



HOME INSPECTION REPORT



Address

Your New Home
Greater Philadelphia, PA

Prepared for

Future ValueGuard Client

Report Number

69462

Inspected on

June 1, 2020



Inspected by
ValueGuard
Inspector

Prepared by
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INSPECTION DETAILS

Report Number: 69462

Inspected for: Future ValueGuard Client

Address: Your New Home, Greater Philadelphia, PA

Inspected on: June 1, 2020

Inspected by: ValueGuard Inspector

In Attendance: Client, Agent

Property Type: Colonial

Year built, estimate: 1910

Occupancy: Occupied

Temperature (F): 78°

Weather conditions: Sunny and Dry

Prior weather conditions: Dry weather conditions have been experienced in the days leading up to the inspection.

Utilities: Water: ON Gas: ON Electric: ON



OCCUPANCY: Occupied homes may restrict accessibility to some systems and/or components such as electrical outlets and windows. Furniture, clothing and other personal items are not moved by the inspector. Evaluation of limited access areas when conditions permit, and prior to settlement, is recommended.

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INSPECTION SCOPE & PURPOSE

Client Attendance. ValueGuard encourages our clients to attend and participate in the inspection.

Standards of Practice. The scope of the inspection is defined and limited by the standards, limitations, exceptions and exclusions as contained in the American Society of Home Inspectors (ASHI®) Standards of Practice, the Pennsylvania Home Inspection Law, the Pre-Inspection Agreement, and Limitations stated in the Report. The inspection is intended to provide the client with information about the condition of the inspected systems and components at the time of the home inspection. Home inspections performed under the ASHI SoP are not technically exhaustive, and are not required to identify or report: concealed conditions, latent defects, consequential damages; and cosmetic imperfections that do not significantly affect a components performance or intended function.

Purpose of Inspection. The inspection is a noninvasive visual examination of accessible mechanical, electrical, plumbing systems, structural and essential components of a residential dwelling designed to identify material defects in connection with a residential real estate transfer. A material defect is a problem that would have a significant impact on the value of the property or involves unreasonable risk to people. A representative sample of building components are viewed in areas that are accessible at the time of the inspection. No destructive testing, movement or dismantling of building components is performed. Structural elements, wiring, plumbing and all other items and/or conditions behind walls, ceilings, floors, ceramic tile, carpet, soil and other finishes or coverings are disclaimed.

Not all repairs and/or defects will be identified during the inspection or in this report. Items other than material defects that are listed and/or identified are offered for informational and maintenance purposes only. When conducting a repair, further investigation of that item could yield hidden damage or deficiencies.

Scope of Inspection. The inspection is not intended to address possible presence of, damage caused by, or danger from asbestos, radon gas, lead paint, urea formaldehyde, fungi, mold, mildew, vermin, soil contamination and other indoor and outdoor substances or pollutants. The inspection does not include evaluation of one or more of the following: wood-destroying insects; underground tanks and wells; underground waste pipes; septic systems; swimming pools and spas; alarm systems; air and water quality; tennis courts and playground equipment; pollutants; toxic chemicals; and environmental hazards.

Not a Code Compliance Inspection. The inspection and this report do not, and are not intended to, address code and regulatory compliance.

No Guarantee or Warranty. The home inspection and report are not a guarantee or warranty. Additionally, neither the inspection nor the report is a substitute for any real estate transfer disclosures that may be required by law.

Inspection Report is not transferrable. The inspection was performed for the sole purpose of the Client and no other persons or party may rely on this report for any other reason or purpose.

ACTION ICONS

**Immediate Action**

A system or component which is considered Significantly Deficient and/or Unsafe.

**Safety Concern**

In the inspector's opinion the observed defect/concern is Unsafe. An area, system, component or procedure that is judged to be a Significant Risk of Injury during normal, day-to-day use. The risk may be due to damage, deterioration, improper installation, or a change in accepted residential construction standards.

**Further Evaluation**

A system or component needing further investigation and/or monitoring to determine if corrective action is required. This home inspection is not intended to be technically exhaustive and no systems, components or equipment were dismantled to facilitate the inspection. Specialized knowledge or training, special equipment, measurements, calculations, testing, research, analysis, or other means may be required.

**Photo**

A photo associated with the observed defect/concern is provided in the Inspection In-Depth section of this report.

**Return**

The inspector performed a Go Back or re-inspection of this item subsequent to the original inspection date.

COST ESTIMATE LIMITATIONS

Cost estimates, if provided, are not intended to be an all-inclusive list of repair and/or replacement costs, nor does it address general annual maintenance. Estimates are stated as a range of costs and are not intended to represent or influence the value of the property. ValueGuard utilizes the National Renovation & Insurance Repair Estimator, as well as professional experience of the inspector, as the source of costs provided.

We recommend obtaining estimates from contractors who perform the type of repair involved. Costs associated with repairs could change due to the depth of work or parts involved with a repair. Furthermore, professional evaluation may uncover hidden damage or deficiencies, resulting in additional costs.

Material defects not identified with a cost range estimate may have unknown variables or are outside the inspector's professional ability to provide an accurate estimate based on what was visible at the time of the inspection. Although this may present an inconvenience, please appreciate that our goal is to put you in the most-informed position moving forward. Cost estimates are not provided for cosmetic items.

It is recommended that a budget of roughly one percent of the value of the home be set aside to cover unexpected repairs and manual maintenance.

INSPECTION SUMMARY

The following is a summary of material defects and significant limitations observed during the inspection which we recommend be further evaluated, repaired and or budgeted for prior to settlement.

Cost estimates, if provided, are not an all-inclusive list of repair costs. Estimates are stated as a range of costs and are not intended to represent or influence the value of the property. We recommend obtaining estimates from contractors who perform the type of repair involved. Costs associated with repairs could change due to the depth of work or parts involved with a repair. Furthermore, professional evaluation may uncover hidden damage or deficiencies, resulting in additional costs.

EXTERIOR

1) Damage to the walkway observed. Recommend necessary repair/replacement. **FRONT EXTERIOR**
\$250 - \$500



2) Hairline cracking observed. Professional repair/sealing the cracks is advised to prevent additional cracking and damage. Areas of cracking should be monitored. Further professional consultation is advised if cracks worsen or additional cracking is discovered. **RIGHT EXTERIOR** \$100 - \$250



3) Grading was observed to be flat/level. Grading improvements are recommended to ensure proper water management away from the building foundation and exterior. Improper grading can cause moisture intrusion in basements and crawlspaces. It is generally advised that a positive slope of at least six inches within the first ten feet from the building be maintained. **RIGHT EXTERIOR / REAR EXTERIOR**

4) Window wells are advised for basement windows which are at or below grade level. Observed condition can promote moisture intrusion and damage to windows and/or building interior. Covers for the window wells is advised. **RIGHT EXTERIOR** \$400-\$700



5) Vegetation was noted to be growing adjacent to or on the exterior wall. Vegetation that is too close to the exterior of the building can hold moisture and promote rot, harbor vermin and insects, and create physical damage during windy weather. Removal of vegetation to create a 6-12 inch clearance between the vegetation and the wall is recommended. **RIGHT EXTERIOR / LEFT EXTERIOR**

6) Cracking observed. Professional repair/sealing the cracks is advised to prevent additional cracking and damage. Areas of cracking should be monitored. Further professional consultation is advised if cracks worsen or additional cracking is discovered. **REAR EXTERIOR** \$350-\$600 / **LEFT EXTERIOR** \$200-\$350



7) Cracking in the patio observed. Sealing the cracks is advised to prevent additional cracking and damage. **REAR EXTERIOR** \$1000-\$1500



8) Absent handrail(s) observed. Graspable handrail(s) are advised at stairs which have 4 or more risers for safety. **REAR EXTERIOR** \$300-\$450



9) Railing system observed to have horizontally oriented infill components. Although horizontal railing infill is often permitted, the potential safety concern should be understood. Horizontal infill can encourage climbing. Young children are especially at risk. Corrective action to limit climbing and potential fall hazard strongly encouraged. **DECK**



10) Openings greater than 4 inches observed in the railing system. Condition presents a potential fall/entrapment risk, especially for young children. Repair/replacement is advised for safety. DECK \$250 - \$500



11) Joists were noted to be out of plumb and not flush with floor boards. Repairs by a qualified contractor are recommended. DECK \$200-\$300



12) Deteriorated mortar joints should be pointed. PORCH \$150-\$250



INTERIOR

13) The basement shows evidence of moisture penetration. *It should be understood that it is impossible to predict the severity or frequency of moisture penetration on a one-time visit to a home.* Virtually all basements exhibit signs of moisture penetration and virtually all basements will indeed leak at some point in time. Further monitoring of the foundation will be required to determine what improvements, if any, will be required. Inspection of the basement is based on what is accessible and visible at the time of the inspection only. It does not preclude or warranty against the possibility of future moisture intrusion/penetration. BASEMENT

14) Absent handrail(s) observed. Graspable handrail(s) are advised at stairs which have 4 or more risers for safety. BASEMENT \$100 - \$250



15) One or more absent baluster(s) observed in the railing system. Condition presents a potential fall risk, especially for young children. Repair/replacement is advised for safety. BASEMENT \$100-\$200



16) The stairway landing is out of plumb and not supported adequately. Repair is needed. BASEMENT \$50 - \$100



17) Smoke detector not located within the recommended space. Installation per local requirements is advised. BASEMENT \$50 - \$150 / BEDROOM - 2ND FLOOR LEFT REAR \$50 - \$150 / BEDROOM - 2ND FLOOR RIGHT REAR \$50 - \$150 / BEDROOM - OWNER \$50 - \$150 / BEDROOM - 3RD FLOOR REAR \$50 - \$150 / BEDROOM - 3RD FLOOR CENTER \$50 - \$150 / BEDROOM - 3RD FLOOR FRONT \$50 - \$150



18) The loose cabinet door hinge should be secured. KITCHEN



19) Adjustment/repair is advised for proper operation of the door. All interior doors should perform as intended. BEDROOM - 2ND FLOOR LEFT REAR

20) Carbon monoxide detector not observed within fifteen feet of the bedroom entrance. Carbon Monoxide (CO) is an odorless, colorless gas, which can cause sudden illness and death. Installation per local requirements is advised. BEDROOM - 2ND FLOOR LEFT REAR \$50 - \$150 / BEDROOM - 2ND FLOOR RIGHT REAR \$50 - \$150 / BEDROOM - OWNER \$50 - \$150 / BEDROOM - 3RD FLOOR REAR \$50 - \$150 / BEDROOM - 3RD FLOOR CENTER \$50 - \$150 / BEDROOM - 3RD FLOOR FRONT \$50 - \$150



21) Latch adjustment/repair is advised for proper operation of the door. All interior doors should perform as intended. BEDROOM - 2ND FLOOR RIGHT REAR / BEDROOM - OWNER

ELECTRICAL

22) Knob-and-Tube wiring was observed. This type of wiring is known to be more prone to electrical problems and fire hazards. Further professional evaluation by a licensed electrician is advised for potential replacement, along with associated repair/replacement costs prior to settlement. BASEMENT PROFESSIONAL ESTIMATE RECOMMENDED



23) Uncovered junction box(es) observed. Installation of a cover is advised for safety and protection of the wire connections within the box. **BASEMENT** \$100-\$150 / **ATTIC** - KNEE WALL \$100-\$150



24) Abandoned wiring was noted. This wiring should be removed or properly terminated for improved safety. **BASEMENT** \$200-\$300



25) The panel was partially labeled. Recommend properly labeling the panel. **BASEMENT** / **BASEMENT** / **BASEMENT**

26) The neutral and ground wires were noted to be bonded in the sub panel. This configuration presents a hazardous condition. The bonding should be evaluated and corrected for proper safety. **BASEMENT** \$150-\$250 / **BEDROOM** - 3RD FLOOR REAR \$150-\$250



27) One or more receptacles noted to not have power at the time of the inspection. Allow for necessary corrective action. **LIVING ROOM** PROFESSIONAL ESTIMATE RECOMMENDED



28) One or more receptacles tested ungrounded. Necessary corrective action is advised. **FAMILY ROOM** \$100-\$200



29) Electric panels with overcurrent protection devices should not be located in closets or bathrooms. The service panel at should be evaluated by a qualified electrician. **BEDROOM** - 3RD FLOOR REAR \$1000 - \$2000



PLUMBING

30) The exterior drain was observed to be clogged/obstructed. The drain should be cleared as necessary. Keeping the drains clear of debris is imperative to proper water management around the building. If the drains do not appear to perform as intended, further professional evaluation is advised for necessary corrective measures. It may be desired to have the drains video scoped prior to settlement to better understand the overall condition. **REAR EXTERIOR** PROFESSIONAL ESTIMATE RECOMMENDED



31) Leakage observed at the sink faucet. Recommend repair/replacement. **DECK** \$200-\$300



32) Water heater is approximately 18 years old. Expected service life for a water heater is 8-12 years. Due to the age of the water heater we recommend reserving funds for possible near term increased maintenance and/or replacement. **BASEMENT** \$800 - \$1500

33) Temperature Pressure Relief extension was not observed. It is recommended that a proper TPR extension extending 4-6 inches from the floor be installed. **BASEMENT** \$50-\$100



34) Sediment trap (aka Drip Leg) noted to be absent at the water heater. Sediment traps are required at gas appliances (except ranges, clothes dryers, gas powered lights and grills) to collect debris in the gas before the gas enters the metering valve of the appliance. Recommend installation by a qualified plumbing contractor. **BASEMENT** \$150-\$250



35) Spillage of exhaust products was noted at the draft hood. This hazardous condition will allow the toxic products of combustion (such as carbon monoxide) to enter the living space. Further professional evaluation and corrective action is advised to ensure the safety of property occupants. **BASEMENT** PROFESSIONAL ESTIMATE RECOMMENDED



36) Access to the sump pump was not provided preventing confirmation of proper installation and/or operation. Further professional evaluation of the pump is advised for potential defects prior to settlement. **BASEMENT** / **BASEMENT**



37) Corrosion observed at the sink drain. Condition should be monitored for future leakage. Preventative replacement may be desired. **KITCHEN / BATHROOM - 2ND FLOOR HALLWAY**



38) Waste disposer noted to be abnormally noisy during operational testing. Necessary repair/replacement is advised. **KITCHEN \$250-\$400**

39) Sink stopper was inoperable. Repair/replacement is advised for proper operation. **BATHROOM - 1ST FLOOR \$100-\$200**

