p ractice we only test a representative number of switches and outlets, and do not perform load -calculations to determine if the supply meets the demand for any circuit. However, every electrical deficiency or recommended upgrade should be regarded as a lat ent hazard that should be serviced as soon as possible, along with evaluation and certification of the entire system as safe by a licensed contractor. Therefore, it is essential that any recommendations that we may make for service or upgrades should be completed before the close of the property, because an electrician could reveal additional deficiencies or recommend additional upgrades for which we disclaim any responsibility. Any electrical repairs or upgrades should be made by a licensed electrician. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Smoke Alarms should be installed within 15 feet of all bedroom doors, and tested regularly. Operation of time clock motors is not verified. Inoperative light fixture s often lack bulbs or have dead bulbs installed. The inspector is not required to insert any tool, probe, or testing device inside the panels, test or operate any over -current device except for ground fault interrupters, nor dismantle any electrical devic e or control other than to remove the covers of the main and auxiliary distribution panels. Any ancillary wiring or system that is not part of the primary electrical distribution system is not part of this inspection but may be mentioned for informational purposes only, including but not limited to low voltage systems, security system devices, heat detectors, carbon monoxide detectors, telephone, security, cable TV, intercoms, and built in vacuum equipment.

Service:

	OK	MM	RR	FR	NR	
7.1 Type & Condition:	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	120/240 Volt.
7.2 Grounding Equipment:	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	Grounding provided by Earth driven ground rod. Ground wire retainer clamp and grounding rod are buried therefore inspector is unable to view the actual connection.

Electrical Distribution Panels:

7.3 Main Panel Location:	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Garage.
7.4 Main Circuit Rating:						200 amps.
7.5 Entrance Cable Size:	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	4/0 Aluminum.



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	OK	MM	RR	FR	NR	
7.6 Disconnect Location / Condition	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Located at the main panel.
7.7 Main Panel Observations:	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Arc-fault interrupter (AFCI) breakers are present. Arc- Fault Circuit Interrupters contain solid state circuitry that will recognize the unique voltage and current wave form combinations that are the “signature” of an electrical arc, and they open the circuit when arcing occurs. This is safety enhancement to the electrical system. The AFCI breakers should be tested periodically at the test buttons to assure functionality and arc fault safety. Overload protection provided by breakers. The panel contains four-240 volt double pole breakers and 13-120 amp breakers.

Conductor Type:

7.8 Entrance Cables:	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	Aluminum- OK.
7.9 Branch Wiring:	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	Copper.

Switches & Fixtures:

7.10 Walls/Ceiling/Electric:	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
7.11 Kitchen Interior:	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
7.12 Laundry:	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
7.13 Bathroom(s):	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
7.14 Interior Rooms:	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Electrical Outlets:

7.15 Walls/Ceiling/Electric:	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	A representative sampling of switches and outlets was tested. As a whole, outlets and switches throughout the room are in serviceable condition.
7.16 Kitchen Interior:	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	GFIC receptacle(s) tested and operable.
7.17 Bathroom(s):	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	GFIC receptacle(s) tested and operable.
7.18 Interior Rooms:	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	A representative sampling of outlets was tested. As a whole, outlets throughout the room are in serviceable condition.



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Electrical Lights/Outlets:

7.19 Exterior Building Components:

OK MM RR FR NR
⊙ ○ ○ ○ ○ GFIC receptacle(s) tested and operable.

Attic Wiring:

7.20 Attic Conditions:

⊙ ○ ○ ○ ○ Light operable.

Electrical:

7.21 Laundry:

⊙ ○ ○ ○ ○

Ceiling Fans:

