



Residential Inspection Report

Confidential - Property Inspection Report - Confidential

1234 Sample Report Dr, Eastern Shore, MD DE VA 12345

Inspection prepared for: John Doe

Real Estate Agent: xxx xxx -

Date of Inspection: 11/1/2019 Time: 9:00 am

Age of Home: 1999 Size: 1800 sq ft

Weather: clear and warm

Manufactured Home Sample Report

MD 30910 DE 0044 VA 338000448

Inspector: Scott Donnelly

Email: info@hightechinsp.com



The contents of this report are for the sole use of the client name above and no other person or party may rely on this report for any reason or purpose whatsoever without written consent of the inspector who authored the report. Any person or party who chooses to rely on this report for any reason or purpose whatsoever without the express written consent of the inspector does so at their own risk and by doing so without the prior written consent of the inspector waives any claim of error or deficiency in this report.

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Introduction

Dear Client,

Thank you for choosing Hi Tech Inspections Inc. to perform your building inspection. The goal of this inspection and report is to help identify areas of concern in the building and to help educate you about the buildings systems and components. This report is a general guide and provides you with some objective information to help you make your own evaluation of the overall condition of the building. It is not intended to reflect the value of the property, or to make any representation as to the advisability of purchase. High Tech endeavours to perform all inspections in substantial compliance with the Standards of Practice of the State we operate in. As such, we inspect the readily accessible, visually observable, installed systems, and components of a building as designated in the Maryland, Delaware, and Virginia, standards, except as may be noted in the "Limitations of Inspection" sections within this report. It is a non intrusive inspection, meaning we do not open closed or blocked areas, move insulation, inspect behind walls, etc etc. This Property Inspection Report contains comments about those systems, and components, that in the professional judgement of the inspector, are not functioning properly, significantly deficient, or are unsafe. When a deficiency is observed, the suspected cause or reason why the system or component is judged to be deficient will be noted. Recommendations for correction or monitoring are made as appropriate. We suggest repairs be made by a licensed professional in the pertinent field. Their knowledge and expertise should be in the area of concern and we suggest having them provided a letter stating the work was completed properly. When systems or components designated in the standards of practice are present but are not inspected, the reason(s) the item was not inspected is reported as well. The Maryland ,Delaware and Virginia standards of practice define the scope of a home inspection. Clients sometimes assume that a home inspection will include many things that are beyond the scope. We encourage you to read the Standards of Practice for your state and the disclosure statements in this report so that you clearly understand what things are included in the home inspection and report. The report is effectively a snapshot of the house —recording the observable conditions on a given date and time. Home inspectors cannot predict future behavior, and as such, we cannot be responsible for things that occur after the inspection .Not all deficiencies will be identified during this inspection. Unexpected repairs should still be anticipated. This inspection is not a guarantee or warranty of any kind. If conditions change, we are available to revisit the property and update our report for a fee. The report has been prepared for your exclusive use, as our client. No use by third parties is intended. We will not be responsible to any parties for the contents of the report, other than the party named herein. Again, thanks very much for the opportunity of conducting this inspection for you. We are available to you throughout the entire real estate transaction process. Should you have any questions, please call or email us.

Sincerely,

Scott Donnelly

HighTech Home Inspections

410-713-5080

Hightech8@comcast.net

General Disclosure Statement

- 1) "An inspection is intended to assist in the evaluation of the overall condition of the a building. The inspection is based on observations of the visible and apparent conditions of the building and its components on the date of the inspection."
- 2) "The results of the inspection are not intended to make any representation regarding latent or concealed defects that my exist and no warranty or guaranty is expressed or implied. "
- 3) "If your inspector is not a licensed structural engineer or other professional whose license authorizes the rendering of an opinion as to the structural integrity of a building of the condition of its components or system you may wish to seek the professional opinion of a licensed structural engineer or other professional regarding any possible defects or other observations set forth in this report".
- 4) "Only inspections performed by licensed inspectors will be recognized as a valid inspection under most real estate contracts"

Report Summary

Exterior

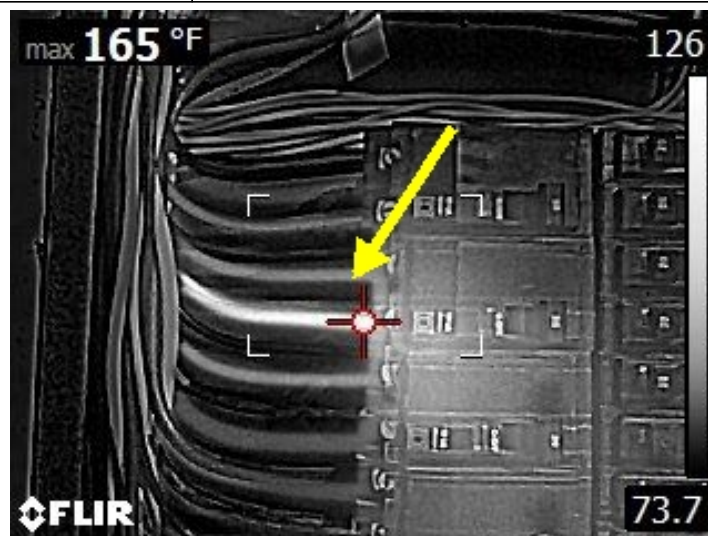
Page 13 Item: 5	Exterior Doors	<ul style="list-style-type: none">• Sliding glass door does not open/close properly. Its takes a lot of effort to slide. I suggest further evaluation by a licensed contractor for repair or replacement as needed.• Cloudiness / condensation observed at the rear glass slider . Left un repaired, over time moisture damage could occur to surrounding areas. I suggest having further evaluation by a licensed window specialist for repair or replacement as needed.
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Slider door does not open/close properly

Electrical

Page 29 Item: 6	Sub Panel(s)	<ul style="list-style-type: none">• An irregularly hot spot observed in the panel box with an IR camera. I suggest further evaluation by a licensed electrician for repair or replacement as needed.
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An irregularly hot spot observed in the panel box with a FLIR IR camera.

Page 30 Item: 9	Wiring Methods	<ul style="list-style-type: none">• Spliced wire(s) that are not in a junction box observed at the top of the water heater. I suggest further evaluation by a licensed electrician for repair or replacement as needed.• Junction box(s) are missing covers in the crawlspace under the addition at multiple locations and in the shed. I suggest further evaluation by a licensed electrician for repair or replacement as needed.
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Spliced wire(s) that are not in a junction box



Junction box(s) are missing covers

Page 30 Item: 10	Lighting, Fixtures, Switches, Outlets	<ul style="list-style-type: none">• Missing cover plates observed at one addition outlet and one shed outlet. I suggest further evaluation by a licensed electrician for repair or replacement as needed.• Outlet with an open ground observed at the rear wall of the addition. Problem outlet was marked with blue tape. I recommend further evaluation by a licensed electrician for repair or replacement as needed.
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Outlet with an open ground observed



Missing cover plates observed

Page 31 Item: 11	GFCI	<ul style="list-style-type: none">• SFC(s) did not work properly at both exterior outlets. I suggest further evaluation by a licensed electrical contractor for repair or replacement as needed.
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GFCI(s) did not work properly



GFCI(s) did not work properly

Page 32 Item: 13	Smoke/Heat Detector(s)	<ul style="list-style-type: none">• SAFETY CONCERN: The smoke alarm(s) did not operate when tested. They also appear to be older than 10 years (they should not be). I recommend further evaluation by a qualified licensed contractor for repairs, improvements or replacement as needed.
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The smoke alarm(s) did not operate

Page 33 Item: 14	Carbon Monoxide (CO) Detector(s)	<ul style="list-style-type: none">• Maintenance: There did not appear to be visible CO (Carbon Monoxide) detector(s) in the home. The Consumer Product Safety Commission recommends that every residence with fuel-burning (gas) appliances be equipped with a UL Listed CO alarm. I suggest consulting with sellers to make sure I didn't over look one. Install as needed.
Page 33 Item: 15	Ceiling fans	<ul style="list-style-type: none">• The ceiling fan did not operate properly in the front bedroom. When turned on it was very slow moving and then as you switch between the speed settings it never increases. Have further evaluation by a licensed electrician for repair or replacement as needed.



The ceiling fan did not operate properly

Plumbing

Page 35 Item: 4

Exterior Hose
Bibs/Spigots

- Exterior hose bib leaks while running. I suggest further evaluation by a licensed plumber for repair or replacement as needed.

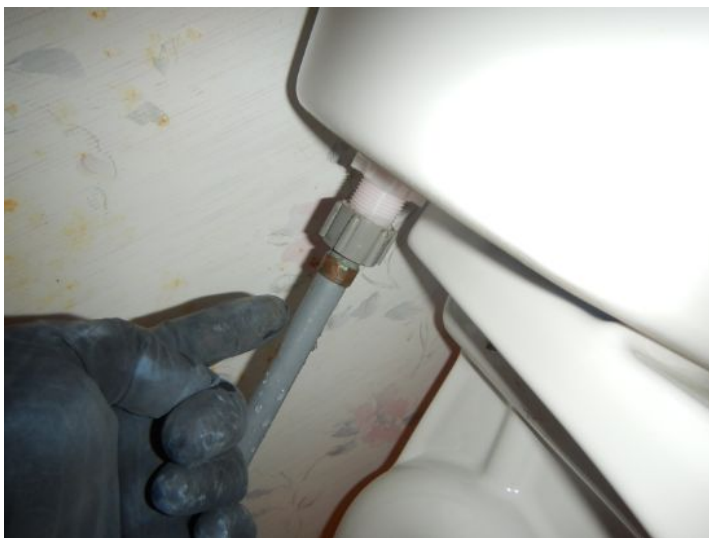


Exterior hose bib leaks

Page 35 Item: 5

Water Supply,
Distribution
Systems

- A leak was observed at the supply line to the rear bathroom toilet. I suggest further evaluation by a licensed plumbing contractor for repair or replacement as needed.
- The water supply pipes are mostly Polybutylene plastic (PB). This type of supply pipe has experienced a higher than normal failure rate associated with leaks where the pipes are joined together, and from chlorine related issues. I recommend you goggle or otherwise research problems associated with this type of plumbing system (<https://www.nachi.org/pb.htm>) and rely on the evaluation and advice of a licensed plumbing contractor for repair or replacement as needed or desired.



