Address of Property:

392055 Range Road 62
AB

Date of Service:

2023-07-28

Company Providing Service:

Terry Krunek

HouseMaster Serving Central Alberta
Box1 Site 1
383816 RR 261
Red Deer County
403-588-5414

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INSPECTION INFORMATION

PROPERTY ADDRESS:
392055 Range Road 62
AB

INSPECTION DATE/TIME:
2023-07-28 - 08:00 PM

INSPECTOR:
Terry Krunek

INSPECTION COMPANY:
HouseMaster Serving Central Alberta
Box1 Site 1
383816 RR 261
Red Deer County
403-588-5414

INSPECTION DETAILS

TYPE OF INSPECTION:
Standard Home Inspection

DESCRIPTION OF HOME:
Single Family

EST. AGE OF HOME:
built 1988

WEATHER CONDITIONS:
Raining, Cloudy

PEOPLE PRESENT:
Seller

APPROX. TEMPERATURE:
15 C

INTRODUCTION

The purpose of this report is to render the inspector's professional opinion of the condition of the inspected elements of the referenced property (dwelling or house) on the date of inspection. Such opinions are rendered based on the findings of a standard limited time/scope home inspection performed according to the Terms and Conditions of the Inspection Order Agreement and in a manner consistent with applicable home inspection industry standards. The inspection was limited to the specified, readily visible and accessible installed major structural, mechanical and electrical elements (systems and components) of the house. The inspection does not represent a technically exhaustive evaluation and does not include any engineering, geological, design, environmental, biological, health-related or code compliance evaluations of the house or property. Furthermore, no representations are made with respect to any concealed, latent or future conditions.

The GENERAL INSPECTION LIMITATIONS on the following page provides information regarding home inspections, including various limitations and exclusions, as well as some specific information related to this property. The information contained in this report was prepared exclusively for the named Clients and is not transferable without the expressed consent of the Company. The report, including all Addenda, should be reviewed in its entirety.

REPORT TERMINOLOGY

The following terminology may be used to report conditions observed during the inspection. Additional terms may also be used in the report:

SATISFACTORY - Element was functional at the time of inspection. Element was in working or operating order and its condition was at least sufficient for its minimum required function, although routine maintenance may be needed.

FAIR - Element was functional at time of inspection but has a probability of requiring repair, replacement or other remedial work at any time due to its age, condition, lack of maintenance or other factors. Have element regularly evaluated and anticipate the need to take action.

POOR - Element requires immediate repair, replacement, or other remedial work, or requires evaluation and/or servicing by a qualified specialist.

NOT APPLICABLE - All or individual listed elements were not present, were not observed, were outside the scope of the inspection, and/or were not inspected due to other factors, stated or otherwise.

NOT INSPECTED (NOT RATED) - Element was disconnected or de-energized, was not readily visible or accessible, presented unusual or unsafe conditions for inspection, was outside scope of the inspection, and/or was not inspected due to other factors, stated or otherwise. ***Independent inspection(s) may be required to evaluate element conditions.*** If any condition limited accessibility or otherwise impeded completion of aspects of the inspection, including those listed under LIMITATIONS, it is recommended that limiting factors be removed or eliminated and that an inspection of these elements be arranged and completed prior to closing.

IMPORTANT NOTE: All repair needs or recommendations for further evaluation should be addressed prior to closing. It is the client's responsibility to perform a final inspection to determine the conditions of the dwelling and property at the time of closing. If any decision about the property or its purchase would be affected by any condition or the cost of any required or discretionary remedial work, further evaluation and/or contractor cost quotes should be obtained prior to making any such decisions.

NATURE OF THE FRANCHISE RELATIONSHIP

The Inspection Company ("Company") providing this inspection report is a franchisee of HouseMaster SPV LLC ("Franchisor"). As a franchisee, the Company is an independently owned and operated business that has a license to use the HouseMaster names, marks, and certain methods. In retaining the Company to perform inspection services, the Client acknowledges that Franchisor does not control this Company's day-to-day activities, is not involved in performing inspections or other services provided by the Company, and is in no way responsible for the Company's actions. Questions on any issues or concerns should be directed to the listed Company.

GENERAL INSPECTION LIMITATIONS

CONSTRUCTION REGULATIONS - Building codes and construction standards vary regionally. A standard home inspection **does not**

include evaluation of a property for compliance with building or health codes, zoning regulations or other local codes or ordinances. No assessments are made regarding acceptability or approval of any element or component by any agency, or compliance with any specific code or standard. Codes are revised on a periodic basis; consequently, existing structures generally do not meet current code standards, nor is such compliance usually required. Any questions regarding code compliance should be addressed to the appropriate local officials.

HOME MAINTENANCE - All homes require regular and preventive maintenance to maximize the economic life spans of elements and to minimize unanticipated repair or replacement needs. Annual maintenance costs may run 1 to 3% (or more) of the sales price of a house depending on age, design, and/or the degree of prior maintenance. Every homeowner should develop a preventive maintenance program and budget for normal maintenance and unexpected repair expenses. Remedial work should be performed by a specialist in the appropriate field following local requirements and best practices.

ENVIRONMENTAL AND MOLD ISSUES (AND EXCLUSIONS) - The potential health effects from exposure to many elements found in building materials or in the air, soil, water in and/or around any house are varied. A home inspection **does not include** the detection, identification or analysis of any such element or related concerns such as, but not limited to, mold, allergens, radon, formaldehyde, asbestos, lead, electromagnetic fields, carbon monoxide, insecticides, refrigerants, and fuel oils. Furthermore, no evaluations are performed to determine the effectiveness of any system designed to prevent or remove any elements (e.g., water filters or radon mitigation). An environmental health specialist should be contacted for evaluation of any potential health or environmental concerns. Review additional information on MOLD/MICROBIAL ELEMENTS below.

AESTHETIC CONSIDERATIONS - A standard building inspection does not include a determination of all potential concerns or conditions that may be present or occur in the future **including** aesthetic/cosmetic considerations or issues (appearances, surface flaws, finishes, furnishings, odors, etc.).

DESIGN AND ADEQUACY ISSUES - A standard home inspection **does not include** any element design or adequacy evaluations including seismic or high-wind concerns, soil bearing, energy efficiencies, or energy conservation measures. It also does not address in any way the function or suitability of floor plans or other design features. Furthermore, no determinations are made regarding product defects notices, safety recalls, or other similar manufacturer or public/private agency warnings related to any material or element that may be present in any house or on any property.

AGE ESTIMATIONS AND DESIGN LIFE RANGES - Any age estimations represent the inspector's opinion as to the approximate age of components. Estimations may be based on numerous factors including, but not limited to, appearance and owner comment. Design life ranges represent the typical economic service life for elements of similar design, quality and type, as measured from the time of original construction or installation. Design life ranges do not take into consideration abnormal, unknown, or discretionary factors, and are **not a prediction of future service life**. Stated age or design life ranges are given in "years," unless otherwise noted, and **are provided for general guidance purposes only**. Obtain independent verification if knowledge of the specific age or future life of any element is desired or required.

ELEMENT DESCRIPTIONS - Any descriptions or representations of element material, type, design, size, dimensions, etc., are based primarily on visual observation of inspected or representative components. Owner comment, element labeling, listing data, and rudimentary measurements may also be considered in an effort to describe an element. However, there is no guarantee of the accuracy of any material or product descriptions listed in this report; other or additional materials may be present. Independent evaluations and/or testing should be arranged if verification of any element's makeup, design, or dimension is needed. Any questions arising from the use of any particular terminology or nomenclature in this report **should be addressed prior to closing**.

REMEDIAL WORK - Quotes should be obtained prior to closing from qualified (knowledgeable and licensed as required) specialists/ contractors to determine actual repair/replacement costs for any element or condition requiring attention. Any cost estimates provided with a home inspection, whether oral or written, only represent an approximation of possible costs. Cost estimates do not reflect all possible remedial needs or costs for the property; latent concerns or consequential damage may exist. **If the need for remedial work develops or is uncovered after the inspection, prior to performing any repairs contact the Inspection Company** to arrange a re-inspection to assess conditions Aside from basic maintenance suitable for the average homeowner, all repairs or other remedial work should be performed by a specialist in the appropriate field following local requirements and best practices.

SELLER DISCLOSURE - This report is **not a substitute for Seller Disclosure**. A Property History Questionnaire form may be provided with this report to help obtain background information on the property in the event a full Seller Disclosure form is not available. The buyer should review this form and/or the Seller Disclosure with the owner prior to closing for clarification or resolution of any questionable items. A final buyer inspection of the house (prior to or at the time of closing) is also recommended.

WOOD-DESTROYING INSECTS/ORGANISMS - In areas subject to wood-destroying insect activity, it is advisable to obtain a current wood-destroying insect and organism report on the property from a qualified specialist, whether or not it is required by a lender. A standard home inspection **does not include** evaluation of the nature or status of any insect infestation, treatment, or hidden damage, nor does it cover issues related to other house pests or nuisances or subsequent damage.

ELEMENTS NOT INSPECTED - Any element or component not evaluated as part of this inspection should be inspected prior to closing. Either make arrangements with the appropriate tradesman or contact the Inspection Company to arrange an inspection when all elements are ready for inspection.

HOUSE ORIENTATION - Location descriptions/references are provided for general guidance only and represent orientations based on a view facing the front of the house from the outside. Any references using compass bearings are only approximations. If there are any questions, obtain clarification prior to closing.

CONDOMINIUMS - The Inspection of condominium/cooperative do not include exteriors/ typical common elements, unless otherwise noted. Contact the association/management for information on common element conditions, deeds, and maintenance responsibilities.

MOLD AND MICROBIAL ELEMENTS / EXCLUSIONS

The purpose and scope of a standard home inspection **does not include** the detection, identification or assessment of fungi and other biological contaminants, such as molds, mildew, wood-destroying fungi (decay), bacteria, viruses, pollens, animal dander, pet or vermin excretions, dust mites and other insects. These elements contain/carry microbial particles that can be allergenic, infectious or toxic to humans, especially individuals with asthma and other respiratory conditions or sensitivity to chemical or biological contaminants. Wood-

destroying fungi, some molds, and other contaminants can also cause property damage. One particular biological contamination concern is mold. Molds are present everywhere. Any type of water leakage, moisture condition or moisture-related damage that exists over a period of time can lead to the growth of potentially harmful mold(s). The longer the condition(s) exists, the greater the probability of mold growth. There are many different types of molds; most molds do not create a health hazard, but others are toxic.

Indoor mold represents the greatest concern as it can affect air quality and the health of individuals exposed to it. Mold can be found in almost all homes. Factors such as the type of construction materials and methods, occupant lifestyles, and the amount of attention given to house maintenance also contribute to the potential for molds. Indoor mold contamination begins when spores produced by mold spread by air movement or other means to an area conducive to mold growth. Mold spores can be found in the air, carpeting, insulation, walls and ceilings of all buildings. But mold spores only develop into an active mold growth when exposed to moisture. The sources of moisture in a house are numerous and include water leakage or seepage from plumbing fixtures, appliances, roof openings, construction defects (e.g., EIFS wall coverings or missing flashing) and natural catastrophes like floods or hurricanes. Excessive humidity or condensation caused by faulty fuel-burning equipment, improper venting systems, and/or inadequate ventilation provisions are other sources of indoor moisture. By controlling leakage, humidity and indoor air quality, the potential for mold contamination can be reduced. To prevent the spread of mold, immediate remediation of any water leakage or moisture problems is critical. For information on mold testing or assessments, contact a qualified mold specialist.

Neither the evaluation of the presence or potential for mold growth, nor the identification of specific molds and their effects, fall within the scope of a standard home inspection. Accordingly, the Inspection Company assumes no responsibility or liability related to the discovery or presence of any molds, their removal, or the consequences whether property or health-related.

ADDITIONAL COMMENTS

Insurance Requirements - Many insurance companies now mandate insurance inspections to make sure the home meets their particular criteria or regulatory requirements for coverage. These inspections may be performed after the home has been purchased and are to limit the insurer's liability. Each jurisdiction and insurer has varying underwriting requirements. This report is not intended as a tool to determine whether the dwelling and property meets insurance underwriting requirements. HouseMaster recommends that all homebuyers consult with their insurance provider to determine any requirements prior to the purchase of the home.

Pictures in Report - Any pictures (photographs, graphics, or images) included in or otherwise provided in conjunction with this Inspection Report generally portray overviews of certain elements, depict specific conditions or defects described in the report, or are used solely for orientation purposes. These pictures do not necessarily reflect all conditions or issues that may need attention or otherwise be of concern. Neither the inclusion of any picture in the report nor the exclusion of any picture taken during the inspection from the Report is intended to highlight or diminish the significance or severity of any defect or condition, except as may be described in the Inspection Report. Furthermore, the lack of a picture for any element or condition also does not change the significance or severity of any defect or condition described in the Inspection Report. The Report must be read in its entirety for all pertinent information. Additional pictures which may have been taken but were not provided with the report are the property of the company and are maintained for a limited time for reference purposes only.

Product Notices - A standard home inspection does not include identification or research regarding products (appliances, piping, roofing, or other building components) installed in a home that may be the subject of a defect study, investigation, warning or recall notice issued by a manufacturer, the Consumer Product Safety Commission (CPSC), or any other entity. It is very difficult, if not impossible in many cases, to determine which items in a house may be the subject of an investigation or notice. Should this report include any reference to a product notice, it is provided for general guidance purposes only and does not imply that an inspection or research was performed to identify other possible concerns. As you take on ownership of your home it is recommended that you visit the Consumer Product Safety Commission (www.cpsc.gov) or Canadian Standards Association (www.csa.ca) web sites for current information on any recalls and safety notices that may be associated with the materials or equipment in your home.

1. ROOFING

The inspection of roofs and rooftop elements is limited to readily visible and accessible elements as listed herein; elements and areas concealed from view for any reason cannot be inspected. This inspection does not include chimney flues and flue liners, or ancillary components or systems such as lightning protection, solar panels, and similar elements, unless specifically stated. **Element descriptions are provided for general information purposes only; the verification of roofing materials, roof age, and/or compliance with manufacturer installation requirements is not within the scope of a standard home inspection.** Issues related to roof or roofing conditions may also be covered under other headings in this report, including the ATTIC section.

ROOF STYLE:
Mixed Slope

MATERIAL:
Fiberglass Composition Shingles

ESTIMATED AGE:
2 to 5 Years

DESIGN LIFE:
25 to 30 Years

INSPECTION METHOD:
Drone

GENERAL LIMITATIONS:
Height of Roof
Rain

S	F	P	NA	NI	
●					**1.0 ROOF COVERING** Roof estimated to be 2-5 years old with life expectancy of 25-30 years. Pictures for reference of roof covering, venting, and chimney provisions.
●					**1.1 CHIMNEY**
●					**1.2 EXPOSED FLASHING**
●					**1.3 PLUMBING STACKS**
●					**1.4 VENTILATION COVERS**
●					**1.5 SKYLIGHT(S)**
●					**1.6 RAIN GUTTERS** All gutters should be checked for damage, blockage, or overflow on a regular basis (at least twice annually). Gutter guards may help in cases where leaves and other debris routinely accumulate in a short period of time.
●					**1.7 DOWNSPOUTS / ROOF DRAINS** Ensure downspouts are tipped down to direct water away from foundation areas.
●					**1.8 FASCIA / SOFFITS**

S F P NA NI S= Satisfactory, F= Fair, P= Poor, NA= Not Applicable, NI= Not Inspected

Review REPORT TERMINOLOGY on Introduction Page. Please contact the Company for clarification on ratings or findings if there are any questions.

1.0 ROOF COVERING (Picture 1)

1.0 ROOF COVERING (Picture 2)

1.0 ROOF COVERING (Picture 3)

1.0 ROOF COVERING (Picture 4)

NOTE: All roofs have a finite life and will require replacement at some point. In the interim, the seals at all roof penetrations and flashings, and the watertightness of rooftop elements, should be checked periodically and repaired or maintained as required. Any roof defect can result in leakage, mold, and subsequent damage. Conditions such as hail damage or manufacturing defects or whether the proper nailing methods or underlayment were used are not readily detectible during a home inspection. Gutters (eavestroughs) and downspouts (leaders) will require regular cleaning and maintenance. All chimneys and vents should be checked periodically. In general, fascia and soffit areas are not readily accessible for inspection; these components are prone to decay, insect, and pest damage, particularly with roof or gutter leakage. If any roof deficiencies are reported, a qualified roofer or the appropriate specialist should be contacted to determine what remedial action is required. If the roof inspection was restricted or limited due to roof height, weather conditions, or other factors, arrangements should be made to have the roof inspected by a qualified roofer, particularly if the roofing is older or its age is unknown.

2. EXTERIOR ELEMENTS

Inspection of exterior elements is limited to readily visible and accessible surfaces of the house envelope and connected appurtenances as listed herein; **elements concealed from view by any means cannot be inspected**. All exterior elements are subject to the effects of long-term exposure and sudden damage from ongoing and ever-changing weather conditions. Style and material descriptions are based on predominant/representative components and are provided for general information purposes only; specific types and/or material make-up material is not verified. Neither the efficiency nor integrity of insulated window units can be determined. Furthermore, the presence/condition of accessories such as storms, screens, shutters, locks and other attachments or decorative items is not included, unless specifically noted. Additional information on exterior elements, particularly windows/doors and the foundation may be provided under other headings in this report, including the INTERIOR and FOUNDATION/SUBSTRUCTURE sections.

SIDING / WALL CLADDING:
Stucco/EIFS

CHIMNEYS / VENTS:
Metal Chimney
Rear of House

PORCHES/DECKS:
Rear of House
Wood Frame Deck w/ Wood Flooring

S	F	P	NA	NI	
●					**2.0 STUCCO**
●					**2.1 WINDOWS** The evaluation of windows is based on a limited inspection of representative, readily accessible units. Varying conditions may be found at other units. Review the Interior Section for additional information on window conditions.
●					**2.2 BASEMENT WINDOWS**
		●			**2.3 DOOR BELL** Door bell not working at the time of inspection. Repair as needed.
●					**2.4 ENTRY DOORS**
	●				**2.5 SCREEN DOOR(S)** Second floor double door has to be pushed from the outside to close. Recommend adjusting door to close correctly.
●					**2.6 BACK/PATIO DOOR**
●					**2.7 DECK(S)**
●					**2.8 STAIRS / STOOPS**
●					**2.9 RAILINGS**
●					**2.10 FOUNDATION COATING**
	●				**2.11 ELECTRIC / GFCI(S)** Exterior plugs not GFCI protected. Recommend upgrading to GFCI protection for personal safety.
●					**2.12 DRYER/OTHER EXTERIOR VENTS** All exterior vent duct covers should be checked regularly for blockage, damage and functionality. If deficiencies are found have vents and covers cleaned and repaired.
●					**2.13 EXTERIOR FAUCET(S)**

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Item 2.5 Screen Door Fixed

2.11 ELECTRIC / GFCI(S) (Picture 1)

NOTE: All surfaces of the envelope of the house should be inspected at least semi-annually, and maintained as needed. Any exterior element defect can result in leakage and/or subsequent damage. Exterior wood elements and wood composites are particularly susceptible to water-related damage, including decay, insect infestation, and mold. The use of proper treated lumber or alternative products may help minimize these concerns, but will not eliminate them altogether. While some areas of decay or damage may be reported, additional areas of concern may exist, subsequently develop, or be discovered during repair or maintenance work. Should you wish advice on any new or uncovered area of deterioration, please contact the Inspection Company. Periodic caulking/resealing of all gaps and joints will be required. Insulated window/door units are subject to seal failure, which could ultimately affect the transparency and/or function of the window. Lead-based paints were commonly used on older homes; independent inspection is required if confirmation or a risk assessment is desired.

3. SITE ELEMENTS

Inspection of site elements is primarily intended to address the condition of listed, readily visible and accessible elements immediately adjacent to or surrounding the house for conditions and issues that may have a direct impact on the house. Elements and areas concealed from view for any reason cannot be inspected. **Neither the inspection nor report includes any geological surveys, soil compaction surveys, soil testing, or evaluation of the effects of, or potential for, earth movement such as may be caused by earthquakes, landslides, or the sinking, heaving or shifting of the ground for any reason.** Information on local soil conditions and issues should be obtained from local officials and/or a qualified specialist prior to closing. In addition to the stated general limitations on the inspection of site elements, a standard home inspection does not include evaluation of elements such as underground drainage systems, site lighting, irrigation systems, barbecues, sheds, detached structures, fencing, privacy walls, docks, seawalls, pools, spas and other recreational items. Additional information related to site element conditions may be found under other headings in this report, including the FOUNDATION/ SUBSTRUCTURE and WATER PENETRATION sections.

WALKWAYS/DRIVEWAYS:
Walks: Concrete
Driveway: Gravel

SITE GRADING:
Split Drainage

RETAINING WALLS:
Type: Masonry
Location: Left Side of House
Location: Right Side of House

S	F	P	NA	NI	
●					**3.0 WALKWAYS**
●					**3.1 DRIVEWAY**
●					**3.2 SITE GRADING**
●					**3.3 GROUND SLOPE AT FOUNDATION** Grading around foundation may settle over time. Recommend monitoring in spring time to see if additional material needs to be added to create slope away from foundation.
				●	**3.4 EXTERIOR FEATURES / WATER INTRUSION FACTORS** Pump to pump out water that accumulates in lower section. High water alert in basement beside septic pump. Not functioned at the time of inspection due to power being turned off. Owner told me before inspection that he turns the pump on and pumps it out manually when high alarm sounds.
●					**3.5 SUB-GRADE ENTRYWAY**
●					**3.6 RETAINING WALL(S)**
	●				**3.7 YARD STAIRS** No handrails on stairs to walk out. Recommend adding stairs for personal safety.