7.22 Interior Rooms:

⊙ ○ ○ ○ ○



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HEATING - AIR CONDITIONING

Important Information: Our evaluation of major heating and air conditioning systems is both visual and functional provided power and/or fuel is supplied to the component. Items not listed here as well as things we cannot see, such as utilities, drains, and ducts inside walls, floors and underground are beyond the scope of this inspection. **DISMANTLING AND/OR EXTENSIVE INSPECTION OF INTERNAL COMPONENTS OF ANY APPLIANCE, INCLUDING HEATERS AND HEAT EXCHANGERS, IS BEYOND THE SCOPE OF THIS REPORT. THE LOCAL UTILITY COMPANY MAY CONDUCT SUCH AN INSPECTION UPON REQUEST.** Our inspection is not a heat engineering, energy compliance, or sufficiency review. We suggest you ask the sellers/occupants if any areas of the home do not properly heat or cool. We also suggest you obtain the maintenance history of the furnace as well as receipts for any recent repairs for which a warranty might apply. Clients are encouraged to purchase a home warranty plan, as major appliances, including air conditioners and furnaces can require repair or replacement at any time. Modern furnaces are complicated appliances and should be treated with care. Regular cleaning of burners and replacement of furnace filters is vital to the health of your furnace and can improve the efficiency of attached central air conditioning. We suggest an annual cleaning and safety check by a licensed contractor who is trained in this furnace model. Flammable products should be stored away from the furnace and no fume-producing products such as paint cans should be in the same room. Don't forget that fuel-burning appliances need plenty of oxygen and should not be enclosed without supplying an adequate supply of combustion air. Identifying or testing for the presence of asbestos, radon, mold, lead based products, or other potentially hazardous materials is not within the scope of this report. The inspector can only readily open access panels provided by the manufacturer or installer for routine homeowner maintenance, and will not operate components when weather conditions or other circumstances apply that may cause equipment damage. The inspector cannot light pilot lights or ignite or extinguish solid fuel fires, nor are safety devices tested by the inspector. The inspector is not equipped to inspect furnace heat exchangers for evidence of cracks or holes, or inspect concealed portions of evaporator and condensing coils, heat exchanger or firebox, electronic air filters, humidifiers and de-humidifiers, ducts and in-line duct motors or dampers, as this can only be done by dismantling the unit. This is beyond the scope of this inspection. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection. Have these systems evaluated by a qualified individual. The inspector does not perform pressure tests on coolant systems; therefore no representation is made regarding coolant charge or line integrity. We perform a conscientious evaluation of the system, but we are not specialists. Please note that even modern heating systems can produce carbon monoxide, which in a poorly ventilated room can result in sickness and even death. Therefore, it is essential that any recommendations we make for service or further evaluation be scheduled before the close of this property, because a specialist could reveal even additional defects or recommend further upgrades that could affect your evaluation of the property. Our service does not include any form or warranty or guarantee. Normal service and maintenance is recommended on a yearly basis. Determining the presence of asbestos materials commonly used in heating systems can ONLY be performed by laboratory testing and is beyond the scope of this inspection. Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard which is so metimes costly to remedy.

Heating Equipment:

- 8.1 Type & Location: The building has one heating system(s) installed.
- 8.2 Brand:/Age Goodman Manufacturing brand.
OK MM RR FR NR
- 8.3 Fuel Source: Electric.
- 8.4 Capacity / Efficiency Mid efficiency furnace.



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	OK	MM	RR	FR	NR	
8.5 General Operation & Cabinet:	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Heat pump tested, An electric heat pump is present. The heat pump was operated in the heating mode(s). This unit was tested for standard operating functions start up and shut down. Temperature at supply register was 93°F; temperature at return register was 70 a difference of 23 degrees which is in the normal 14 to 25 degree operating range. Unit functioned properly when tested and appeared to be serviceable at time of inspection.
8.6 Burners / Heat Exchangers:	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	
8.7 Pump / Blower Fan:	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
8.8 Air Filters:	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Filter(s) size is 20x20x1". Recommend servicing/cleaning filters on a regular basis to ensure proper operation and air flow.
8.9 Thermostat/Normal Controls:	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Thermostat(s) located in the dining room. Digital Type.

Fireplaces / Solid Fuel Heating:

8.10 Interior Rooms:	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	Prefabricated metal, Gas - The fireplace is designed to use gas fuel appliances only. Gas logs present, not tested; pilot off. See seller for lighting instructions and condition prior to closing. Gas logs are turned on to verify operation only, if the pilot is lit. Inspector cannot light pilots nor verify that the burner or emission calibrations are properly adjusted. Refer to specialist, builder or seller for startup, operating instructions and condition prior to closing. Recommend installing carbon monoxide detectors in areas with gas appliances.
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Air Conditioning:

8.11 Primary Type:	Traditional electric split system air cooled system.					
8.12 Brand/Age:	Goodman Manufacturing brand.					
8.13 Fuel Source:	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	240 Volt, Electrical disconnect present.

8.14 Capacity

The approximate size of the condenser is 2.0 Tons.

8.15 Rating Load

Rated Load Amp rating (RLA) is 9.2 for the installed condenser(s).



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8.16 Condensate Disposal: OK MM RR FR NR

Condensate disposal system and drain functions cannot be verified during cold climate conditions.

Ductwork / Distribution:

8.17 Kitchen Interior:

8.18 Interior Rooms:

There is a heat source to the room(s). There is no comment as to the amount of air or temperature coming from the supply vent(s).