A leak was observed



The water supply pipes are mostly Polybutylene plastic (PB)

Bathrooms

Page 39 Item: 3	Toilet(s)	<ul style="list-style-type: none">Elevated moisture detected around the toilet in the master bathroom. This may be related to the plumbing leak in this area or the wax ring leaking. I suggest further evaluation by a licensed plumber for repair or replacement as preventative maintenance.
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Elevated moisture detected around the toilet in the master bathroom

Page 41 Item: 9	Flooring	<ul style="list-style-type: none">Soft, and or spongy flooring observed or felt around both toilets. Staining was observed at scattered locations in the bathrooms and into the hall way by the rear bathroom. No moisture was detected in the flooring at the stained areas but the areas around the toilets have elevated moisture readings. I suggest further evaluation by a licensed contractor of the flooring and sub flooring for repairs or replacements as needed.
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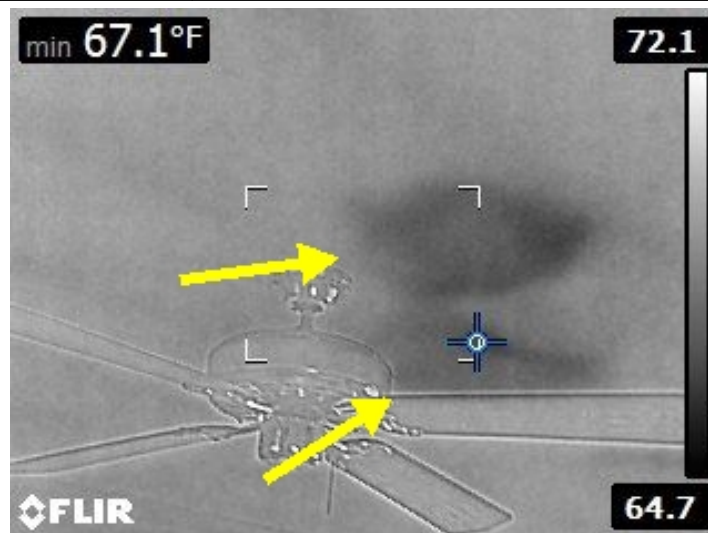


Soft, and or spongy flooring observed or felt

Soft, and or spongy flooring observed or felt

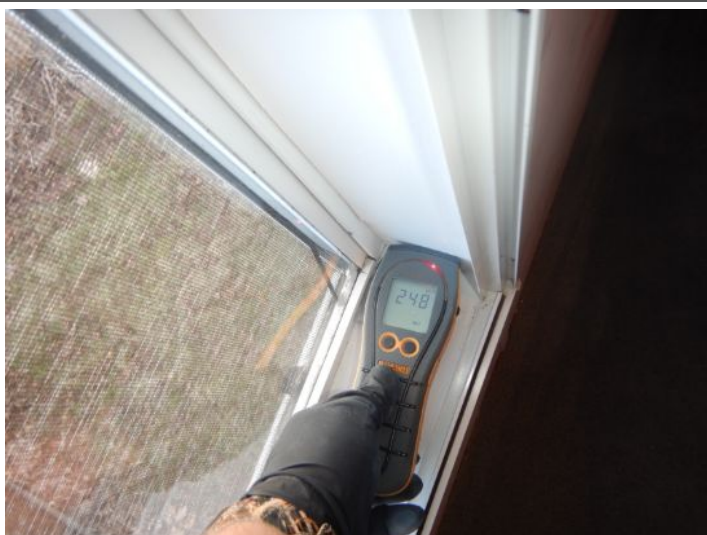
Interior

Page 43 Item: 1	Wall and Ceiling Finishes	<ul style="list-style-type: none">Irregular IR scans and moisture detected at the ceiling above the living room fan. Some staining or damage was visible in this area. I suggest further evaluation by a qualified licensed contractor to determine the source of the moisture and for repairs or replacement as needed to prevent ongoing moisture issues. Make repairs and repaint as needed. Have an environmental contractor remediate if and as needed.
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Moisture was located with a FLIR IR camera and confirmed with a Protometer moisture meter.

Page 47 Item: 4	Windows	<ul style="list-style-type: none">Moisture damaged observed and elevated moisture detected at the inside sill of the north side master bedroom window. I suggest further evaluation of the window, exterior cladding, flashing, and wall structure by a licensed contractor for repair, sealing or replacement as needed. Have further evaluation by a licensed environmental contractor for remediation if and as needed. I was unable to determine if any hidden damage has occurred.
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Appliances

Page 47 Item: 4	Kitchen Hood/Exhaust Fan	• Exhaust fan is loose and is pulling away from the cabinet. Have a licensed contractor make repairs or replacements as needed.
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Exhaust fan is loose and is pulling away from the cabinet.

Structural Components

Page 52 Item: 4	Under Floor Crawlspace(s)	• There is no vapor barrier installed in the crawl space under the addition. I suggest having a licensed contractor install one that covers one hundred percent of the crawl space, and bends up the foundation walls a few inches.
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There is no vapor barrier installed

Inspection and Site Details

1. Inspection Time

Start: 09:00 AM
End : 11:30 AM

2. Attending Inspection

Client present
Buyer Agent present

3. Residence Type/Style

Manufactured home

4. Garage/Carport

NO Garage

5. Age of Home or Year Built

According to the tax records the home was built in:, 1994

6. Square Footage

For the purpose of this inspection the home is not measured for square footage. Public records indicate the home is approximately 1198 sq ft.

7. Front of Home Faces

For the purpose of this report the building is considered to be facing, West

8. Bedrooms and Bathrooms

Number of Bedrooms: 3
Number of Bathrooms: 2. Full Baths

9. Occupancy

Vacant - Furnished
Access and view of some items such as: electrical outlets/receptacles, windows, wall/floor surfaces, and cabinet interiors may be restricted by furniture or personal belongings. Any such items are excluded from inspection and comment in this inspection report.

10. Temperature

Temperature at the time of inspection approximately, 60 degrees

11. Weather Conditions

Warm
Clear

12. Rain in the Last Three Days

No rain in the last three days.

Exterior

In accordance with the Standards of Practice in all states that we are licensed in, pertaining to exteriors, Inspectors are required to inspect the following: exterior siding (and describe), flashing, trim, all exterior doors, stoops, steps, stairs, porches, railings eaves, soffit and fascia, any attached decks and balconies. Report as in need of repair any spacing between balusters, spindles or rails that permit the passage of an object greater than 4 inches. Inspectors shall also inspect a representative number of windows, vegetation, grading, surface drainage, and retaining walls that are likely to adversely affect the building. Items that are not visible or readily accessible from the ground are not required to be inspected.

1. Driveway

Materials: Street parking

Observations:

- No deficiencies observed.

2. Walkways

Materials: Concrete • Wood

Observations:

- No deficiencies observed.

3. Steps, Stoop, Porch

Materials: Concrete

Observations:

- Maintenance: Some settlement appears to have occurred at the south side steps. I suggest consulting a qualified licensed contractor for repairs as needed and feasible.



Maintenance: Some settlement appears to have occurred

4. Exterior Cladding

Description: Vinyl Siding • One HUD tag visible, and one appears to be missing

Observations:

- Maintenance: Vinyl and metal siding are extremely popular because they require less periodic maintenance than other types of siding materials. However, it is still necessary for the homeowner to periodically--at least once a year--carefully examine siding panels as well as ensure all J-channels around windows and doors are secure and drain properly. Vinyl and metal siding should be cleaned regularly.
- Maintenance: Some cracks and damaged areas observed at several locations. Have a licensed contractor seal or repair as needed.
- HUD Tag # 456-FP 3456



Maintenance: Some cracks and damaged areas observed

5. Exterior Doors

Description: Metal, Rear sliding door:

Observations:

- Maintenance: Shut the front door with caution as your fingers can get pinch due to the trim that was installed. I suggest removal of this trim as needed.
- Sliding glass door does not open/close properly. Its takes a lot of effort to slide. I suggest further evaluation by a licensed contractor for repair or replacement as needed.
- Cloudiness / condensation observed at the rear glass slider . Left un repaired, over time moisture damage could occur to surrounding areas. I suggest having further evaluation by a licensed window specialist for repair or replacement as needed.



Slider door does not open/close properly



Maintenance: Shut the front door with caution as your fingers can get pinch due to the trim that was installed

6. Storm Doors

Materials:

- Front entry door:

Observations:

- Maintenance: Storm door rubs the steps when opened. Have a contractor make repairs as needed.

7. Exterior Door Framing and Trim

Observations:

- No deficiencies observed.
- Moisture testing inside of the exterior door frames was normal at the time of the inspection.



Moisture testing inside of the exterior door frames was normal at the time of the inspection.

8. Window Frames and Trim

Description: Metal

Observations:

- No deficiencies observed.

9. Eaves, Soffits, Fascias

Description: Metal • Vinyl

Observations:

- No deficiencies observed.

10. Exterior Caulking

Comments:

- Exterior caulking is one of the simplest energy-efficient measures to install. The purpose of exterior caulking is to minimize air flow and moisture through cracks, seams, and utility penetrations/openings. Controlling air infiltration is one of the most cost effective measures in modern construction practices. A home that is not sealed will be uncomfortable due to drafts and will use about 30% more heating and cooling energy than a relatively air-tight home. In addition, good caulking and sealing will reduce dust and dirt in the home and help prevent damage to structural elements.

- FYI: Inspection of caulks and sealants around the home are limited to a visual inspection only, we can not determine if the caulk has been properly installed per manufacture installation instructions. The need for caulks and sealants can vary and are often dependant on many factors including type of cladding, flashing and types of underlayment that are not visible. Suggest annually inspecting and maintaining all sealants as needed. For a complete more through inspection suggest having further evaluation by a qualified licensed contractor.

Observations:

- FYI: The exterior of your home should be inspected annually and caulked as needed. Areas that may need caulk or re Caulking might include, but no be limited to, the window frames, doors and door frames, cladding, roof and roof penetrations.

11. Deck, Balcony

Description: Wood

Observations:

- FYI: The underside of deck was not visible. These areas were not inspected.
- Maintenance: Weathered wood surfaces observed at the deck. I suggest monitoring and maintaining your deck as needed. Make repairs or replace decking as desired or when needed.



Maintenance: Weathered wood surfaces observed

12. Railings

Description: Metal Railings • Wood railings

Observations:

- Maintenance: There were no hand rails installed at the south side steps. Install as desired for increased safety.



Maintenance: There were no hand rails installed

13. Grading, Surface Drainage

Observations:

- Lot grading and drainage have a significant impact on the building, simply because of the direct and indirect damage that moisture can have on the foundation. It is very important therefore, that surface runoff water be adequately diverted away from the home. Lot grading should slope away and fall a minimum of one (1) inch every foot for a distance of six (6) feet around the perimeter of the building. This is not always possible but any drainage away from the house is helpful.
- Maintenance: There are several low spots along the foundation. I recommend adding additional backfill to create the proper slope away from the house to allow for effective drainage.



Maintenance: There are several low spots along the foundation

14. Vegetation Affecting Structure

Description: Vegetation is in contact with the house.