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3.4 EXTERIOR FEATURES / WATER INTRUSION FACTORS (Picture 1)

3.7 YARD STAIRS (Picture 1)

Item 3.4. Inspector was confused. This sump functions correctly. The arena septic gets manually out when alarm sounds

NOTE: Site conditions are subject to sudden change with exposure to rain, wind, temperature changes, and other climatic factors. Roof drainage systems and site/foundation grading and drainage must be maintained to provide adequate water control. Improper/inadequate grading or drainage and other soil/site factors can cause or contribute to foundation movement or failure, water infiltration into the house interior, and/or mold concerns. Independent evaluation by an engineer or soils specialist is required to evaluate geological, soil-related or water-related concerns. All buildings are subject to water penetration; those built on expansive clays or uncompacted fill, on hillsides, near or along bodies of water, or in low-lying areas are especially prone to structural and water-related concerns. All improved surfaces such as patios, walks, and driveways must be maintained to drain water away from the foundation. Any reported or subsequently occurring deficiencies must be investigated and corrected to prevent recurring or escalating problems. Independent evaluation of all ancillary and site elements by qualified service companies is recommended prior to closing.

SUPPLEMENTAL INFORMATION - Review the additional details below.
Grading and Drainage - To reduce the amount of water run-off or possibility of water penetration and/or structural concerns, provide proper contouring (grading) along the foundation and where needed on the site. Houses on hills or in low-lying areas will be prone to drainage concerns. Improper/inadequate grading and/or drainage can cause/contribute to foundation movement and/or failure. Deficiencies must be corrected to prevent problems.

4. FOUNDATION / SUBSTRUCTURE

The inspection of the substructure and foundation is limited to readily visible and accessible elements as listed herein. In most homes, only a representative portion of the structure can be inspected. Elements or areas concealed from view for any reason cannot be inspected; hidden defects may exist. Any element description provided is for general information purposes only; the specific material type and/or make-up cannot be verified. **Neither the inspection nor report includes geological surveys, soil compaction studies, ground testing, evaluation of the effects of or potential for earth movement such as earthquakes, landslides, or sinking, rising or shifting for any reason, or verification of prior water penetration or predictions of future conditions. Furthermore, a standard home inspection is not a wood-destroying insect or pest inspection, an engineering evaluation, a design analysis, or a structural adequacy study, including that related to high-wind or seismic restraint requirements.** Additional information related to the house structure may be found under many other headings in this report.

CONSTRUCTION TYPE:
Basement and House Slab

FLOOR STRUCTURE:
Floor Framing: Wood I-Joists
Floor Framing: Engineered Wood
Beams: Built-up Wood
Beams: Engineered Wood
Beam Support: Metal Columns

BASEMENT AREA(S):
Location: Full House

AREAS AT GRADE/SUBGRADE:
Basement and House Slab

INSULATION/VAPOR RETARDERS:
Rim Areas Only: R12 Insulation
Wall Insulation: Fiber Batts (R12)
Vapor Retarder: Faces Interior

GENERAL LIMITATIONS:
Storage/Belongings
Finish Materials

FOUNDATION WALLS:
Concrete Walls

SUMP PUMP(S):
Location: Outside Pit

S	F	P	NA	NI	
●					**4.0 FOUNDATION WALLS**
●					**4.1 INSULATION PROVISIONS**
●					**4.2 FLOOR FRAMING**
●					**4.3 MAIN BEAM(S)**
●					**4.4 BASEMENT FLOOR (SLAB)**
●					**4.5 INTERIOR CONDITIONS / SIGNS OF WATER INTRUSION**
				●	**4.6 SUMP PUMP** Located outside of basement walk out doors. Not functioned at the time of inspection due it being turned off. Owner explained prior to inspection that he turns pump on manually when high water alarm turns on.

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4.6 SUMP PUMP (Picture 1)

Item 4.6 - Sump pump does function correctly and was not turned off. Again he was confused about the explanation regarding manually pumping out. It is the arena septic tank that gets manually emptied.

NOTE: All foundations are subject to settlement and movement. Improper/inadequate grading or drainage can cause or contribute to foundation damage

and/or failure and water penetration. Deficiencies must be corrected and proper grading/drainage conditions must be maintained to minimize foundation and water penetration concerns. If significant foundation movement or cracking is indicated, evaluation by an engineer or qualified foundation specialist is recommended. All wood components are subject to decay and insect damage; a wood-destroying insect inspection is recommended. Should decay and/or insect infestation or damage be reported, a full inspection should be made by a qualified specialist to determine the extent and remedial measures required. Insulation and other materials obstructing structural components are not normally moved or disturbed during a home inspection. Obstructed elements or inaccessible areas should be inspected when limiting conditions are removed. In high-wind or high-risk seismic areas, it would be advisable to arrange for an inspection of the house by a qualified specialist to determine whether applicable construction requirements are met or damage exists. Should you seek advice or wish to arrange a new inspection for elements not visible during the inspection, please contact the Inspection Company.

5. GARAGE

Inspection of the garage is limited to readily visible and accessible elements as listed herein. Elements and areas concealed from view cannot be inspected. More so than most other areas of a house, **garages tend to be filled with storage and other items that restrict visibility and hide potential concerns, such as water damage or insect infestation.** A standard home inspection does not include an evaluation of the adequacy of the fire separation assemblies between the house and garage, or whether such assemblies comply with any specific requirements. Inspection of garage doors with connected automatic door operator is limited to a check of operation utilizing hard-wired controls only. Additional information related to garage elements and conditions may be found under other headings in this report, including ROOFS and EXTERIOR ELEMENTS.

GARAGE DESCRIPTION:
Type: Attached
Construction: Wood Frame

HOUSE/GARAGE WALL:
Finish at House: Drywall Ceiling and Wall
Door at House: Metal Door

INSULATION:
Form: Blown-in
Type: Cellulose
Est. Average: 12+/- Inches

GENERAL LIMITATIONS:
Vehicle(s) in Garage
Storage/Belongings

S	F	P	NA	NI	
●					**5.0 FLOOR SLAB**
●					**5.1 FOUNDATION**
●					**5.2 WALLS / CEILINGS**
●					**5.3 INSULATION** 12" insulation in attic area. Pictures for reference only.
●					**5.4 GARAGE STAIRS**
●					**5.5 VEHICLE DOOR(S)**
●					**5.6 DOOR OPERATOR(S)**
●					**5.7 GARAGE WINDOWS**
	●				**5.8 MAN DOOR** Garage door isn't self closing. Recommend ensuring door has self closing hinges for personal safety.
●					**5.9 ELECTRIC / GFCI**
●					**5.10 GARAGE HEATER** Picture for reference. Thermostat for infloor heating in garage.

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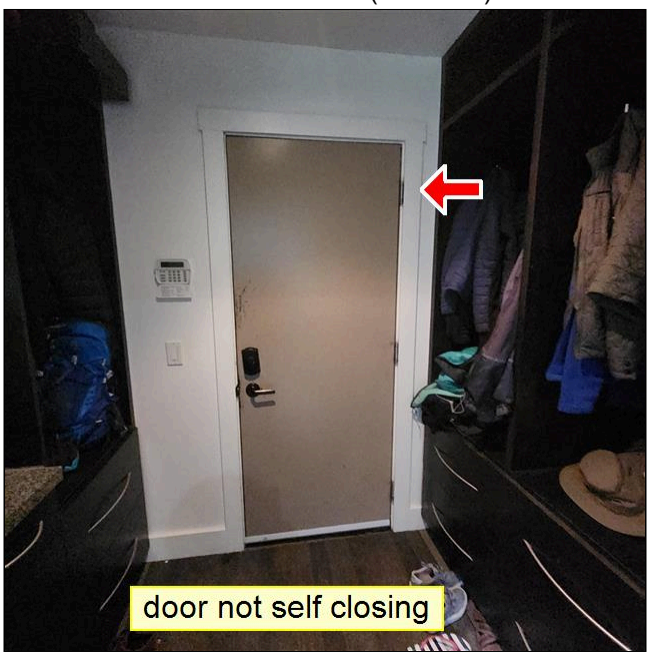
5.3 INSULATION (Picture 1)

5.3 INSULATION (Picture 2)



5.8 MAN DOOR (Picture 1)

5.10 GARAGE HEATER (Picture 1)

5.10 GARAGE HEATER (Picture 2)

NOTE: Any areas obstructed at the time of inspection should be cleared and checked prior to closing. The integrity of the fire-separation wall/ceiling assemblies generally required between the house and garage, including any house-to-garage doors and attic hatches, must be maintained for proper protection. Review manufacturer use and safety instructions for garage doors and automatic door operators. All doors and door operators should be tested and serviced on a regular basis to prevent personal injury or equipment damage. Any malfunctioning doors or door operators should be repaired prior to using. Door operators without auto-reverse capabilities should be repaired or upgraded for safety. The storage of combustibles in a garage creates a potential hazard, including the possible ignition of vapors, and should be restricted.

6(A) . FIRST FLOOR BATHROOM

The inspection of bathrooms is limited to readily accessible and visible elements as listed herein. Bathrooms are high-use areas containing many elements subject to ongoing wear and periodic malfunction, particularly fixtures and other components associated with the plumbing system. Normal usage cannot be simulated during a standard home inspection. **Water flow and drainage evaluations are limited to a visual assessment of functional flow.** The function and watertightness of fixture overflows or other internal fixture components generally cannot be inspected. A standard home inspection does not include evaluation of ancillary items such as saunas or steam baths, or verification of safety glazing unless otherwise noted. Additional issues related to bathroom components may be found under other headings, including the PLUMBING SYSTEM.

DESCRIPTION: *Powder Room*

LOCATION: *First Floor*

VENTILATOR(S): *HRV*

S	F	P	NA	NI	
●					**6.0.A SINK(S)**
●					**6.1.A TOILET**
●					**6.2.A CABINETS**
●					**6.3.A FLOOR(ING)**
●					**6.4.A DOOR**
●					**6.5.A WINDOW**
●					**6.6.A WALLS / CEILING**
●					**6.7.A VENTILATOR** Vent present for HRV common in home.
●					**6.8.A ELECTRIC / GFCI**

S F P NA NI S= Satisfactory, F= Fair, P= Poor, NA= Not Applicable, NI= Not Inspected

Review REPORT TERMINOLOGY on Introduction Page. Please contact the Company for clarification on ratings or findings if there are any questions.

NOTE: Anticipate the possibility of leakage or other concerns developing with normal usage/aging or as concealed conditions are discovered with maintenance work or upon removal of carpeting, tile, shower enclosures, etc. The watertightness of all surfaces exposed to water must be maintained on a regular basis by caulking, grouting, or other means. Hot water represents a potential scalding hazard; hot water supply temperatures should be maintained at a suitable level. The water temperature at fixtures, especially for showering or bathing, generally will require additional tempering for personal comfort and safety. Due to the potential hazards associated with electric components located in bathroom areas, any identified concern should be addressed immediately. Ground-Fault Circuit-Interrupters (GFCIs) are recommended for all bathroom receptacle outlets.

6(B) . MASTER BATHROOM

The inspection of bathrooms is limited to readily accessible and visible elements as listed herein. Bathrooms are high-use areas containing many elements subject to ongoing wear and periodic malfunction, particularly fixtures and other components associated with the plumbing system. Normal usage cannot be simulated during a standard home inspection. **Water flow and drainage evaluations are limited to a visual assessment of functional flow.** The function and watertightness of fixture overflows or other internal fixture components generally cannot be inspected. A standard home inspection does not include evaluation of ancillary items such as saunas or steam baths, or verification of safety glazing unless otherwise noted. Additional issues related to bathroom components may be found under other headings, including the PLUMBING SYSTEM.

DESCRIPTION: *Full Bath*

LOCATION: *Second Floor*

VENTILATOR(S): *HRV*

S	F	P	NA	NI	
	●				**6.0.B SINK(S)** Plug in left sink doesn't function fully. Repair as needed.
	●				**6.1.B TOILET** Bidet not functioned. Missing adjustment knob. Toilet tested and works satisfactory.
●					**6.2.B BATHTUB**
●					**6.3.B STALL SHOWER** Dark staining on sealant. Front facing shower nozzles don't activate.
●					**6.4.B WALL TILE**
	●				**6.5.B CABINETS** Not sealed along back of counter top. Recommend sealing to prevent possible water intrusion into building materials.
●					**6.6.B FLOOR(ING)**
●					**6.7.B DOOR**
	●				**6.8.B WINDOW** Window doesn't close all the way. Recommend adjusting so window closes correctly.
●					**6.9.B WALLS / CEILING**
●					**6.10.B VENTILATOR** Venting returns to air exchange/HRV system.
	●				**6.11.B ELECTRIC / GFCI** Cover missing on GFCI beside toilet. Recommend installing cover to reduce electrical hazards.
●					**6.12.B STEAM GENERATOR** Picture for reference.

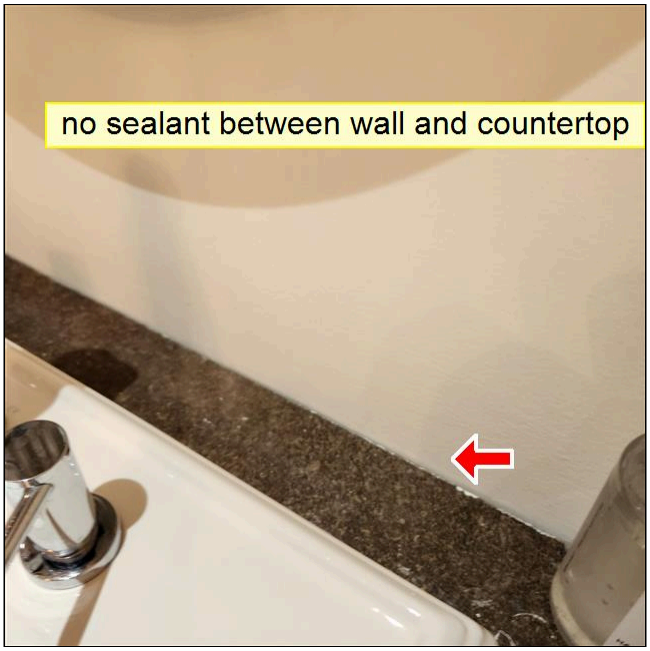
S F P NA NI S= Satisfactory, F= Fair, P= Poor, NA= Not Applicable, NI= Not Inspected

Review REPORT TERMINOLOGY on Introduction Page. Please contact the Company for clarification on ratings or findings if there are any questions.

***Item 6.8B - Window fixed and closes.
***Item 6.1B - Fixed Cover

6.0.B SINK(S) (Picture 1)

6.1.B TOILET (Picture 1)



6.5.B CABINETS (Picture 1)

6.8.B WINDOW (Picture 1)

6.12.B STEAM GENERATOR (Picture 1)

NOTE: Anticipate the possibility of leakage or other concerns developing with normal usage/aging or as concealed conditions are discovered with maintenance work or upon removal of carpeting, tile, shower enclosures, etc. The watertightness of all surfaces exposed to water must be maintained on a regular basis by caulking, grouting, or other means. Hot water represents a potential scalding hazard; hot water supply temperatures should be maintained at a suitable level. The water temperature at fixtures, especially for showering or bathing, generally will require additional tempering for personal comfort and safety. Due to the potential hazards associated with electric components located in bathroom areas, any identified concern should be addressed immediately. Ground-Fault Circuit-Interrupters (GFCIs) are recommended for all bathroom receptacle outlets.

6(C) . SECOND FLOOR BATHROOM

The inspection of bathrooms is limited to readily accessible and visible elements as listed herein. Bathrooms are high-use areas containing many elements subject to ongoing wear and periodic malfunction, particularly fixtures and other components associated with the plumbing system. Normal usage cannot be simulated during a standard home inspection. **Water flow and drainage evaluations are limited to a visual assessment of functional flow.** The function and watertightness of fixture overflows or other internal fixture components generally cannot be inspected. A standard home inspection does not include evaluation of ancillary items such as saunas or steam baths, or verification of safety glazing unless otherwise noted. Additional issues related to bathroom components may be found under other headings, including the PLUMBING SYSTEM.

DESCRIPTION: *3/4 Bath*

LOCATION: *Second Floor*

VENTILATOR(S): *HRV*

S	F	P	NA	NI	
●					**6.0.C SINK(S)**
●					**6.1.C TOILET**
●					**6.2.C BATHTUB**
●					**6.3.C STALL SHOWER**
●					**6.4.C WALL TILE**
●					**6.5.C SURROUND / ENCLOSURE**
●					**6.6.C CABINETS**
●					**6.7.C FLOOR(ING)**
●					**6.8.C DOOR**
●					**6.9.C WINDOW**
	●				**6.10.C WALLS / CEILING** Hole in wall behind door. Repair as needed.
	●				**6.11.C VENTILATOR** Ventilator vent connected to home HRV.
●					**6.12.C ELECTRIC / GFCI**

S F P NA NI S= Satisfactory, F= Fair, P= Poor, NA= Not Applicable, NI= Not Inspected

Review REPORT TERMINOLOGY on Introduction Page. Please contact the Company for clarification on ratings or findings if there are any questions.

Item 6.10.C Hole Repaired

6.10.C WALLS / CEILING (Picture 1)

NOTE: Anticipate the possibility of leakage or other concerns developing with normal usage/aging or as concealed conditions are discovered with maintenance work or upon removal of carpeting, tile, shower enclosures, etc. The watertightness of all surfaces exposed to water must be maintained on a regular basis by caulking, grouting, or other means. Hot water represents a potential scalding hazard; hot water supply temperatures should be maintained at a suitable level. The water temperature at fixtures, especially for showering or bathing, generally will require additional tempering for personal comfort

and safety. Due to the potential hazards associated with electric components located in bathroom areas, any identified concern should be addressed immediately. Ground-Fault Circuit-Interrupters (GFCIs) are recommended for all bathroom receptacle outlets.

6(D) . BASEMENT BATHROOM

The inspection of bathrooms is limited to readily accessible and visible elements as listed herein. Bathrooms are high-use areas containing many elements subject to ongoing wear and periodic malfunction, particularly fixtures and other components associated with the plumbing system. Normal usage cannot be simulated during a standard home inspection. **Water flow and drainage evaluations are limited to a visual assessment of functional flow.** The function and watertightness of fixture overflows or other internal fixture components generally cannot be inspected. A standard home inspection does not include evaluation of ancillary items such as saunas or steam baths, or verification of safety glazing unless otherwise noted. Additional issues related to bathroom components may be found under other headings, including the PLUMBING SYSTEM.

DESCRIPTION: *Full Bath*

LOCATION: *Basement*

VENTILATOR(S): *HRV*

Item 6.2.D - Tub now fully installedItem 6.12.D Sauna is turned on and works correctly

S	F	P	NA	NI	
●					**6.0.D SINK(S)**
●					**6.1.D TOILET**
				●	**6.2.D BATHTUB** Tub not functioned due to not being attached at base. Home owner told me prior to inspection that it wasn't connected and he was going to get the plumber to finish installing it.
●					**6.3.D STALL SHOWER**
●					**6.4.D WALL TILE**
●					**6.5.D CABINETS**
●					**6.6.D FLOOR(ING)**
●					**6.7.D DOOR**
●					**6.8.D WINDOW**
●					**6.9.D WALLS / CEILING**
●					**6.10.D VENTILATOR** Vent connected to HRV.
●					**6.11.D ELECTRIC / GFCI**
		●			**6.12.D SAUNA** Sauna not working at the time of inspection. Shut off at the breaker box.

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Review REPORT TERMINOLOGY on Introduction Page. Please contact the Company for clarification on ratings or findings if there are any questions.

6.2.D BATHTUB (Picture 1)

6.12.D SAUNA (Picture 1)

NOTE: Anticipate the possibility of leakage or other concerns developing with normal usage/aging or as concealed conditions are discovered with

maintenance work or upon removal of carpeting, tile, shower enclosures, etc. The watertightness of all surfaces exposed to water must be maintained on a regular basis by caulking, grouting, or other means. Hot water represents a potential scalding hazard; hot water supply temperatures should be maintained at a suitable level. The water temperature at fixtures, especially for showering or bathing, generally will require additional tempering for personal comfort and safety. Due to the potential hazards associated with electric components located in bathroom areas, any identified concern should be addressed immediately. Ground-Fault Circuit-Interrupters (GFCIs) are recommended for all bathroom receptacle outlets.

7. ATTIC

The inspection of attic areas and the roof structure is limited to readily visible and accessible elements as listed herein. Due to typical design and accessibility constraints such as insulation, storage, finished attic surfaces, roofing products, etc., **many elements and areas, including major structural components, are often at least partially concealed from view and cannot be inspected.** A standard home inspection does not include an evaluation of the adequacy of the roof structure to support any load, the thermal value or energy efficiency of insulation, the integrity of vapor retarders, or the operation of thermostatically controlled fans. Older homes generally do not meet insulation and energy conservation standards required for new homes. Additional information related to attic elements and conditions may be found under other headings in this report, including ROOFS and INTERIOR ELEMENTS.