Ductwork:

8.19 Laundry:



KITCHEN - APPLIANCES

Important Information: Appliance inspection is beyond the scope of the American Society of Home Inspectors Standards of Practice but, as a courtesy to our clients, we sometimes perform a visual and operational inspection of all built-in appliances. Refrigerators of any type are also not inspected. Service lights, timers, and testing of special features/options are beyond the scope of this inspection. Calibrations to cooking systems, are not evaluated nor life expectancies given to dishwasher. The appliances listed in this report are operated, if accessible and power is supplied. Cooking systems are checked for burner operation but not for calibration, timers, special features or complete cleaning cycle operation. Built-in dishwashers are run through a full normal wash cycle to determine if the system is free of leaks and excessive corrosion. NOTE: Dishwashers can fail at any time due to their complexity. Please double-check appliance operation just before closing and re-check for secure cabinets, counters and appliances. Upon occupancy, the client should secure any freestanding oven so it cannot tilt forward when weight is applied to the door. (Most ovens come with directions on how to do this.) Individuals have been injured when sitting on or standing on these doors. Clients are advised to purchase a home protection plan because appliances, including new appliances, can fail at any time, including immediately after the inspection. Older appliances (five years or older), of course, are more prone to failure. We may test kitchen appliances for basic functionality, but cannot evaluate them for their performance nor for the variety of their settings or cycles. Appliances older than ten years may exhibit decreased efficiency. Even if general comments are made, these listed items are not inspected: free-standing appliances, refrigerators, freezers, ice makers, trash-compactors, built-in toasters, coffee-makers, can-openers, blenders, instant hot-water dispensers, water-purifiers, barbecues, grills, or rotisseries, timers, clocks, thermostats, the self-cleaning and cooking capability of ovens, and concealed or countertop lighting, which is convenient but often installed after the initial construction and not wired to national electrical standards. Appliances are not moved during the inspection. Portable dishwashers are not inspected, as they require connection to facilitate testing. These items should be considered outside the scope of the inspection.

Kitchen Interior:

	OK	MM	RR	FR	NR
9.1 Counters & Cabinets:	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Kitchen Sink:

9.2 Sink:	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
9.3 Sink Fixture:	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
9.4 Sink Drain:	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
9.5 Sink Cabinet:	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Range/ Cooktop / Oven:

9.6 Type & Condition:	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
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Manufactured by Kenmore. Power source is: Electric, Free-standing, Burner/elements appear serviceable, Anti tilt device is installed. This oven was noted as having a self-cleaning device. It is beyond the scope of this inspection to verify the operation of the timer or heating cycle due to time required. The lock arm is engaged only to verify initial startup. Client should verify its complete operation with seller prior to closing.



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Ventilation:

	OK	MM	RR	FR	NR	
9.7 Type & Condition:	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Vented to the interior through filter. Built into microwave. Light is operable.

Refrigerator:

9.8 Type & Condition:	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	Inspection of appliances that are not permanently installed is not within the scope of this report and all not inspected, unless separately requested and compensated to inspect.
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Dishwasher:

9.9 Condition:	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Manufactured by Kenmore. Air gap device or high-loop is present on drain line as required.
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Garbage Disposal:

9.10 Condition:	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
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Other Built-ins:

9.11 Microwave:	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Manufactured by Kenmore.
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LAUNDRY AREA

Important Information: The supply hoses to the washer are not disconnected during the inspection, nor are the valves operated. These can leak at any time and should be considered a part of normal maintenance. If the washer and dryer are present, they are not moved to prevent floor damage and the review of the area behind the washer/dryer is limited. We suggest that you clean exhaust pipes upon occupancy and then regularly to enhance safety/performance. Water hoses that discharge into laundry tubs can cause contamination by creating a "cross connection" if they discharge below the tub rim. We suggest you keep these elevated above the flood rim of the tub. Testing of laundry appliances is beyond the scope of the inspection and they are also not moved during the inspection. The condition of any walls or flooring hidden by them cannot be judged. If these appliances are included in the sale of the property, we suggest consulting the sellers as to proper operation prior to close. Drain lines and water supply valves serving washing machines are not operated. Water supply valves may be subject to leaking if turned. See Plumbing and Electrical pages for more details about those types of system components.

Laundry:

	OK	MM	RR	FR	NR	
10.1 Location:	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Laundry is located at the Off kitchen on the 1st Floor.
10.2 Dryer Vent:	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	Dryer vents to the exterior.