40) Sink basin observed to be corroded. Allow for repair/replacement as desired. **BATHROOM - 2ND FLOOR HALLWAY \$100-\$400**



41) The diverter was noted to not be fully functional. All water should be directed to the shower when the diverter is engaged. Recommend necessary repair/replacement to restore proper function. **BATHROOM - 2ND FLOOR HALLWAY \$100 - \$250**



42) Toilet was observed to "run-on" after flushing. "Run-on" is typically the result of a damaged or misadjusted fill mechanism. Recommend necessary corrective action and confirmation of proper function. **BATHROOM - OWNER \$100 - \$250**



HEATING & COOLING

43) Damaged or absent insulation was noted on the refrigerant tubing at the condenser. This may reduce the efficiency of the cooling system, promote condensation and/or promote ice formation on the refrigerant line. Allow for necessary repair/replacement. **RIGHT EXTERIOR \$100 - \$150**



44) The missing sediment trap should be replaced. **BASEMENT \$150-\$250**



45) No heat source was observed in this location. Further professional evaluation is advised for available improvement options as desired. **BATHROOM - 1ST FLOOR**



46) Insufficient heat noted at the radiator. Further professional evaluation and necessary repair is advised. **BATHROOM - OWNER PROFESSIONAL ESTIMATE RECOMMENDED / BEDROOM - 3RD FLOOR REAR PROFESSIONAL ESTIMATE RECOMMENDED / BEDROOM - 3RD FLOOR FRONT PROFESSIONAL ESTIMATE RECOMMENDED**



INSULATION & VENTILATION

47) Exhaust termination could not be determined during this inspection. Exhaust should discharge to the building exterior. Recommend confirming location of the exhaust. Allow for corrective action as necessary. **BATHROOM - 1ST FLOOR / BATHROOM - 2ND FLOOR HALLWAY / BATHROOM - OWNER**



APPLIANCES

48) An anti-tip bracket was absent or improperly installed for the range. Installation of an anti-tip bracket is advised for safety. **KITCHEN \$150-\$350**



CHIMNEY & FIREPLACE

49) Recommend cleaning and inspection by a qualified chimney sweep to ensure a safe and functional chimney. **LIVING ROOM**



ENVIRONMENTAL

50) If the property was constructed before 1978, it is possible that lead paint may be contained in some of the painted surfaces. Lead is considered a neurotoxin and is most notably dangerous in small children. Testing for lead content is outside the scope of a general home inspection, and was not conducted. Deteriorating lead paint (peeling, chipping, chalking, cracking, damaged or damp) is a potential safety hazard. More information can be found at www.epa.gov/lead. INTERIOR PROPERTY DETAILS



51) Radon gas is a naturally occurring invisible, odorless and tasteless gas. The Environmental Protection Agency (EPA) and Surgeon General have identified Radon as the second leading cause of lung cancer in the United States. Living in a home with elevated radon levels for an extended period of time increases your chances of lung cancer. Radon testing is outside the scope of a general home inspection. If you have not done so already, we recommend testing for radon. INTERIOR PROPERTY DETAILS



PROPERTY INFORMATION

EXTERIOR

Front Exterior:

Wall Cladding(s): Masonry, Asphalt Product

Masonry Details: Stone

Right Exterior:

Wall Cladding(s): Masonry, Asphalt Product

Masonry Details: Stone

Rear Exterior:

Wall Cladding(s): Masonry, Metal, Asphalt Product

Masonry Details: Stone

Left Exterior:

Wall Cladding(s): Masonry, Metal, Asphalt Product

Masonry Details: Stone

Deck:

Deck Details: Wood Decking



ROOFING

Main Roof:

Roofing Material(s): Asphalt Shingle

Flashing Material(s): Metal, Plastic, Synthetic Rubber

Roof Drainage Details: Conventional Gutter(s), Galvanized Steel

Method of Inspection: Walked on Roof

Estimated Age: 5-10 years

Disclosed Age: Not Disclosed

Porch Roof:

Roofing Material(s): Asphalt Shingle

Flashing Material(s): Copper, Metal

Roof Drainage Details: Conventional Gutter(s), Galvanized Steel

Method of Inspection: Walked on Roof

Estimated Age: 5-10 years

Disclosed Age: Not Disclosed

STRUCTURE

Foundation Type(s): Basement

Foundation Material(s): Stone

ELECTRICAL

Main Service Panel

Panel Location: Basement

Panel Manufacturer: Murray

Size of Electrical Service: 120/240 V 200 Amps

Panel Rating: 200 amp

Disconnect Size: 200 amp

Service Conductor: Aluminum

Overcurrent Protection Devices: Circuit Breakers

Sub Panel

Panel Location: Basement

Panel Manufacturer: Siemens

Sub Panel Rating: 125 amp

Sub Panel

Panel Location: Basement

Panel Manufacturer: Murray

Sub Panel Rating: 125 amp

Sub Panel

Panel Location: Closet

Panel Manufacturer: Murray

Sub Panel Rating: 100 amp

Service Disconnect Location: In the Main Electric Panel

Predominant Branch Circuit Wire Method(s): Romex

PLUMBING

Water Heater - Gas

Water Heater Type: Tank

Water Heater Manufacturer: A O Smith

Capacity (gal/gal/hr): 75 gallons

Water Heater Age: 18 Years

Gas Meter & Shut-Off

Gas Meter & Shut-Off Location: Basement Front

Water Supply Type: Public

Main Water Shut-off Valve Location: Front Wall Of Basement

Water Supply Materials(s): Copper, Plastic - PEX, Flexible Hose

Water Meter Location: Front of Basement

Waste System Type: Public

Interior Waste/Drain Pipe Materials: Cast Iron, Copper, Plastic - PVC

HEATING & COOLING

Condenser - Left

Condenser Manufacturer: Lennox

Condenser Capacity: 42,000 Btu

Condenser Age: 10 Years

Condenser - Right

Condenser Manufacturer: Lennox

Condenser Capacity: 30,000 Btu

Condenser Age: 9 Years

Boiler

Boiler Type: Hot Water

Manufacturer: Weil McLain

Boiler Age (Years): 1

Fuel Type: Natural Gas

High Efficiency: No

Air Handler

Manufacturer: Lennox

Air Handler Age: 9 Years

Paired With: Air Conditioning

Air Handler

Manufacturer: Unico

Air Handler Age - Estimated: 10 Years

Paired With: Air Conditioning



APPLIANCES

Refrigerator **Approximate Age:** Newer

Dishwasher **Approximate Age:** Newer

Gas Range **Approximate Age:** Newer

Microwave **Approximate Age:** Middle Age

CHIMNEY & FIREPLACE

Chimney:

Chimney Details: Masonry Chimney

Fireplace

Fireplace Description: Stone



INSPECTION IN-DEPTH

EXTERIOR

FRONT EXTERIOR



MASONRY

Masonry Details: Stone

No visible and/or significant cracking or damage observed to the masonry cladding at this elevation.

ASPHALT PRODUCT

Type of Asphalt Product Wall Covering: Asphalt Shingles

Eaves, soffits, fascia and trim appear to be in serviceable condition unless otherwise stated within this report.

If present and accessible, hose bibbs are operationally inspected when conditions permit. Exterior hose bibbs can freeze and be damaged during cold weather. Recommend proper winterization of all exterior hose bibbs regardless of type.

Unless otherwise noted within this report no significant grading defect was visible at the time of the inspection.

EXTERIOR WINDOWS/DOORS

Unless otherwise noted within this report, window(s) at this elevation appear in serviceable condition.

Unless otherwise noted within this report, door(s) at this elevation appear in serviceable condition.

ELECTRICAL

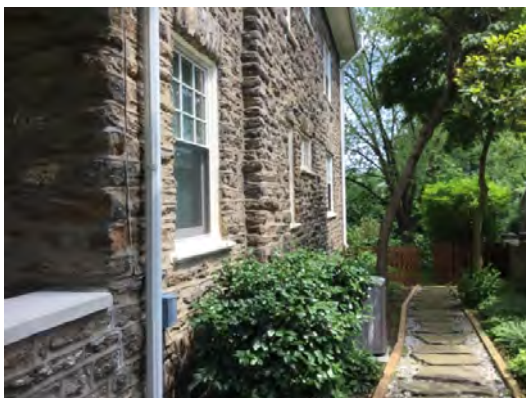
A representative number of visible and accessible installed fixtures, switches and receptacles were inspected. The electrical components within this space were observed to be in serviceable condition.

WALKWAY

Damage to the walkway observed. Recommend necessary repair/replacement.



RIGHT EXTERIOR



MASONRY

Masonry Details: Stone

Hairline cracking observed. Professional repair/sealing the cracks is advised to prevent additional cracking and damage. Areas of cracking should be monitored. Further professional consultation is advised if cracks worsen or additional cracking is discovered.



ASPHALT PRODUCT

Type of Asphalt Product Wall Covering: Asphalt Shingles

Eaves, soffits, fascia and trim appear to be in serviceable condition unless otherwise stated within this report.

If present and accessible, hose bibbs are operationally inspected when conditions permit. Exterior hose bibbs can freeze and be damaged during cold weather. Recommend proper winterization of all exterior hose bibbs regardless of type.

The downspout discharges to a below grade drain. If roof water is noted to be backing up at the downspout/drain connection, then a blockage in the below grade drain pipe is likely and the below grade pipe should be cleared or replaced. Alternatively, the downspout could be converted to an above grade discharge (if local codes allow) and re-directed to discharge at least 5 feet from the building. Increased moisture levels in a basement or crawl space adjacent to the downspout/drain connection indicate a possible defect in the below grade discharge pipe and should be evaluated by a qualified plumber.

Grading was observed to be flat/level. Grading improvements are recommended to ensure proper water management away from the building foundation and exterior. Improper grading can cause moisture intrusion in basements and crawlspaces. It is generally advised that a positive slope of at least six inches within the first ten feet from the building be maintained.

Window wells are advised for basement windows which are at or below grade level. Observed condition can promote moisture intrusion and damage to windows and/or building interior. Covers for the window wells is advised.



EXTERIOR WINDOWS/DOORS

One or more window sills were noted to be flat. This can be problematic as moisture may not correctly drain away from the window. These areas should be closely monitored; routine professional maintenance is advised.

Unless otherwise noted within this report, window(s) at this elevation appear in serviceable condition.

Unless otherwise noted within this report, door(s) at this elevation appear in serviceable condition.

ELECTRICAL

A representative number of visible and accessible installed fixtures, switches and receptacles were inspected. The electrical components within this space were observed to be in serviceable condition.

LANDSCAPING

Vegetation was noted to be growing adjacent to or on the exterior wall. Vegetation that is too close to the exterior of the building can hold moisture and promote rot, harbor vermin and insects, and create physical damage during windy weather. Removal of vegetation to create a 6-12 inch clearance between the vegetation and the wall is recommended.

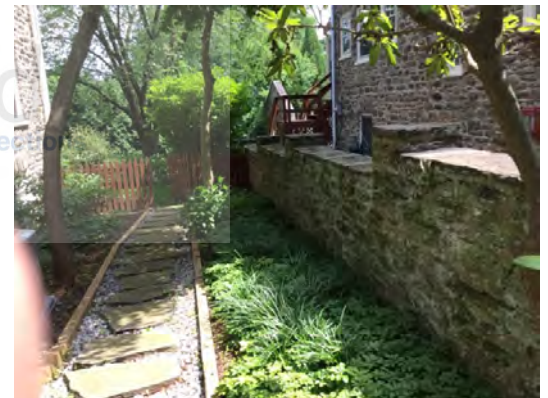
WALKWAY

Walkway(s) appears to be in serviceable condition.



RETAINING WALL

Retaining wall appears to be in serviceable condition.



SERVICE DROP

Electricity is provided to the property from the utility company's overhead lines to the property by an electrical service drop.

The service drop was visible at the time of the inspection.



The service entrance wire, based on what was visible and accessible at the time of the inspection, was noted to be in serviceable condition.

CONDENSER - LEFT



The data plate for the condenser was visible and legible at the time of this inspection.



Condenser Manufacturer: Lennox

Condenser Capacity: 42,000 Btu

The condenser servicing the air conditioning and/or heat pump was noted to be approximately 10 years old. Expected service life for a condenser is typically expected to be between 12-20 years when recommended service and maintenance is followed. Yearly servicing is advised to ensure efficient operation. Expected service life is not a warranty or guarantee. Please keep in mind, as with all mechanical systems, condensers can fail prematurely and without warning.

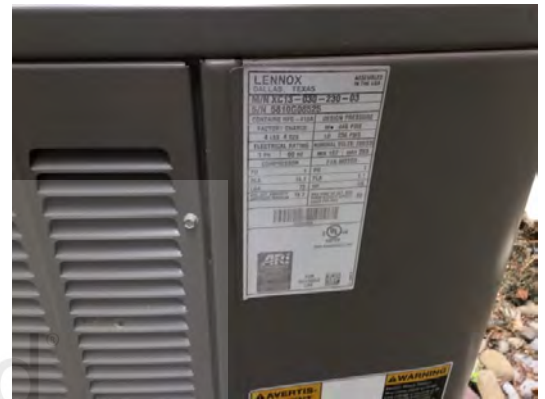
Damaged or absent insulation was noted on the refrigerant tubing at the condenser. This may reduce the efficiency of the cooling system, promote condensation and/or promote ice formation on the refrigerant line. Allow for necessary repair/replacement.



Operationally Inspected: Yes

CONDENSER - RIGHT

The data plate for the condenser was visible and legible at the time of this inspection.



Condenser Manufacturer: Lennox

Condenser Capacity: 30,000 Btu

The condenser servicing the air conditioning and/or heat pump was noted to be approximately 9 years old. Expected service life for a condenser is typically expected to be between 12-20 years when recommended service and maintenance is followed. Yearly servicing is advised to ensure efficient operation. Expected service life is not a warranty or guarantee. Please keep in mind, as with all mechanical systems, condensers can fail prematurely and without warning.

Operationally Inspected: Yes

REAR EXTERIOR



MASONRY

Masonry Details: Stone

Cracking observed. Professional repair/sealing the cracks is advised to prevent additional cracking and damage. Areas of cracking should be monitored. Further professional consultation is advised if cracks worsen or additional cracking is discovered.



METAL

Metal Siding Type: Steel

ASPHALT PRODUCT

Type of Asphalt Product Wall Covering: Asphalt Shingles

Eaves, soffits, fascia and trim appear to be in serviceable condition unless otherwise stated within this report.