ATTIC:
Style: Multiple Areas
Entrance: Ceiling Hatch
Insp. Method: From Entrance Area
Insp. Method: Thermal Camera

INSULATION:
Form: Blown-in
Form: Blankett/Batt
Type: Cellulose
Est. Average: 12+/- Inches
Vapor Retarder: House Side

ROOF CONSTRUCTION:
Framing: Wood Rafter
Deck: Wood Sheathing
Deck: Spaced Wood Boards

VENTILATION PROVISIONS:
Location: Roof and Soffits

S	F	P	NA	NI	
●					**7.0 ROOF FRAMING** Pictures are for reference of framing, sheathing and insulation provisions. 12" of insulation in attic area.
●					**7.1 ROOF DECK / SHEATHING**
●					**7.2 BATHROOM FAN VENTING**
●					**7.3 VENTILATION PROVISIONS**
●					**7.4 INSULATION PROVISIONS**
●					**7.5 ATTIC ACCESS**

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Review REPORT TERMINOLOGY on Introduction Page. Please contact the Company for clarification on ratings or findings if there are any questions.

7.0 ROOF FRAMING (Picture 1)


7.0 ROOF FRAMING (Picture 2)

7.0 ROOF FRAMING (Picture 3)

7.0 ROOF FRAMING (Picture 4)

NOTE: Attic heat, moisture levels, and ventilation conditions are subject to change. All attics should be monitored for any leakage, moisture buildup or other concerns. Detrimental conditions should be corrected and ventilation provisions should be improved where needed. Any comments on insulation levels and/or materials are for general information purposes only and were not verified. Some insulation products may contain or release potentially hazardous or irritating materials--avoid disturbing. A complete check of the attic should be made prior to closing after non-permanent limitations/obstructions are removed. Any stains/leaks may be due to numerous factors; verification of the cause or status of all condition is not possible. Leakage can lead to mold concerns and structural damage. If concerns exist, recommend evaluation by a qualified roofer or the appropriate specialist.

8. KITCHEN

Inspection of the kitchen is limited to visible and readily accessible elements as listed herein. Elements concealed from view or not functional at the time of inspection cannot be inspected. The inspection of cabinetry is limited to functional unit conditions based on a representative sampling; finishes and hardware issues are not included. **The inspection of appliances, if performed, is limited to a check of the operation of a basic representative cycle or mode** and excludes evaluation of thermostatic controls, timing devices, energy efficiency considerations, cooking or cleaning adequacies, self-cleaning functions, the adequacy of any utility connections, compliance with manufacturer installation instructions, appliance accessories, and full appliance features (i.e., all cycles, modes, and controls). Portable appliances or accessories such as washer, dryers, refrigerators, microwaves, and ice makers are generally excluded. Additional information related to kitchen elements and appliances may be found under other headings in this report.

VENTILATOR:
Exhaust Fan

RANGE:
Est. Age: 10 to 15 Years

DISHWASHER:
Est. Age: 2 to 4 Years

REFRIGERATOR:
Est. Age: 10 to 15 Years

S	F	P	NA	NI	
●					**8.0 PLUMBING / SINK**
	●				**8.1 DISPOSAL** Three disposals present at the time of inspection. Manufactured 2006. The disposal closest to the window in the kitchen made a tickling sound when functioned.
	●				**8.2 ELECTRIC / GFCI** Receptacles near sink not GFCI protected. Normal for age of house. Recommend upgrade to bring to newest safety codes.
●					**8.3 VENTILATOR**
	●				**8.4 MICROWAVE** Manufacture date 2020. Tested cooking function.
	●				**8.5 RANGE** Tested burner functions. Manufacture date estimated 2010. No visible serial number.
	●				**8.6 WALL OVEN** Dual wall oven function tested. Estimated manufacture 2010. No serial numbers seen on appliance.
	●				**8.7 REFRIDGERATOR** Estimated age 2010.
	●				**8.8 DISHWASHER** Dishwasher ran quick cycle to confirm operation. Manufacture date 2021 Second dishwasher in use at the time of inspection. Estimated manufacture 2013
	●				**8.9 WINE FRIDGE** Picture for reference.
	●				**8.10 FOOD STORE ROOM FRIDGE** Manufactured 2009.
●					**8.11 FLOOR**
●					**8.12 WALLS / CEILING**
●					**8.13 PANTRY**
●					**8.14 CABINETRY**
●					**8.15 COUNTERTOP**
	●				**8.16 LAUNDRY APPLIANCES** Clothes in washer at the time of inspection. Tested dryer for function. Washer estimated manufacture 2010, Dryer estimated manufacture 2013.
				●	**8.17 INTERIOR DRYER VENTING** Couldn't be seen due to counter top over washer and dryer.
	●				**8.18 WINE FRIDGE** Picture for reference.

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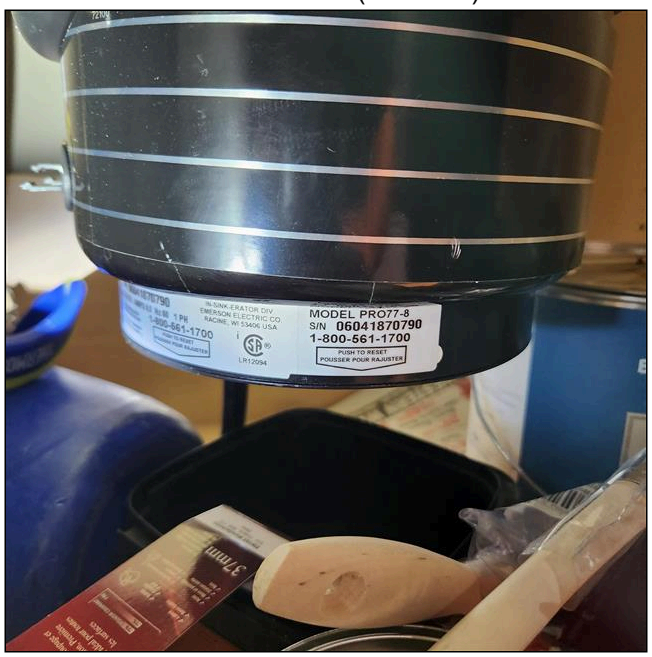
Review REPORT TERMINOLOGY on Introduction Page. Please contact the Company for clarification on ratings or findings if there are any questions.

8.1 DISPOSAL (Picture 1)

8.1 DISPOSAL (Picture 2)

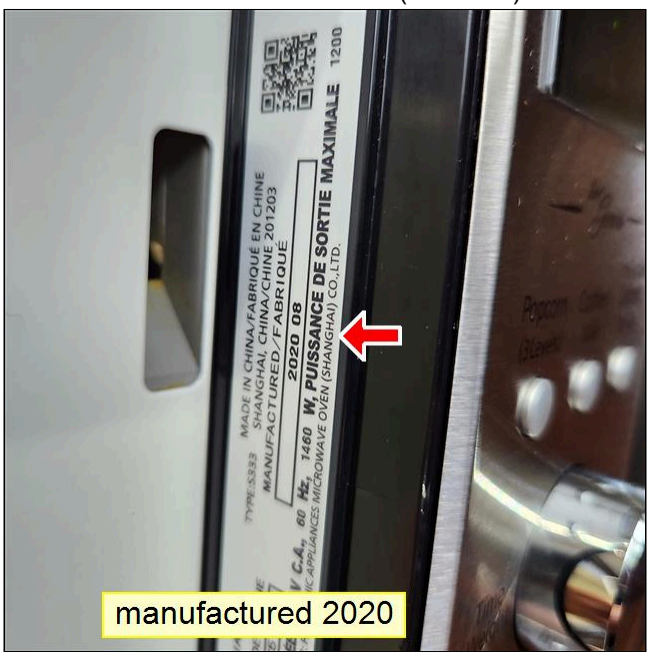
8.1 DISPOSAL (Picture 3)



8.1 DISPOSAL (Picture 4)

8.2 ELECTRIC / GFCI (Picture 1)

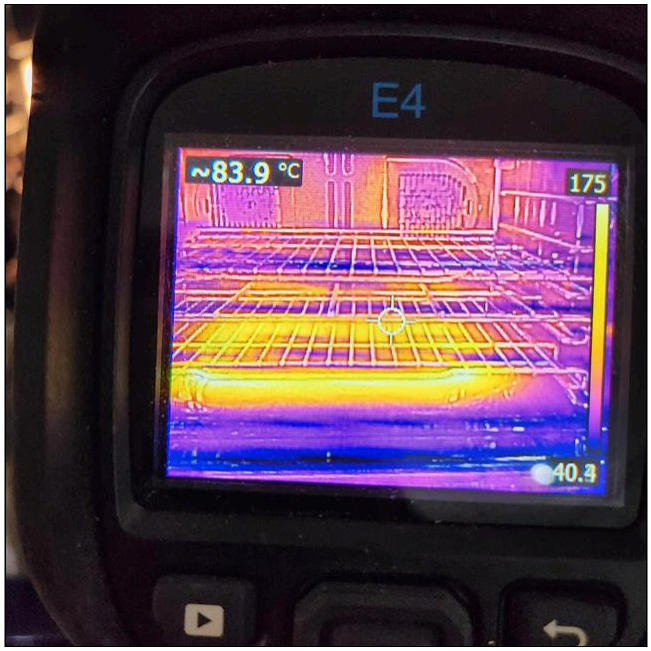
8.4 MICROWAVE (Picture 1)



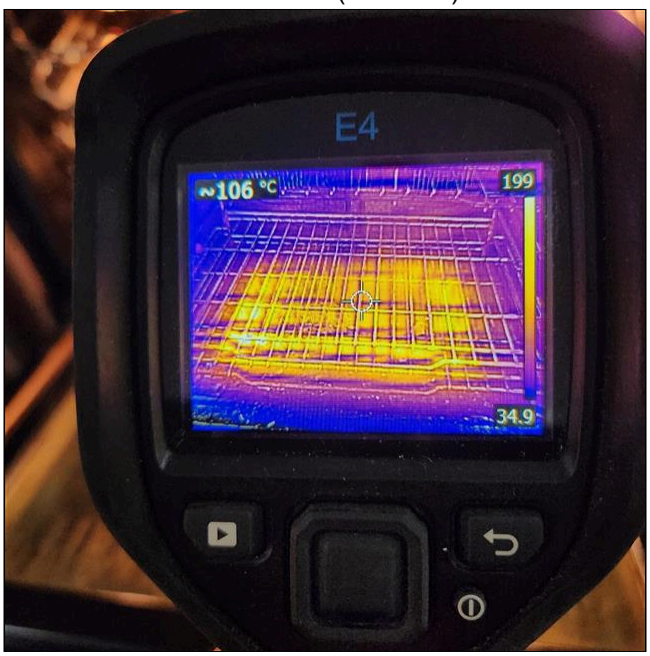
8.4 MICROWAVE (Picture 2)

8.5 RANGE (Picture 1)

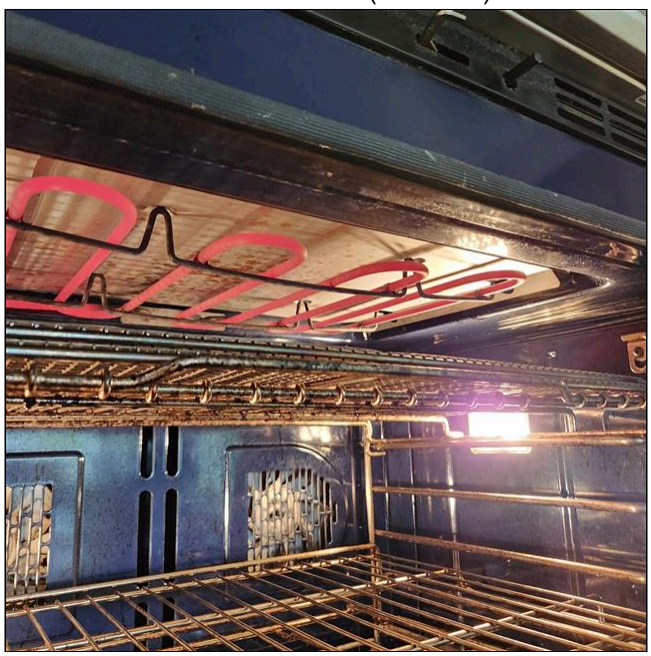
8.5 RANGE (Picture 2)



8.6 WALL OVEN (Picture 1)



8.6 WALL OVEN (Picture 2)



8.6 WALL OVEN (Picture 3)

8.6 WALL OVEN (Picture 4)

8.6 WALL OVEN (Picture 5)

8.7 REFRIDGERATOR (Picture 1)

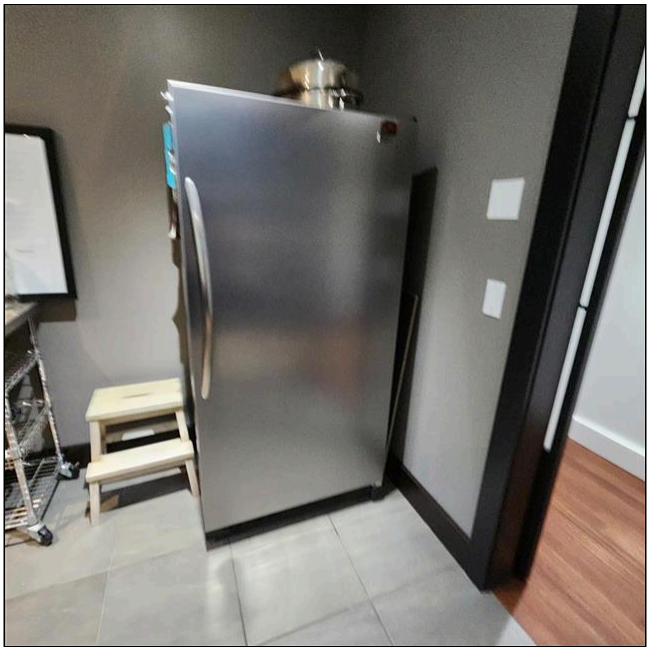
8.8 DISHWASHER (Picture 1)

8.8 DISHWASHER (Picture 2)

8.8 DISHWASHER (Picture 3)

8.9 WINE FRIDGE (Picture 1)

8.10 FOOD STORE ROOM FRIDGE (Picture 1)



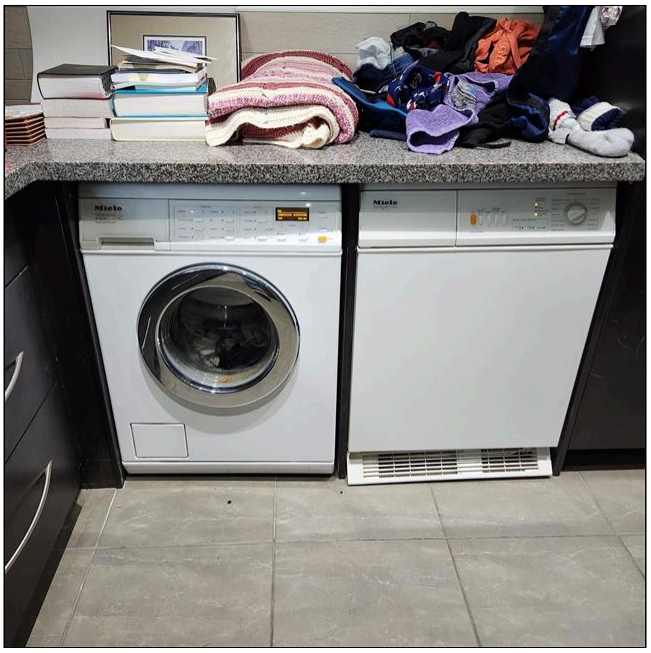
8.10 FOOD STORE ROOM FRIDGE (Picture 2)

8.10 FOOD STORE ROOM FRIDGE (Picture 3)

8.16 LAUNDRY APPLIANCES (Picture 1)

8.16 LAUNDRY APPLIANCES (Picture 2)

8.16 LAUNDRY APPLIANCES (Picture 3)



8.16 LAUNDRY APPLIANCES (Picture 4)

NOTE: Many appliances typically have a high maintenance requirement and limited service life (5-12 years). Operation of all appliances should be confirmed during a pre-closing inspection. Obtain all operating instructions from the owner or manufacturer; have the homeowner demonstrate operation, if possible. Follow manufacturers' use and maintenance guidelines; periodically check all units for leakage or other malfunctions. All cabinetry/countertops should also be checked prior to closing when clear of obstructions. Utility provisions and connections, including water, waste, gas, and/or electric may require upgrading with new appliances, especially when a larger or upper-end appliance is installed. Ground-Fault Circuit-Interrupters (GFCIs) are recommended safety devices for all homes. Any water leakage or operational defects should be addressed promptly; water leakage can lead to mold and hidden/structural damage.

SUPPLEMENTAL INFORMATION - Review the additional details below.
Appliances - Appliance evaluations are outside the scope of a standard home inspection in many areas and are only inspected if so indicated. When performed, evaluations are limited to a basic operations check of only listed units and generally exclude thermostatic or timer controls, energy efficiency considerations, cooking or cleaning adequacies, appliance accessories, washer/dryers, refrigerators, ice makers and any portable appliances. Appliances typically have a 5-10 year service life. Operation of all appliances should be confirmed during a pre-closing inspection; have owner demonstrate operation if possible. Obtain all operating instructions from the owner or manufacturer.

9. INTERIOR ELEMENTS

Inspection of the house interior is limited to readily accessible and visible elements as listed herein. **Elements and areas that are inaccessible or concealed from view by any means cannot be inspected; hidden defects may exist.** Aesthetic and cosmetic factors (e.g., paint and wallpaper); the condition of finish materials and coverings; and pest infestations are not addressed. Window and door evaluations are based on a random sampling of representative units. It is not possible to confirm safety glazing or the efficiency and integrity of insulated window/door units. Auxiliary items such as security/safety systems (or the need for same), home entertainment or communication systems, structured wiring systems, doorbells, telephone lines, central vacuums, and similar components are not included in a standard home inspection. Due to typical design restrictions, inspection of any fireplace, stove, or insert is limited to external conditions. Furthermore, such inspection addresses physical condition only; no code/fire safety compliance assessment or operational check of vent conditions is performed. Additional information on interior elements may be provided under other headings in this report, including the FOUNDATION/SUBSTRUCTURE section and the major house systems.

PREDOMINANT WALLS & CEILINGS:
Wood Frame w/ Drywall

PREDOMINANT FLOORS:
Wood Frame
w/ Tile
w/ Vinyl plank
w/ Laminate

PREDOMINANT WINDOWS:
Mixed Windows Styles

DETECTORS/ALARMS:
Location: All Floors
Type: Hard-Wired

FIREPLACES/STOVES:
Wood-burning Metal Fireplace
Gas-burning Vent-less
In Living Room
In Basement

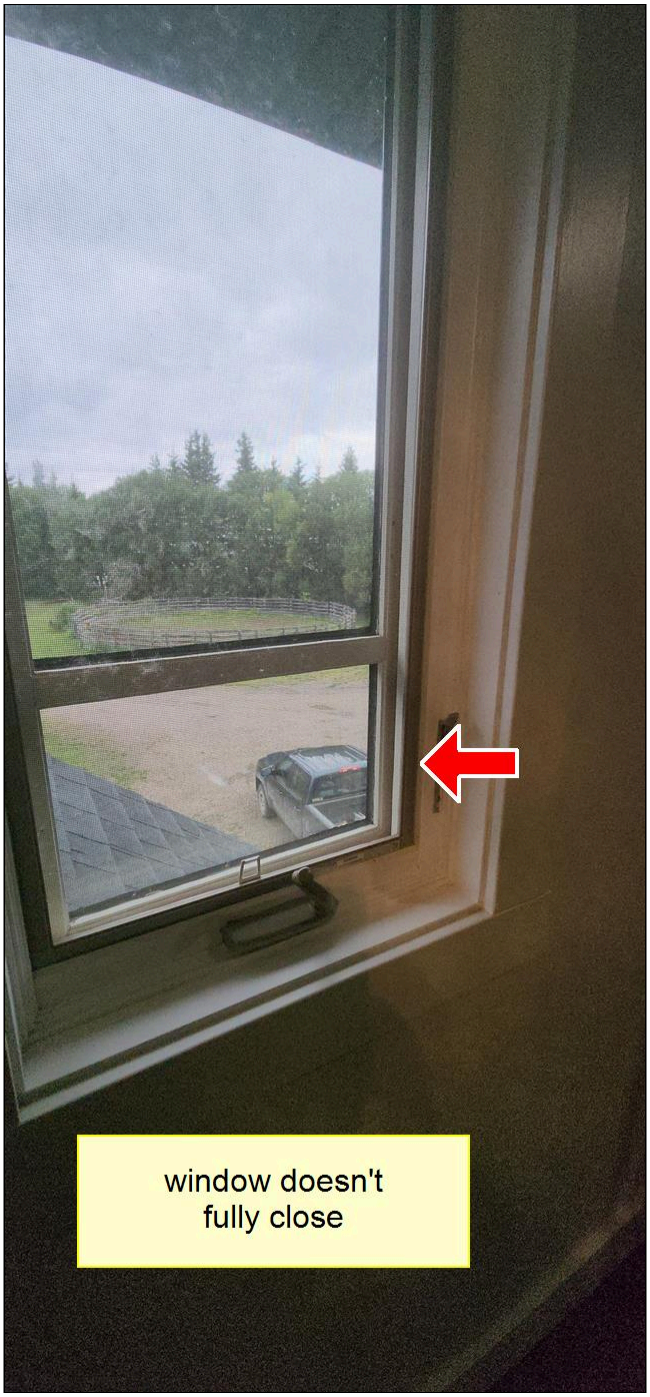
GENERAL LIMITATIONS:
Suspended/Drop Ceilings
Belongings/Clutter

S	F	P	NA	NI	
●					**9.0 CEILINGS**
●					**9.1 WALLS**
●					**9.2 FLOORS**
●					**9.3 FLOORS (SLAB)**
●					**9.4 STAIRS**
●					**9.5 RAILINGS**
	●				**9.6 INTERIOR WINDOWS** Window in master closet doesn't fully close. Recommend repair or adjustment by qualified window technician to ensure it closes correctly. The evaluation of windows is based on inspection of random, representative units and does not necessarily indicate the condition of all units.
●					**9.7 INTERIOR ROOM DOORS** Window in master bedroom doesn't close completely.
●					**9.8 SMOKE DETECTOR** Smoke detectors have a life span of ten years before replacement is needed. Recommend assessing all smoke detectors to ensure function
●					**9.9 CARBON MONOXIDE DETECTOR**
	●				**9.10 BASEMENT WOOD FIREPLACE** Fireplace has loose bricks and appears to be missing refractor brick missing. Recommend assessment by a qualified fireplace technician to pass WETT inspection.
●					**9.11 ELECTRIC FIREPLACE** Picture for reference.
●					**9.12 MAINFLOOR GAS FIREPLACE** Picture for reference of gas fireplace.