BATHROOMS

Important Information: Our focus in bathrooms is directed at identifying visible water damage and/or problems. We may not always mention common faults such as stuck stoppers or dripping faucets. If considered important, you should check these items independently. Shut-off valves and angle stops under kitchen or bathroom sinks and toilets are not turned or tested during the inspection due to the possibility of causing a leak. Since leaks can occur at any time, plumbing should be checked just before closing and then regularly during occupancy. We advise that all floors, tile edges and tub/shower walls be caulked and sealed to prevent moisture penetration. When found soft, you should have these areas checked for leaks and hidden damage. All leaks should be repaired and any missing/damaged grouting and caulk should be replaced at once to help prevent future/further damage. Even tile that appears to be in good shape can take on water, so we suggest that you apply a sealant to tiled surfaces upon occupancy. If sluggish or noisy drains are noted, the drain waste vent system should be checked for blockage, damage or other restriction before close. Operating an exterior vented exhaust fan helps to reduce the chances of mold growth and harmful condensation.

In accordance with industry standards of practice, we do not comment on common cosmetic deficiencies, and do not evaluate steam showers, and saunas. More importantly, we do not leak-test shower pans because of the possibility of water damage, especially second floor shower pans without the written consent of the owners or occupants. Our inspection of interior areas includes the visually accessible areas of walls, floors, cabinets and closets, and a representative number of windows and doors, switches and outlets. We do not evaluate window treatments, nor move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on common cosmetic deficiencies.

Bathroom(s):

11.1 Locations	Bathroom(s) located at Master bedroom and at hall. The home has two bathrooms.
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	OK	MM	RR	FR	NR	
11.2 Cabinets	⊙	○	○	○	○	
Mop Sink & Drains:						
11.3 Laundry:	○	○	○	○	⊙	
Sink Fixtures And Drains:						
11.4 Bathroom(s):	⊙	○	○	○	○	
Tub/Shower Fixtures & Drains:						
11.5 Bathroom(s):	⊙	○	○	○	○	Fixture(s) flow and drainage were serviceable at the time of inspection.
Tub/Shower And Surround:						
11.6 Bathroom(s):	⊙	○	○	○	○	Tub/Shower combination unit noted and Free standing shower present.
Shower Door						
11.7 Bathroom(s):	○	○	○	○	⊙	
Toilet:						
11.8 Bathroom(s):	⊙	○	○	○	○	
Bath Ventilation:						
11.9 Bathroom(s):	⊙	○	○	○	○	



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INTERIOR ROOMS

Important Information: Our interior review is visual and evaluated with similar aged homes in mind. Cosmetic considerations and minor flaws such as a torn screen or an occasional cracked window can be overlooked, thus we suggest you double check these items, if concerned, especially in new construction. Inspections are limited to visible and/or accessible areas. Personal belongings and furniture restrict access to receptacles, windows, walls, and flooring. It is not always possible to determine if all insulated thermo-pane windows are completely intact, thus window energy seal defects may not be always visible or reported on. Conditions such as temperature, humidity, and lighting limit the ability to review these windows visually; thus we suggest client personally review and operate all windows prior to close. *We only view a representative number of windows*, which is limited to a minimum of one window per room to verify an emergency egress method. If our window inspection reveals any defect related to operation or moisture damage, it should be assumed that all windows may have similar defects, thus requiring that client employ the services of a specialist to inspect all windows, including their components, in the structure prior to closing this property. Rooms used for sleeping should have functional exits to both the interior and exterior of the home. Bedroom windows particularly should be kept in good repair in the event they are needed for an emergency exit. We suggest making sure that they always operate freely (without use of force or a key or tool) and place furniture so as to keep windows accessible for emergency use. Older homes may have windows that do not meet current size and height safety standards for emergency exit. Keeping them accessible and in good operating condition enhances their safety. Providing an escape ladder is a recommended safety enhancement for all upper level bedrooms. Our inspection of living space includes the visually accessible areas of walls, floors, cabinets and closets, and the testing of a representative number of windows and doors, switches and outlets. We do not evaluate window treatments, move furnishings or possessions, lift carpets or rugs, empty closets or cabinets, or comment on cosmetic deficiencies. We may not comment on cracks that appear around windows and doors, along lines of framing members or along seams of drywall and plasterboard. These are typically caused by minor movement or settlement, such as wood shrinkage, common settling, and seismic activity, and will often reappear if they are not correctly repaired. Such cracks can become the subject of disputes, and are therefore best evaluated by a specialist. Floor covering, sub floor damage or stains may be hidden by furniture, and the condition of floors underlying floor coverings is not inspected. These areas should be reviewed during your final "walk through" to reveal any hidden or concealed damage. *This inspection report does not include a review of any cosmetic blemishes, irregularities, or other conditions related to walls, ceilings, floors or other decorative items or components. Client should conduct a visual inspection of these items prior to closing if concerned.* Incandescent light fixtures located in closets are a fire-safety concern, especially in close proximity to combustible building components, or personal items. When present, fixture updates or replacement of bulbs with cooler operating fluorescent bulbs is suggested. Testing, identifying, or identifying the source of environmental pollutants or odors (including but not limited to lead, mold, allergens, odors from household pets and cigarette smoke) is beyond the scope of our service, but can become equally contentious or difficult to eradicate. We recommend you carefully determine and schedule whatever remedial services may be deemed advisable or necessary before the close of property.