If present and accessible, hose bibbs are operationally inspected when conditions permit. Exterior hose bibbs can freeze and be damaged during cold weather. Recommend proper winterization of all exterior hose bibbs regardless of type.

Grading was observed to be flat/level. Grading improvements are recommended to ensure proper water management away from the building foundation and exterior. Improper grading can cause moisture intrusion in basements and crawlspaces. It is generally advised that a positive slope of at least six inches within the first ten feet from the building be maintained.

EXTERIOR WINDOWS/DOORS

One or more window sills were noted to be flat. This can be problematic as moisture may not correctly drain away from the window. These areas should be closely monitored; routine professional maintenance is advised.

Unless otherwise noted within this report, window(s) at this elevation appear in serviceable condition.

Unless otherwise noted within this report, door(s) at this elevation appear in serviceable condition.

ELECTRICAL

A representative number of visible and accessible installed fixtures, switches and receptacles were inspected. The electrical components within this space were observed to be in serviceable condition.

SERVICE DROP & METER

Electricity is provided to the property from the utility company's overhead lines to the property by an electrical service drop.

The service drop was visible at the time of the inspection.



The service entrance wire, based on what was visible and accessible at the time of the inspection, was noted to be in serviceable condition.

The electric meter based on what was visible and accessible at the time of the inspection the electric meter was noted to be in serviceable condition.



WALKWAY

Walkway(s) appears to be in serviceable condition.



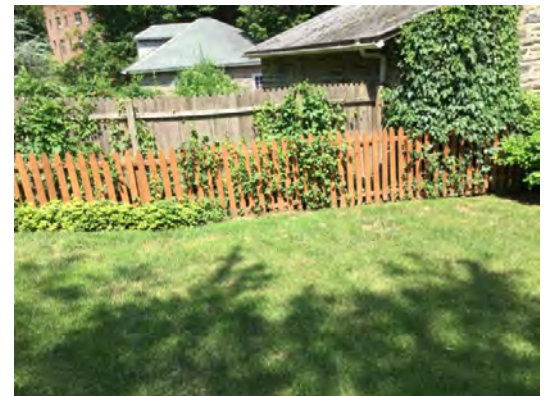
PATIO



Cracking in the patio observed. Sealing the cracks is advised to prevent additional cracking and damage.



FENCE





Fence appears to be in serviceable condition.

RETAINING WALL

Retaining wall appears to be in serviceable condition.



EXTERIOR STAIRS



Absent handrail(s) observed. Graspable handrail(s) are advised at stairs which have 4 or more risers for safety.



EXTERIOR DRAIN

The exterior drain was observed to be clogged/obstructed. The drain should be cleared as necessary. Keeping the drains clear of debris is imperative to proper water management around the building. If the drains do not appear to perform as intended, further professional evaluation is advised for necessary corrective measures. It may be desired to have the drains video scoped prior to settlement to better understand the overall condition.



LEFT EXTERIOR



MASONRY

Masonry Details: Stone

Cracking observed. Professional repair/sealing the cracks is advised to prevent additional cracking and damage. Areas of cracking should be monitored. Further professional consultation is advised if cracks worsen or additional cracking is discovered.





METAL

Metal Siding Type: Steel

ASPHALT PRODUCT

Type of Asphalt Product Wall Covering: Asphalt Shingles

Eaves, soffits, fascia and trim appear to be in serviceable condition unless otherwise stated within this report.

If present and accessible, hose bibbs are operationally inspected when conditions permit. Exterior hose bibbs can freeze and be damaged during cold weather. Recommend proper winterization of all exterior hose bibbs regardless of type.

The downspout discharges to a below grade drain. If roof water is noted to be backing up at the downspout/drain connection, then a blockage in the below grade drain pipe is likely and the below grade pipe should be cleared or replaced. Alternatively, the downspout could be converted to an above grade discharge (if local codes allow) and re-directed to discharge at least 5 feet from the building. Increased moisture levels in a basement or crawl space adjacent to the downspout/drain connection indicate a possible defect in the below grade discharge pipe and should be evaluated by a qualified plumber.

Unless otherwise noted within this report no significant grading defect was visible at the time of the inspection.

EXTERIOR WINDOWS/DOORS

One or more window sills were noted to be flat. This can be problematic as moisture may not correctly drain away from the window. These areas should be closely monitored; routine professional maintenance is advised.

Unless otherwise noted within this report, window(s) at this elevation appear in serviceable condition.

Unless otherwise noted within this report, door(s) at this elevation appear in serviceable condition.

ELECTRICAL

A representative number of visible and accessible installed fixtures, switches and receptacles were inspected. The electrical components within this space were observed to be in serviceable condition.

LANDSCAPING

Vegetation was noted to be growing adjacent to or on the exterior wall. Vegetation that is too close to the exterior of the building can hold moisture and promote rot, harbor vermin and insects, and create physical damage during windy weather. Removal of vegetation to create a 6-12 inch clearance between the vegetation and the wall is recommended.

WALKWAY

Walkway(s) appears to be in serviceable condition.

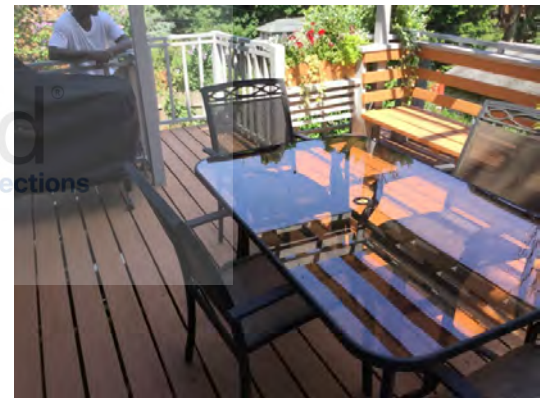
DRIVEWAY

Driveway appears to be in serviceable condition.



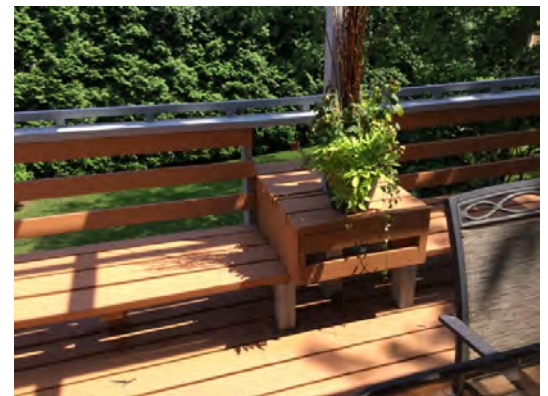
DECK

Inspection of the deck is based on what is visible and accessible at the time of the inspection.



Wood Decking

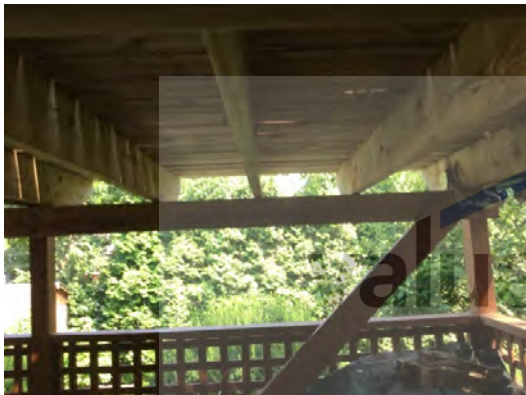
Railing system observed to have horizontally oriented infill components. Although horizontal railing infill is often permitted, the potential safety concern should be understood. Horizontal infill can encourage climbing. Young children are especially at risk. Corrective action to limit climbing and potential fall hazard strongly encouraged.



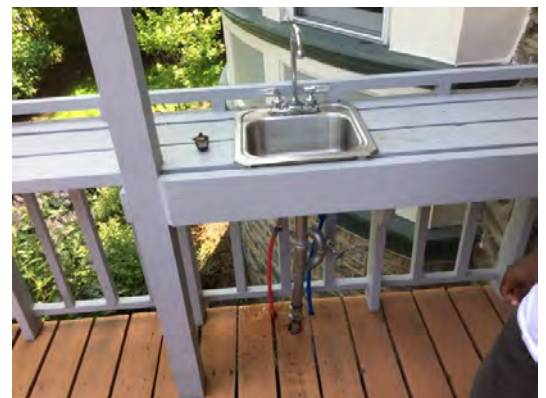
Openings greater than 4 inches observed in the railing system. Condition presents a potential fall/entrapment risk, especially for young children. Repair/replacement is advised for safety.



Joists were noted to be out of plumb and not flush with floor boards. Repairs by a qualified contractor are recommended.



SINK



Leakage observed at the sink faucet. Recommend repair/replacement.



Sufficient drainage was observed at the sink.

PORCH



Concrete

Wood

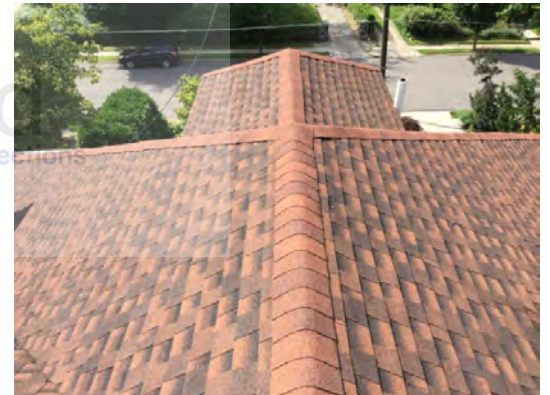
Stone

Deteriorated mortar joints should be pointed.



ROOFING

MAIN ROOF



The inspection of the roofing system is based on visual observations made at the time of the inspection only and represents the professional opinion of ValueGuard and the inspector. Inspection is not intended to make any representation regarding the presence or absence of latent or concealed defects that are not reasonably ascertainable. Not all of the underside of the roof sheathing is inspected and evidence of leakage may be disguised by interior finishes. Leakage can develop at any time and may be dependent on rain intensity, wind direction, ice build up etc. This report does not guarantee or warrant against future defects, or does the company assume financial responsibility in the event of differing professional assessment advising repair and/or replacement. Regular maintenance will be necessary. Any relevant documentation containing the date of installation, exact product installed, and warranty information should be obtained prior to settlement.

Roofing Material(s): Asphalt Shingle

Expected useful life of an asphalt shingles, when professionally installed and maintained, is 12-25 years for a three-tab shingle and 15-30 years for a dimensional (architectural) shingle. Differences in weather, the slope of the roof, geographical location, drainage and the quality of the roof installation can reduce the expected useful service life. Any estimates of roof age are approximations only and should not be considered a guarantee or warranty of remaining serviceable life. Routine professional inspection and maintenance is advised until roof replacement is desired/advised.



Flashing Material(s): Metal, Plastic, Synthetic Rubber

Roof Vent Type(s): Plumbing, Soffit

Roof Drainage Details: Conventional Gutter(s), Galvanized Steel

Method of Inspection: Walked on Roof

Estimated Age: 5-10 years

The age of the roof was not disclosed during the time of this inspection.

Disclosed Age Source: Not Disclosed

The number of layers of roofing could not be determined. Removal of the roof coverings may be required when roof replacement becomes necessary.

Drip Edge Flashing observed.

The roof appears to be in serviceable condition. Routine professional inspection and along with necessary maintenance is recommended until roof replacement is desired/advised.

PORCH ROOF



Roofing Material(s): Asphalt Shingle

Expected useful life of an asphalt shingles, when professionally installed and maintained, is 12-25 years for a three-tab shingle and 15-30 years for a dimensional (architectural) shingle. Differences in weather, the slope of the roof, geographical location, drainage and the quality of the roof installation can reduce the expected useful service life. Any estimates of roof age are approximations only and should not be considered a guarantee or warranty of remaining serviceable life. Routine professional inspection and maintenance is advised until roof replacement is desired/advised.



Flashing Material(s): Copper, Metal

Roof Vent Type(s): None Visible

Roof Drainage Details: Conventional Gutter(s), Galvanized Steel

Method of Inspection: Walked on Roof

Estimated Age: 5-10 years

The age of the roof was not disclosed during the time of this inspection.

Disclosed Age Source: Not Disclosed

The number of layers of roofing could not be determined. Removal of the roof coverings may be required when roof replacement becomes necessary.

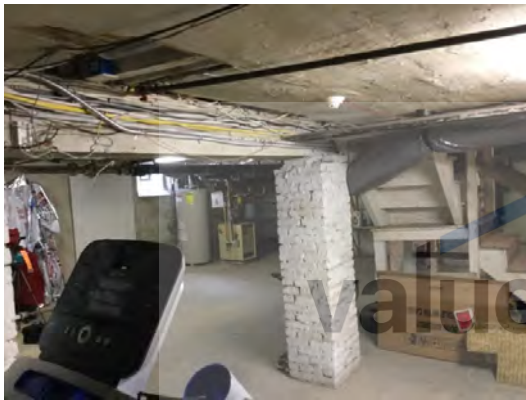
Drip Edge Flashing observed.

The roof appears to be in serviceable condition. Routine professional inspection and along with necessary maintenance is recommended until roof replacement is desired/advised.

INTERIOR

BASEMENT

Inspection of the basement is based on what is accessible and visible at the time of the inspection. Inspection includes visible structural components, and is not, and should not be relied upon as an engineering or architectural service. Virtually all basements exhibit signs of moisture related issues or will at some point in time experience moisture intrusion. Predicting the severity or frequency of future moisture penetration is outside the scope of this inspection. Inspection of the basement does not preclude or warranty against the possibility of future moisture related issues. If such issues are experienced subsequent to this inspection, we recommend further professional evaluation to identify the source and to undertake advised corrective action. Addressing grading, roof drainage and water management away from the foundation is often an advisable first step prior to more expensive basement water proofing measures.



Partially finished or recently finished basements restrict inspector access and visibility; not limited to historical evidence of past/ongoing moisture intrusion, system defects and structural concerns.

The basement shows evidence of moisture penetration. ***It should be understood that it is impossible to predict the severity or frequency of moisture penetration on a one-time visit to a home.*** Virtually all basements exhibit signs of moisture penetration and virtually all basements will indeed leak at some point in time. Further monitoring of the foundation will be required to determine what improvements, if any, will be required. Inspection of the basement is based on what is accessible and visible at the time of the inspection only. It does not preclude or warranty against the possibility of future moisture intrusion/penetration.