S F P NA NI S= Satisfactory, F= Fair, P= Poor, NA= Not Applicable, NI= Not Inspected

Review REPORT TERMINOLOGY on Introduction Page. Please contact the Company for clarification on ratings or findings if there are any questions.

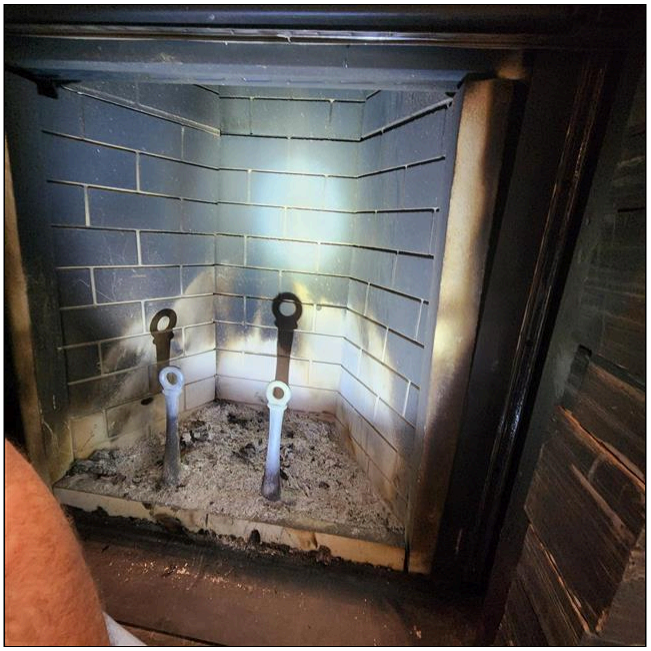
***Item 9.6 Window adjusted and fully closes



9.6 INTERIOR WINDOWS (Picture 1)

9.6 INTERIOR WINDOWS (Picture 2)

9.6 INTERIOR WINDOWS (Picture 3)



9.10 BASEMENT WOOD FIREPLACE (Picture 1)

9.10 BASEMENT WOOD FIREPLACE (Picture 2)

9.11 ELECTRIC FIREPLACE (Picture 1)

9.12 MAINFLOOR GAS FIREPLACE (Picture 1)

NOTE: All homes are subject to indoor air quality concerns due to factors such as venting system defects, outgassing from construction materials, smoking, pets and pests, and the use of house and personal care products. Air quality can also be adversely affected by the growth of molds, fungi and other micro-organisms as a result of leakage or high humidity conditions. If water leakage or moisture-related problems exist, potentially harmful contaminants may be present. A home inspection does not include assessment of potential health or environmental contaminants or allergens. For air quality evaluations or insect/pest inspections, a qualified testing or inspection firm should be contacted. All homes experience some form of settlement due to construction practices, materials used, and other factors. A pre-closing check of all windows, doors, and rooms when house is clear of furnishings, drapes, etc. is recommended. If the type of flooring or other finish materials that may be covered by finished surfaces or other items is a concern, conditions should be confirmed before closing. Lead-based paint may have been used in the painting of older homes. Chimney and fireplace flue inspections should be performed by a qualified specialist. Regular cleaning is recommended. An assessment should be made of the need for and placement of fire/smoke detectors/alarms. All detectors/alarms should be tested on a regular basis.

SUPPLEMENTAL INFORMATION - Review the additional details below.
Smoke Detectors - Smoke/fire detection systems and fire extinguishers are generally recommended for all houses, and may be required in some areas. Carbon monoxide and gas detectors are also recommended for houses with fuel-burning appliances, fireplaces or attached garages. Any installed systems should be checked/serviced at least monthly. The potential for elevated carbon monoxide levels exists in most houses, particularly if an attached garage of fuel burning units are present.

10. ELECTRIC SYSTEM

The inspection of the electric system is limited to readily visible and accessible elements as listed herein. Wiring and other components concealed from view for any reason cannot be inspected. **The identification of inherent material defects or latent conditions is not possible. The description of wiring and other components and the operational testing of electric devices and fixtures are based on a limited/random check of representative components.** Accordingly, it is not possible to identify every possible wiring material/type or all conditions and concerns that may be present. Inspection of Ground-Fault Circuit-Interrupters (GFCIs) is limited to the built-in test functions. No assessment can be made of electric loads, system requirements or adequacy, circuit distribution, or accuracy of circuit labeling. Auxiliary items and electric elements (or the need for same) such as surge protectors, lighting protection systems, generators, security/safety systems, home entertainment and communication systems, structured wiring systems, low-voltage wiring, and site lighting are not included in a standard home inspection. Additional information related to electric elements may be found under many other headings in this report.

HOUSE SERVICE:
Service Line: Underground
Est. Service Capacity: 120/240 Volts; 200 Amps
Type Service Feeder: Aluminum
Est. Feeder Capacity: 200 Amps

DISTRIBUTION PANEL:
Type: Circuit Breaker Panel w/ Subpanels
Est. Capacity: 200 Amps
Main Disconnect: 200 Amps
Location: Basement

TYPE CIRCUITS/WIRING:
120 Volt Circuits: Copper Wire
240 Volt Circuits: Copper Wire
Wiring Methods: Non-Metallic/Armored Cable

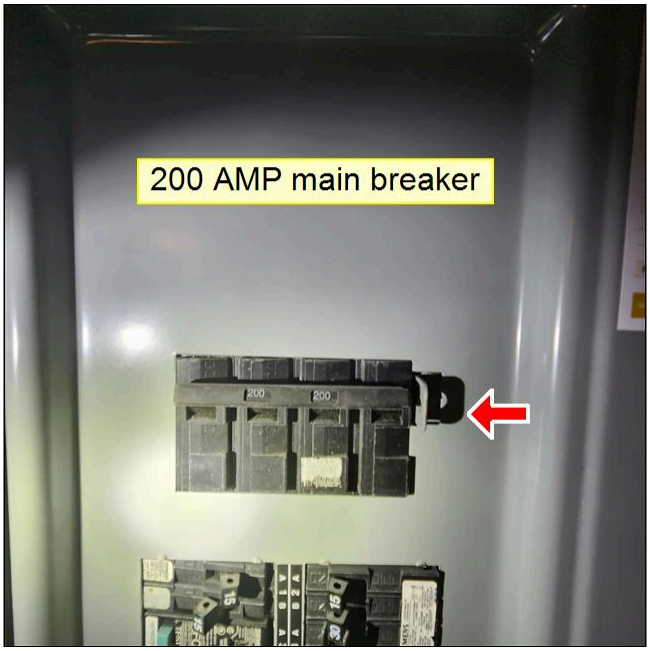
CIRCUIT-INTERRUPTERS:
GFCI: Multiple Unit Observed
AFCI: Noted in Panel

S	F	P	NA	NI	
●					**10.0 SERVICE ENTRANCE / PANEL**
	●				**10.1 DISTRIBUTION PANEL** 200 Amp main breaker. All copper wires noted through panel and house. Double tap noticed in panel. Double tap is when two wires are run to a single breaker. Recommend assessment by qualified electrician.
●					**10.2 SERVICE GROUNDING PROVISIONS**
●					**10.3 SUBPANEL(S)** 100 AMP sub panel next to 200 AMP main panel. Second sub panel wired
●					**10.4 WIRING / CONDUCTORS (EXPOSED)**
●					**10.5 REPRESENTATIVE DEVICES**
●					**10.6 ARC-FAULT CIRCUIT INTERRUPTER TEST**
●					**10.7 GROUND-FAULT CIRCUIT-INTERRUPTER TEST**
●					**10.8 IMPORTANT NOTE** (1) The inspection of the electric systems is limited to readily visible and accessible elements as listed herein. Wiring and other components concealed from view for any reason cannot be inspected. The identification of inherent material defects or latent conditions is not possible. (2) The description of wiring and other components and the operational testing of electric devices and fixtures are based on a limited/random check of representative components. Accordingly, it is not possible to identify every possible wiring material and type or all conditions and concerns that may be present.

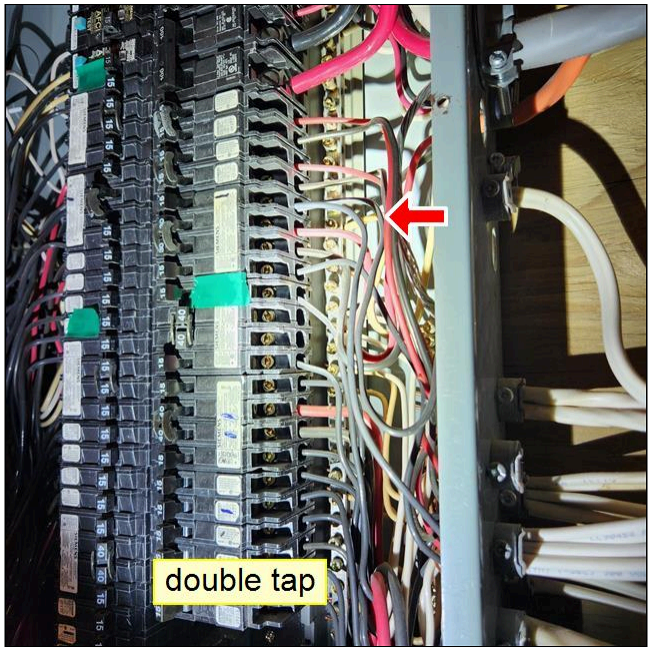
S F P NA NI S= Satisfactory, F= Fair, P= Poor, NA= Not Applicable, NI= Not Inspected

Review REPORT TERMINOLOGY on Introduction Page. Please contact the Company for clarification on ratings or findings if there are any questions.

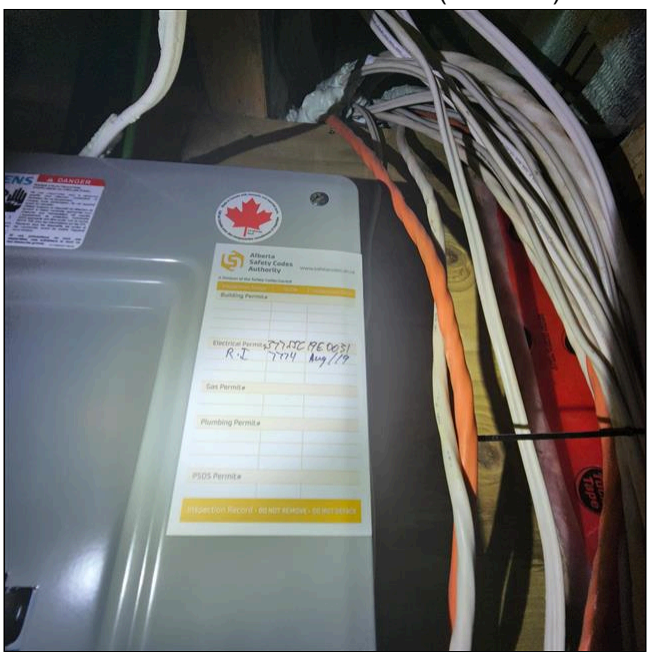
****Item 10.1 Double Tap changed out to all singles



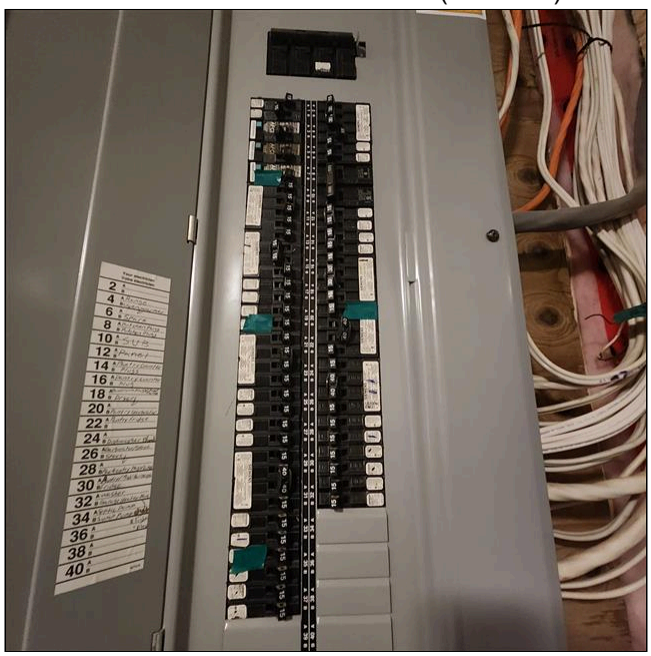
10.1 DISTRIBUTION PANEL (Picture 1)



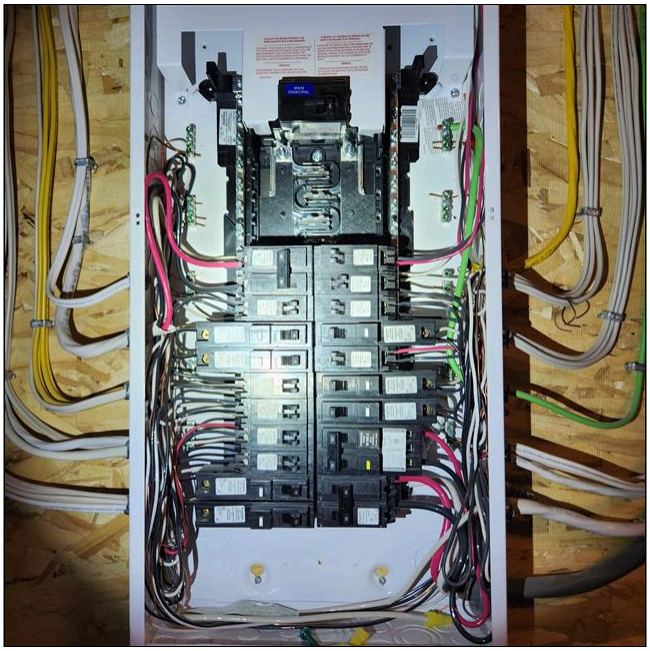
10.1 DISTRIBUTION PANEL (Picture 2)



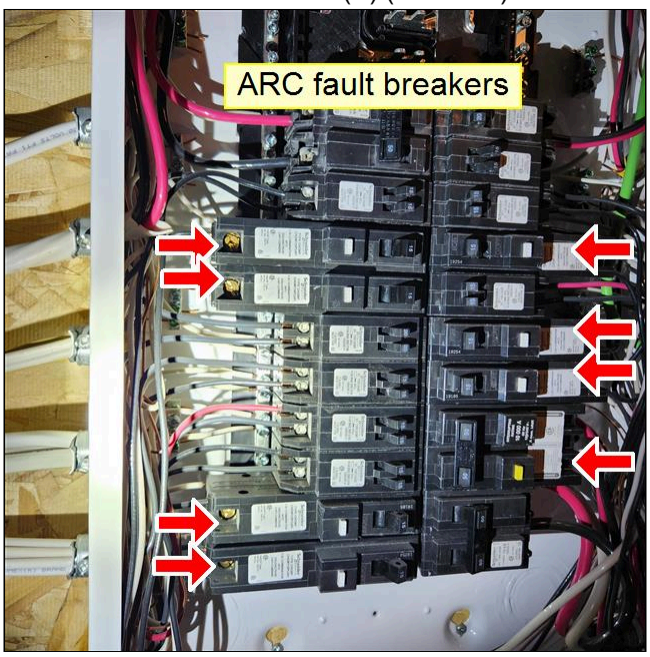
10.1 DISTRIBUTION PANEL (Picture 3)



10.1 DISTRIBUTION PANEL (Picture 4)



10.3 SUBPANEL(S) (Picture 1)



10.3 SUBPANEL(S) (Picture 2)

10.3 SUBPANEL(S) (Picture 3)

NOTE: Older electric service may be minimally sufficient or inadequate for present/future needs. Service line clearance from trees and other objects must be maintained to minimize the chance of storm damage and service disruption. The identification of inherent electric panel defects or latent conditions is not possible. It is generally recommended that aluminum-wiring systems be checked by an electrician to confirm acceptability of all connections and to determine if any remedial measures are required. GFCIs are recommended for all high hazard areas (e.g., kitchens, bathrooms, garages and exteriors). AFCIs are relatively new devices now required on certain circuits in new homes. Consideration should be given to adding these devices in existing homes. The regular testing of GFCIs and AFCIs using the built-in test function is recommended. Recommend tracing and labeling of all circuits, or confirm current labeling is correct. Any electric defects or capacity or distribution concerns should be evaluated and/or corrected by a licensed electrician.

SUPPLEMENTAL INFORMATION - Review the additional details below.
Electric System Grounding/Bonding - The proper electric bonding and grounding of equipment and other house components is required for occupant safety. There are many variables that affect bonding, such as, but not limited to local codes and practices and equipment manufacturer requirements. The integrity of the bonding and grounding systems is also subject to the installation methods and material quality. While bonding or grounding issues may be commented on in this inspection report, a home inspector cannot and does not verify the integrity or continuity of the bonding or grounding systems for any house element or system. If you would like assurances regarding the integrity of the electric bonding or grounding system in a house or for any particular equipment, we recommend that you contact a qualified electrician or other qualified technician to provide this service.

11. PLUMBING SYSTEM

The inspection of the plumbing system is limited to readily visible and accessible elements as listed herein. Piping and other components concealed from view for any reason cannot be inspected. Material descriptions are based on a limited/random check of representative components. Accordingly, **it is not possible to identify every piping or plumbing system material, or all conditions or concerns that may be present.** A standard home inspection does not include verification of the type water supply or waste disposal, analysis of water supply quantity or quality, inspection of private onsite water supply or sewage (waste disposal) systems, assessment/analysis of lead piping/solder or lead-in-water concerns, evaluation of the adequacy/capacity of hot-water supply systems, inspection of saunas, steam baths, or solar systems, or a leakage test of gas/fuel piping or storage systems. Furthermore, the function and effectiveness of any shut-off/control valves, water filtration or treatment equipment, irrigation/fire sprinkler systems, safety valves, outdoor/underground piping, backflow preventers (anti-siphon devices), laundry standpipes, vent pipes, floor drains, fixture overflows, and similar features generally are not evaluated. Additional information related to plumbing elements may be found under other headings in this report, including BATHROOMS and KITCHEN.

WATER SUPPLY PIPING:
Cross-linked Poly (PEX)

DRAIN/WASTE LINES:
Plastic (PVC/ABS)

LOCATION OF SHUT-OFFS:
Gas: In Utility Room

S	F	P	NA	NI	
●					**11.0 GAS PIPING (EXPOSED)**
●					**11.1 WATER SUPPLY PIPING (EXPOSED)**
●					**11.2 WATER FLOW AT FIXTURES**
●					**11.3 DRAIN / WASTE PIPING (EXPOSED)**
●					**11.4 FIXTURE DRAINAGE**
			●		**11.5 BACKFLOW PREVENTER**

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NOTE: Recommend obtaining documentation/verification on the type water supply and waste disposal systems present. If private onsite water and/or sewage systems are reported/determined to exist, independent evaluation (including water analyses) is recommended. Plumbing systems are subject to unpredictable change at any time, particularly as they age (e.g., leaks may develop, water flow may drop, or drains may become blocked). Plumbing system leakage can cause or contribute to mold and/or structural concerns. Some piping may be subject to premature failure due to inherent material deficiencies or water quality problems, (e.g., polybutylene pipe may leak at joints, copper water pipe may corrode due to acidic water, or old galvanized pipe may clog due to water mineral content). Periodic cleaning of drain lines, including underground pipes will be necessary. Periodic water analyses are recommended to determine if water filtration and treatment systems are needed. Maintaining hot-water supply temperatures at no more that about 120° F (49° C) will reduce the risk of injury; hot water represents a potential scalding hazard. Anti-scald devices are available as an added safety measure. Adequate clearance to combustibles must also be maintained around the unit and any vents and in garages. Temperature-pressure relief valves (TPRV) are not operated during a standard home inspection but should be checked regularly for proper operation. An increase in the hot-water supply system capacity may be needed for large jetted baths or other fixtures requiring a large volume of hot water, or when bathroom or plumbing facilities are added or upgraded. Confirm and label gas and water shut-off valve locations. A qualified plumber should perform all plumbing system repairs.