Interior Rooms:

12.1 Room Description

Entry/foyer, Dining Room, Family Room.

12.2 Central Alarm

An alarm system is present. Alarm systems are not within the scope of this inspection, client is advised to consult with sellers or alarm company for additional information prior to close to ensure proper operation.

Master And Other Bedrooms:

12.3 Room Description

Master, Hall, The home has, three bedrooms.



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Doors:

	OK	MM	RR	FR	NR	
12.4 Kitchen Interior:	⊙	○	○	○	○	
12.5 Laundry:	⊙	○	○	○	○	
12.6 Bathroom(s):	⊙	○	○	○	○	
12.7 Interior Rooms:	⊙	○	○	○	○	Hardware operational.
12.8 Master And Other Bedrooms:	⊙	○	○	○	○	

Windows:

12.9 Kitchen Interior:	⊙	○	○	○	○	
12.10 Laundry:	○	○	○	○	⊙	
12.11 Bathroom(s):	○	○	○	○	⊙	
12.12 Interior Rooms:	⊙	○	○	○	○	Window type is single Hung, Limited review of the windows due to stored items, blinds, curtains, or furniture blocking our view at some areas. Client is advised to make arrangements for viewing these areas prior to closing property. The inspector does not move personal items, furnishings, or furniture during the inspection.
12.13 Master And Other Bedrooms:	○	○	○	⊙	○	Water staining observed at the sill/wall of the left rear bedroom. Recommend for the review or repairs as needed. Window type is, single Hung, dual pane insulated glass, We only view or inspect a representative number of windows, which is limited to a minimum of one window per room to verify an emergency egress method. If our window inspection reveals any defect related to operation or moisture damage, it should be assumed that all windows may have similar defects, thus requiring that client employ the services of a specialist to inspect all windows in the structure, including their related components, prior to closing this property.





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Walls:

	OK	MM	RR	FR	NR
12.14 Kitchen Interior:	⊙	○	○	○	○
12.15 Laundry:	⊙	○	○	○	○
12.16 Bathroom(s):	⊙	○	○	○	○
12.17 Interior Rooms:	⊙	○	○	○	○

Ceilings:

12.18 Kitchen Interior:	⊙	○	○	○	○
12.19 Laundry:	⊙	○	○	○	○
12.20 Bathroom(s):	⊙	○	○	○	○
12.21 Interior Rooms:	⊙	○	○	○	○

Floors:

12.22 Kitchen Interior:	○	○	○	○	⊙	The floor covering material is hardwood.
12.23 Laundry:	○	○	○	○	○	The floor covering material is Vinyl sheet goods. Visibility and ability to inspect the floor is limited due to the floor covering and/or furnishings.
12.24 Bathroom(s):	○	○	○	○	⊙	The floor covering material is Vinyl sheet goods.
12.25 Interior Rooms:	○	○	○	○	⊙	The floor covering material is hardwood. Limited review of the floor areas due to stored items, rugs, or furniture blocking view at some areas. Client is advised to make arrangements for viewing these areas prior to closing property.

Closets/Pantry:

12.26 Kitchen Interior:	⊙	○	○	○	○	
12.27 Interior Rooms:	⊙	○	○	○	○	Due to stored items in the closet, it is not possible to determine the condition of the walls and the ceiling that are not visible.



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Additional Comments

12.28 Interior Rooms:

OK MM RR FR NR
○ ○ ○ ○ ○

This inspection report does not include a review of any cosmetic blemishes, irregularities, or other conditions related to walls, ceilings, floors or other decorative items or components. Client should conduct a visual inspection of these items prior to closing if concerned.

Smoke/Fire Detector:

12.29 Interior Rooms:

○ ○ ○ ○ ○

There is a functional smoke detector installed in the listed room(s). It was undetermined if the unit(s) is able to detect smoke, are hardwired or battery operated. Periodic testing is suggested prior to occupying building and periodically to ensure proper working order and fire safety.