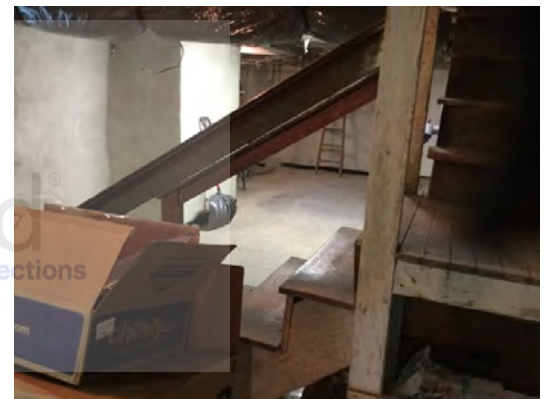
BASEMENT STAIRS



Absent handrail(s) observed. Graspable handrail(s) are advised at stairs which have 4 or more risers for safety.



One or more absent baluster(s) observed in the railing system. Condition presents a potential fall risk, especially for young children. Repair/replacement is advised for safety.



The stairway landing is out of plumb and not supported adequately. Repair is needed.



CEILING, WALLS & FLOORS

Unless otherwise noted within this report, ceiling, walls and floors appear in serviceable condition in this location. Cosmetic improvement is not within the scope of this inspection.

INTERIOR WINDOWS & DOORS

Unless otherwise noted within this report, interior windows in this space appear to be in serviceable condition.

Unless otherwise noted within in this report, no evidence of moisture intrusion was observed at accessible windows, sills or adjacent interior finishes in this space.

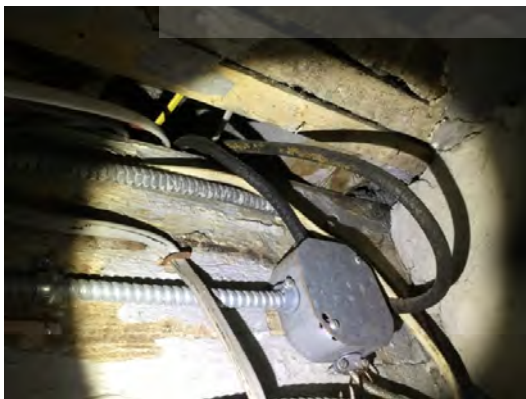
Unless otherwise noted within this report, interior doors in this space appear to be in serviceable condition.

PLUMBING

Unless otherwise noted within this report, visible and accessible plumbing observed in this space was in serviceable condition.

ELECTRICAL

Knob-and-Tube wiring was observed. This type of wiring is known to be more prone to electrical problems and fire hazards. Further professional evaluation by a licensed electrician is advised for potential replacement, along with associated repair/replacement costs prior to settlement.



Uncovered junction box(es) observed. Installation of a cover is advised for safety and protection of the wire connections within the box.



Abandoned wiring was noted. This wiring should be removed or properly terminated for improved safety.



Smoke detector not located within the recommended space. Installation per local requirements is advised.



DUCTWORK

Unless otherwise noted the ductwork appears to be in serviceable condition.

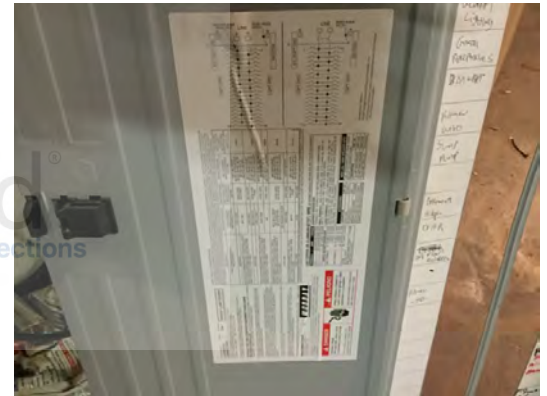
MAIN SERVICE PANEL



Panel Location: Basement

Panel Manufacturer: Murray

The data plate was visible at the time of this inspection.



The panel was partially labeled. Recommend properly labeling the panel.

Size of Electrical Service: 120/240 V 200 Amps

Panel Rating: 200 amp

Disconnect Size: 200 amp

Service Conductor: Aluminum

Panel Cover Removed: Yes

Overcurrent Protection Devices: Circuit Breakers

Ground Connections: Metal Water Pipe, Driven Rod

Evidence of Overheating: No

Corrosion/Moisture: No

GFCI(s) in Panel: No

One or more AFCI breakers in the service panel were tested at the time of this inspection and responded properly to the test.

SUB PANEL

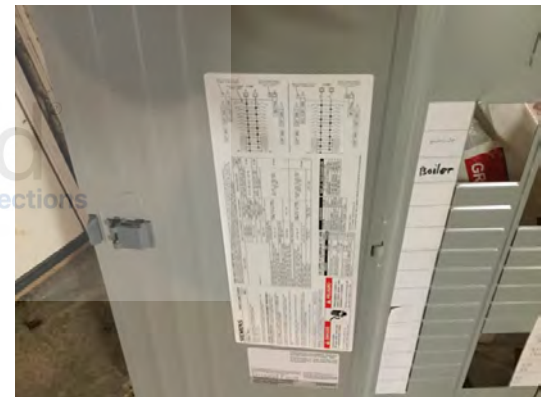


Panel Location: Basement

Panel Manufacturer: Siemens

The panel was partially labeled. Recommend properly labeling the panel.

The data plate was visible at the time of this inspection.



Sub Panel Rating: 125 amp

Panel Cover Removed: Yes

Overcurrent Protection Devices: Circuit Breakers

Evidence of Overheating: No

Evidence of Corrosion: No

Active Moisture in Service Panel: No

BOILER



Boiler Type: Hot Water

Manufacturer: Weil McLain

The boiler is approximately 1 year old. A boiler average expected useful life is typically between 25-30 years when recommended maintenance is followed. Regular servicing and maintenance is recommended to ensure safe and efficient heat. Expected useful life is not a warranty or guarantee of any kind. Please remember that a boiler, like all mechanical systems, can fail prematurely.

Fuel Type: Natural Gas

The boiler is a standard efficiency model. Installing a high efficiency model when boiler replacement becomes necessary may lower operating cost.

Operated by Thermostatic Control: Yes

The boiler emergency shut-off switch (disconnect) was not tested.

The boiler presented no evidence of active leakage at the time of this inspection. It should be noted here that during certain operating conditions, leaks can appear. The boiler should be observed periodically for leaks and repaired immediately if a leak is discovered.

The missing sediment trap should be replaced.



Venting of exhaust gas is accomplished without the aid of mechanical fans or boosters. This is basically a vertical system. The temperature difference between the exhaust gas and the atmosphere creates a draft that exhausts gasses to the atmosphere.

Exhaust Vent Material: Metal Single Wall

OIL STORAGE AND DISTRIBUTION Not Applicable

AIR HANDLER



Manufacturer: Lennox

The air handler expected life expectancy is between 12-20 years when recommended maintenance is followed. Regular maintenance is recommended to ensure efficient heating and/or cooling. Expected life expectancy is not a warranty or guarantee of any kind. Please remember all mechanical system can fail prematurely.

Paired With: Air Conditioning

The air handler was operated with thermostatic control at the time of the inspection.

Temperature drop measured is within the 14-22 degrees suggesting the system is operating as intended. Routine professional inspection and maintenance is advised.

Emergency Heat Type: Not Applicable

Filters should be cleaned or replaced according to the filter manufacturer's recommendations. Typically every 30-90 days.

WATER HEATER - GAS



Water Heater Type: Tank

Water Heater Manufacturer: A O Smith

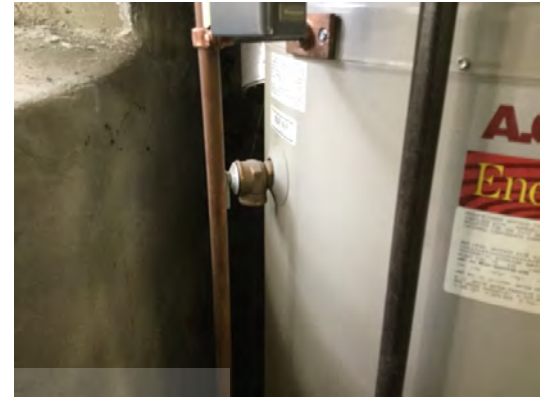
Capacity (gal/gal/hr): 75 gallons

Water heater is approximately 18 years old. Expected service life for a water heater is 8-12 years. Due to the age of the water heater we recommend reserving funds for possible near term increased maintenance and/or replacement.

Water Shut Off Valve: Yes

Based on what was accessible and visible at the time of the inspection, no discernible amount of corrosion or leakage was noted at the water heater.

Temperature Pressure Relief extension was not observed. It is recommended that a proper TPR extension extending 4-6 inches from the floor be installed.



Gas Shut Off Valve: Yes

Sediment trap (aka Drip Leg) noted to be absent at the water heater. Sediment traps are required at gas appliances (except ranges, clothes dryers, gas powered lights and grills) to collect debris in the gas before the gas enters the metering valve of the appliance. Recommend installation by a qualified plumbing contractor.



No gas leak detected.

Exhaust Vent Material: Metal Single Wall

Spillage of exhaust products was noted at the draft hood. This hazardous condition will allow the toxic products of combustion (such as carbon monoxide) to enter the living space. Further professional evaluation and corrective action is advised to ensure the safety of property occupants.





7/26/19



8/1/19   

GAS METER & SHUT-OFF

Gas Meter & Shut-Off Location: Basement Front

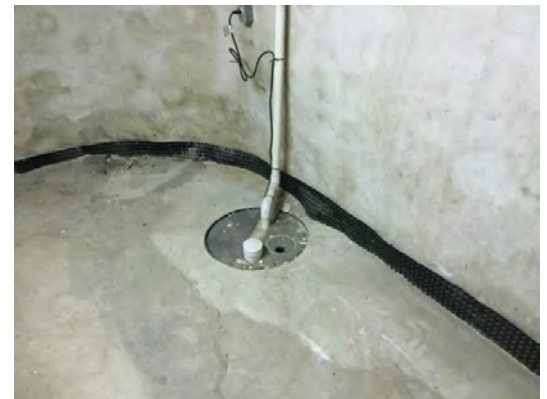
SINK



Unless otherwise noted, the sink appeared to be in serviceable condition at the time of the inspection.

Sufficient drainage was observed at the sink.

SUMP CROCK & PUMP



Access to the sump pump was not provided preventing confirmation of proper installation and/or operation. Further professional evaluation of the pump is advised for potential defects prior to settlement.



SUMP CROCK & PUMP



Access to the sump pump was not provided preventing confirmation of proper installation and/or operation. Further professional evaluation of the pump is advised for potential defects prior to settlement.



SUB PANEL

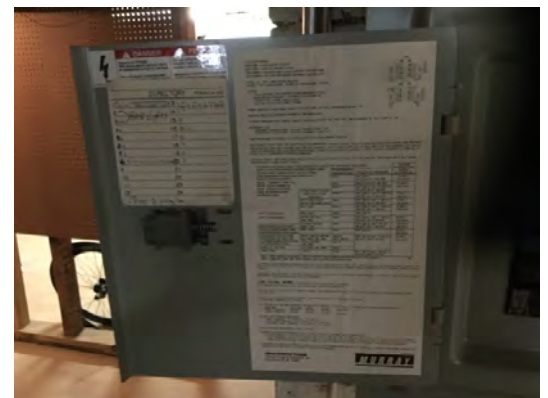


Panel Location: Basement

Panel Manufacturer: Murray

The panel was partially labeled. Recommend properly labeling the panel.

The data plate was visible at the time of this inspection.



Sub Panel Rating: 125 amp

Panel Cover Removed: Yes

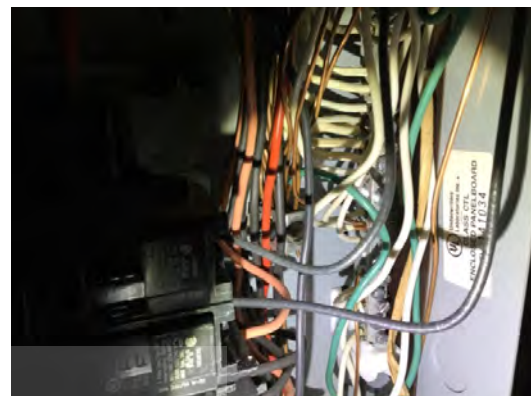
Overcurrent Protection Devices: Circuit Breakers

Evidence of Overheating: No

Evidence of Corrosion: No

Active Moisture in Service Panel: No

The neutral and ground wires were noted to be bonded in the sub panel. This configuration presents a hazardous condition. The bonding should be evaluated and corrected for proper safety.



KITCHEN

Inspection of the kitchen includes inspection of a representative number of installed cabinets and inspection of *installed* ovens, ranges, surface cooking appliances, microwave ovens, dishwashers, and waste disposers by using normal operating controls to activate the primary function. All available functions are not inspected. Additional components, not required by ASHI Standards, including installed and free-standing kitchen appliances not listed above, if inspected, are provided as a professional courtesy. Inspection of the kitchen does not preclude or warranty against the possibility of concealed conditions, cosmetic imperfections, consequential damages, latent defects and/or future performance issues.



CEILING, WALLS & FLOORS

Unless otherwise noted within this report, ceiling, walls and floors appear in serviceable condition in this location. Cosmetic improvement is not within the scope of this inspection.

INTERIOR WINDOWS & DOORS

Unless otherwise noted within this report, interior windows in this space appear to be in serviceable condition.

Unless otherwise noted within in this report, no evidence of moisture intrusion was observed at accessible windows, sills or adjacent interior finishes in this space.

Unless otherwise noted within this report, interior doors in this space appear to be in serviceable condition.

ELECTRICAL

A representative number of visible and accessible installed fixtures, switches and receptacles were inspected. The electrical components within this space were observed to be in serviceable condition.

DUCTWORK

Unless otherwise noted the ductwork appears to be in serviceable condition.

KITCHEN VENTILATION

Window Ventilation.

The loose cabinet door hinge should be secured.



KITCHEN SINK



Corrosion observed at the sink drain. Condition should be monitored for future leakage. Preventative replacement may be desired.



Sufficient drainage was observed at the sink.

Waste disposer noted to be abnormally noisy during operational testing. Necessary repair/replacement is advised.

REFRIGERATOR



Refrigerator appeared to be newer. Typical service life for a refrigerator is 14-17 years. Inspection is not a warranty or guarantee of remaining service life.

Unless otherwise noted the refrigerator appeared to be in serviceable condition.