12. HOT WATER SUPPLY

The inspection of hot water supply systems is limited to readily visible and accessible elements as listed herein. Elements concealed from view for any reason cannot be inspected. All standard water heaters require temperature-pressure relief valves (TPRV); these units are not operated during a standard home inspection but should be checked regularly for proper operation. **A standard home inspection does not include evaluation of the adequacy/capacity of hot water supply systems, or inspection of saunas, steam baths, or solar systems.** An increase in the hot water supply system capacity may be needed for large jetted baths or other fixtures requiring a large volume of hot water, or when bathroom or plumbing facilities are added or upgraded. Additional information related to the hot water supply system may be found under other headings in this report, including the BATHROOMS and PLUMBING SYSTEM sections.

HOT WATER SUPPLY:
Tank-type Unit

ENERGY SOURCE/FUEL:
Electric-Heat Pump

BRAND:
Bradford White

CAPACITY:
50 +/- Gallons

ESTIMATED AGE:
10 to 15 Years

DESIGN LIFE:
10 to 15 years

S	F	P	NA	NI	
	●				**12.0 WATER HEATER** manufacture date 2006 . Hot water tank heated by boiler system.
●					**12.1 EXPANSION TANK WATER HEATER**
●					**12.2 SAFETY VALVE PROVISIONS**
●					**12.3 THERMOSTAT**
●					**12.4 CIRCULATOR PUMP** Picture for reference.
●					**12.5 EXPANSION TANK INFLOOR HEATING** Picture for reference of expansion tank.
●					**12.6 INFLOOR HEATING LINES** Picture for reference.

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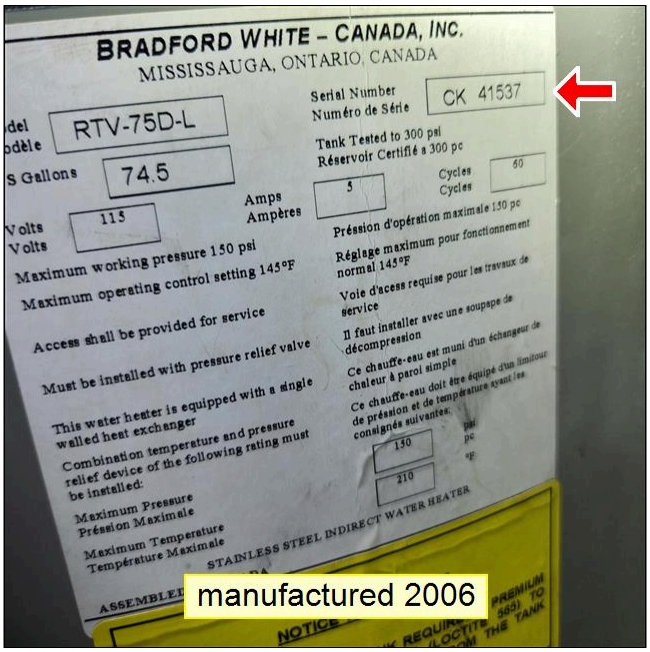
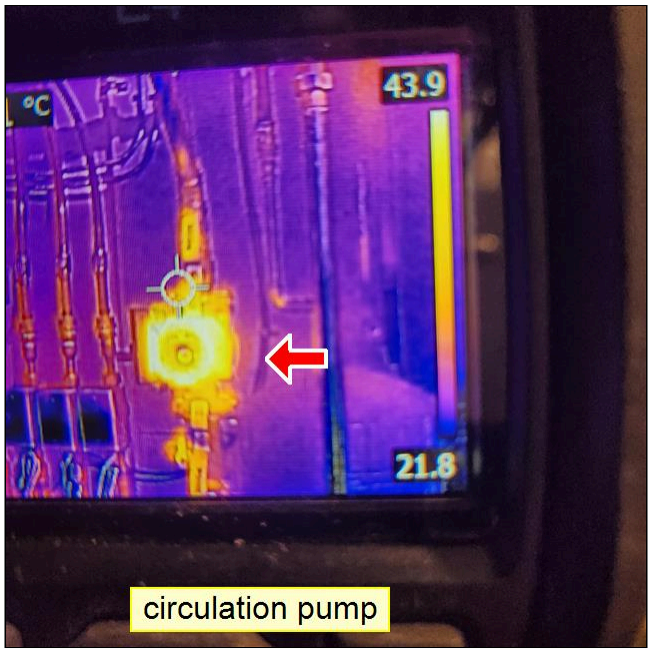


12.0 WATER HEATER (Picture 1)



12.4 CIRCULATOR PUMP (Picture 1)

12.5 EXPANSION TANK INFLOOR HEATING (Picture 1)

12.6 INFLOOR HEATING LINES (Picture 1)

NOTE: Maintaining hot-water supply temperatures at no more that about 120° F (49° C) will reduce the risk of injury; hot water represents a potential scalding hazard. Anti-scald devices are available as an added safety measure. The combustion chamber or ignition sources of water heaters and other mechanical equipment in garage areas should be positioned/maintained at least 18 inches above the floor for safety reasons. Adequate clearance to combustibles must also be maintained around the unit and any vents. Restraining straps are generally required on heaters in active seismic zones. Safety valve (TPRV) discharge should be through a drain line to a readily visible area that can be monitored. Newer tanks should be drained periodically, but many old tanks are best left alone. Tankless or boiler coils systems have little or no storage capacity; a supplemental storage tank can often be added if needed. A qualified plumber or specialist should perform all water heating system repairs.

13. HEATING SYSTEM

The inspection of heating systems is limited to readily visible and accessible elements as listed herein. Elements concealed from view or not functional at the time of inspection for any reason cannot be inspected. **A standard home inspection does not include a heat-loss analysis, heating design or adequacy evaluation, energy efficiency assessment, installation compliance check, chimney flue inspection or draft test, solar system inspection, or buried fuel tank inspection.** Furthermore, portable units and system accessories or add-on components such electronic air cleaners, humidifiers, and water treatment systems are not inspected, unless specifically indicated. The functional check of heating systems is limited to the operation of a basic cycle or mode and excludes the evaluation of thermostatic controls, timing devices, analysis of distribution system flow or temperatures, or operation of full system features (i.e., all cycles, modes, and controls). Additional information related to the heating system may be found under other headings in this report, including the COOLING SYSTEM section.

TYPE SYSTEM:
Natural Gas

BRAND:
-------- OTHER BRANDS --------

ESTIMATED AGE:
Over 20 Years

DESIGN LIFE:
20 to 25 years

PRIMARY DISTRIBUTION METHOD:
Ducted w/Registers

S	F	P	NA	NI	
	●				**13.0 HEATING UNIT** Manufacture of NTI Trinity Boiler 1999 . Nu-Air Ventilation system is an integrated air handler with heating coils. Manufacture date 2005. Recommend having boiler and HRV/heat exchangers serviced prior to closing.
●					**13.1 BURNER**
●					**13.2 FUEL LINE AT UNIT**
●					**13.3 COMBUSTION AIR PROVISIONS**
●					**13.4 VENT CONNECTOR**
●					**13.5 BLOWER** Filter size 16x25x1 Recommend filters be replaced every 2-3 months when used. Recommend ducting be cleaned every 2-3 years.
●					**13.6 THERMOSTAT**
				●	**13.7 HUMIDIFIER** Not plugged in at the time of inspection.
●					**13.8 DISTRIBUTION SYSTEM (EXPOSED)**
●					**13.9 FURNACE ROOM DOOR**
●					**13.10 ------ BOILER SYSTEM 1 -------**
●					**13.11 CIRCULATOR PUMP**
●					**13.12 IMPORTANT NOTE** (1) A standard home inspection does not include a heat loss analysis, heating design or adequacy evaluation, energy efficiency assessment, installation compliance check, chimney flue inspection or draft test, solar system inspection, or buried fuel tank inspection. Furthermore, portable units and system accessories or add-on components such electronic air cleaners, humidifiers, and water treatment systems are not inspected, unless specifically indicated. (2) Additional information related to the heating system may be found under other headings in this report, including the INTERIOR ELEMENTS and COOLING SYSTEMS sections.

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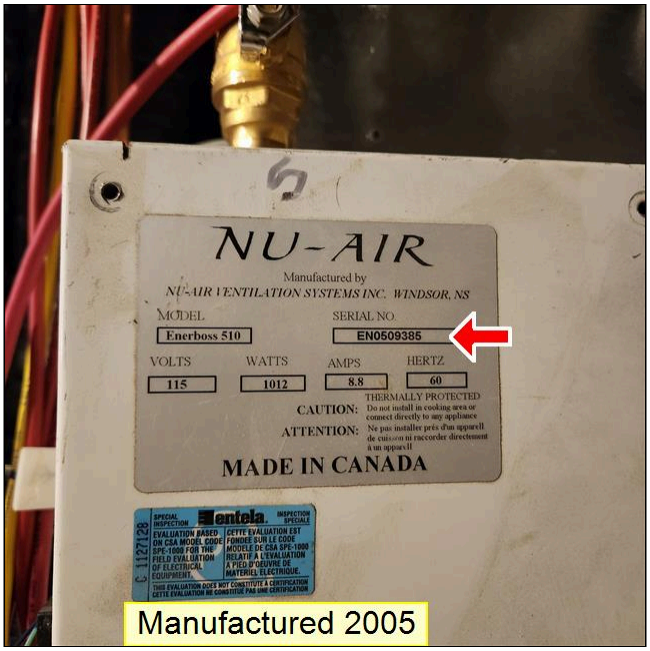
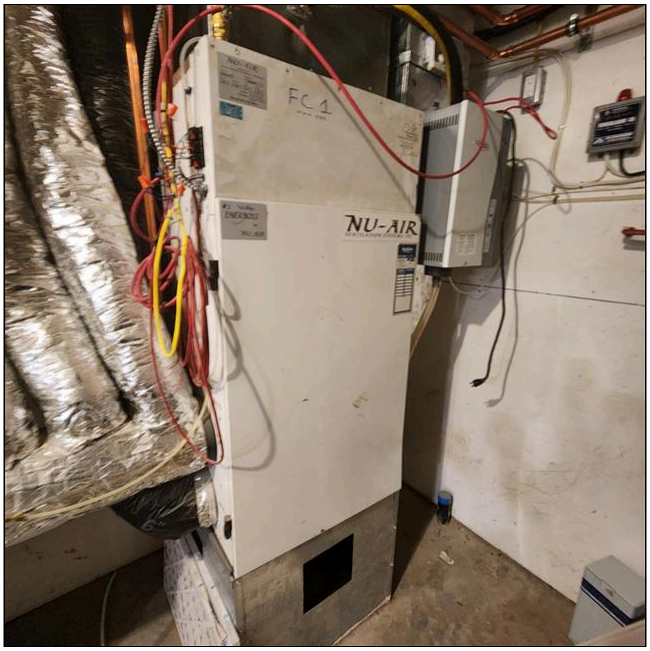
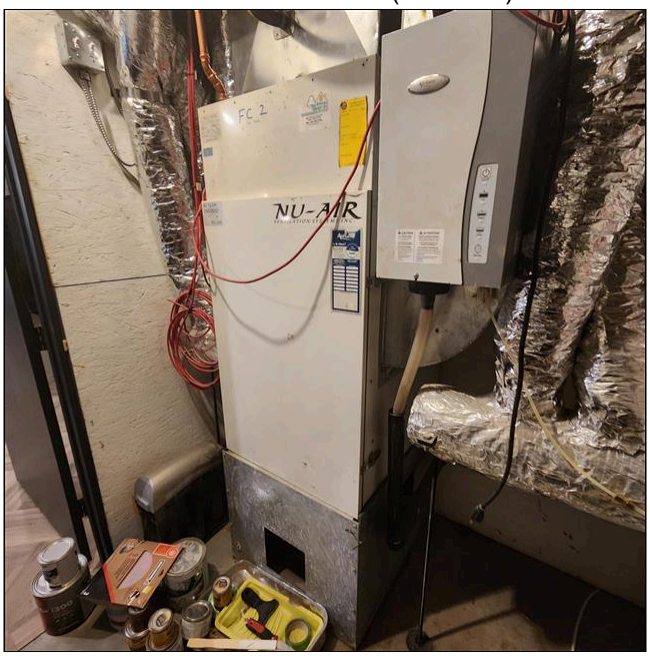


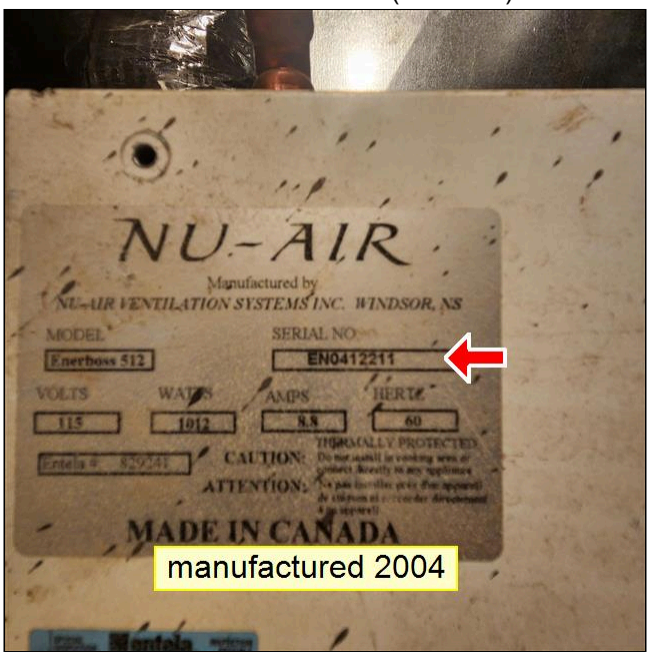
13.0 HEATING UNIT (Picture 1)



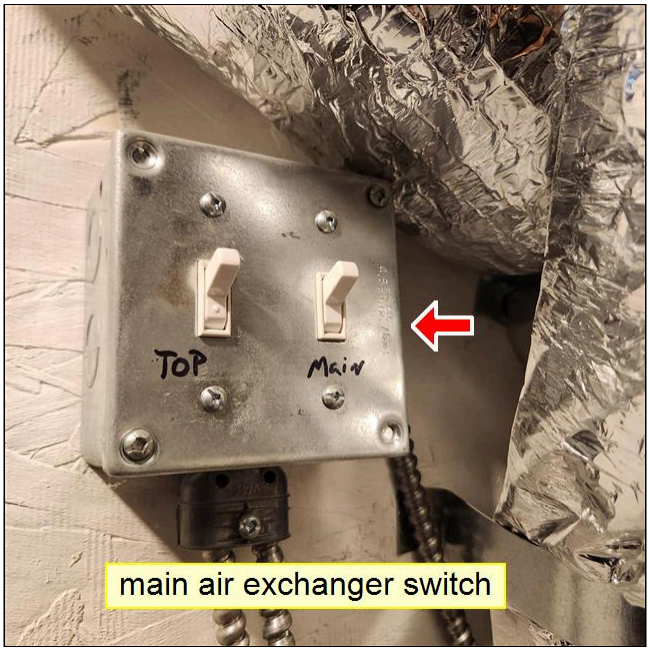
13.0 HEATING UNIT (Picture 2)



13.0 HEATING UNIT (Picture 3)



13.0 HEATING UNIT (Picture 4)



13.0 HEATING UNIT (Picture 5)

13.0 HEATING UNIT (Picture 6)

13.0 HEATING UNIT (Picture 7)

13.5 BLOWER (Picture 1)

NOTE: Regular heating system maintenance is important. The older the unit the greater the probability of system deficiencies or failure. Combustion air provisions, clearances to combustibles, and venting system integrity must be maintained for safe operation. Any actual or potential concerns require immediate attention, as health and safety hazards may exist, including the potential for carbon monoxide poisoning. A thorough inspection of heat exchangers by a qualified heating specialist is recommended to determine heat exchanger conditions, particularly if the unit is beyond 5+ years old or any wear is indicated. Heating comfort will vary throughout most houses due to house or system design or other factors. Filters need to be replaced/cleaned on a regular basis; periodic duct cleaning may be required. Insulation on older heating systems may contain asbestos. Independent evaluation is required to address any possible asbestos or buried fuel tank concerns. Servicing or repair of heating systems should be made by a qualified specialist.

14. SHOP BUILDING

DESCRIPTION:
Wood Frame

ROOFING:
Material: Metal
Est. Age: 6 to 10 Years
Design Life: 25-40 Years

S	F	P	NA	NI	
		●			**14.0 RIDING ARENA RADIANT HEATERS** Tried functioning radiant heaters in riding arena. Both radiant heaters weren't in functioning order at the time of inspection. Recommend having units serviced or repaired by qualified plumber.
		●			**14.1 WINDOWS IN RIDING ARENA** Noticed cracked windows and windows missing window seals (6 units) in riding arena. Recommend assessment of window units by a qualified window and door technician.
	●				**14.2 RIDING ARENA ELECTRICAL** Noticed exterior plugs are not GFCI protected. Recommend having plugs upgraded by qualified electrician for personal safety.
	●				**14.3 SIDING/EXTERIOR RIDING ARENA** (1) Noticed bare plywood beside entry door. Recommend sealing or covering with exterior covering to reduce weathering of building material. (2) Recommend maintaining seals at exterior penetrations reduce the potential for water infiltration and damage.
	●				**14.4 STABLE INFLOOR HEATING/PLUMBING** Stable in floor heating didn't turn on zoning valves/circulation pumps with thermo stats. Recommend having assessment and possible repair of components. Kitec piping used for in floor used for infloor heating. Kitec piping sometimes has a reaction with crimped fittings which will show as white water staining at the crimp. Recommend assessing periodically to see if staining is starting to occur and if its observed having crimped ring replaced by plumber.
	●				**14.5 LEAN TO ROOF ON STABLE** Lean to roof on stable appears to have a small sag in the middle. Posts may have settled a bit over time. The movement currently doesn't appear to cause for a concern. Just looks like it settled a bit different over time.
	●				**14.6 SHOP ELECTRICAL** Exterior plugs on shop not GFCI protected. Recommend having plugs upgraded by qualified electrician for personal safety.