Observations:

- FYI: It's recommended that tree branches do not overhang the roof and that all vegetation is kept well pruned and not permitted to grow up against any part of the structure.
- Maintenance: Overgrown vegetation in contact with structure. I suggest trimming, pruning or removing as needed at all problem locations.



Maintenance: Overgrown vegetation in contact with structure

15. Door Bell

Materials:

- None present - Have one installed as desired.

16. Screens

Materials:

- Present
- Some windows are missing screens

Observations:

- Maintenance: Missing screens observed at several of the homes windows. I suggest installing screens as they help prevent damage to, and may increase the life span, of the windows and window frames. Consult with the seller to see if they are in storage and in good condition. Replace or have installed as needed or as desired.
- Maintenance: Several screens were observed with holes and damages. Have a contractor repair or replace as needed.



Maintenance: Several screens were observed with holes and damages



Maintenance: Missing screens observed

17. Fencing

Materials:

- Fencing is generally out of the scope of a house inspection. Any comments are made as an FYI.

18. Limitations of Exterior Inspection

- While performance of lot drainage and water handling systems may appear serviceable at the time of inspection, the inspector cannot always accurately predict this performance as conditions constantly change. Furthermore, items such as leakage in downspout/gutter systems are very difficult to detect during dry weather. Inspection of foundation performance and water handling systems therefore, is limited to visible conditions observed at the time of the inspection.
- Exterior above and below ground swimming pools are beyond the scope of a home inspection. We suggest you have a pool specialist inspect the pool prior to settlement.
- Exterior drinking fountains, water pumps and fish ponds are out side of the scope of this inspection and are not inspected.
- A home inspection does not include an assessment of geological, geotechnical, or hydrological conditions and environmental hazards.
- Awnings, or similar seasonal accessories, recreational facilities, outbuildings, water features, hot tubs, statuary, pottery, fire pits, patio fans, heat lamps, and decorative low-voltage landscape lighting are outside of the scope of this inspection and are not inspected. Any comments made on these items are made as a courtesy.
- Vegetation may limit exterior inspections in some areas. When it does we recommend trimming and inspecting prior to settlement.
- A representative sample of exterior components were inspected rather than every occurrence of components.
- Carpet is not removed to inspect covered areas. I recommend removal of any carpet prior to settlement in order to inspect covered areas which could not be inspected at this time.
- Condo inspections do not included inspection of the common areas. Any comments related to these areas are intended to be informational but are not based on a complete assessment. We suggest you contact the condo association for additional information.
- Floor and stairwell drains are visually inspected, but not tested for drainage.

Roofing

In accordance with the Standards of Practice in all states that we are licensed in, pertaining to roofs, Inspectors are required to: inspect from ground level or eaves the roof covering, gutters, downspouts, vents, flashings, skylights, chimney, other roof penetrations and the general roof structure from readily accessible panels, doors or stairs.

1. Roof Style and Pitch

Gabled • Low slope

2. Method of Roof Inspection

Walked on Roof Surface • We highly recommend you monitor and inspect your roof at least once a year with binoculars from the ground. Consult a roofing contractor for repair of any damages or irregularities observed

3. Roof Covering

Materials: Architectural shingles

Age: Many factors contribute to how quickly a roof ages. For instances, a poorly vented 5 year old roof may appear in similar condition to a well vented 10 year old roof. This makes it hard to determine the age of a roof covering. Therefore we generally do not comment on the age of a roof. We suggest consulting the seller for the age, and any repair history. • The deterioration of a roof surface is caused by many factors such as weather related events, instalation procedures, sun, shade, venting, ect. A five year old roof that is in a hot sunny area and has been through several extreme weather events may appear to be older than a ten year old roof that has not experienced the same conditions. These many variables make it difficult for a home inspector to accurately state the age of a roof surface. Therefore my comments are limited to describing the deficiencies observed at the time of the inspection. We suggest consulting the seller for the age, and any repair history.

Observations:

- FYI: We recommend an annual inspection of all roofing areas to check for regular maintenance, damaged areas, deteriorated vent boots, damaged flashing, etc.
- Maintenance: Exposed nail heads observed at several locations, suggest properly sealing and repair as needed.
- Maintenance: Nail pop(s) observed multiple locations. I recommend repair as needed.
- Maintenance: Missing/damaged tab observed at the edge of the north side ridge. Have further evaluation by a licensed roofer for repair or replacement of the damaged/missing shingles as needed.



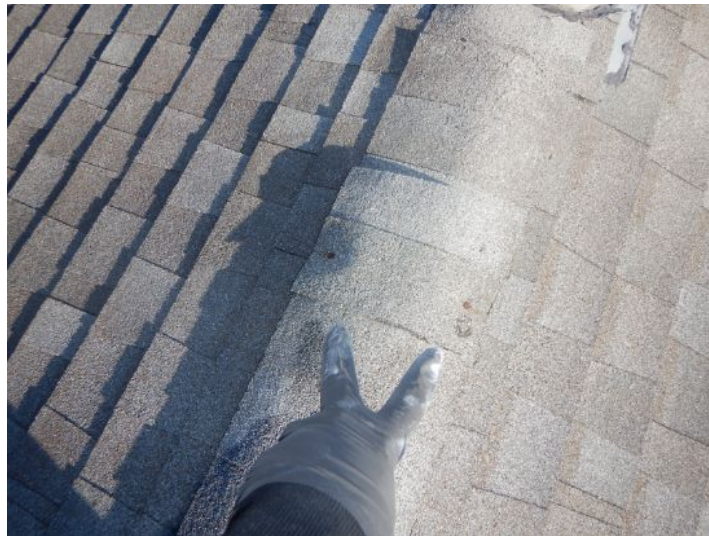
Maintenance: Missing/damaged tab observed



Maintenance: Exposed nail heads observed



Maintenance: Nail pop(s) observed



Maintenance: Exposed nail heads observed

4. Flashings

Materials: not visible

5. Roof Penetrations

Description: Plastic • Metal

Observations:

- No deficiencies observed at time of inspection. Inspect annually and seal/replace boots as needed.

6. Chimney(s)

Description: Metal flue

Observations:

- My inspection is limited in nature and does not include inspection of the interior flue where damage can often occur. I suggest having the chimney and fireplace inspected by a licensed chimney specialist prior to settlement.

7. Gutters and Down Spouts

Description: Galvanized/Aluminum, Plastic/Vinyl

Observations:

- Maintenance: Splash blocks needed in several locations and/or need some adjustments. The slope of the splash blocks should be away from the foundation.
- Maintenance: There are no gutters and down spouts around most of the home. I suggest adding them to help direct water away from the foundation.
- Maintenance: Missing downspout elbow observed at the front north corner of the home. I suggest further evaluation by a licensed contractor for repair or replacement as needed.
- Maintenance: Damaged gutters observed at the front of the home. Have a contractor make repairs or replacements as needed.



Maintenance: Damaged gutters observed



Maintenance: Missing downspout elbow observed



Maintenance: There are no gutters and down spouts



Maintenance: Splash blocks needed in several locations and/or need some adjustments

8. Skylight(s)

Description: None

9. Limitations of Roofing Inspection

- It is recommended to ask the seller about the age and history of the roof, and any repairs that have been made.
- Roofs may leak at any time. Leaks often appear at roof penetrations, flashings, changes in direction or changes in material. A roof leak should be addressed promptly to avoid damage to the structure, interior finishes and furnishings. We recommend an annual inspection and tune-up to minimize the risk of leakage and to maximize roof life.
- It is impossible to inspect the total underside surface of the roof sheathing for evidence of leaks. Evidence of prior leaks may be disguised by insulation and interior finishes. Leakage can develop at any time and may depend on rain intensity, wind direction, ice buildup, and other factors.
- Estimates of remaining roof life are approximations only and do not preclude the possibility of leakage.
- While performance of lot drainage and water handling systems may appear serviceable at the time of inspection, the inspector cannot always accurately predict this performance as conditions constantly change. Furthermore, items such as leakage in downspout/gutter systems are very difficult to detect during dry weather. Therefore, inspection of water handling systems, and their impact on the foundation is limited to visible conditions and evidence of past problems.
- We do not access roofs when temperatures are above 90 degrees, the pitch is too steep, or the height of the roof is deemed unsafe. Damage to roof or injury of the inspector may occur.
- The roof of a condominium is common area and outside of the scope of this inspection.
- Interior of chimneys are not inspected. We suggest having these inspected by a licensed chimney professional prior to settlement

Attic and Insulation

In accordance with the Standards of Practice in all states that we are licensed in, pertaining to Attic and Insulation, the inspector shall inspect the insulation in unfinished spaces when readily accessible, the ventilation in attic spaces, mechanical ventilation systems, and report the absence or lack of insulation in unfinished spaces. The following web sites are an excellent resource of information on home insulation:
<http://insulation.owenscorning.com/homeowners/> and
<http://www.certainteed.com/products/insulation>

1. Attic Access

Attic Inspection Method: No attic.

2. Limitations of Attic and Insulation Inspection

- Insulation and vapor barriers are not disturbed and no destructive tests (such as cutting openings in walls to look for insulation) are performed.
- Potentially hazardous materials such as Asbestos and Urea Formaldehyde Foam Insulation (UFFI) cannot be positively identified without a detailed inspection and laboratory analysis. This is beyond the scope of the inspection. We suggest consulting a licensed environmental contractor to determine if these times may exist in your home
- Any estimates of insulation R values or depths are rough average values.
- Power ventilator(s) are not tested when cool temperature in attic prevent this. I suggest testing prior to settlement if conditions permit.
- Access to attic can be limited due to high volume of personal goods or areas of inaccessibility. Only areas of the attic that can be reached or observed in a safe manner are inspected.
- There is no attic, cathedral ceilings throughout

Heating and Air Conditioning

In accordance with the Standards of Practice in all states that we are licensed in, pertaining to Heating and Air Conditioning (HVAC) systems, The inspector shall inspect: the heating and cooling systems using normal operating controls and describe the energy source and heating method, report as in need of repair HVAC systems which do not operate, and report if the HVAC systems are deemed inaccessible.

The HVAC system inspection is general and not technically exhaustive. The inspector will test the heating and air conditioner using the thermostat and/or other normal controls. It is a non invasive inspection. It is often only possible to test the HVAC system in heat mode, or cooling mode, but not both, due to weather conditions. High Tech highly recommends that a standard, seasonal or yearly, Service and Maintenance Service Call with an HVAC contractor be obtained prior to settlement. This provides a more thorough investigation of the entire homes heating, air conditioning and filtering system as well as maintaining it at peak efficiency —thereby increasing service life and lowering your utility bills. Electronic filters, humidifiers, de humidifiers and fuel tanks are not inspected. At times these components may not be observed by us. If your home contains these items, or you suspect it may, we recommend you obtain a seperate inspection.