DISHWASHER



Dishwasher appeared to be newer. Typical service life for a dishwasher is 7-10 years. Inspection is not a warranty or guarantee of remaining service life.

Cycle Complete: Yes

No evidence of leakage observed at the time of the inspection in proximity of the dishwasher.

GAS RANGE



The range appeared to be newer. Typical service life for a gas range is 15-17 years. Inspection is not a warranty or guarantee of remaining service life.

An anti-tip bracket was absent or improperly installed for the range. Installation of an anti-tip bracket is advised for safety.



A gas shut-off valve was not visible for the range.

Gas Leak Detected: No

Unless otherwise noted the range appeared to be in serviceable condition.

MICROWAVE



The microwave appeared to be middle-aged. Typical service life for a microwave is 8-10 years. Typical service life is an approximation only. Inspection is not a warranty or guarantee of remaining service life.

DINING ROOM



CEILING, WALLS & FLOORS

Unless otherwise noted within this report, ceiling, walls and floors appear in serviceable condition in this location. Cosmetic improvement is not within the scope of this inspection.

INTERIOR WINDOWS & DOORS

Unless otherwise noted within this report, interior windows in this space appear to be in serviceable condition.

Unless otherwise noted within in this report, no evidence of moisture intrusion was observed at accessible windows, sills or adjacent interior finishes in this space.

Unless otherwise noted within this report, interior doors in this space appear to be in serviceable condition.

ELECTRICAL

A representative number of visible and accessible installed fixtures, switches and receptacles were inspected. The electrical components within this space were observed to be in serviceable condition.

RADIATOR

Unless otherwise noted the radiator appears to be in serviceable condition.



DUCTWORK

Unless otherwise noted the ductwork appears to be in serviceable condition.

LIVING ROOM



CEILING, WALLS & FLOORS

Unless otherwise noted within this report, ceiling, walls and floors appear in serviceable condition in this location. Cosmetic improvement is not within the scope of this inspection.

INTERIOR WINDOWS & DOORS

Unless otherwise noted within this report, interior windows in this space appear to be in serviceable condition.

Unless otherwise noted within in this report, no evidence of moisture intrusion was observed at accessible windows, sills or adjacent interior finishes in this space.

Unless otherwise noted within this report, interior doors in this space appear to be in serviceable condition.

ELECTRICAL

One or more receptacles noted to not have power at the time of the inspection. Allow for necessary corrective action.



RADIATOR

Unless otherwise noted the radiator appears to be in serviceable condition.



DUCTWORK

Unless otherwise noted the ductwork appears to be in serviceable condition.

FIREPLACE



Fireplace Description: Stone

Recommend cleaning and inspection by a qualified chimney sweep to ensure a safe and functional chimney.



FAMILY ROOM



CEILING, WALLS & FLOORS

Unless otherwise noted within this report, ceiling, walls and floors appear in serviceable condition in this location. Cosmetic improvement is not within the scope of this inspection.

INTERIOR WINDOWS & DOORS

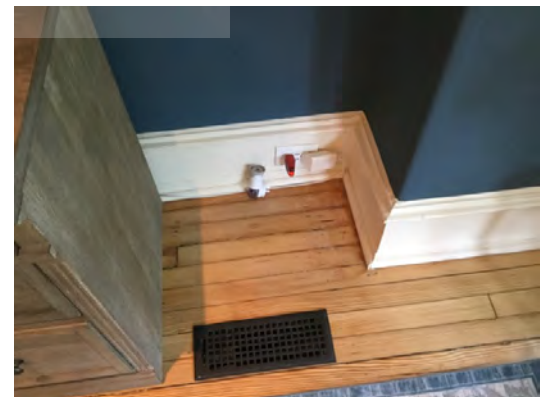
Unless otherwise noted within this report, interior windows in this space appear to be in serviceable condition.

Unless otherwise noted within in this report, no evidence of moisture intrusion was observed at accessible windows, sills or adjacent interior finishes in this space.

Unless otherwise noted within this report, interior doors in this space appear to be in serviceable condition.

ELECTRICAL

One or more receptacles tested ungrounded. Necessary corrective action is advised.



RADIATOR

Unless otherwise noted the radiator appears to be in serviceable condition.



DUCTWORK

Unless otherwise noted the ductwork appears to be in serviceable condition.

BATHROOM - 1ST FLOOR

CEILING, WALLS & FLOORS

Unless otherwise noted within this report, ceiling, walls and floors appear in serviceable condition in this location. Cosmetic improvement is not within the scope of this inspection.

INTERIOR WINDOWS & DOORS

Unless otherwise noted within this report, interior doors in this space appear to be in serviceable condition.

ELECTRICAL

A representative number of visible and accessible installed fixtures, switches and receptacles were inspected. The electrical components within this space were observed to be in serviceable condition.

BATHROOM EXHAUST FAN

Exhaust termination could not be determined during this inspection. Exhaust should discharge to the building exterior. Recommend confirming location of the exhaust. Allow for corrective action as necessary.



SINK

Sink stopper was inoperable. Repair/replacement is advised for proper operation.

Sufficient drainage was observed at the sink.

TOILET

Unless otherwise noted within this report, the toilet appeared in serviceable condition. No evidence of leakage or moisture damage observed.

BATHROOM - 2ND FLOOR HALLWAY

CEILING, WALLS & FLOORS

Unless otherwise noted within this report, ceiling, walls and floors appear in serviceable condition in this location. Cosmetic improvement is not within the scope of this inspection.

INTERIOR WINDOWS & DOORS

Unless otherwise noted within this report, interior windows in this space appear to be in serviceable condition.

Unless otherwise noted within in this report, no evidence of moisture intrusion was observed at accessible windows, sills or adjacent interior finishes in this space.

Unless otherwise noted within this report, interior doors in this space appear to be in serviceable condition.

ELECTRICAL

A representative number of visible and accessible installed fixtures, switches and receptacles were inspected. The electrical components within this space were observed to be in serviceable condition.

Window ventilation observed.

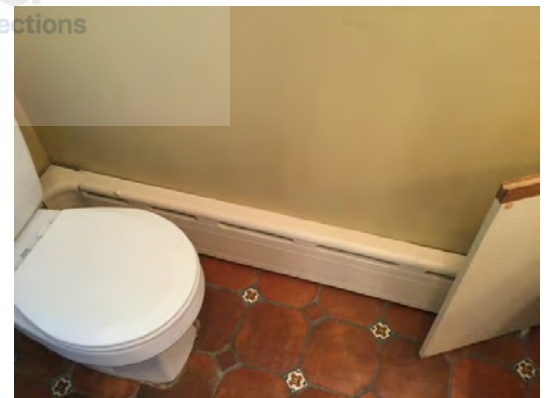
BATHROOM EXHAUST FAN

Exhaust termination could not be determined during this inspection. Exhaust should discharge to the building exterior. Recommend confirming location of the exhaust. Allow for corrective action as necessary.



RADIATOR

Unless otherwise noted the radiator appears to be in serviceable condition.



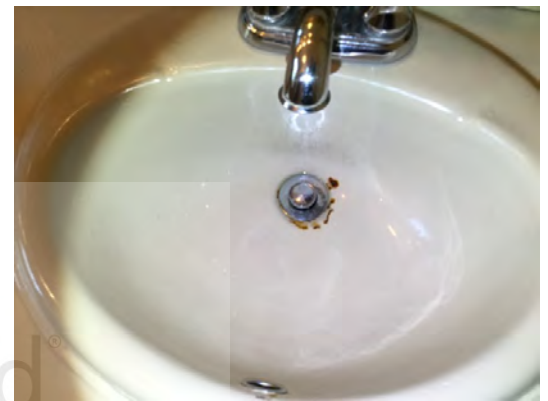
DUCTWORK

Unless otherwise noted the ductwork appears to be in serviceable condition.

DOUBLE SINK



Sink basin observed to be corroded. Allow for repair/replacement as desired.



Corrosion observed at the sink drain. Condition should be monitored for future leakage. Preventative replacement may be desired.



Sufficient drainage was observed at the sink.

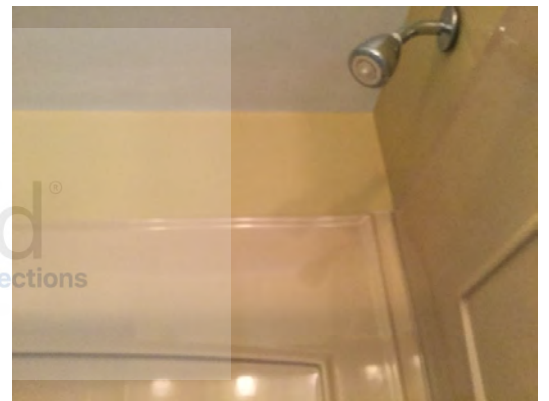
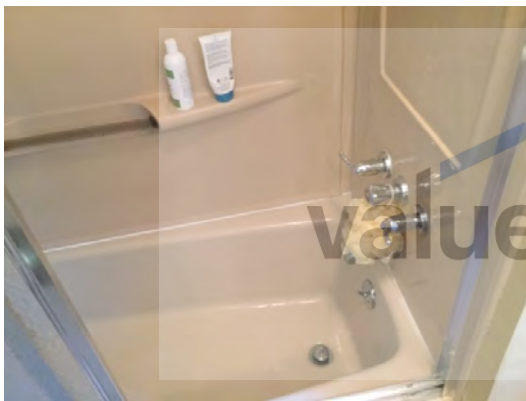
TOILET

Unless otherwise noted within this report, the toilet appeared in serviceable condition. No evidence of leakage or moisture damage observed.

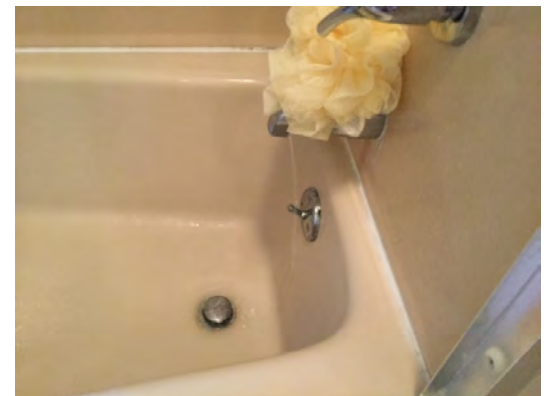


TUB/SHOWER

Shower stalls and shower pans, by their nature, have a limited life expectancy. The life of a shower stall and shower pan usually varies depending on the quality of the installation (usually not verifiable during a visual inspection), materials, age, and maintenance. Depending on the length of ownership, rebuilding the tile shower stall and/or replacing the shower pan may become necessary.



The diverter was noted to not be fully functional. All water should be directed to the shower when the diverter is engaged. Recommend necessary repair/replacement to restore proper function.



Sufficient drainage was observed at the shower.

BATHROOM - OWNER

CEILING, WALLS & FLOORS

Unless otherwise noted within this report, ceiling, walls and floors appear in serviceable condition in this location. Cosmetic improvement is not within the scope of this inspection.

INTERIOR WINDOWS & DOORS

Unless otherwise noted within this report, interior windows in this space appear to be in serviceable condition.

Unless otherwise noted within in this report, no evidence of moisture intrusion was observed at accessible windows, sills or adjacent interior finishes in this space.

Unless otherwise noted within this report, interior doors in this space appear to be in serviceable condition.

ELECTRICAL

A representative number of visible and accessible installed fixtures, switches and receptacles were inspected. The electrical components within this space were observed to be in serviceable condition.

Window ventilation observed.

BATHROOM EXHAUST FAN

Exhaust termination could not be determined during this inspection. Exhaust should discharge to the building exterior. Recommend confirming location of the exhaust. Allow for corrective action as necessary.



RADIATOR



Insufficient heat noted at the radiator. Further professional evaluation and necessary repair is advised.



DUCTWORK

Unless otherwise noted the ductwork appears to be in serviceable condition.

DOUBLE SINK

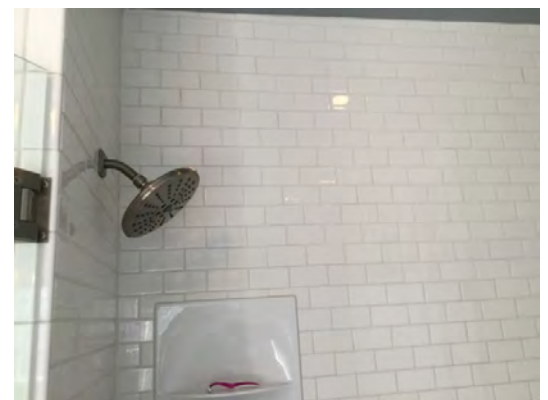
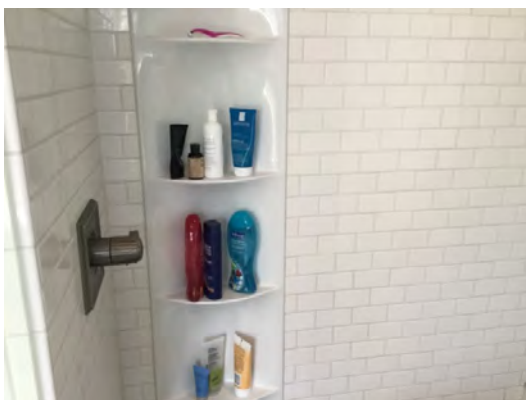


Unless otherwise noted, the sink appeared to be in serviceable condition at the time of the inspection.

Sufficient drainage was observed at the sink.

SHOWER

Shower stalls and shower pans, by their nature, have a limited life expectancy. The life of a shower stall and shower pan usually varies depending on the quality of the installation (usually not verifiable during a visual inspection), materials, age, and maintenance. Depending on the length of ownership, rebuilding the tile shower stall and/or replacing the shower pan may become necessary.



Unless otherwise noted, the shower appeared to be in serviceable condition at the time of the inspection.

Sufficient drainage was observed at the shower.

BATHTUB



Unless otherwise noted, the bathtub appeared to be in serviceable condition at the time of the inspection.

Sufficient drainage was observed at the bathtub.