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***Item 14.0 New radiant heater installed Sep 5/23
***Item 14.4 Infloor heating assessment and repair done Sep 5/23

***Item 14.3 Bare plywood now covered with matching faux stone

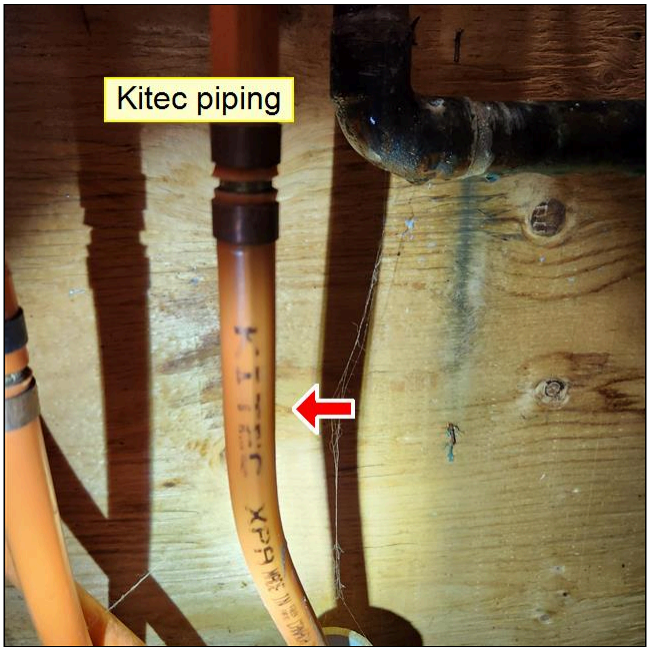
14.0 RIDING ARENA RADIANT HEATERS (Picture 1)

14.1 WINDOWS IN RIDING ARENA (Picture 1)

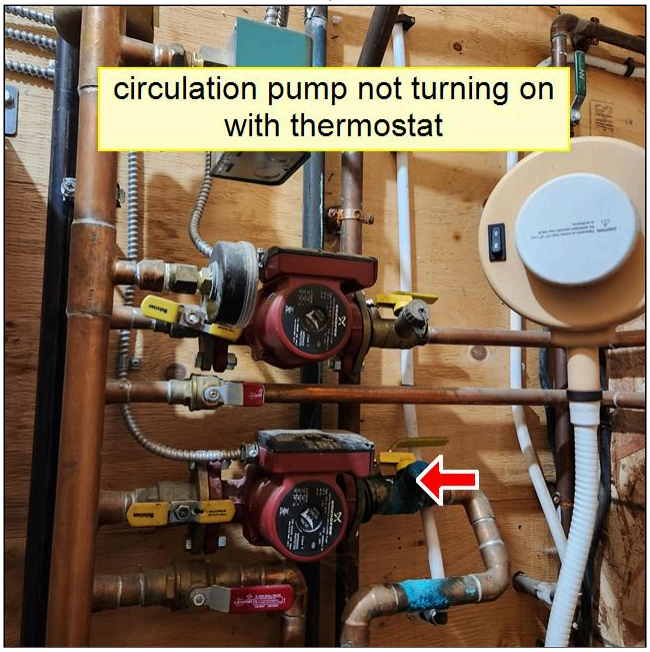
14.1 WINDOWS IN RIDING ARENA (Picture 2)

14.2 RIDING ARENA ELECTRICAL (Picture 1)

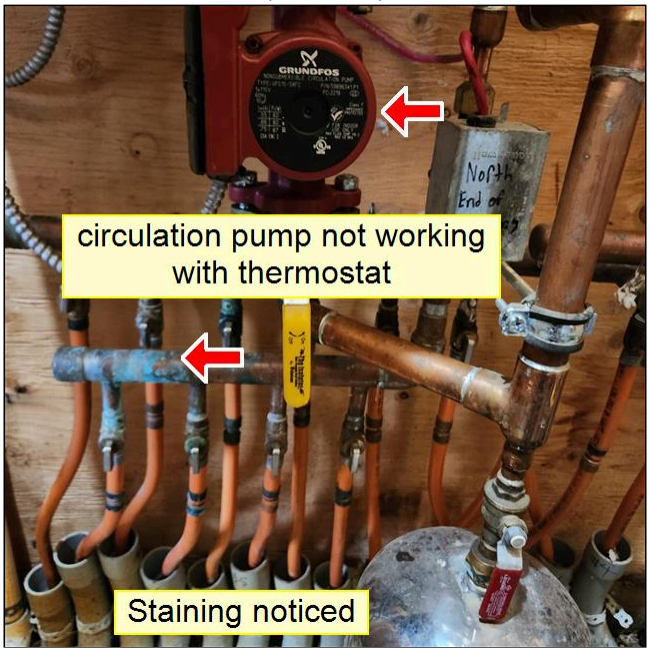
14.3(1) SIDING/EXTERIOR RIDING ARENA (Picture 1)



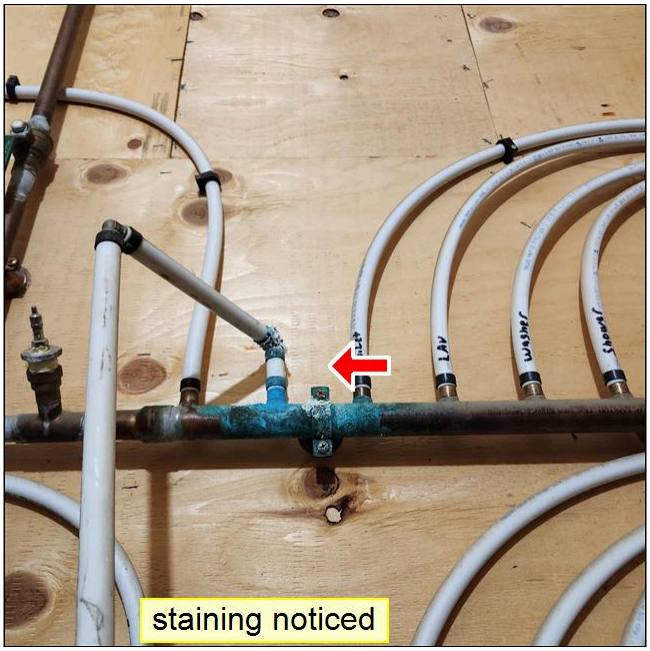
14.4 STABLE INFLOOR HEATING/PLUMBING (Picture 1)



14.4 STABLE INFLOOR HEATING/PLUMBING (Picture 2)



14.4 STABLE INFLOOR HEATING/PLUMBING (Picture 3)



14.4 STABLE INFLOOR HEATING/PLUMBING (Picture 4)

14.5 LEAN TO ROOF ON STABLE (Picture 1)

14.6 SHOP ELECTRICAL (Picture 1)

15. PRIVATE WATER SYSTEM

The inspection of private onsite water supply systems is not part of a standard home inspection. When provided as an ancillary service, the inspection of private water systems is limited to readily visible and accessible elements and basic system function as listed herein. The inspection includes evaluation of the condition and operation of the pumping and storage equipment only. **No determination is made as to well yield or capacity, water source adequacy, or water recovery rates. No testing of water quality is made as part of this inspection, unless specifically reported otherwise.** Submersible pumps and underground piping cannot be inspected. Detailed information on the private water system's condition, usage issues, prior problems or repairs, and maintenance needs should be obtained from the homeowner and service company.

SYSTEM DESCRIPTION:
Private Well

PUMP DESCRIPTION:
Submersible

PUMP ESTIMATED AGE:
Over 15 Years

PUMP DESIGN LIFE:
15 to 20 years

PUMP LOCATION:
Outside

WATER TESTING:
Sample Taken

S	F	P	NA	NI	
●					**15.0 PUMP OPERATION**
●					**15.1 POWER FOR PUMP** Electronic pump control to regulate the flow from the submersible pump in the well. Located in the stables utility room. Well casing located beside stable.
●					**15.2 WATER SHUT OFF VALVE**
●					**15.3 WATER FLOW (AT FIXTURES)** Flow recorded at the house was 3.7 GPM. Flow recorded stable 5.1 GPM.

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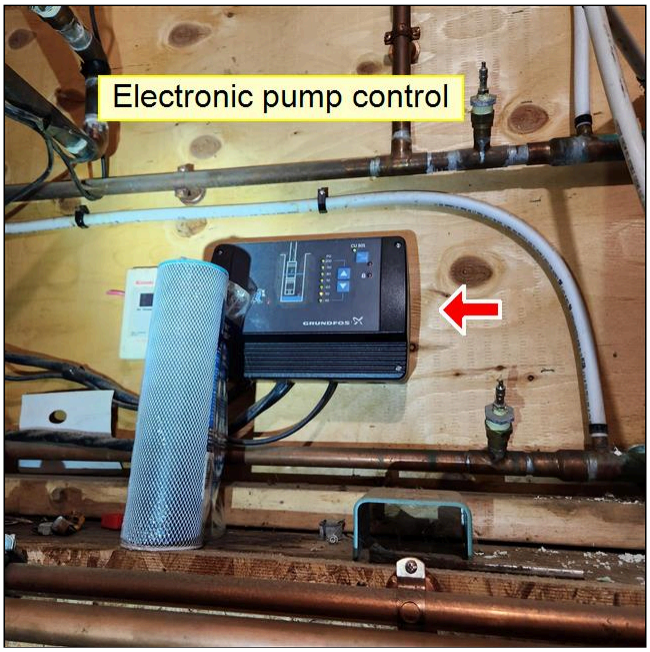


15.1 POWER FOR PUMP (Picture 1)

15.1 POWER FOR PUMP (Picture 2)

15.3 WATER FLOW (AT FIXTURES) (Picture 1)

NOTE: Water flow conditions can change suddenly due to an equipment malfunction or due to changes in the water supply. In some cases additional storage capacity may be necessary to accommodate seasonal water source fluctuations, older equipment, heavy demands, or other conditions. Periodic water analyses are recommended to determine if water filtration and treatment systems are warranted. Obtain information from local authorities (usually the health department) on area conditions and their recommendations or requirements on the type and frequency of water analyses that should be performed. A qualified well specialist should perform a full assessment of the systems prior to closing.

16(A) . HOUSE HOLD SEPTIC SYSTEM

The inspection of private onsite sewage (waste disposal) systems is not part of a standard home inspection. When provided as an ancillary service, the inspection of private sewage systems is limited to readily visible and accessible elements and system function as listed herein. Evaluation of the system is based primarily on a limited water flow test and conditions visually apparent at the ground surfaces/estimated drainfield area in the proximity of the main drain line from the house. **Pre-inspection vacancy, limited use of the system, overgrowth at the drainage field, frozen ground, and snow cover can severely restrict the ability to assess system operation.** The type and location of the system cannot generally be determined and must be verified by means independent of this inspection. Detailed information on the private sewage system's condition, usage issues, prior problems or repairs, and maintenance needs should be obtained from the homeowner and service company.

SYSTEM DESCRIPTION:
Mound
As Represented by Owner

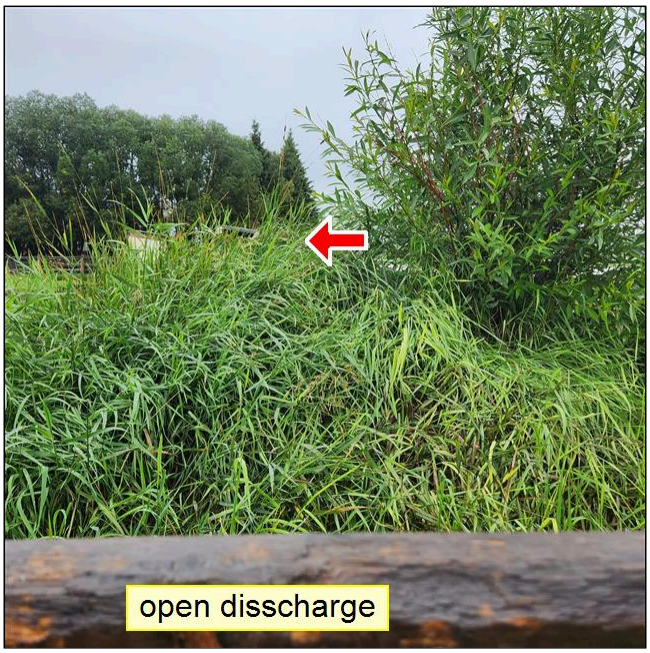
METHOD OF EVALUATION:
50-100 Gallons Added

LAST REPORTED PUMPING DATE:
Indeterminate

S	F	P	NA	NI	
●					**16.0.A DRAINAGE FROM FIXTURES**
●					**16.1.A CONDITIONS AT FIELD** Open discharge at mound.
●					**16.2.A INSPECTION PORT** Settling tank is high in solids at the time of inspection. Recommend having tank pumped out. Septic tanks appear to be in newer condition possibly within the last 5 years. System working correctly at the time of inspection.
●					**16.3.A TANK LID / BAFFLES**
●					**16.4.A LIFT PUMP**

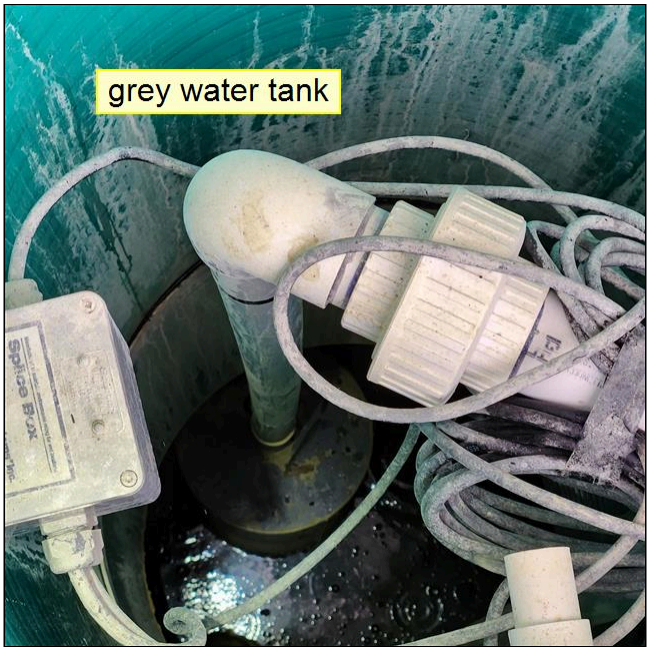
S F P NA NI S= Satisfactory, F= Fair, P= Poor, NA= Not Applicable, NI= Not Inspected

Review REPORT TERMINOLOGY on Introduction Page. Please contact the Company for clarification on ratings or findings if there are any questions.



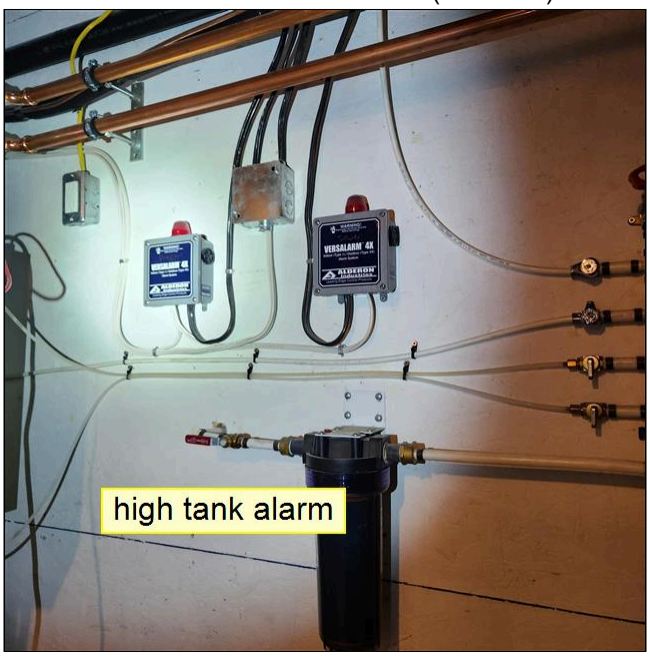
16.1.A CONDITIONS AT FIELD (Picture 1)

16.2.A INSPECTION PORT (Picture 1)



16.2.A INSPECTION PORT (Picture 2)

16.2.A INSPECTION PORT (Picture 3)



16.2.A INSPECTION PORT (Picture 4)

NOTE: The functional life and operation of private sewage systems vary considerably depending on usage, soil conditions, the degree of maintenance provided, and other factors. Conditions such as excess vegetation/trees, water ponding, proximity to a body of water, surface erosion, or run-over by heavy vehicles can also affect the system. Most areas require design and construction approval by the local health and building department for any private sewage systems work. In some areas, inspections are required with any change in occupancy. Regardless of inspection findings, pumping and assessment by a qualified specialist is recommended prior to closing. It is generally recommended that these systems be checked and/or pumped every 2-5 years.

16(B) . OUT BUILDING SEPTIC

The inspection of private onsite sewage (waste disposal) systems is not part of a standard home inspection. When provided as an ancillary service, the inspection of private sewage systems is limited to readily visible and accessible elements and system function as listed herein. Evaluation of the system is based primarily on a limited water flow test and conditions visually apparent at the ground surfaces/estimated drainfield area in the proximity of the main drain line from the house. **Pre-inspection vacancy, limited use of the system, overgrowth at the drainage field, frozen ground, and snow cover can severely restrict the ability to assess system operation.** The type and location of the system cannot generally be determined and must be verified by means independent of this inspection. Detailed information on the private sewage system's condition, usage issues, prior problems or repairs, and maintenance needs should be obtained from the homeowner and service company.

SYSTEM DESCRIPTION:
with Lift Pump

METHOD OF EVALUATION:
Open Lid Inspection

LAST REPORTED PUMPING DATE:
Indeterminate

S	F	P	NA	NI	
●					**16.0.B DRAINAGE FROM FIXTURES**
			●		**16.1.B CONDITIONS AT FIELD**
	●				**16.2.B INSPECTION PORT** Black water holding tank and grey water holding tank appear to be newer. Estimated less than 10 years. Black water holding tank appears to have a lot of solids in it at the time of inspection. Recommend having tanks sucked out and cleaned. Tanks are for containment with no field or discharge present.
●					**16.3.B TANK LID / BAFFLES**
				●	**16.4.B LIFT PUMP** Lift pump present but not functioned. Owner explained prior to inspection that he pumps tank out manually when tank alarm shows grey water holding tank is full. Pump is equipped with float, but there is no hose connected to outlet.

S F P NA NI S= Satisfactory, F= Fair, P= Poor, NA= Not Applicable, NI= Not Inspected

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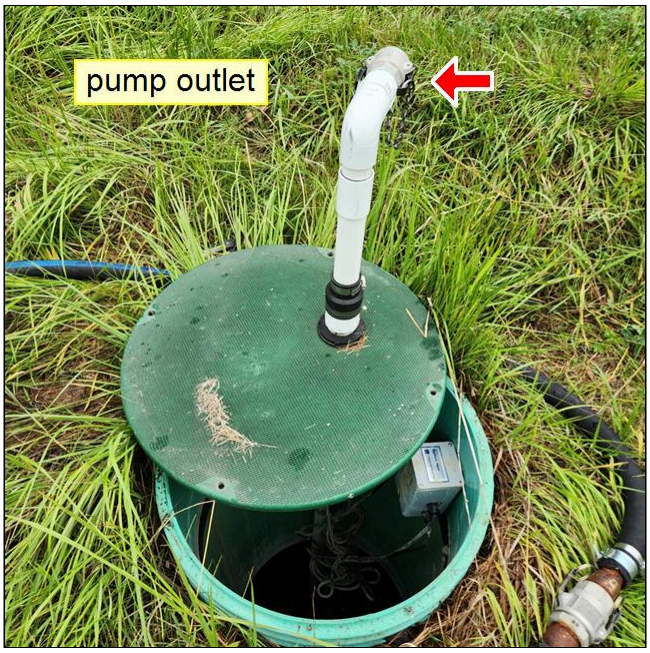


16.2.B INSPECTION PORT (Picture 1)

16.2.B INSPECTION PORT (Picture 2)

***Item 16.2.B Tanks emptied Sep 20/23

16.2.B INSPECTION PORT (Picture 3)

16.2.B INSPECTION PORT (Picture 4)

NOTE: The functional life and operation of private sewage systems vary considerably depending on usage, soil conditions, the degree of maintenance provided, and other factors. Conditions such as excess vegetation/trees, water ponding, proximity to a body of water, surface erosion, or run-over by heavy vehicles can also affect the system. Most areas require design and construction approval by the local health and building department for any private sewage systems work. In some areas, inspections are required with any change in occupancy. Regardless of inspection findings, pumping and assessment by a qualified specialist is recommended prior to closing. It is generally recommended that these systems be checked and/or pumped every 2-5 years.

SUMMARY OF INSPECTOR COMMENTS

This Summary of Inspector Comments is only one section of the Inspection Report and is provided for guidance purposes only. This Summary is **NOT A HOME INSPECTION REPORT** and does not include information on all conditions or concerns associated with this home or property. **The Inspection Report** includes more detailed information on element ratings/conditions and associated information and **must be read and considered in its entirety prior to making any conclusive purchase decisions or taking any other action**. Any questionable issues should be discussed with the Inspector and/or Inspection Company.

Note: While listings in this Summary of Inspector Comments may serve as a guide to help prioritize remedial needs, the final decision regarding any action to be taken must be made by the client following consultation with the appropriate specialists or contractors.

2. EXTERIOR ELEMENTS

2.3 DOOR BELL

Poor

Door bell not working at the time of inspection. Repair as needed.

2.5 SCREEN DOOR(S)

Fair

Second floor double door has to be pushed from the outside to close. Recommend adjusting door to close correctly.

2.11 ELECTRIC / GFCI(S)

Fair

Exterior plugs not GFCI protected. Recommend upgrading to GFCI protection for personal safety.

2.11 (Picture 1)

3. SITE ELEMENTS

3.4 EXTERIOR FEATURES / WATER INTRUSION FACTORS

Not Inspected

Pump to pump out water that accumulates in lower section. High water alert in basement beside septic pump. Not functioned at the time of inspection due to power being turned off. Owner told me before inspection that he turns the pump on and pumps it out manually when high alarm sounds.

Pump functioning correctly. Inspector confused on the manually pump out when high alarm sounds. That is the arena septic tank.

3.4 (Picture 1)

3.7 YARD STAIRS

Fair

No handrails on stairs to walk out. Recommend adding stairs for personal safety.

3.7 (Picture 1)

4. FOUNDATION / SUBSTRUCTURE

4.6 SUMP PUMP

Not Inspected

Located outside of basement walk out doors. Not functioned at the time of inspection due it being turned off. Owner explained prior to inspection that he turns pump on manually when high water alarm turns on.

Pump functioning correctly. Inspector confused on the manually pump out when high alarm sounds. That is the arena septic tank.

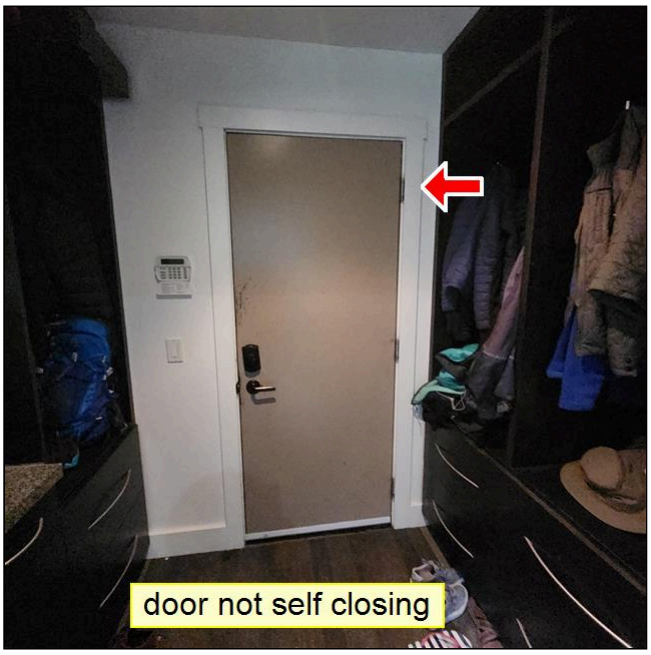
4.6 (Picture 1)

5. GARAGE

5.8 MAN DOOR

Fair

Garage door isn't self closing. Recommend ensuring door has self closing hinges for personal safety.