1. Thermostat(s)

Description: Digital, non programmable type

Observations:

- No deficiencies observed.

2. Heating System

Description: Single Zone heating • Forced air gas furnace • Manufacturer: • Broan

Age and Heating Capacity: Approximately: • 7 years old • Average life of a gas-fired hot air furnace is 15-20 years

Observations:

- We always suggest a professional HVAC inspection and service prior to settlement, especially if the sellers have not provided the date of the last service check up. Consult the sellers for service history information.
- No deficiencies observed.



No deficiencies observed.

3. Energy Source

For Heating: Gas

For Cooling: Electric

Observations:

- No deficiencies observed.

4. Safety Switch

Description: Within sight of all component units.

Observations:

- No deficiencies observed.

5. Distribution Systems

Description: Duct Work

Observations:

- Annual/Seasonal professional HVAC inspection and cleaning service contract is recommended.
- Maintenance: Damaged/missing insulation observed on one flex line under the addition. Have a licensed HVAC contractor make repairs or replacements as needed.



Maintenance: Damaged/missing insulation observed

6. Combustion Air

Observations:

- No deficiencies observed.

7. Venting, Flue(s), Chimney(s)

Materials: Metal

Observations:

- Maintenance: I suggest having a chimney sweep inspect and clean chimney before use.

8. Cooling System

Description: Air Cooled Central Air Conditioner • Manufacturer: • Nortek

Compressor Age and Cooling Capacity: Approximately: • 7 years old • Average life of an outside A/C compressor/condenser is approx. 12-15 years.

Observations:

- Annual/Seasonal professional HVAC inspection and cleaning service contract is recommended.
- I was unable to test due to exterior temperatures. Suggest re testing when the temperatures reach above 65 degrees for a period of 24 hours.

9. Fuse/Circuit Breaker Protection

Compressor Placard Max: Breakers • Without review of the manufactures installation instructions it is not possible to know the recommended size of a heating systems breakers. Therefore, our inspection is limited to testing the system to insure the breaker does not trip off when in use.

Observations:

- No deficiencies observed.

10. Condensate Drain

Observations:

- MAINTENANCE: Before the start and during each cooling (Summer) season--it is important to monitor the condensate trap to insure it is clear of sludge/blockage for proper draining to occur. Pouring a small amount of bleach in the trap, at the start of the season, will keep it clear of bacteria.
- Maintenance:

11. Cooling Performance

Temperature Difference:

- Unable to test in cooling mode due to exterior temperatures. Suggest testing prior to settlement if weather conditions permit. Temperatures should be above 65 degrees for a 24 hour period.

12. Filter(s)

Description: Installed at the unit.

Observations:

- Annual/Seasonal professional HVAC inspection and cleaning service contract is recommended.
- No deficiencies observed.

13. Limitations of Heating and Air Conditioning Inspection

- Heat gain calculations, adequacy, efficiency, or the balanced distribution of air throughout the home are not performed as part of a home inspection. These calculations are typically performed by designers to determine the required size of HVAC systems. As a very rough rule of thumb -Air conditioning adequacy is 600-800 sq. feet of living area per ton (12,000 BTU) of A/C cooling capacity.
- To gain access and inspect the heat exchanger in Mid and High Efficiency furnaces, or the fire box in boilers, requires a significant dismantling and disassembly of the unit and is therefore outside the scope of a home inspection. If your home has one of these types of systems we suggest having it checked by an HVAC contractor prior to settlement.
- Humidifiers, dehumidifiers, and electronic filters are not inspected. Annual service of these items should be performed. If your home has any of these items we suggest you have it serviced by a licensed professional prior to settlement.
- Determining the condition of oil and gas tanks, whether exposed or buried, is beyond the scope of this inspection. If there are any of these on this property we suggest they be inspected by an appropriately licensed contractor.
- To test the central air conditioner (A/C), the electrical power to the unit needs to be on, AND the outside air temperature must be above 65 degrees Fahrenheit, for a period of at least 24 hours. Turning on the A/C if these time and outside temperature criteria have not been met is not recommended.
- Heat pumps are not operated in the heating mode under certain conditions. To test in the heat mode, the outside air temperature must be below <65 degrees Fahrenheit. If we could not test yours at the time of the inspection we suggest having it tested, if weather permits, prior to settlement.
- Window air conditioning units are not inspected. When possible they are turned on to check for basic operation but cooling performance is not judged.
- This inspection does not involve igniting or extinguishing gas appliances and fireplaces, nor the determination of draft.
- Interior surfaces of a chimney liner/flue are not inspected. While accessible parts of the chimney may appear functional, hidden problems could exist that are not documented in this report. If your house has a chimney we suggest an inspection by a licensed chimney sweep prior to settlement.
- Firescreens, fireplace doors, appliance gaskets and seals, automatic fuel feed devices, mantles and fireplace surrounds, combustion make-up air devices, and heat distribution assists (gravity or fan-assisted) are not inspected suggest having these items checked by a licensed fireplace or wood stove specialist prior to settlement.
- Fireplace inserts, stoves, or firebox contents are not moved.
- Weather/temperature conditions often do not allow for testing of all HVAC components. In these cases we suggest an HVAC service and evaluation as HVAC contractors can conduct testing that is beyond the scope of a normal home inspection.

Electrical

In accordance with the Standards of Practice in all states that we are licensed in, pertaining to Electrical Systems, the inspector shall inspect: the service drop/lateral, the meter socket enclosures, the means for disconnecting the service main, and determine the rating of the service amperage. Inspect the: panelboards and over current devices (breakers and fuses) and report on any unused circuit breaker panel openings that are not filled. Inspect the: service grounding and bonding, a representative number of switches, receptacles, lighting fixtures, and AFCI- protected receptacles and test all Ground Fault Circuit Interrupter (GFCI) receptacles and GFCI circuit breakers observed and deemed to be GFCIs during the inspection using a GFCI tester, where possible. Report the presence of solid conductor aluminum branch circuit wiring, if readily visible. Report on any tested receptacles in which power was not present, polarity is incorrect, is not secured to the wall, the cover is not in place, the ground fault circuit interrupter devices are not properly installed or do not operate properly, evidence of arcing or excessive heat is present, or where the receptacle is not grounded or is not secured to the wall. Inspect the: service entrance conductors and the condition of the conductor insulation and describe the amperage rating of the service. Report the absence of smoke detectors and CO2 detectors. Inspect the service entrance cables, and report as in need of repair deficiencies in the integrity of the insulation, drip loop, or separation of conductors at weather heads and clearances from grade or rooftops. All issues or concerns listed in this Electrical section should be construed as a potential personal safety or fire hazard. Repairs should be a priority, and should be made by a qualified, licensed electrician.

1. Service Drop

Description: Underground service lateral

Observations:

- No deficiencies observed.

2. Service Entrance Conductors

Description: Stranded Aluminum

Observations:

- No deficiencies observed.

3. Service Rating

Amperage Rating: • 100 amps • Improve: The main service wire appears to be 100 amp, and the panel box is 100 amp. While this appears to be adequate for the current HVAC, wiring circuits, and appliances in the home, changes or additions may require an up grade. Consult a licensed electrician for additional evaluation of this system and for upgrading if and as needed.

4. Main Disconnect

Description: One 100 hundred amp breaker

5. Main Service Panel(s)

Description: Manufacturer: • Square D • Located at the exterior

Observations:

- Maintenance: Screw(s) are missing from the panel box cover. I suggest having them installed (proper flat tip screws) at all needed locations.
- Maintenance: More than one wire is attached at the same terminal space(s) on the buss bar(s) in the panel box. This is something that we commonly see. However, this is not a recommended practice. Have further evaluation by a licensed electrician for repairs or improvements as needed or desired.



Maintenance: Screw(s) are missing



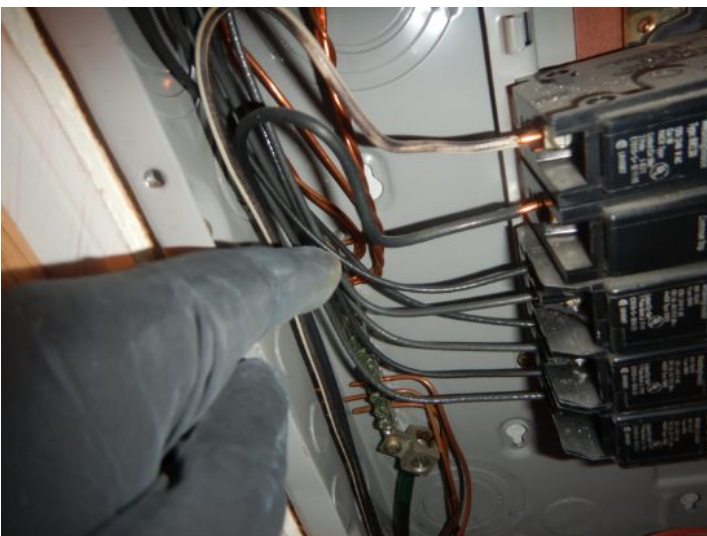
Maintenance: More than one wire is attached at the same terminal space(s)

6. Sub Panel(s)

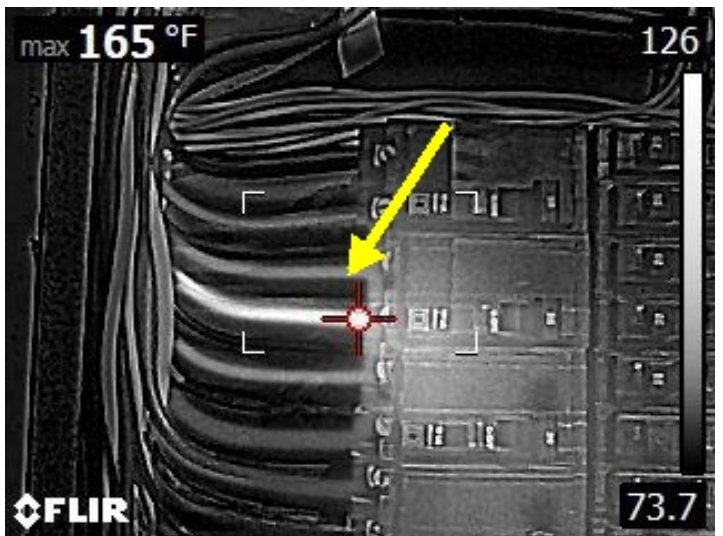
Description: Panel Rating • 100 Amps • Sub panel box located in the master bedroom

Observations:

- Maintenance: More than one wire is attached at the same terminal space(s) on the buss bar(s) in the panel box. This is something that we commonly see. However, this is not a recommended practice. Have further evaluation by a licensed electrician for repairs or improvements as needed or desired.
- An irregularly hot spot observed in the panel box with an IR camera. I suggest further evaluation by a licensed electrician for repair or replacement as needed.