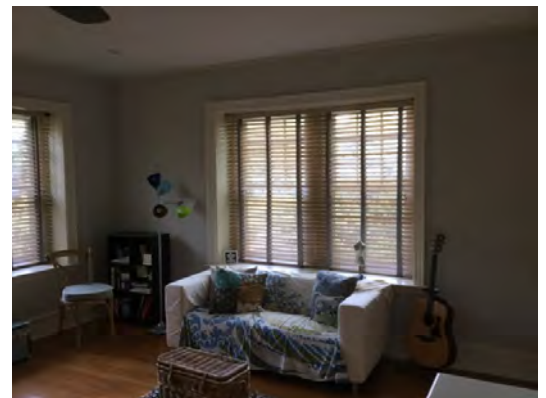
TOILET



Toilet was observed to "run-on" after flushing. "Run-on" is typically the result of a damaged or misadjusted fill mechanism. Recommend necessary corrective action and confirmation of proper function.



BEDROOM - 2ND FLOOR LEFT REAR



CEILING, WALLS & FLOORS

Unless otherwise noted within this report, ceiling, walls and floors appear in serviceable condition in this location. Cosmetic improvement is not within the scope of this inspection.

INTERIOR WINDOWS & DOORS

Unless otherwise noted within this report, interior windows in this space appear to be in serviceable condition.

Unless otherwise noted within in this report, no evidence of moisture intrusion was observed at accessible windows, sills or adjacent interior finishes in this space.

Adjustment/repair is advised for proper operation of the door. All interior doors should perform as intended.

ELECTRICAL

A representative number of visible and accessible installed fixtures, switches and receptacles were inspected. The electrical components within this space were observed to be in serviceable condition.

Smoke detector not located within the recommended space. Installation per local requirements is advised.

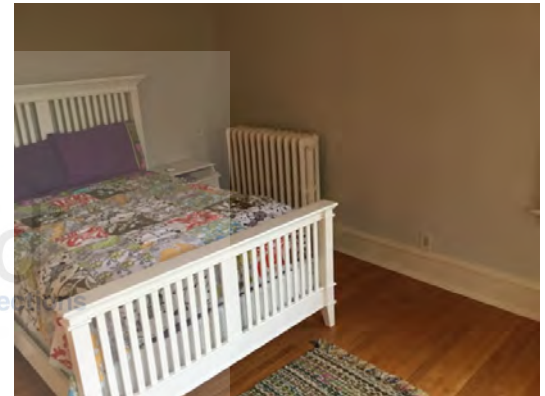


Carbon monoxide detector not observed within fifteen feet of the bedroom entrance. Carbon Monoxide (CO) is an odorless, colorless gas, which can cause sudden illness and death. Installation per local requirements is advised.



RADIATOR

Unless otherwise noted the radiator appears to be in serviceable condition.



DUCTWORK

Unless otherwise noted the ductwork appears to be in serviceable condition.

BEDROOM - 2ND FLOOR RIGHT REAR



CEILING, WALLS & FLOORS

Unless otherwise noted within this report, ceiling, walls and floors appear in serviceable condition in this location. Cosmetic improvement is not within the scope of this inspection.

INTERIOR WINDOWS & DOORS

Unless otherwise noted within this report, interior windows in this space appear to be in serviceable condition.

Unless otherwise noted within in this report, no evidence of moisture intrusion was observed at accessible windows, sills or adjacent interior finishes in this space.

Latch adjustment/repair is advised for proper operation of the door. All interior doors should perform as intended.

ELECTRICAL

A representative number of visible and accessible installed fixtures, switches and receptacles were inspected. The electrical components within this space were observed to be in serviceable condition.

Smoke detector not located within the recommended space. Installation per local requirements is advised.

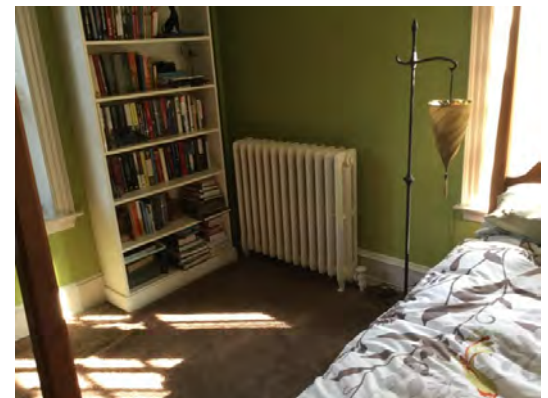


Carbon monoxide detector not observed within fifteen feet of the bedroom entrance. Carbon Monoxide (CO) is an odorless, colorless gas, which can cause sudden illness and death. Installation per local requirements is advised.



RADIATOR

Unless otherwise noted the radiator appears to be in serviceable condition.



DUCTWORK

Unless otherwise noted the ductwork appears to be in serviceable condition.

BEDROOM - OWNER



CEILING, WALLS & FLOORS

Unless otherwise noted within this report, ceiling, walls and floors appear in serviceable condition in this location. Cosmetic improvement is not within the scope of this inspection.

INTERIOR WINDOWS & DOORS

Unless otherwise noted within this report, interior windows in this space appear to be in serviceable condition.

Unless otherwise noted within in this report, no evidence of moisture intrusion was observed at accessible windows, sills or adjacent interior finishes in this space.

Latch adjustment/repair is advised for proper operation of the door. All interior doors should perform as intended.

ELECTRICAL

A representative number of visible and accessible installed fixtures, switches and receptacles were inspected. The electrical components within this space were observed to be in serviceable condition.

Smoke detector not located within the recommended space. Installation per local requirements is advised.



Carbon monoxide detector not observed within fifteen feet of the bedroom entrance. Carbon Monoxide (CO) is an odorless, colorless gas, which can cause sudden illness and death. Installation per local requirements is advised.



RADIATOR

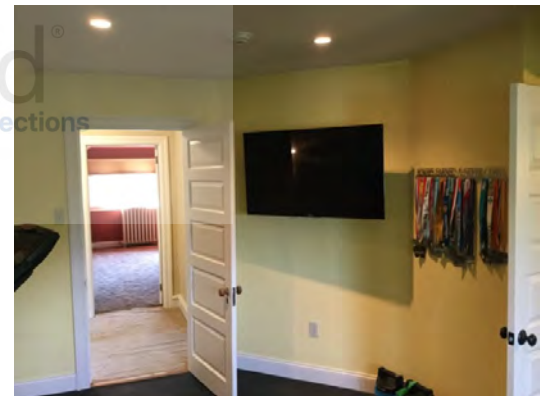
Unless otherwise noted the radiator appears to be in serviceable condition.



DUCTWORK

Unless otherwise noted the ductwork appears to be in serviceable condition.

BEDROOM - 3RD FLOOR REAR



CEILING, WALLS & FLOORS

Unless otherwise noted within this report, ceiling, walls and floors appear in serviceable condition in this location. Cosmetic improvement is not within the scope of this inspection.

INTERIOR WINDOWS & DOORS

Unless otherwise noted within this report, interior windows in this space appear to be in serviceable condition.

Unless otherwise noted within in this report, no evidence of moisture intrusion was observed at accessible windows, sills or adjacent interior finishes in this space.

Interior Door Defect/Limitation: No

ELECTRICAL

A representative number of visible and accessible installed fixtures, switches and receptacles were inspected. The electrical components within this space were observed to be in serviceable condition.

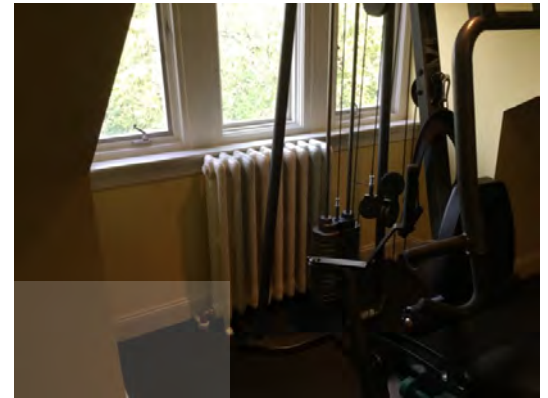
Smoke detector not located within the recommended space. Installation per local requirements is advised.



Carbon monoxide detector not observed within fifteen feet of the bedroom entrance. Carbon Monoxide (CO) is an odorless, colorless gas, which can cause sudden illness and death. Installation per local requirements is advised.



RADIATOR



Insufficient heat noted at the radiator. Further professional evaluation and necessary repair is advised.



DUCTWORK

Unless otherwise noted the ductwork appears to be in serviceable condition.

SUB PANEL



Panel Location: Closet

Electric panels with overcurrent protection devices should not be located in closets or bathrooms. The service panel at should be evaluated by a qualified electrician.



Panel Manufacturer: Murray

Sub Panel Labeled: Yes

The data plate was visible at the time of this inspection.



Sub Panel Rating: 100 amp

Panel Cover Removed: Yes

Overcurrent Protection Devices: Circuit Breakers

Evidence of Overheating: No

Evidence of Corrosion: No

Active Moisture in Service Panel: No

The neutral and ground wires were noted to be bonded in the sub panel. This configuration presents a hazardous condition. The bonding should be evaluated and corrected for proper safety.



BEDROOM - 3RD FLOOR CENTER



CEILING, WALLS & FLOORS

Unless otherwise noted within this report, ceiling, walls and floors appear in serviceable condition in this location. Cosmetic improvement is not within the scope of this inspection.

INTERIOR WINDOWS & DOORS

Unless otherwise noted within this report, interior windows in this space appear to be in serviceable condition.

Unless otherwise noted within in this report, no evidence of moisture intrusion was observed at accessible windows, sills or adjacent interior finishes in this space.

Unless otherwise noted within this report, interior doors in this space appear to be in serviceable condition.

ELECTRICAL

A representative number of visible and accessible installed fixtures, switches and receptacles were inspected. The electrical components within this space were observed to be in serviceable condition.

Smoke detector not located within the recommended space. Installation per local requirements is advised.



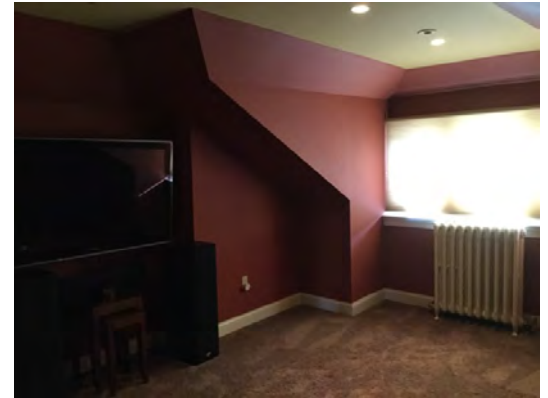
Carbon monoxide detector not observed within fifteen feet of the bedroom entrance. Carbon Monoxide (CO) is an odorless, colorless gas, which can cause sudden illness and death. Installation per local requirements is advised.



DUCTWORK

Unless otherwise noted the ductwork appears to be in serviceable condition.

BEDROOM - 3RD FLOOR FRONT



CEILING, WALLS & FLOORS

Unless otherwise noted within this report, ceiling, walls and floors appear in serviceable condition in this location. Cosmetic improvement is not within the scope of this inspection.

INTERIOR WINDOWS & DOORS

Unless otherwise noted within this report, interior windows in this space appear to be in serviceable condition.

Unless otherwise noted within in this report, no evidence of moisture intrusion was observed at accessible windows, sills or adjacent interior finishes in this space.

Unless otherwise noted within this report, interior doors in this space appear to be in serviceable condition.

ELECTRICAL

A representative number of visible and accessible installed fixtures, switches and receptacles were inspected. The electrical components within this space were observed to be in serviceable condition.

Smoke detector not located within the recommended space. Installation per local requirements is advised.



Carbon monoxide detector not observed within fifteen feet of the bedroom entrance. Carbon Monoxide (CO) is an odorless, colorless gas, which can cause sudden illness and death. Installation per local requirements is advised.



RADIATOR



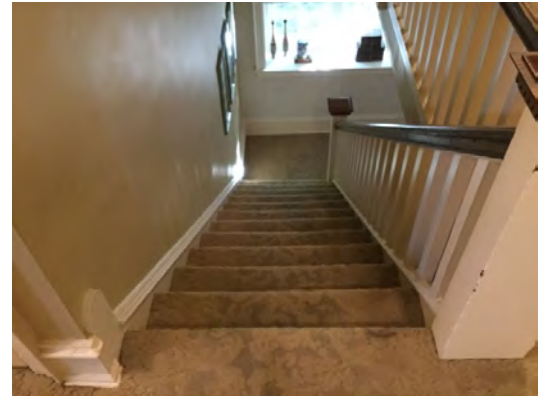
Insufficient heat noted at the radiator. Further professional evaluation and necessary repair is advised.



DUCTWORK

Unless otherwise noted the ductwork appears to be in serviceable condition.

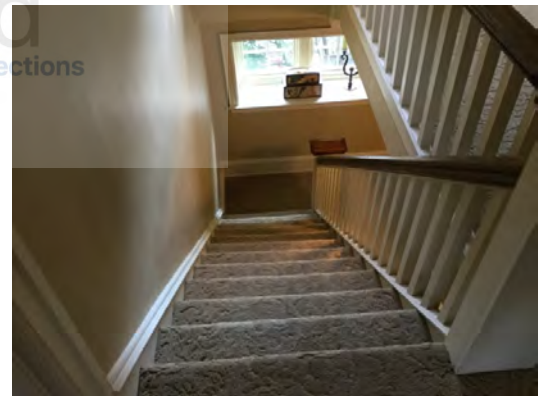
STAIRS - 2ND FLOOR



Unless otherwise noted within this report, stair handrails/guardrails appear to be in serviceable condition.

Unless otherwise noted within this report, stairs appear to be in serviceable condition.

STAIRS - 3RD FLOOR



Unless otherwise noted within this report, stair handrails/guardrails appear to be in serviceable condition.

Unless otherwise noted within this report, stairs appear to be in serviceable condition.

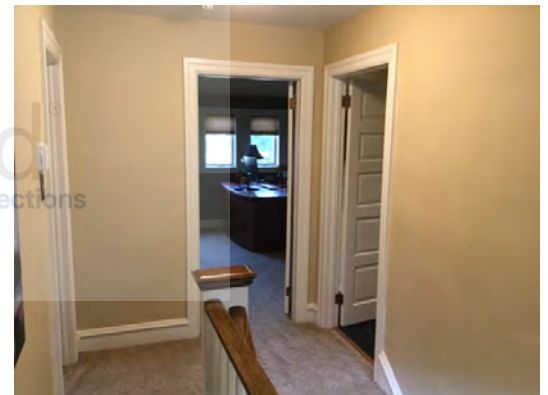
HALLWAY - 2ND FLOOR



CEILING, WALLS & FLOORS

Unless otherwise noted within this report, ceiling, walls and floors appear in serviceable condition in this location. Cosmetic improvement is not within the scope of this inspection.