5.8 (Picture 1)

6(B) . MASTER BATHROOM

6.0.B SINK(S)

Fair

Plug in left sink doesn't function fully. Repair as needed.

6.0.B (Picture 1)

6.1.B TOILET

Fair

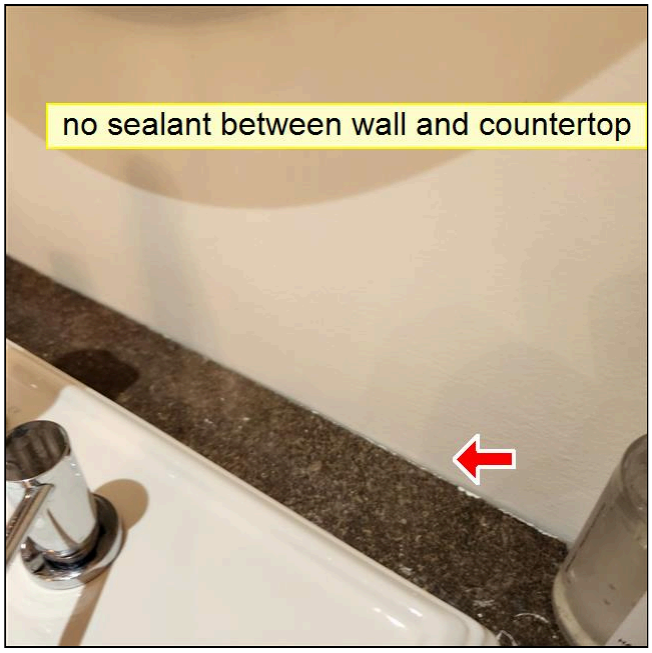
Bidet not functioned. Missing adjustment knob. Toilet tested and works satisfactory.

6.1.B (Picture 1)

6.5.B CABINETS

Fair

Not sealed along back of counter top. Recommend sealing to prevent possible water intrusion into building materials.



6.5.B (Picture 1)

6.8.B WINDOW

Fair

Window doesn't close all the way. Recommend adjusting so window closes correctly.

6.8.B (Picture 1)

6.11.B ELECTRIC / GFCI

Fair

Cover missing on GFCI beside toilet. Recommend installing cover to reduce electrical hazards.

6(C) . SECOND FLOOR BATHROOM

6.10.C WALLS / CEILING

Fair

Hole in wall behind door. Repair as needed.

Hole repaired

6.10.C (Picture 1)

6.11.C VENTILATOR

Fair

Ventilator vent connected to home HRV.

6(D) . BASEMENT BATHROOM

6.2.D BATHTUB

Not Inspected

Tub not functioned due to not being attached at base. Home owner told me prior to inspection that it wasn't connected and he was going to get the plumber to finish installing it.

Tub connected

6.2.D (Picture 1)

6.12.D SAUNA

Poor

Sauna not working at the time of inspection. Shut off at the breaker box.

Sauna on and functioning correctly

6.12.D (Picture 1)

8. KITCHEN

8.1 DISPOSAL

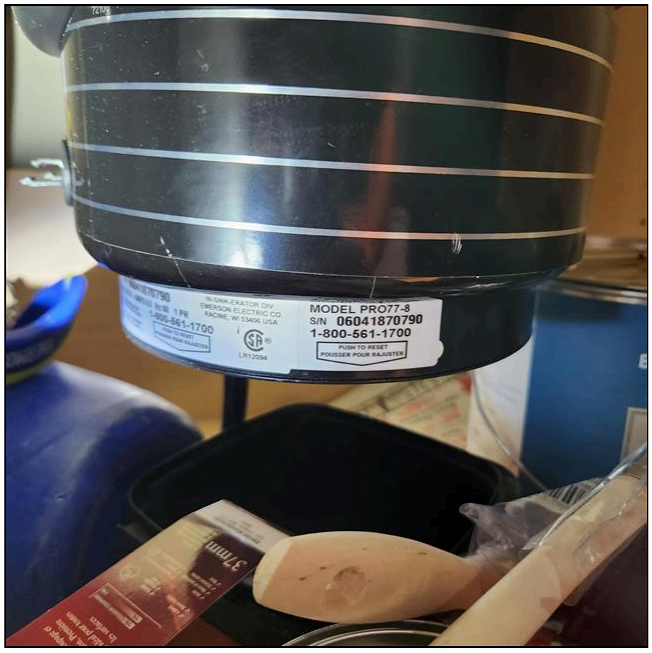
Fair

Three disposals present at the time of inspection. Manufactured 2006. The disposal closest to the window in the kitchen made a tickling sound when functioned.

8.1 (Picture 1)

8.1 (Picture 2)

8.1 (Picture 3)



8.1 (Picture 4)

8.2 ELECTRIC / GFCI

Fair

Receptacles near sink not GFCI protected. Normal for age of house. Recommend upgrade to bring to newest safety codes.

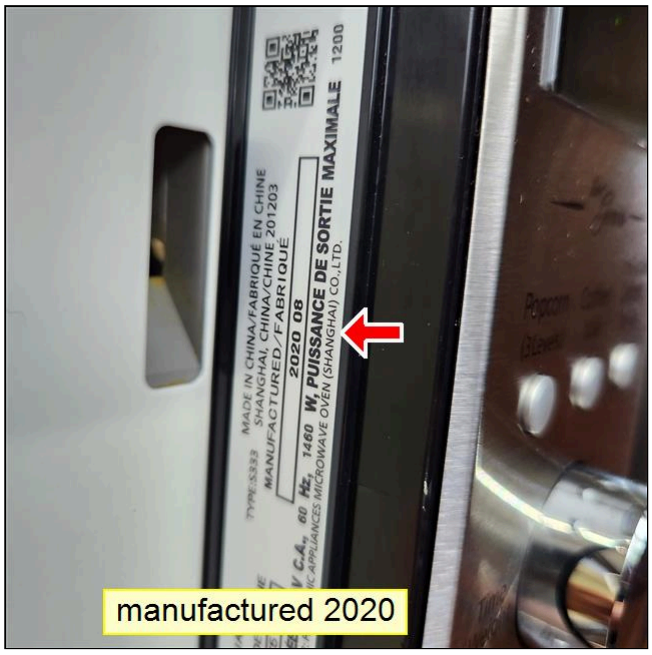
8.2 (Picture 1)

8.4 MICROWAVE

Fair

Manufacture date 2020. Tested cooking function.

8.4 (Picture 1)



8.4 (Picture 2)

8.5 RANGE

Fair

Tested burner functions. Manufacture date estimated 2010. No visible serial number.

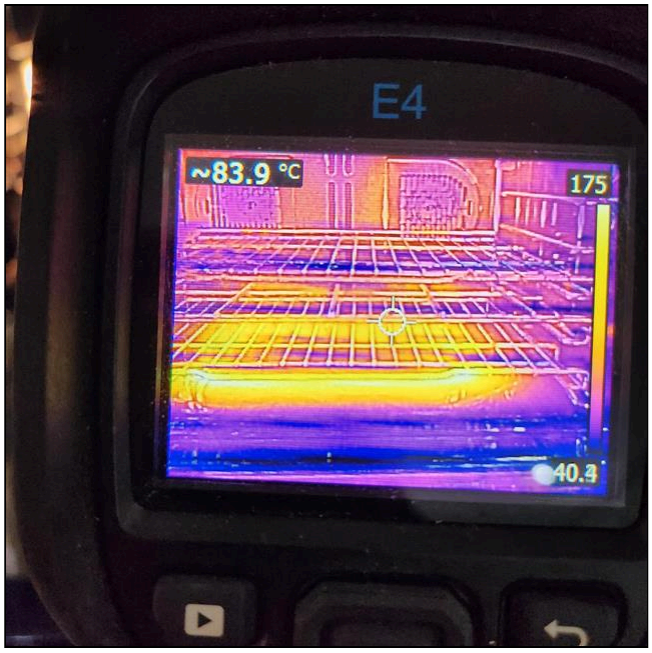
8.5 (Picture 1)

8.5 (Picture 2)

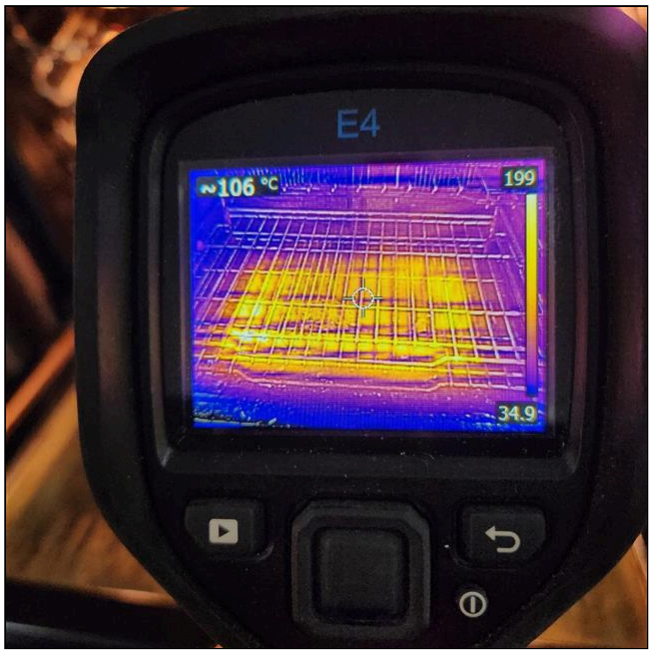
8.6 WALL OVEN

Fair

Dual wall oven function tested. Estimated manufacture 2010. No serial numbers seen on appliance.



8.6 (Picture 1)



8.6 (Picture 2)

8.6 (Picture 3)

8.6 (Picture 4)

8.6 (Picture 5)

8.7 REFRIDGERATOR

Fair

Estimated age 2010.

8.7 (Picture 1)

8.8 DISHWASHER

Fair

Dishwasher ran quick cycle to confirm operation. Manufacture date 2021

Second dishwasher in use at the time of inspection. Estimated manufacture 2013

8.8 (Picture 1)

8.8 (Picture 2)

8.8 (Picture 3)

8.9 WINE FRIDGE

Fair

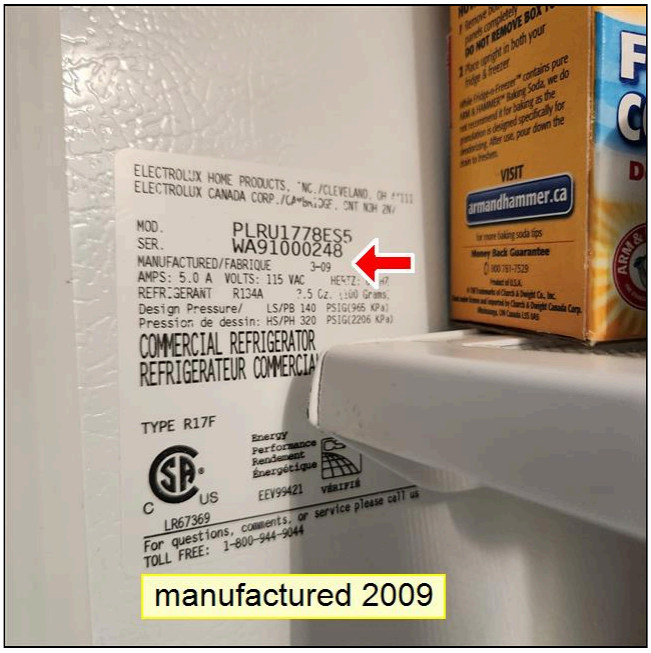
Picture for reference.

8.9 (Picture 1)

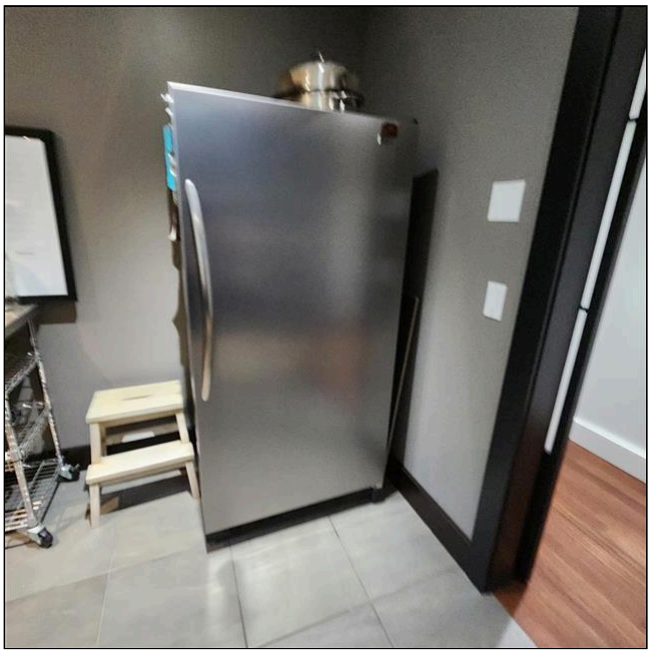
8.10 FOOD STORE ROOM FRIDGE

Fair

Manufactured 2009.



8.10 (Picture 1)



8.10 (Picture 2)

Put back on track

8.10 (Picture 3)

8.16 LAUNDRY APPLIANCES

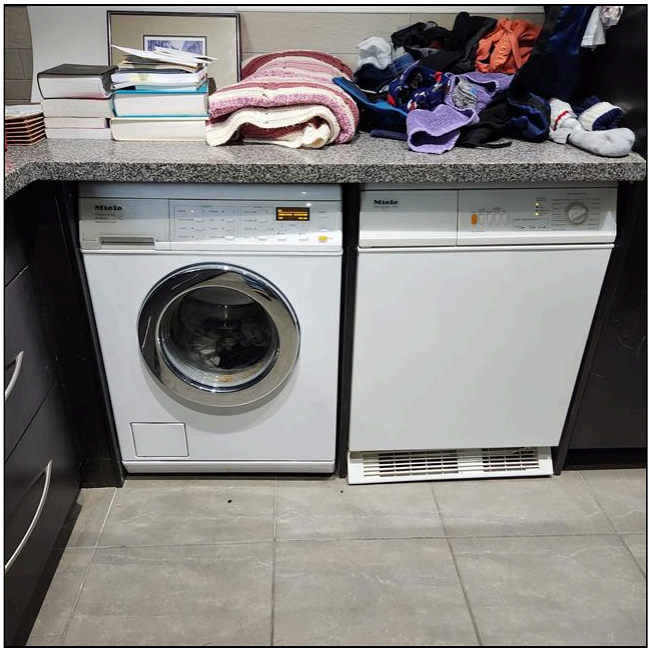
Fair

Clothes in washer at the time of inspection. Tested dryer for function. Washer estimated manufacture 2010, Dryer estimated manufacture 2013.

8.16 (Picture 1)

8.16 (Picture 2)

8.16 (Picture 3)



8.16 (Picture 4)

8.17 INTERIOR DRYER VENTING

Not Inspected

Couldn't be seen due to counter top over washer and dryer.

8.18 WINE FRIDGE

Fair

Picture for reference.

9. INTERIOR ELEMENTS

9.6 INTERIOR WINDOWS

Fair

Window in master closet doesn't fully close. Recommend repair or adjustment by qualified window technician to ensure it closes correctly.

The evaluation of windows is based on inspection of random, representative units and does not necessarily indicate the condition of all units.

Adjusted and closes fully

9.6 (Picture 1)

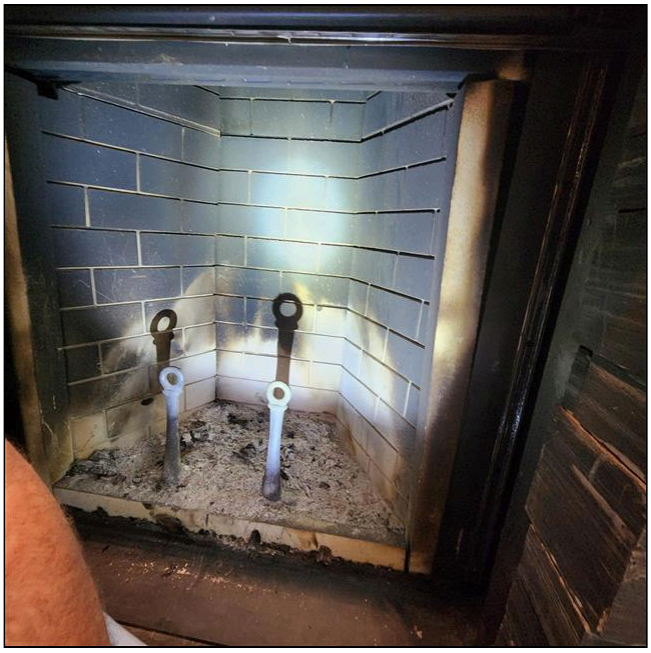
9.6 (Picture 2)

9.6 (Picture 3)

9.10 BASEMENT WOOD FIREPLACE

Fair

Fireplace has loose bricks and appears to be missing refractor brick missing. Recommend assessment by a qualified fireplace technician to pass WETT inspection.



9.10 (Picture 1)

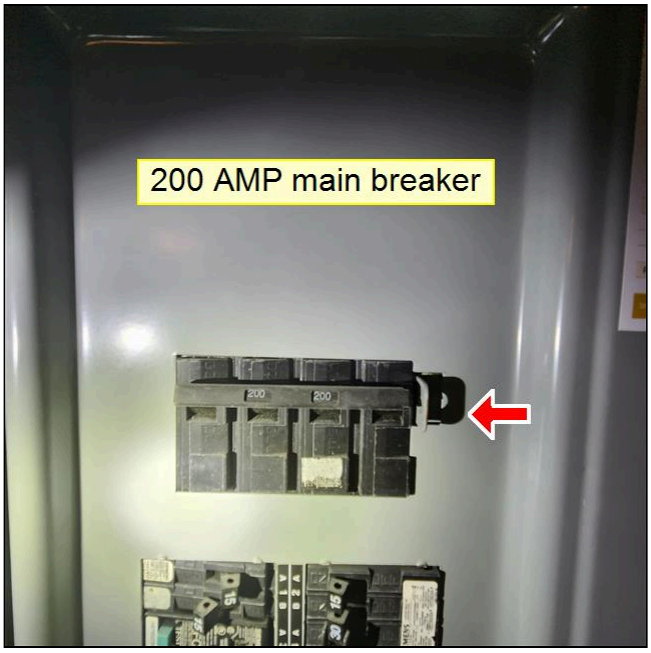
9.10 (Picture 2)

10. ELECTRIC SYSTEM

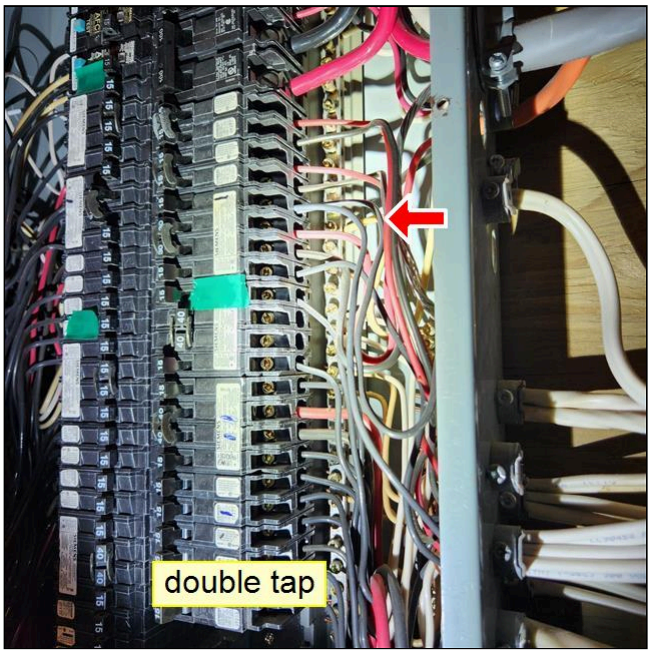
10.1 DISTRIBUTION PANEL

Fair

200 Amp main breaker. All copper wires noted through panel and house. Double tap noticed in panel. Double tap is when two wires are run to a single breaker. Recommend assessment by qualified electrician.