Maintenance: More than one wire is attached at the same terminal space(s)



An irregularly hot spot observed in the panel box with a FLIR IR camera.

7. Service Grounding

Description: Copper wire

Observations:

- No discrepancies observed.

8. Overcurrent Protection

Type: Breakers

Observations:

- No deficiencies observed.

9. Wiring Methods

Description: Copper • Wiring conductors: Copper and multi strand Aluminum (OK on 220/240 volt circuits)

Observations:

- Spliced wire(s) that are not in a junction box observed at the top of the water heater. I suggest further evaluation by a licensed electrician for repair or replacement as needed.
- Junction box(s) are missing covers in the crawlspace under the addition at multiple locations and in the shed. I suggest further evaluation by a licensed electrician for repair or replacement as needed.



Spliced wire(s) that are not in a junction box



Junction box(s) are missing covers

10. Lighting, Fixtures, Switches, Outlets

Description: Grounded

Observations:

- A representative sampling of outlets, switches and light fixtures were tested.
- Missing cover plates observed at one addition outlet and one shed outlet. I suggest further evaluation by a licensed electrician for repair or replacement as needed.
- Outlet with an open ground observed at the rear wall of the addition. Problem outlet was marked with blue tape. I recommend further evaluation by a licensed electrician for repair or replacement as needed.



Outlet with an open ground observed



Missing cover plates observed

11. GFCI

Definition: Ground Fault Circuit Interrupter - **GFCI** - is an electrical safety device that cuts power to an individual outlet and/or entire circuit when as little as .005 amps is detected leaking--this is faster than a person's nervous system can react! Kitchens, bathrooms, whirlpools/hot-tubs, unfinished basements, garages, and exterior circuits are normally GFCI protected. This protection is from electrical shock.

Locations & Resets: Present at:, Bathrooms, Exterior

Observations:

- Test GFCIs monthly to ensure proper operation.
- Maintenance: There is no GFCI protection in the kitchen. I recommend having a licensed electrician install GFCI'S as needed for increased safety.
- GFCI(s) did not work properly at both exterior outlets. I suggest further evaluation by a licensed electrical contractor for repair or replacement as needed.



GFCI(s) did not work properly



GFCI(s) did not work properly

12. AFCI

Definition: Arc Fault Circuit Interrupter -**AFCI** - is an electrical safety device that helps protect against fires by detecting arc faults. An arc (or sparking) fault is an electrical problem that occurs when electricity moves from one conductor across an insulator to another conductor. This generates heat that can ignite nearby combustible material, starting a fire. Since 2006 bedroom circuits in most areas of the country are required to be AFCI protected.

Locations & Resets: **None Found**

Observations:

- FYI: Recent electrical standards call for branch circuits at most locations to be AFCI protected. The electrical code at the time this house was built may not have required AFCI protection at some or any circuits. AFCI breakers or AFCI outlets can be installed to provide extra protection. However, this is not a requirement in existing homes unless new wiring or breakers are being installed. We recommend you consult a licensed electrician for further information on this topic and for up dating as desired.

13. Smoke/Heat Detector(s)

Description: Present:

Observations:

- Maintenance: I suggest periodic testing your Smoke Alarm's for proper operation. Upgrading to 10 year sealed battery type of alarms is also suggested, and is now required by law in the state of Maryland.
- Visit this web site for more information on fire alarms and where they should be located.
<https://www.nfpa.org/Public-Education/By-topic/Smoke-alarms/Installing-and-maintaining-smoke-alarms>
- Maintenance: I suggest installing smoke alarms that are 10 year sealed type of smoke alarms. If the smoke alarms are hardwired the new alarms should be a combination type with a sealed ten year battery. There should be at least a smoke alarm in every bedroom and in the hallways near the bedrooms, and at least one in every floor including in any basements.
- **SAFETY CONCERN:** The smoke alarm(s) did not operate when tested. They also appear to be older than 10 years (they should not be). I recommend further evaluation by a qualified licensed contractor for repairs, improvements or replacement as needed.



The smoke alarm(s) did not operate

14. Carbon Monoxide (CO) Detector(s)

Description: There are no visible CO detectors in this home

Observations:

- Visit this web site for more information on carbon monoxide alarms and where they should be located.
<https://www.cpsc.gov/Safety-Education/Safety-Education-Centers/Carbon-Monoxide-Information-Center/CO-Alarms>
- Maintenance: There did not appear to be visible CO (Carbon Monoxide) detector(s) in the home. The Consumer Product Safety Commission recommends that every residence with fuel-burning (gas) appliances be equipped with a UL Listed CO alarm. I suggest consulting with sellers to make sure I didn't over look one. Install as needed.

15. Ceiling fans

Materials:

- Multiple fans were present and tested

Observations:

- The ceiling fan did not operate properly in the front bedroom. When turned on it was very slow moving and then as you switch between the speed settings it never increases. Have further evaluation by a licensed electrician for repair or replacement as needed.



The ceiling fan did not operate properly

16. Limitations of Electrical Inspection

- Only a representative sampling of outlets, switches and light fixtures were tested.
- Electrical components concealed behind finished surfaces, insulation, furniture, other personal items or stored items, are not visible to be inspected. We suggest checking these areas when personal items are removed.
- Labeling of electric circuit locations on Main Electrical Panel are not checked for accuracy.
- The inspection does not include remote control devices, alarm systems and components, low voltage wiring, ancillary wiring systems and other components which are not part of the primary electrical power distribution system.
- When a panel is blocked and not readily accessible, or appears unsafe, it is not inspected. When this occurs we suggest inspection by a licensed electrician prior to settlement.
- Even though not part of our general inspection all antenna/cable/phone and doorbell wiring should be evaluated for proper installation.
- Back-up generators are not tested or inspected. A licensed electrician should evaluate and operate. If your home contains one I recommend you review with seller to become familiar how to operate the emergency generator in the event of a power failure.
- When the electric is not on our inspection is limited. When this occurs we suggest having the electric turned on and all electrical systems and appliance tested prior to settlement.

Plumbing

In accordance with the Standards of Practice in all states that we are licensed in, pertaining to Plumbing systems, the inspector shall: inspect and determine if the water supply is public or private, verify the presence of and identify the location of the main water shut-off valve, inspect the water heating equipment, including venting, connections, energy source supply system, and seismic bracing, and verify the presence or absence of temperature-pressure relief valves and/or Watts 210 valves, flush toilets, run water in sinks, tubs, and showers inspect the interior water supply, including all fixtures and faucets, inspect the drain, waste and vent systems, including all fixtures. Describe any visible fuel storage systems. Inspect the drainage sump pumps and test pumps with accessible floats. Inspect and describe the water supply, drain, waste and main fuel shut-off valves, as well as the location of the water main and main shut-off valves. Inspect and report as in need of repair deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously. Inspect and report as in need of repair deficiencies in installation and identification of hot and cold faucets. Inspect and report as in need of repair mechanical drain-stops that are missing or do not operate if installed in sinks, lavatories and tubs; and inspect and report as in need of repair commodes that have cracks in the ceramic material, are improperly mounted on the floor, leak, or have tank components which do not operate.

1. Water Supply

Source: Public municipal water supply

2. Main Service Piping

Materials: Plastic

3. Main Water Shut Off

Location: When shut off valves are not labeled, I suggest confirming the location of the main water shut off with the seller and or licensed plumber as needed. • In crawl space under the laundry room area.

Observations:

- No deficiencies observed.



No deficiencies observed.

4. Exterior Hose Bibs/Spigots

Description: Older Style Non Frost Free type

Observations:

- Maintenance: Install the frost-free type faucet to reduce the risk of a burst/frozen pipe or faucet.
- Exterior hose bib leaks while running. I suggest further evaluation by a licensed plumber for repair or replacement as needed.



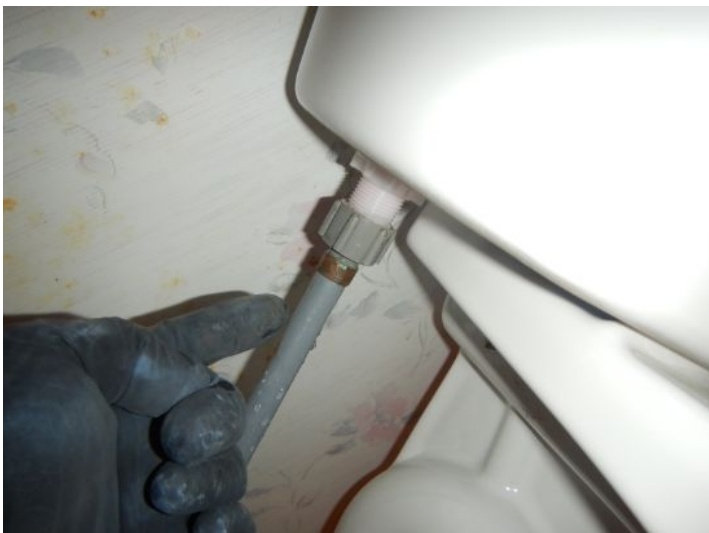
Exterior hose bib leaks

5. Water Supply, Distribution Systems

Description: Readily visible water supply pipes are:, CPVC , Polybutylene , Not entirely visible to inspect. See Limitations

Observations:

- A leak was observed at the supply line to the rear bathroom toilet. I suggest further evaluation by a licensed plumbing contractor for repair or replacement as needed.
- The water supply pipes are mostly Polybutylene plastic (PB). This type of supply pipe has experienced a higher than normal failure rate associated with leaks where the pipes are joined together, and from chlorine related issues. I recommend you goggle or otherwise research problems associated with this type of plumbing system (<https://www.nachi.org/pb.htm>) and rely on the evaluation and advice of a licensed plumbing contractor for repair or replacement as needed or desired.



A leak was observed



The water supply pipes are mostly Polybutylene plastic (PB)

6. Faucets

Observations:

- No deficiencies noted.

7. Sinks

Observations:

- No deficiencies observed.

8. Traps and Drains

Observations:

- No leaks observed.

9. Flow and Pressure

Observations:

- The water flow was overall functional. This was determined by running water in the bathroom sink and shower, while the toilet was flushed. No significantly visible drop in the water pressure was observed. For additional testing consult a licensed plumber.

10. Waste, Drain, Vent Piping

Waste System Type: Public sewage disposal system

Description: Visible waste piping in house: • **PVC** • **ABS** (Acrylonitrile-Butadiene-Styrene) piping - black in color • Not entirely visible to inspect. See Limitations

Observations:

- No leaks observed at the time of the inspection.