HALLWAY - 3RD FLOOR



CEILING, WALLS & FLOORS

Unless otherwise noted within this report, ceiling, walls and floors appear in serviceable condition in this location. Cosmetic improvement is not within the scope of this inspection.

INTERIOR PROPERTY DETAILS

If the property was constructed before 1978, it is possible that lead paint may be contained in some of the painted surfaces. Lead is considered a neurotoxin and is most notably dangerous in small children. Testing for lead content is outside the scope of a general home inspection, and was not conducted. Deteriorating lead paint (peeling, chipping, chalking, cracking, damaged or damp) is a potential safety hazard. More information can be found at www.epa.gov/lead.



Radon gas is a naturally occurring invisible, odorless and tasteless gas. The Environmental Protection Agency (EPA) and Surgeon General have identified Radon as the second leading cause of lung cancer in the United States. Living in a home with elevated radon levels for an extended period of time increases your chances of lung cancer. Radon testing is outside the scope of a general home inspection. If you have not done so already, we recommend testing for radon.



WATER SUPPLY AND METER



Water Supply Type: Public

Main Water Shut-off Valve Location: Front Wall Of Basement

Water Supply Materials(s): Copper, Plastic - PEX, Flexible Hose

Water Meter Location: Front of Basement

The water meter appeared to be in serviceable condition.

WASTE AND DRAIN PIPING

Waste System Type: Public

Interior Waste/Drain Pipe Materials: Cast Iron, Copper, Plastic - PVC

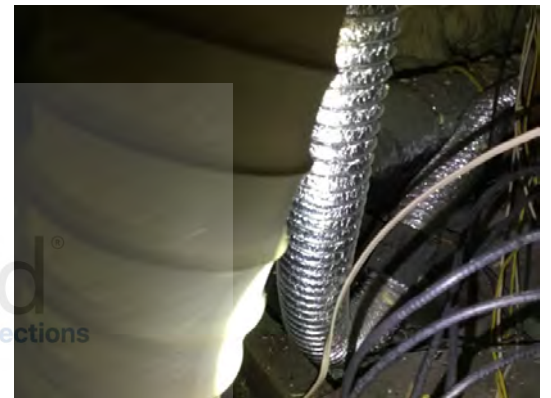
ELECTRICAL DETAILS

Service Disconnect Location: In the Main Electric Panel

Predominant Branch Circuit Wire Method(s): Romex

ATTIC - KNEE WALL

Inspection of the attic is based on what is accessible and visible at the time of the inspection. Inspection includes visible components, and is not, and should not be relied upon as an engineering or architectural service. Inspection of the attic does not preclude or warranty against the possibility of future moisture related issues. If such issues are experienced subsequent to this inspection, we recommend further professional evaluation to identify the source and to undertake advised corrective action.



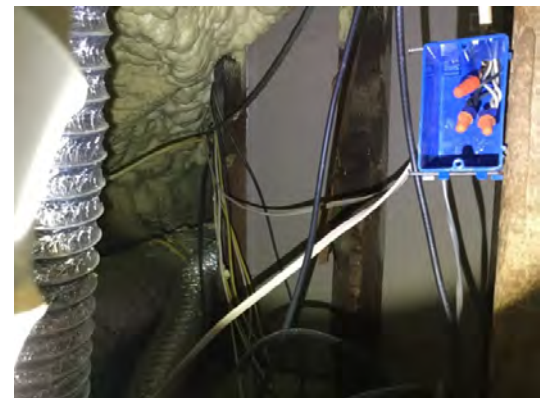
Insulation limited visual inspection.

ACCESS HATCH

Unless otherwise noted, no significant visible or accessible signs of moisture intrusion were observed.

ELECTRICAL

Uncovered junction box(es) observed. Installation of a cover is advised for safety and protection of the wire connections within the box.



DUCTWORK

Unless otherwise noted the ductwork appears to be in serviceable condition.

AIR HANDLER



Manufacturer: Unico

The air handler expected life expectancy is between 12-20 years when recommended maintenance is followed. Regular maintenance is recommended to ensure efficient heating and/or cooling. Expected life expectancy is not a warranty or guarantee of any kind. Please remember all mechanical system can fail prematurely.

Paired With: Air Conditioning

The air handler was operated with thermostatic control at the time of the inspection.

Temperature drop measured is within the 14-22 degrees suggesting the system is operating as intended. Routine professional inspection and maintenance is advised.

Emergency Heat Type: Not Applicable

The access panel for the air handler blower section was not removed. Any defects relative to the air handler blower were not inspected. Recommend that a qualified HVAC technician gain access to the air handler burner before settlement to confirm its condition and operation.

Filters should be cleaned or replaced according to the filter manufacturer's recommendations. Typically every 30-90 days.

CHIMNEY

CHIMNEY



Masonry Chimney

Chimney Liner: Terra Cotta Liner, Metal Liner

The masonry chimney has been lined. Typically masonry chimneys are lined with a terra cotta pipe that creates a smooth surface to facilitate venting of exhaust products. Even though the smooth surface is less likely than an unlined chimney to trap combustible byproducts, it is recommended that a professional evaluate the condition of the flue(s). Annual cleaning and inspections by a professional are also recommended.

The masonry chimney has been lined with a metal insert. Metal inserts can be installed as a repair to a damaged chimney flue. Metal inserts may also be required when changing the use of the chimney or replacing the appliance that the chimney serves. Chimneys that are lined should be evaluated by a professional and inspected annually for proper safety.

valueguard
Home Inspections

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SYSTEM RECOMMENDATIONS

Exterior – Defects and concerns noted within this report should be further evaluated and corrective action taken by a qualified contractor specializing in the type of repair reported prior to settlement.

Roofing – Defects and concerns noted within this report should be further evaluated and corrective action taken by a qualified roofing contractor prior to settlement.

Structural – This inspection should not be considered an engineering or architectural service. Assessing the structural integrity and/or adequacy of a building is outside the scope of a general home inspection. Structural items should receive High Priority for action. It is recommended that all accessible/visible structural concerns and defects noted within this report be further evaluated by a contractor familiar with structural repair and/or a structural engineer prior to settlement.

Interior - Defects and concerns noted within this report should be further evaluated and corrective action taken by a qualified contractor specializing in the type of repair reported prior to settlement. Cosmetic improvement is not the focus of a general home inspection. Allow for cosmetic improvements as desired.

Electrical – Defects and concerns noted within this report should be considered Important Safety items as they may present Risk of Shock and/or Fire. Electrical items should receive High Priority for action. Electrical defects and concerns should be further evaluated by a licensed electrician and necessary corrective action taken prior to settlement.

Plumbing – Defects and concerns noted within this report should be further evaluated and corrective action taken by a licensed plumbing contractor prior to settlement.

Heating & Cooling – Defects and concerns noted within this report should be further evaluated and corrective action taken by a heating and cooling contractor/specialist prior to settlement.

Insulation & Ventilation – Defects and concerns noted within this report should be further evaluated and corrective action taken by a qualified/licensed contractor prior to settlement.

Appliances – Defects and concerns noted within this report should be further evaluated and corrective action taken by a qualified/licensed contractor prior to settlement.

Chimney & Fireplace – Accessible defects and concerns noted within this report should be further evaluated and corrective action taken by a NCSG (National Chimney Sweep Guild) professional prior to settlement. Additionally, the fireplace and chimney should be inspected annually (prior to seasonal use)

Environmental – Defects and concerns noted within this report should be further evaluated and corrective action taken by a qualified/licensed contractor/specialist prior to settlement.

SYSTEM LIMITATIONS & EXCLUSIONS

The inspection and this report represent a professional home inspector opinion of the condition of the property at the time of the inspection. Defects listed in this report are based on visual observation and inspection of accessible areas only. This inspection of the property is not intended to be technically exhaustive and no systems, components or equipment will be dismantled to facilitate inspection. A detailed evaluation of the systems is beyond the scope of this inspection. Further professional evaluation and repair may uncover additional defects which were not apparent and/or visible at the time of the inspection. Inspection does not and is not intended to address code and regulatory compliance. The home inspection and report are not a guarantee or warranty. Additional important limitations and exclusions of the home inspection and report are provided in the Pre-Inspection Agreement.

Please review the specific system limitations below:

EXTERIOR LIMITATIONS

The purpose of the exterior inspection is to identify and disclose visually observable material defects at the time of the inspection only.

- A representative sample of exterior components was inspected rather than every occurrence of components.
- The inspection does not include an assessment of geological, geotechnical, or hydrological conditions, or environmental hazards.
- Screening, shutters, awnings, or similar seasonal accessories, fences, recreational facilities, including tennis courts and playground equipment, outbuildings, seawalls, break-walls, docks, erosion control and earth stabilization measures are not inspected.
- EIFS/synthetic stucco, ACMV (Adhered Concrete Masonry Veneer) and rain screen siding may not be discoverable in a visual, non-intrusive inspection. Future moisture intrusion or penetration is not addressed. Experts should be consulted for evaluations on this type of inspection.

ROOFING LIMITATIONS

The purpose of the roofing inspection is to identify and disclose visually observable material defects at the time of the inspection only. Roofing life expectancies can vary depending on numerous factors. Any estimates of roofing age and or remaining life are approximations only. The assessment of the roof does not preclude the possibility of leakage. Leakage can develop at any time and may be dependent on rain intensity, wind direction, ice buildup etc.

- Roof inspection may be limited by access, condition, weather, or other safety concerns.
- The entire underside of the roof sheathing is not inspected for evidence of leakage.
- Evidence of prior leaks may be disguised by interior finishes.
- Estimates of remaining roof life are approximations only and do not preclude the possibility of leakage. Leakage can develop at any time and may depend on rain intensity, wind direction, ice buildup, and other factors.
- Antennae, chimney/flue interiors which are not readily accessible are not inspected and could require repair.

STRUCTURE LIMITATIONS

The purpose of the structural inspection is to identify and disclose visually observable structural material defects including the foundation and framing. This report is not an engineering or architectural service or analysis, and should not be used as such. Assessing the structural integrity of a building is beyond the scope of a typical inspection.

- Structural components concealed behind finished surfaces could not be inspected.
- Only a representative sampling of visible structural components were inspected.
- Furniture and/or storage restricted access to some structural components.
- Engineering or architectural services such as calculation of structural capacities, adequacy, or integrity are not part of a home inspection.
- Concealed foundation walls are not examined.
- Concealed floor cavities restrict the inspection of structural components.
- Inspection of the roof cavity, crawlspace and/or basement is based on what is accessible and visible at the time of the inspection only.
- This report is not a wood destroying insect/organism report and should not be relied upon as such.

INTERIOR LIMITATIONS

The purpose of the interior inspection is to identify and disclose visually observable material defects and related components at the time of the inspection only. Issues such as cleanliness, cosmetic flaws, quality of materials, architectural appeal, color etc. are outside the scope of this inspection. Comments will be general, except where functional concerns exist. No comment is offered on the extent of cosmetic repairs that may be needed after removal of existing wall and furniture.

- Carpeting, window treatments, central vacuum systems, household appliances, recreational facilities, paint, wallpaper, and other finish treatments are not inspected.
- Condensation or "fogging" between the panes of glass is an indication of failed seals in insulating glass units. Not all windows with failed seals exhibit these symptoms at all times. Also, dirty windows, window treatments, furniture, storage, etc. may hide evidence of failed seals in insulating glass.
- Recent renovations and/or interior painting conceal historical evidence.
- Basement Limitations:
 - Inspection of the basement is based on what is accessible and visible at the time of the inspection only. It does not preclude or warranty against the possibility of future moisture intrusion/penetration.
 - Finished or recently finished basements may hide historical evidence of past/ongoing moisture intrusion. This report does not preclude the possibility of future moisture penetration.

ELECTRICAL LIMITATIONS

The purpose of the electrical inspection is to identify and disclose visually observable material defects of the electrical system at the time of the inspection only. The inspection does not include low voltage systems, telephone wiring, intercoms, alarm systems, TV cable, timers, and smoke detectors.

- Only a representative sampling of outlets and light fixtures were tested.
- Electrical components concealed behind finished surfaces are not inspected.
- Furniture and/or storage restricted access to some electrical components which may not be inspected.
- The inspection does not include remote control devices, alarm systems and components, low voltage wiring, systems, and components, ancillary wiring, systems, and other components which are not part of the primary electrical power distribution system.
- Determining service size adequacy, and sufficiency of number of circuits/outlets is outside the scope of a home inspection. A qualified electrician should be consulted in this regard.
- The presence of Knob & Tube (K&T) if not the predominant branch circuit wiring method; latent defects associated with wall cladding types/manufacture defects and or installation, including but not limited to stucco, EIFs/synthetic stucco, ACMV (Adhered Concrete Masonry Veneer) and rain screen siding may not be discoverable in a visual, non-intrusive inspection.

PLUMBING LIMITATIONS

The purpose of the plumbing inspection is to identify and disclose visually observable material defects and related components at the time of the inspection only. The assessment of the plumbing system does not preclude the possibility of leakage. Plumbing leaks can develop at any time. Further professional evaluation and repair may uncover additional defects which were not apparent and/or visible at the time of the inspection.

- Portions of the plumbing system concealed by finishes and/or storage (below sinks, etc.), below the structure, or beneath the ground surface are not inspected.
- Water quantity and water quality are not tested unless explicitly contracted-for and discussed in this or a separate report.
- Hose bibs that were shut off were not tested.
- Water conditioning systems, solar water heaters, fire and lawn sprinkler systems, and private waste disposal systems are not inspected.
- Swimming pools and spas, if applicable, are not inspected.
- Tile shower stalls and shower pans, by their nature, have a limited life expectancy. The life of a shower stall and shower pan usually varies depending on the quality of the installation (usually not verifiable during a visual inspection) and maintenance. Depending on the length of ownership, rebuilding the tile shower stall and/or replacing the shower pan may become necessary.
- Inspection of the plumbing includes operation of operable plumbing fixtures. Issues may become apparent after the home is occupied. The plumbing pipes and fixtures should be monitored for a time after settlement. This is not a warranty or guarantee against future leaks or plumbing defects.

HEATING & COOLING LIMITATIONS

The purpose of the heating and cooling/heat pump system inspection is to identify and disclose visually observable material defects and related components at the time of the inspection only. A detailed inspection of the heating and cooling system can only be undertaken by a HVAC technician or other qualified individual. Due to the design of modern

furnaces, only a very small view can be gained of the heat exchanger. A detailed inspection of the exchanger can only be undertaken by a heating technician.