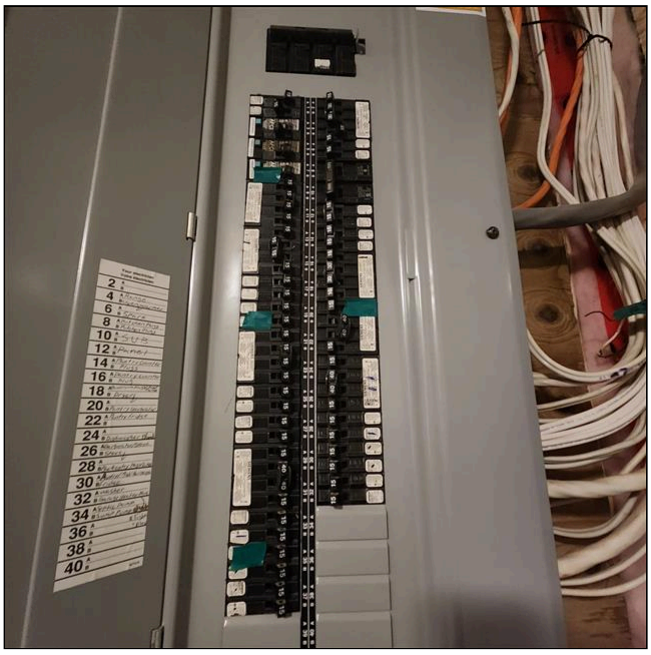
10.1 (Picture 1)



10.1 (Picture 2)

Double tap changed out to single

10.1 (Picture 3)



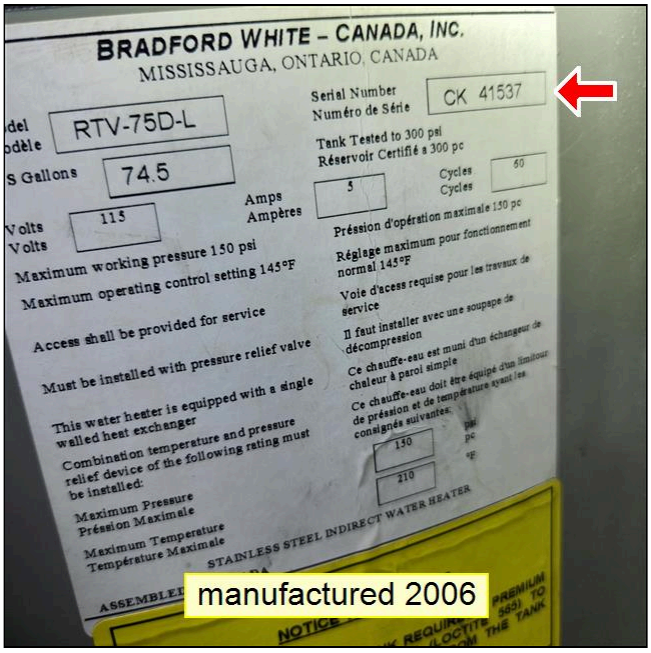
10.1 (Picture 4)

12. HOT WATER SUPPLY

12.0 WATER HEATER

Fair

manufacture date 2006 . Hot water tank heated by boiler system.



12.0 (Picture 1)

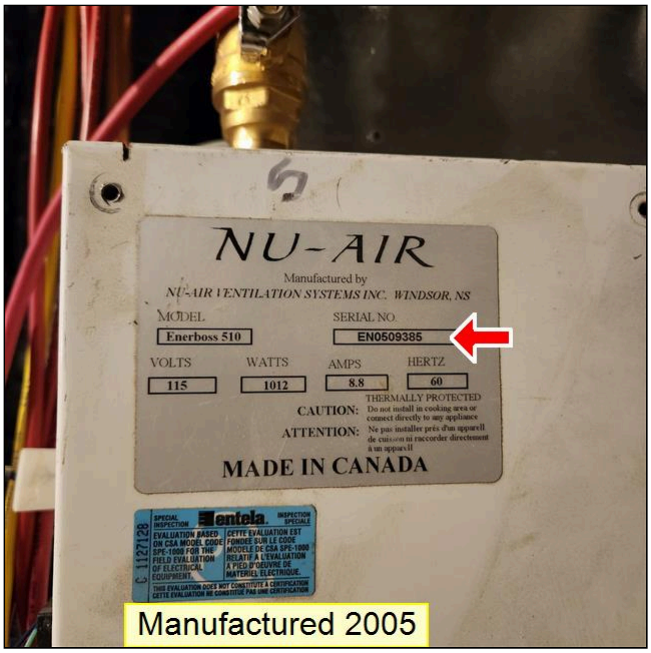
13. HEATING SYSTEM

13.0 HEATING UNIT

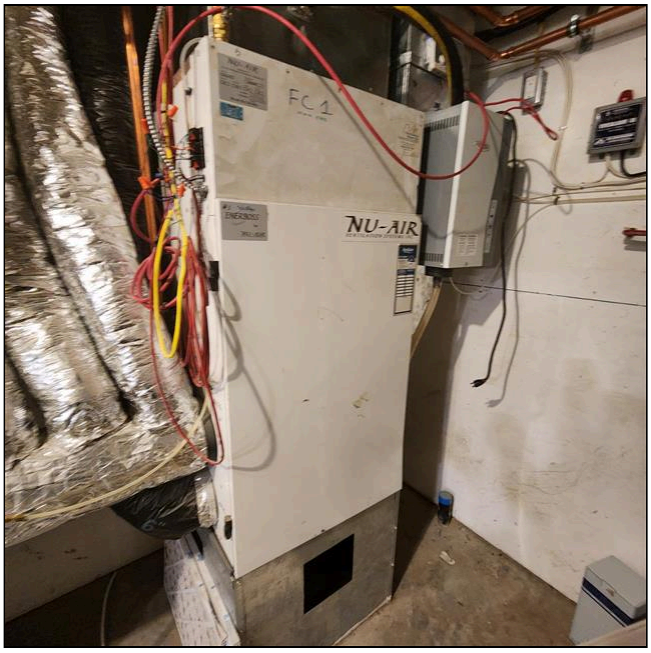
Fair

Manufacture of NTI Trinity Boiler 1999 .

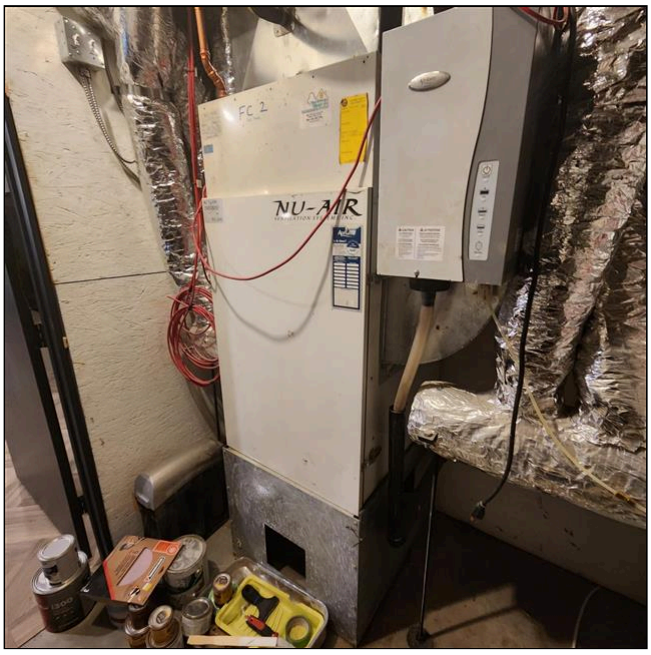
Nu-Air Ventilation system is an integrated air handler with heating coils. Manufacture date 2005. Recommend having boiler and HRV/heat exchangers serviced prior to closing.



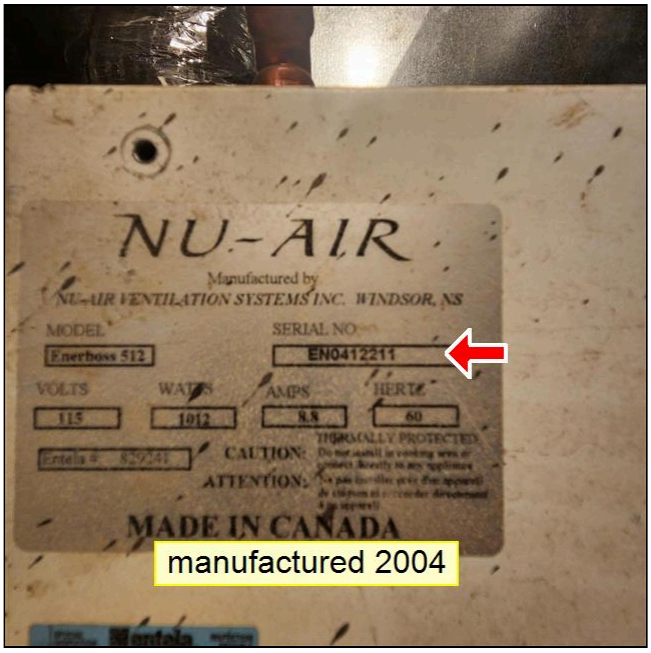
13.0 (Picture 1)



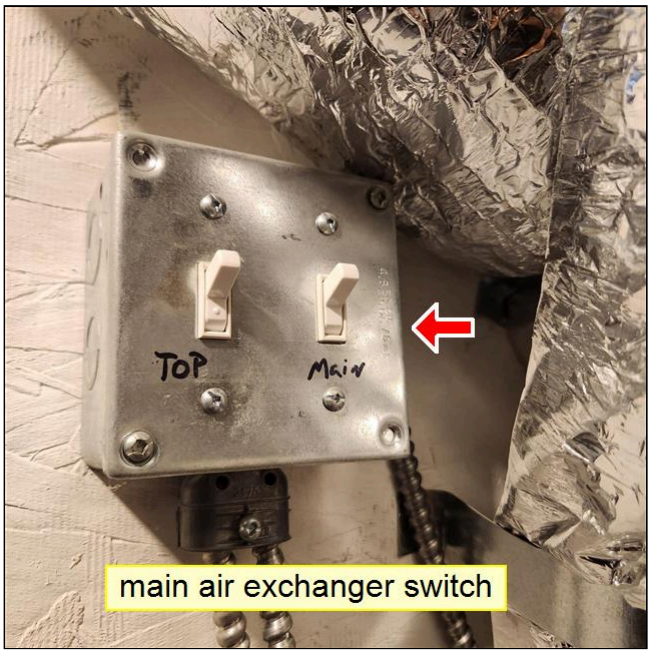
13.0 (Picture 2)



13.0 (Picture 3)

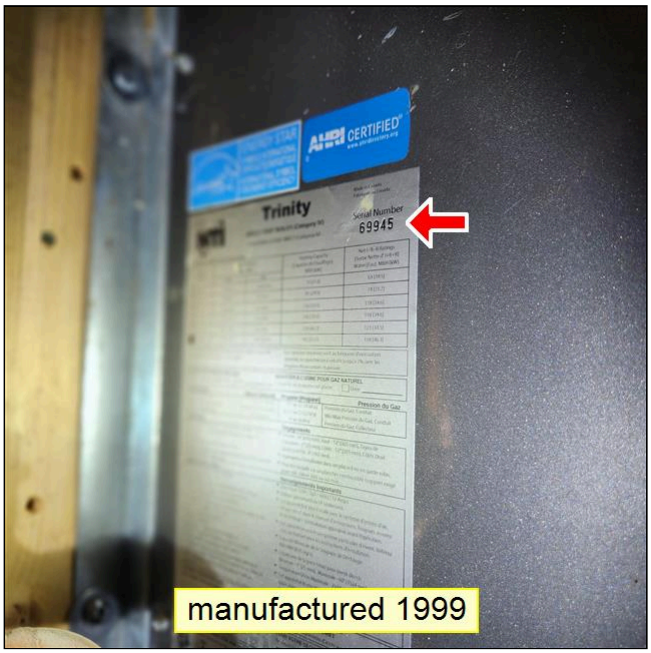


13.0 (Picture 4)



13.0 (Picture 5)

13.0 (Picture 6)



13.0 (Picture 7)

13.7 HUMIDIFIER

Not Inspected

Not plugged in at the time of inspection.

14. SHOP BUILDING

14.0 RIDING ARENA RADIANT HEATERS

Poor

Tried functioning radiant heaters in riding arena. Both radiant heaters weren't in functioning order at the time of inspection. Recommend having units serviced or repaired by qualified plumber.

Heater replaced

14.0 (Picture 1)

14.1 WINDOWS IN RIDING ARENA

Poor

Noticed cracked windows and windows missing window seals (6 units) in riding arena. Recommend assessment of window units by a qualifie window and door technician.

14.1 (Picture 1)

14.1 (Picture 2)

14.2 RIDING ARENA ELECTRICAL

Fair

Noticed exterior plugs are not GFCI protected. Recommend having plugs upgraded by qualified electrician for personal safety.

14.2 (Picture 1)

14.3 SIDING/EXTERIOR RIDING ARENA

Fair

14.3 (1) Noticed bare plywood beside entry door. Recommend sealing or covering with exterior covering to reduce weathering of building material.

Matching Siding/covering installed

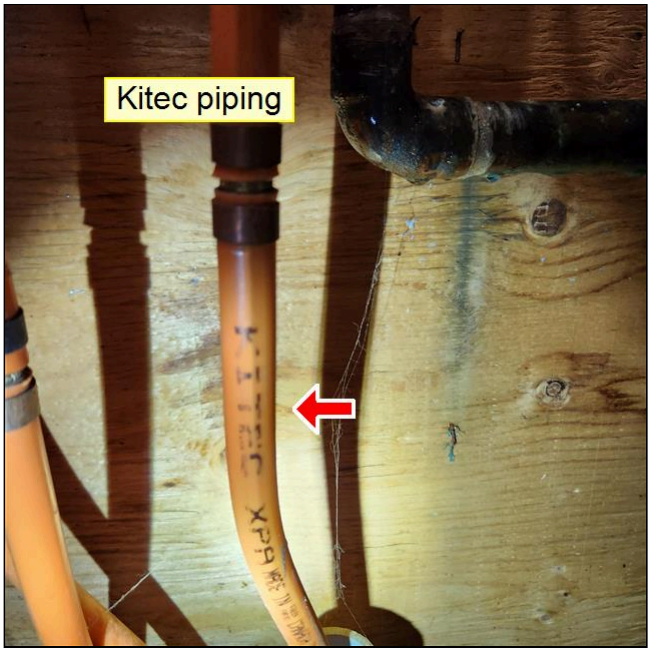
14.3 (2) Recommend maintaining seals at exterior penetrations reduce the potential for water infiltration and damage.

14.4 STABLE INFLOOR HEATING/PLUMBING

Fair

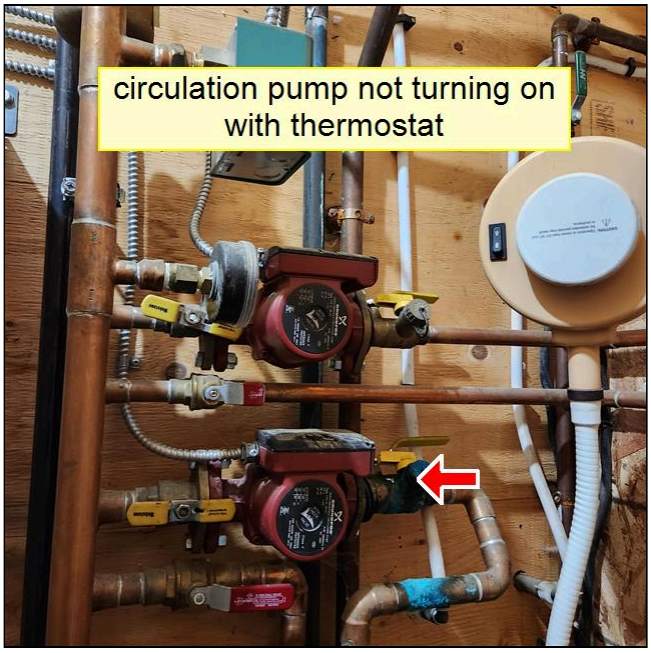
Stable in floor heating didn't turn on zoning valves/circulation pumps with thermo stats. Recommend having assessment and possible repair o components.

Kitec piping used for in floor used for infloor heating. Kitec piping sometimes has a reaction with crimped fittings which will show as white water staining at the crimp. Recommend assessing periodically to see if staining is starting to occur and if its observed having crimped ring replaced by plumber.

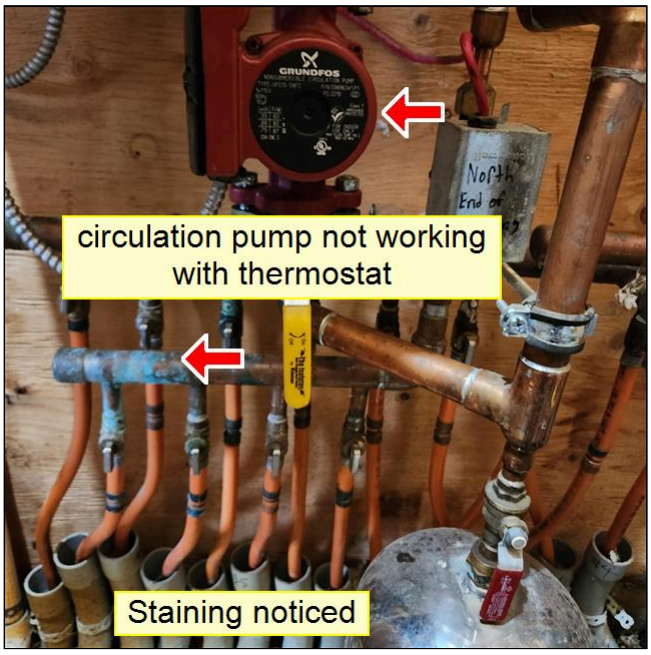


14.4 (Picture 1)

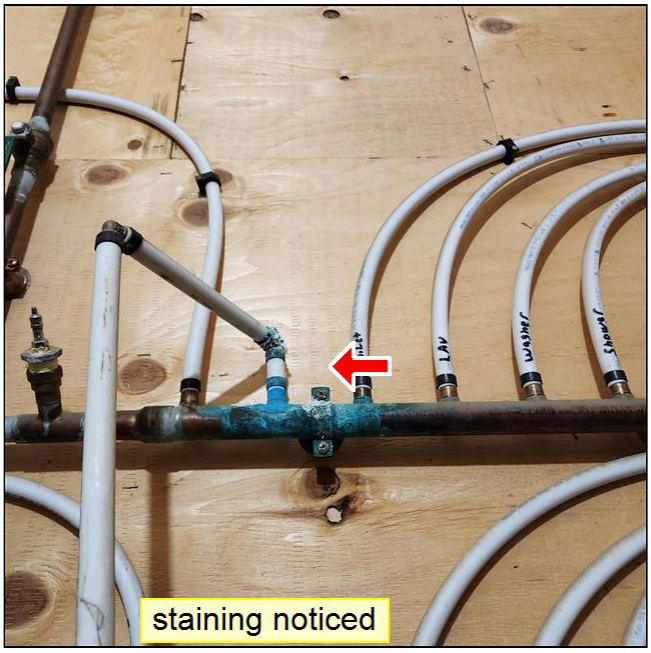
In floor heat inspected and repaired



14.4 (Picture 2)



14.4 (Picture 3)



14.4 (Picture 4)

14.5 LEAN TO ROOF ON STABLE

Fair

Lean to roof on stable appears to have a small sag in the middle. Posts may have settled a bit over time. The movement currently doesn't appear to cause for a concern. Just looks like it settled a bit different over time.

14.5 (Picture 1)

14.6 SHOP ELECTRICAL

Fair

Exterior plugs on shop not GFCI protected. Recommend having plugs upgraded by qualified electrician for personal safety.

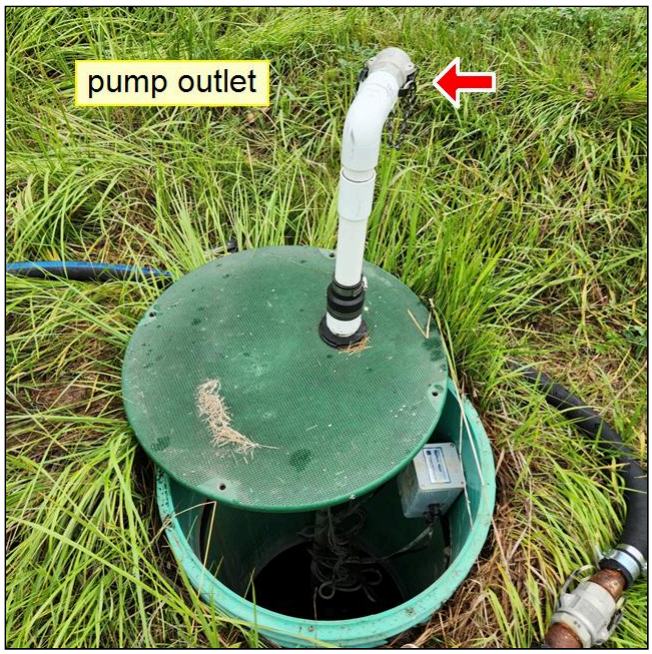
14.6 (Picture 1)

16(B) . OUT BUILDING SEPTIC

16.2.B INSPECTION PORT

Fair

Black water holding tank and grey water holding tank appear to be newer. Estimated less than 10 years. Black water holding tank appears t
have a lot of solids in it at the time of inspection. Recommend having tanks sucked out and cleaned. Tanks are for containment with no field
discharge present.



16.2.B (Picture 1)

Tank emptied Sep/23

16.2.B (Picture 2)

16.2.B (Picture 3)

Tank emptied Sep/23

16.2.B (Picture 4)

16.4.B LIFT PUMP

Not Inspected

Lift pump present but not functioned. Owner explained prior to inspection that he pumps tank out manually when tank alarm shows grey water holding tank is full. Pump is equipped with float, but there is no hose connected to outlet.

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