11. Water Heater(s)

Description: Electric, Manufacturer:, Whirlpool

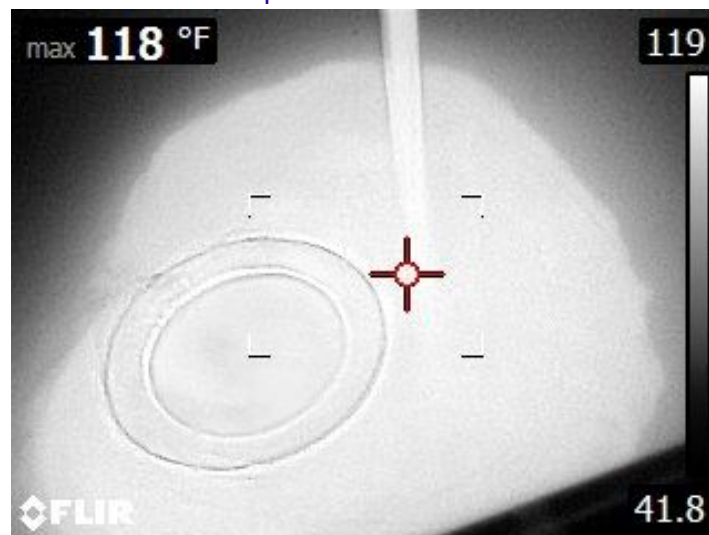
Capacity: 40 Gallons

12. Water Heater(s) Condition

Age: Approximately: • 10 years old • FYI: Water heaters have a typical life expectancy of 8-12 years.

Observations:

- The infrared photo shows the hot water temperature at a fixture at the time of the inspection.



The infrared photo shows the hot water temperature at a fixture at the time of the inspection.

13. Fuel Storage, Distribution

Description: Black iron pipe used for gas branch/distribution service • Copper

Observations:

- No deficiencies observed at the visible fuel lines.

14. Drainage Sump, Pump(s), Piping

Description: NOT PRESENT. No sump basin/pump observed

15. Limitations of Plumbing Inspection

- The sections of the plumbing system concealed by, finished walls, ceilings, flooring, insulation, vapor barrier, as well as stored items (below sinks or in closets, etc), or beneath the ground surface are not inspected.
- Fuel storage tanks are beyond the scope of this home inspection. I suggest that they be inspected by a licensed environmental contractor or oil company prior to settlement.
- I am unable to fully inspect plumbing in crawlspace when it is in accessible or hidden by insulation, vapor barrier or stored items.
- Lawn irrigation systems, fire sprinkler systems, and water treatment systems are not part of the inspection. If we observed leaks we will report them. Otherwise we suggest evaluation by an appropriate licensed specialist prior to settlement. Make repairs if and as needed
- The sections of the plumbing system concealed by, finished walls, ceilings, flooring, insulation, as well stored items (below sinks or in closets, etc) , or beneath the ground surface are not inspected.

Bathrooms

Bathrooms can consist of many features from whirlpool tubs and showers to toilets and bidets. Because of all the plumbing involved it is included here as a separate area. Fixtures and faucets, functional water flow, leaks, and cross connections are checked. Moisture in the air, water leaks, and deteriorated/poor caulking and grouting can cause mildew, wallpaper/paint to peel, and other problems. The inspector will identify any observable issues, but some problems may be undetectable within the walls or under flooring. It is important to routinely maintain all bathroom grouting and caulking, because minor imperfections will result in water intrusion and unseen damage behind surfaces. Bathroom cabinets, counter tops, vanities, mirrors, exhaust fans auxiliary heating such as ceiling lights and radiant heat, are also reported on in this section.

1. Tub(s)

Description: Plastic/Fiberglass

Observations:

- Maintenance: Stopper is not installed and or plastic/rubber stopper is in use. Have a licensed plumber install or replace as needed.



Maintenance: Stopper is not installed

2. Shower(s)

Description: Surround is plastic/Fiberglass

Observations:

- Maintenance: The shower heads are loose at both showers. Water drips and runs out where it threads to the faucet. I suggest further evaluation by a licensed plumber for repair or replacement as needed.
- Maintenance: The shower diverter does not operate properly at the rear shower. It is very difficult to pull up and push down. I suggest further evaluation by a licensed plumber for repair or replacement as needed.



Maintenance: The shower heads are loose



Maintenance: The shower diverter does not operate properly

3. Toilet(s)

Observations:

- Operated when tested. no deficiencies observed , at time of inspection.
- Elevated moisture detected around the toilet in the master bathroom This may be related to the plumbing leak in this area or the wax ring leaking. I suggest further evaluation by a licensed plumber for repair or replacement as preventative maintenance.



Moisture testing around the toilets was normal at the time of the inspection.



Elevated moisture detected around the toilet in the master bathroom

4. Faucets

Observations:

- No deficiencies observed.

5. Sinks

Observations:

- Maintenance: Missing stoppers observed at both bathroom sinks. I suggest further evaluation by a licensed plumber for repair or replacement as needed.



Maintenance: Missing stoppers observed

6. Traps and Drains

Observations:

- No leaks observed

7. Bathroom Exhaust Fan(s)

Observations:

- Maintenance: Bathroom exhaust fan operated but was noisy in the rear bathroom. Repair or replace as needed/desired.



Maintenance: Bathroom exhaust fan operated but was noisy

8. Cabinets and vanities

Materials:

- Wood laminate

Observations:

- Normal wear.
- Maintenance: Some damage to the bottom of cabinets noted, mostly cosmetic, no active leaks observed. Repair as desired.



No moisture detected with a Protometer moisture meter

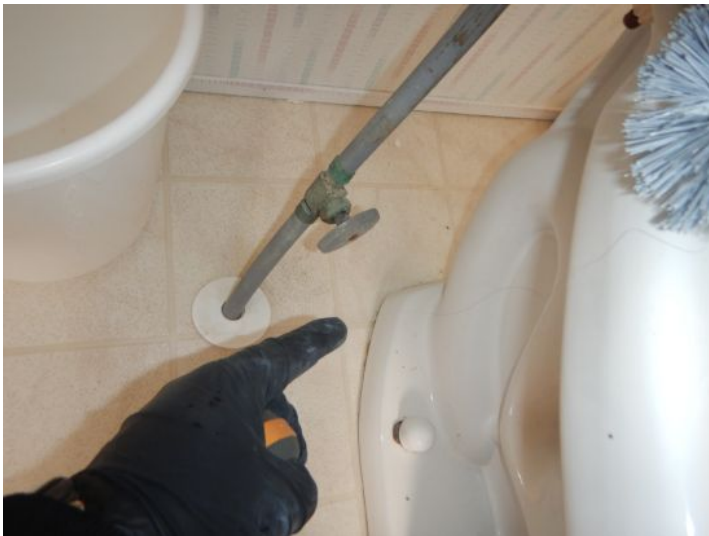
9. Flooring

Materials:

- Vinyl

Observations:

- Soft, and or spongy flooring observed or felt around both toilets. Staining was observed at scattered locations in the bathrooms and into the hall way by the rear bathroom. No moisture was detected in the flooring at the stained areas but the areas around the toilets have elevated moisture readings. I suggest further evaluation by a licensed contractor of the flooring and sub flooring for repairs or replacements as needed.



Soft, and or spongy flooring observed or felt



Soft, and or spongy flooring observed or felt

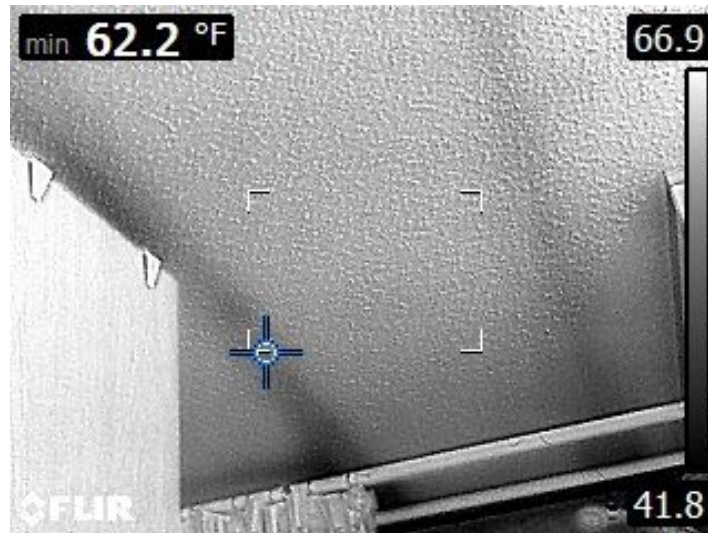
10. Walls and ceiling

Materials:

- Drywall
- Paneling

Observations:

- Some cosmetic, common small cracks and typical flaws in drywall/plaster finish noted. Paint as needed
- Limited IR scanning was unremarkable.



Limited IR scanning was un remarkable.

11. Caulking

Materials:

- Water intrusion from bathtubs and shower enclosures is a common cause of damage behind walls, sub floors, and ceilings below bathrooms. As such, periodic re-caulking and grouting of tub and shower areas is an ongoing maintenance task which should not be neglected.
- Areas which should be examined periodically are vertical corners, horizontal corners/grout lines between walls and tubs/shower pans and at walls near floor areas. Also, the underside of shower curbs, the tub lip, tub spouts, faucet trim plates and any other areas mentioned in this report.

Observations:

- Maintenance: Some re caulking needed at the bath and shower areas.
- Maintenance: Caulking is suggested at the top edge of the shower surround, where it meets the wall.
- Maintenance: Caulking suggested at the perimeter of the vanity counter top and back splash.



Maintenance: Caulking suggested at the perimeter of the vanity counter top and back splash.



Maintenance: Some re caulking needed at the bath and shower areas.

Interior

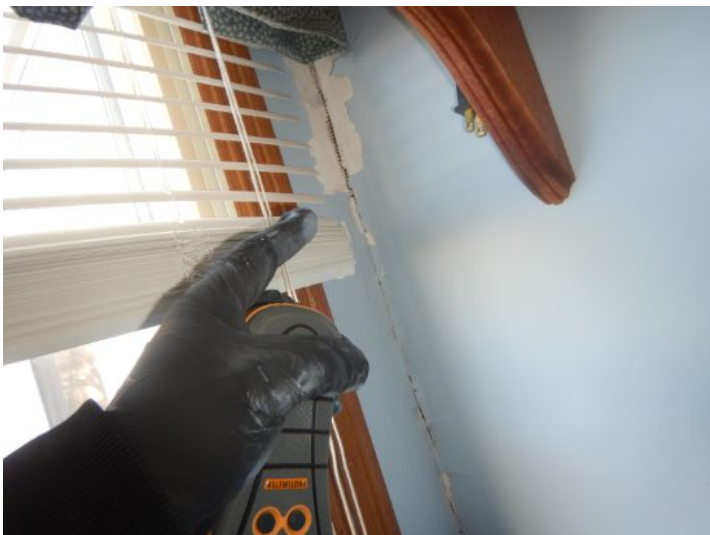
In accordance with the Standards of Practice in all states that we are licensed in, pertaining to Interiors, inspectors shall: open and close a representative number of doors and windows, inspect the walls, ceilings, steps, stairways and railings and report as in need of repair any spacing between intermediate balusters, spindles or rails for steps, stairways and railings that permit the passage of an object greater than 4 inches in diameter. Inspect garage doors and garage door openers by operating first by remote (if available), and then by the installed automatic door control and report as in need of repair any installed electronic sensors that are not operable or not installed at proper heights above the garage door. Report as in need of repair any door locks or side ropes that have not been removed or disabled when garage door opener is in use. Report as in need of repair any windows that are obviously fogged or display other evidence of broken seals. If the home is occupied, the possessions of the owner necessarily conceal some areas/items. These are exempt from inspection. All reasonable attempt is made to more closely inspect behind the owner's possessions if any hint of a problem is found or suspected, but the inspector will not move furniture. The ceilings, walls and floor coverings in the bathrooms will be reported on as part of the plumbing section for bathrooms.

1. Wall and Ceiling Finishes

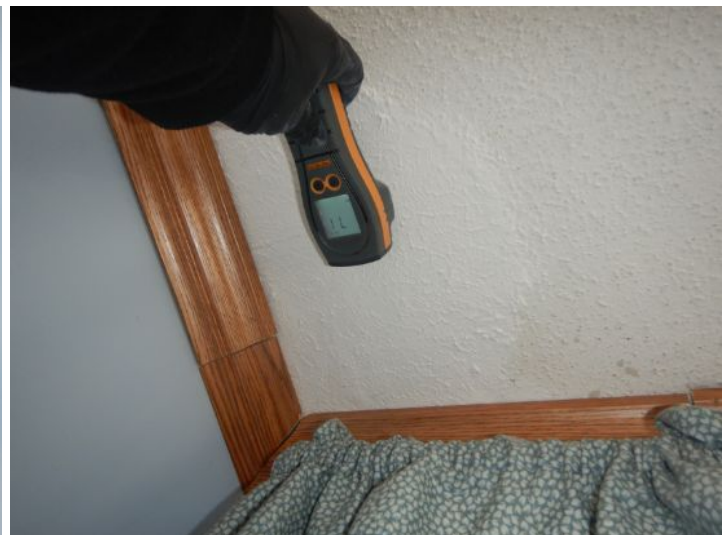
Materials: Drywall • Paneling

Observations:

- Maintenance: There is a greater than normal amount of cosmetic, common small cracks, and flaws observed. I suggest further evaluation by a licensed contractor for repair and painting as needed.
- Limited IR scanning was un remarkable.
- Maintenance: Areas of repair observed at the ceiling in the addition, no moisture detected at time of the inspection. Consult seller for repair history of these areas. Seek further evaluation as desired.
- Maintenance: Chipped and peeling paint observed at the walls and ceilings in the addition at scattered locations. Have further evaluation by a licensed contractor for repairs and painting as needed.
- Irregular IR scans and moisture detected at the ceiling above the living room fan Some staining or damage was visible in this area. I suggest further evaluation by a qualified licensed contractor to determine the source of the moisture and for repairs or replacement as needed to prevent ongoing moisture issues. Make repairs and repaint as needed. Have an environmental contractor remediate if and as needed



Maintenance: There is a greater than normal amount of cosmetic, common small cracks, and flaws observed



No moisture detected with a Protometer moisture meter



Limited IR scanning was un remarkable with a FLIR IR camera



Moisture was located with a FLIR IR camera and confirmed with a Protometer moisture meter.

2. Insulation in walls

Materials:

- Insulation in walls is generally not visible. We can usually not view and inspect it. However, with the use of an Infrared Camera we maybe able to report on areas of missing insulation. This reporting goes beyond the standards of a visual non invasive inspection. Infrared cameras do not see through walls, they merely detected temperature differentials. Their effectiveness at finding un insulated areas can vary depending on a number of variables, including but not limited to, exterior and interior temperatures, the type of wall board, and the location of personal items. We are unable to report on the R value or type of the insulation in wall cavities.

Observations:

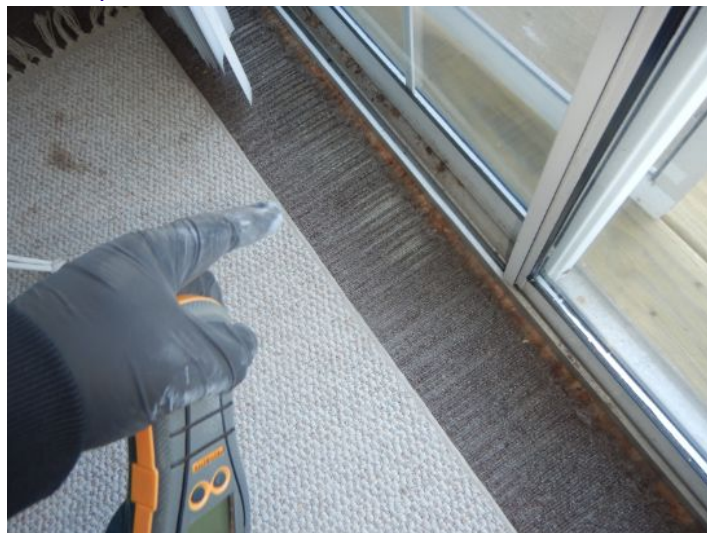
- No deficiencies observed or detected. We can not see and inspect this but our IR camera helps us find areas of missing insulation.

3. Floor Finishes

Materials: Vinyl • Carpet

Observations:

- Maintenance: Heavy wear, staining and damages at scattered locations. Have further evaluation by a flooring specialist for repairs or replacement as needed



Maintenance: Heavy wear, staining and damages

4. Windows

Description: Single hung, Aluminum, Crank/casement

Observations:

- FYI: I recommend operating all windows during your final walk through inspection to insure they are in proper working order.
- Moisture testing under select windows was normal at the time of the inspection.
- No deficiencies observed.



Moisture testing under select windows was normal at the time of the inspection.

5. Interior Doors

Description: Hollow core wood doors

Observations:

- Maintenance: Doors stick or rub at several locations. I suggest further evaluation by a licensed contractor for repair, adjustment or replacement as needed.
- Maintenance: The door stops are either damaged or missing at Several locations. Damage could occur to the walls. I recommend installing protective door stops or wall protectors as needed.
- Maintenance: No door installed between the living room and addition. Have one installed as desired.



Maintenance: The door stops are either damaged or missing



Maintenance: Doors stick or rub

6. Closets

Observations:

- Maintenance: Some cosmetic issues, common small cracks, typical drywall flaws and dirt observed. Have a contractor clean, repair and paint as needed. The use of damp rid in the storage closet is recommended .

7. Countertops

Materials: Laminate

Observations:

- Normal wear and tear.

8. Cabinets, Vanities

Materials: Wood

Observations:

- Normal wear

9. Limitations of Interior Inspection

- There were a moderate to heavy amount of personal/household items in each room. Furniture, stored items , appliances and/or wall hangings are not moved to permit inspection and may block defects. I suggest inspecting hidden areas when items are removed and prior to settlement
- Furniture, stored items, appliances and wall hangings are not moved to permit inspection and may block defects. When all personal items are removed we suggest having all areas checked prior to settlement.
- I recommend a thorough review of interior areas during final walk-through inspection prior to closing.
- Home Inspectors cannot always determine the integrity of the thermal seal in double-glazed windows. Evidence of failed seals may be more or less visible from one day to the next depending on the weather and conditions such as temperature, humidity, sunlight, etc.
- Window treatments, recreational facilities, paint, wallpaper, and other finish treatments are not inspected.
- If the home is equipped with a central vacuum system it is outside the scope of this inspection and was not tested. I recommend you confirm functional operation prior to closing.
- Homes built before 1978 may contain lead-based paint. Asbestos has also been used in many building products and may also be present in homes. We do not have the expertise to detect the presence of environmental contaminants such as lead and asbestos. . We suggest you consult with an environmental contractor , particularly if you intend to remodel any area of the residence.
- Determining the heat resistance of firewalls is beyond the scope of this inspection.
- We are unable to fully inspect cabinets and closets when there is a high volume of personal items. We suggest review at final walk through.
- The standards of practice are for testing a representative sampling of windows. We try to test all windows but may not be able to if they are blocked or can not be reached.

Appliances

Your inspector will observe and operated the basic functions of the following appliances: Permanently installed dishwasher(s), through its normal cycle; range, cook top, and permanently installed oven; trash compactor; garbage disposal; ventilation equipment or range hood; Permanently installed microwave oven; and conveying laundry appliances. Interior refrigerator/freezer temperatures are not tested. Inspection of stand-alone freezers and secondary refrigerators are outside the scope of this inspection. No opinion is offered as to the adequacy of dishwasher operation. Oven self or continuous cleaning operations, cooking functions, clocks, timing devices, lights and thermostat accuracy are not tested during this inspection. Appliances are not moved and the condition of any walls or flooring hidden by them cannot be judged.

1. Dishwasher

Description: None installed

2. Garbage Disposal

Description: none installed

3. Ranges, Ovens, Cooktops

Description: Gas

Observations:

- All heating elements operated when tested.
- Oven(s) operated when tested.
- Maintenance: There are no anti tip devices installed. Install as needed for increased safety.



All heating elements operated when tested.



Oven(s) operated when tested.

4. Kitchen Hood/Exhaust Fan

Description: Recirculating type

Observations:

- Fan functioned and operated normally when tested.
- Maintenance: The light did not operate, it may need a new bulb. I suggest installing a bulb and re testing prior to settlement. I suggest further evaluation by a licensed electrician or appliance contractor for repair or replacement as needed.
- Exhaust fan is loose and is pulling away from the cabinet. Have a licensed contractor make repairs or replacements as needed.



Maintenance: The light did not operate



Exhaust fan is loose and is pulling away from the cabinet.

5. Microwave

Description: None Installed

6. Refrigerator

Description: Refrigerators and freezers are checked to insure they are cooling. The interior components such as door seals, shelves and drawers are not inspected and not commented on. . • No ice maker installed

Observations:

- Refrigerator compartment appeared functional at time of inspection.
- Freezer compartment appeared functional, at time of inspection.



Freezer compartment appeared functional, at time of inspection.



Refrigerator compartment appeared functional at time of inspection.

7. Washer

Description: Electric

Observations: No deficiencies observed at the time of inspection., Maintenance: If your washer does not have a pan under it, I suggest adding a pan underneath of the washer for increased protection from spills or leaks. In some cases restricted space may not allow for this. Install as feasible. , Operated as designed using normal controls



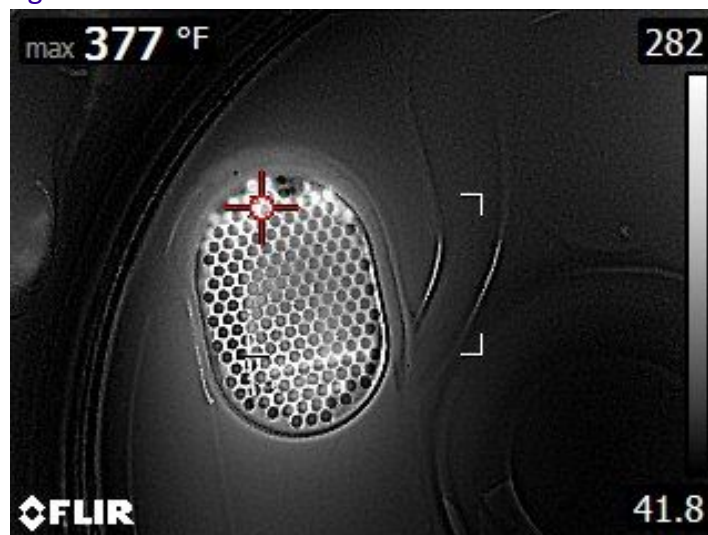
No deficiencies observed at the time of inspection.

8. Dryer

Description: Electric

Observations:

- No deficiencies observed at the time of inspection.
- Operated as designed using normal controls



No deficiencies observed at the time of inspection.

9. Dryer Vent

Observations:

- No deficiencies observed at the time of inspection.
- Maintenance: Clean the lint screen/filter before or after drying each load of clothes. Annual/periodic cleaning of dryer vent duct recommended, as fire safety.

10. Limitations of Appliances Inspection

- Appliances were tested for basic operation by turning them on for a short period of time. All features and options are not tested. We recommend a one-year Homeowner's Warranty or service contract be purchased. These generally cover the operation of appliances, as well as associated plumbing and electrical repairs. It is further recommended that appliances be operated once again during the final walkthrough inspection prior to closing.
- Oven(s), Range and Microwave thermostats, timers, clocks and other specialized cooking functions and features are not tested during this inspection.
- Dishwasher, Clothes Washer and Dryer are tested for basic operation in one mode only. Their temperature calibration, functionality of timers, effectiveness, efficiency and overall adequacy is outside the scope of this inspection.
- Portable dishwashers may not be operated as they require connection to facilitate testing.
- We suggest testing all appliance at your final walk through prior to settlement.

Structural Components

In accordance with the Standards of Practice in all states that we are licensed in, pertaining to Structural Components, this section describes the foundation, basement, crawlspace areas and the visible structural components. Inspectors are required to report on the location of under floor access openings and to report any present conditions or clear indications of active water penetration observed. Report wood in contact with or near soil, any general indications of foundation movement such as, but not limited to sheet rock cracks, brick cracks, out of square door frames, floor slopes, cutting notching and boring of framing members which may present a structural or safety concern. Inspectors are NOT required to offer an opinion as to the structural adequacy of any structural systems or components or provide architectural services or an engineering or structural analysis of any kind. Despite all efforts, it is impossible for a home inspection to provide any guaranty that the foundation, and the overall structure and structural elements of the building is sound. Hi Tech suggests that if the client is at all uncomfortable with this condition or our assessment, a structural engineer be consulted to independently evaluate any specific concern or condition, prior to making a final purchase decision.

1. Foundation Type

Vinyl Skirting Crawlspace

2. Foundation Walls

Description: Vinyl Skirting

Observations:

- No structural deficiencies observed at the visible portions of the foundation walls.
- It is not uncommon to have minor cracks in the foundation wall. At the time of the inspection no cracks were observed that I would deem structurally significant. Monitor and maintain your foundation walls and seek further evaluation if conditions change.
- Maintenance: Some cracks and damaged areas observed at the skirting at several locations. Have a licensed contractor seal or repair as needed.



Maintenance: Some cracks and damaged areas observed

3. Foundation Floor

Description: Crawl Space: dirt or sand floor

Observations:

- No deficiencies observed.

4. Under Floor Crawlspace(s)

Method of Inspection: Crawled • Very Limited access due to the height

Insulation & Ventilation: Floor covering vapor barrier installed • Under floor insulation type: fiberglass batts

Observations:

- We highly recommend an annual crawl space inspection to check for leaks, falling insulation, moisture issues, etc.
- Crawl space humidity and moisture should be monitored during all seasons and kept as low as possible. The sealing of crawl space vents and the use of de humidifiers has become a common approach to reducing humidity during the summer time. I suggest to all buyers of homes with crawl spaces to consult a contractor about steps that can be taken to reduce humidity and moisture issues. In my opinion this generally should include:
 - 1) insure all exterior grading properly slopes away from the foundation, with no low spots.
 - 2) All down spouts should have splash blocks that properly slope away from the foundation. In some cases extensions may be needed to carry the water further away from the foundation.
 - 3) Crawl space vents and entrances should not allow water into the crawl space. Install metal wells and plastic bubble covers over the wells as needed.
 - 4) Dryer vents should vent to the exterior of the home.
 - 5) All foundation plumbing and utility penetration points should be sealed to prevent moisture penetration.
 - 6) All HVAC condensate lines should drain to the exterior.
 - 7) The vapor barrier should cover 100% of the crawl space ground and extend several inches up the walls.
 - 8) Install a de humidifier as desired for lower humidity levels.

In some instances a sump pump may also be needed.

- Maintenance: Section of insulation has fallen down under the rear part of the addition. Have further evaluation by a licensed contractor for repairs, re support, or replacement as needed.
- FYI: The insulation in the crawl space is installed upside down. This is not a recommended practice. I suggest further evaluation by a licensed contractor for repair or replacement as needed.
- There is no vapor barrier installed in the crawl space under the addition. I suggest having a licensed contractor install one that covers one hundred percent of the crawl space, and bends up the foundation walls a few inches.



There is no vapor barrier installed



FYI: The insulation in the crawl space is installed upside down



Maintenance: Section of insulation has fallen down

5. Columns, Beams

Description: Masonry block • Metal beams • Wood beams • Steel I-Beam

Observations:

- No structural deficiencies observed
- Maintenance: Rust and corrosion observed at the metal framing under the home at scattered locations. Have further evaluation by a licensed contractor for repairs and improvements as needed.
- Maintenance: No visible mortar observed at the piers underneath of the home. Mortar holds the piers together and prevents movement. These blocks appear to have been this way since the home was set on them. However, they may not meet FHA, or HUD standards which may require more than local building standards., I suggest relying on the advice of a qualified licensed contractor for repairs or improvements as deemed necessary. For more information on this subject visit

https://inspectapedia.com/Manufactured_Homes/Mobile_Home_Support_Piers.php



Maintenance: Rust and corrosion observed .

6. Floor Structure

Description: Wood sub flooring • Mostly not visible

Observations:

- No structural deficiencies observed at the visible areas.
- FYI: Most/all of the floor structure is covered with a vapor barrier and not visible under the home, this is common for this type of home. We highly recommend an annual crawl space inspection to check for leaks, falling insulation, damaged vapor barrier, moisture issues, etc.
- Maintenance: Some staining observed at scattered locations on the joist that appears to be organic in nature. This is a common issue in crawl spaces. In my opinion there is not an unusual amount and I observed no areas of wood damage. Seek further testing if desired. Otherwise, maintain your crawl space and combat crawl space moisture and humidity.
- Maintenance: Additional support(s) appear to have been added in the crawlspace after construction under the addition. Supports like this can be added for a number of reasons such as to quiet a squeaky floor, or to add support to a springy floor. I observed no structural need or requirement for the additional support. However, I suggest further evaluation by a licensed contractor for a second opinion and to make further repairs if and as needed. Otherwise monitor these areas and have further evaluation if conditions change.



Maintenance: Some staining observed

7. Wall Structure

Description: Wood frame

Observations:

- No visible deficiencies observed
- Most or all areas of the wall structure are covered.

8. Ceiling, Roof Structure

Description: Not visible, No access/attic

Observations:

- Limited Infrared scanning of the ceiling was unremarkable.

9. Foundation Vents and Crawl Space Entrance

Materials:

- Crawlspace Entrances at the Exterior

Observations:

- No deficiencies observed.

10. Anchors

Observations:

- Maintenance: Some rusted anchors observed at several locations. Have a licensed contractor make repairs or replacements as needed.

11. Limitations of Structural Components Inspection

- Roofs and foundation walls may leak under certain storm conditions and may not re occur under others. This inspection is only a report of the conditions found at the time of inspection
- Full inspection of all structural components (posts/girders, foundation walls, sub flooring, and/or framing) is not possible in areas/rooms where there are finished walls, ceilings, insulation, and floors.
- Engineering or architectural services such as calculation of structural capacities, adequacy, or integrity of any structural system or component are not part of a home inspection.
- No representation can be made to future leaking of foundation walls.
- A representative sample of the visible structural components was inspected.
- Any infrared scanning conducted as part of your inspection was limited to a few select areas. This is a time consuming service. For a complete IR inspection there is an additional fee. However we do make use of infrared scanning of select areas.
- Furniture, storage, and/or personal items may restrict access to some structural components.
- Common areas are not part of the inspection. Any comments made do not represent a full inspection of these areas.
- Inspection of under side of roof deck was limited by restricted or no attic.
- Most/all of the floor structure is covered with a vapor barrier and not visible under the home, this is common for this type of home. We highly recommend an annual crawl space inspection to check for leaks, falling insulation, damaged vapor barrier, moisture issues, etc.

12. Crawlspace Clearance

Observations:

- FYI: The crawl clearance or height between the soil and the framing was less than normal. Areas with tight access may increase and complicate any repairs.

Detached Buildings and Accessories

1. Garage/Shed

Materials:

- Shed

Observations:

- No structural deficiencies observed.

2. Limitations

Materials:

- Detached buildings and accessories are not part of the home inspection. A complete inspection for structural, electrical, and plumbing systems, can become very involved. We will provide a cursory inspection and make note of observed deficiencies. Be advised unless expressly agreed to it is limited inspection and all systems will not be inspected.

Glossary

<i>Term</i>	<i>Definition</i>
A/C	Abbreviation for air conditioner and air conditioning
ABS	Acronym for acrylonitrile butadiene styrene; rigid black plastic pipe used only for drain lines.
AFCI	Arc-fault circuit interrupter: A device intended to provide protection from the effects of arc faults by recognizing characteristics unique to arcing and by functioning to de-energize the circuit when an arc fault is detected.
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.