- The adequacy of heat supply or distribution balance is not inspected.
- The adequacy of cooling supply or distribution balance is not inspected.
- The interior of flues or chimneys which are not readily accessible are not inspected.
- The furnace heat exchanger, humidifier, or dehumidifier, and electronic air filters are not inspected.
- Solar space heating equipment/systems are not inspected.
- Window mounted air conditioning units are not inspected.
- Confirming manufacturer installation clearances is beyond the scope of the inspection.
- There may be testing limitations depending on the time of year.

INSULATION / VENTILATION LIMITATIONS

The purpose of the insulation system inspection is to identify and disclose visually observable material defects and related components at the time of the inspection only. Insulation/ventilation type and levels in concealed areas are not inspected. Insulation and vapor barriers are not disturbed and no destructive tests (such as cutting openings in walls to look for insulation) are performed.

- Insulation/ventilation type and levels in concealed areas are not inspected. Insulation and vapor barriers are not disturbed and no destructive tests (such as cutting openings in walls to look for insulation) are performed.
- Potentially hazardous materials such as Asbestos and Urea Formaldehyde Foam Insulation (UFFI) cannot be positively identified without a detailed inspection and laboratory analysis. This is beyond the scope of the inspection.
- An analysis of indoor air quality is not part of our inspection unless explicitly contracted-for and discussed in this or a separate report.
- Any estimates of insulation R values or depths are rough average values.
- Access to the roof cavity/attic space, if applicable, may have been restricted.

APPLIANCES LIMITATIONS

- Appliances are inspected for basic operation only. They are not inspected for cosmetic flaws, performance or the ability/accuracy of heating, cooling, etc. They are also not inspected to ascertain whether the proper racks and/or accessories are present or in working order. In addition, the self-cleaning feature of an oven cannot be tested during a home inspection.
- The temperature calibration, functionality of timers, effectiveness, efficiency and overall performance of appliances is outside the scope of this inspection.
- Thermostats, timers and other specialized features and controls are not tested.
- Clothes washing machine connections are not inspected.
- The washing machine faucets are not tested.

- Clothes washing machine connections are not inspected.
- Inspection of appliances is not a warranty of remaining useful life.

CHIMNEY & FIREPLACE LIMITATIONS

- Chimney/flue interiors which are not readily accessible are not inspected and could require repair.

ENVIRONMENTAL LIMITATIONS

- Confirming the presence of and/or inspection of underground oil tanks and wells; underground waste pipes; septic systems; air and water quality; pollutants; toxic chemicals; and other environmental hazards is outside the scope of a home inspection. If one or more is suspected, further professional evaluation is recommended prior to settlement due to the potential environmental hazard.
- The inspection is not intended to address possible presence of, damage caused by, or danger from asbestos, radon gas, lead paint, urea formaldehyde, fungi, mold, mildew, vermin, soil contamination and other indoor and outdoor substances or pollutants.
- Mold identification/testing is out of the scope of this inspection. It is possible that mold growth exists in areas that are not visible/accessible where leaking and moisture intrusion has occurred.
- This report is not a wood destroying insect/organism report and should not be relied upon as such.



COMMONWEALTH OF PENNSYLVANIA DISCLOSURES

Home Inspection. A home inspection is a noninvasive visual examination of some combination of the mechanical, electrical or plumbing systems or the structural and essential components of a residential dwelling designed to identify material defects in those systems and components and performed for a fee in connection with or preparation for a proposed or possible residential real estate transfer. The term also includes any consultation regarding the property that is represented to be a home inspection or that is described by any confusingly similar term. The term does not include an examination of a single system or component of a residential dwelling such as, for example, its electrical or plumbing system or its roof. The term also does not include an examination that is limited to inspection for or of one or more of the following: wood destroying insects, underground tanks and wells, septic systems, swimming pools and spas, alarm systems, air and water quality, tennis courts and playground equipment, pollutants, toxic chemicals and environmental hazards.

Home Inspection Reports. A home inspection report must be in writing and shall include:

A. Required Contents. (1.) A description of the scope of the inspection, including without limitation an identification of the structural elements, systems and subsystems covered by the report. (2.) A description of any material defects noted during the inspection, along with any recommendation that certain experts be retained to determine the extent of the defects and any corrective action that should be taken. A "material defect" as defined in section 7102 (relating to definitions) that poses an unreasonable risk to people on the property shall be conspicuously identified as such. (3.) The following statements, set forth conspicuously: "A home inspection is intended to assist in evaluation of the overall condition of the dwelling. The inspection is based on observation of the visible and apparent condition of the structure and its components on the date of inspection." "The results of this home inspection are not intended to make any representation regarding the presence or absence of latent or concealed defects that are not reasonably ascertainable in a competently performed home inspection. No warranty or guaranty is expressed or implied." "If the person conducting your home inspection is not a licensed structural engineer or other professional whose license authorizes the rendering of an opinion as to the structural integrity of a building or its other component parts, you may be advised to seek a professional opinion as to any defects or concerns mentioned in the report." "This home inspection report is not to be construed as an appraisal and may not be used as such for any purpose."

B. Confidentiality. Except as otherwise required by law, a home inspector shall not deliver a home inspection report to any person other than the client of the home inspector without the client's consent. The seller shall have the right, upon request, to receive without charge a copy of a home inspection report from the person for whom it was prepared.

C. Repair estimates prohibited. A home inspector shall not express either orally or in writing an estimate of the cost to repair any defect found during a home inspection, except that such an estimate may be included in a home inspection report if: (1.) the report identifies the source of the estimate; (2.) the estimate is stated as a range of costs; and (3.) the report states that the parties should consider obtaining an estimate from a contractor who performs the type of repair involved.

Provisions of the Pennsylvania Home Inspection Law, 68 Pa. C.S. & 7501, et seq.

SIGNED AGREEMENT - PAGE 1



Pre-Inspection Agreement

Client Name: Future ValueGuard Client

Mailing Address:

City, State, Zip:

ValueGuard Home Inspections

PRE-INSPECTION AGREEMENT - Pennsylvania

Subject Property to be Inspected: Your New Home, Greater Philadelphia, PA 19000
 Inspection Date: 6/1/2020
 Client(s) Name: Future ValueGuard Client
 Inspected By: Chase Millard

Inspection Time: 9 AM

PLEASE READ THIS DOCUMENT AND ATTACHED ADDENDUM(S) CAREFULLY. IT CONTAINS PROVISIONS THAT LIMIT YOUR RIGHTS, INCLUDING YOUR RIGHT TO MAINTAIN A COURT ACTION, IF YOU HAVE ANY QUESTIONS REGARDING THE TERMS OF THIS PRE-INSPECTION AGREEMENT YOU SHOULD DISCUSS THEM WITH THE INSPECTOR PRIOR TO SIGNING THIS AGREEMENT.

The Client authorizes ValueGuard USA, Inc., d/b/a ValueGuard Home Inspections, hereinafter referred to as "the Company", to provide the following inspection services at the above identified Subject Property, and agrees to pay the price stated to the Company for the performance of the inspection(s) and issuance of the inspection report(s).

The total fee for our home inspection service(s) is \$ 0. Payment is expected before or at the time of inspection. All expenses incurred in collecting any overdue payments or returned checks are the responsibility of the Client.

REPORT DISTRIBUTION: The Client controls the distribution of all inspection reports and authorizes the Company to release copies of the report or summary to Client's Real Estate Agent.

NOTE: IMPORTANT LIMITATIONS AND EXCLUSIONS OF THIS PRE-INSPECTION AGREEMENT ARE CONTAINED IN THE FOLLOWING ADDENDUM ENTITLED LIMITATIONS AND EXCLUSIONS OF THE HOME INSPECTION AND REPORT. PLEASE READ THE ADDENDUM CAREFULLY. PLEASE FEEL FREE TO ASK ANY QUESTIONS.

LIMITATIONS AND EXCLUSIONS OF THE HOME INSPECTION AND REPORT

CLIENT AND COMPANY (Company is also defined to include any and all inspectors who perform the contracted-for inspections as an employee or independent contractor of the Company) agree to the following terms and conditions:

1. Client Attendance and Permission to Access Subject Property: The Client acknowledges that Client and/or any authorized representative has been encouraged to attend and participate in the inspection and recognizes that failure to do so may result in less than a complete understanding of the findings. The Client further acknowledges that such participation is at the Client's own risk. The Client warrants that permission has been secured for the Company to enter and inspect the Subject Property.

2. Standards of Practice: The scope of this inspection is defined and limited by the standards, limitations, exceptions and exclusions as contained in the *Standards of Practice and Code of Ethics of the American Society of Home Inspectors, Inc. ("ASHI" SoP)*, the provisions of the Pennsylvania Home Inspection Law, 68 Pa. C.S. § 7501, et seq., and this Pre-Inspection Agreement. Inspections performed under the ASHI SoP are intended to provide the client with information about the condition of inspected systems and components at the time of the home inspection. Additionally, inspections performed under the ASHI SoP are not technically exhaustive, and are not required to identify or to report: concealed conditions; latent defects; consequential damages; and cosmetic imperfections that do not significantly affect a component's performance or its intended function.

3. Definitions and Purpose of the Inspection: Home inspection means a noninvasive visual examination of some combination of the mechanical, electrical or plumbing systems or the structural and essential components of a residential dwelling designed to identify material defects in those systems and components and performed for a fee in connection with or preparation for a proposed or possible residential real estate transfer. The term does not include an examination that is limited to the failure of systems and components, the suitability of the Subject Property for specialized uses; and wells; underground waste pipes; septic systems; swimming pools and spas; alarm systems; air and water quality; tennis courts and playground equipment; pollutants; toxic chemicals; and environmental hazards. A material defect is a problem with a residential real property or any portion of it that would have a significant adverse impact on the value of the property or that involves an unreasonable risk to people on the property. The fact that a structural element, system or subsystem is near, at or beyond the end of the normal useful life of such a structural element, system or subsystem is not by itself a material defect.

4. Inspection Report: The Client and the Company agree that the Company, and its inspector(s), will prepare a written inspection report which shall: (A) describe the scope of the inspection, including without limitation an identification of the structural elements, systems and subsystems covered by the report; (B) describe any material defects noted during the inspection; (C) where necessary, recommend that certain experts be retained prior to settlement to determine the extent of the defects and any corrective action that should be taken; and (D) conspicuously identify any material defect that poses an unreasonable risk to people on the Subject Property. The contents of the inspection report are for the sole use of the Client and no other persons or party may rely on this report for any reason or purpose whatsoever.

5. Inspection Exclusions: The Company **IS NOT REQUIRED TO DETERMINE:** the condition of systems and components that are not readily accessible; the service life of systems and components; the remaining life expectancy of systems and components; the strength, adequacy, effectiveness, and efficiency of systems and components; the causes of conditions and deficiencies; methods, materials, and costs of corrections; future conditions including but not limited to failure of systems and components; the suitability of the Subject Property for specialized uses; compliance of systems and components with past and present requirements and guidelines (including, but not limited to, codes, regulations, laws, ordinances, specifications, installation and maintenance instructions, and use and care guides); the market value of the Subject Property and its marketability; the advisability of purchasing the Subject Property; the presence of plants, animals and other life forms and substances that may be hazardous or harmful to humans including, but not limited to, wood destroying organisms, pests, vermin, molds and mold-like substances; the presence of environmental hazards including, but not limited to, allergens, toxins, carcinogens, electromagnetic radiation, noise, radioactive substances, and contaminants in building materials, soil, water, and air; the effectiveness of systems installed and methods used to control or remove suspected hazardous plants, animals, and environmental hazards; presence of Knob & Tube if not the predominant branch circuit wiring method; latent defects associated with wall cladding types/manufacture defects or installation, including but not limited to stucco, EIFS/synthetic stucco, ACMV (Adhered Concrete Masonry Veneer) and rain screen siding not discoverable in a visual, non-intrusive inspection; future moisture intrusion or penetration; operating costs of systems and components; acoustical properties of systems and components; soil conditions relating to geotechnical or hydrologic specialists; or whether items, materials, conditions and components are subject to recall, controversy, litigation, product liability, and other adverse claims and conditions. The Company **IS NOT REQUIRED TO OFFER OR TO PERFORM:** acts or services contrary to law or to government regulations; architectural, engineering, contracting, or surveying services or to confirm or to evaluate such services performed by others; trades or professional services other than home inspection; or warranties or guarantees. The Company **IS NOT REQUIRED TO OPERATE:** systems and components that are shut down or otherwise inoperable; systems and components that do not respond to normal operating controls; shut-off valves and manual stop valves; or automatic safety controls. The Company **IS NOT REQUIRED TO ENTER:** areas that will, in the professional judgment of the inspector, likely be dangerous to the inspector or to other persons, or to damage the Subject Property or its systems and components, or under-floor crawlspaces and attics that are not readily accessible. The Company **IS NOT REQUIRED TO INSPECT:** underground items including, but not limited to, underground storage tanks, waste pipes or other underground indications of their presence, whether abandoned or active; items that are not installed; installed decorative items; items in areas that are not entered in accordance with the ASHI SoP; detached structures other than garages and carports; common elements and common areas in multi-unit housing, such as condominium properties and cooperative housing; every occurrence of multiple similar components; or outdoor cooking appliances. The Company **IS NOT REQUIRED TO:** perform procedures or operations that will, in the professional judgment of the inspector, likely be dangerous to the inspector, or report on systems and components that are not included in the ASHI SoP and that were not inspected; move personal property, furniture, equipment, plants, soil, snow, ice, and debris; dismantle systems and components, except as explicitly required by the ASHI SoP; reset, reprogram, or otherwise adjust devices, systems, and components affected by inspection required by the ASHI SoP; ignite or extinguish fires, pilot lights, burners and other open flames that require manual ignition; or probe surfaces that would be damaged or where no deterioration is visible or presumed to exist. Material defect cost estimates are approximations and, if provided, **ARE NOT INTENDED TO** represent or influence, in any way, the value of the property. Defects not identified as a cost range may have unknown variables or are outside of the inspector's professional ability to provide an accurate estimate. The Company recommends obtaining an estimate from a contractor who performs the type of repair involved prior to settlement.

6. BINDING ARBITRATION PROVISION. PLEASE READ CAREFULLY: Any dispute, controversy, interpretation, or claim, including claims for, but not limited to, breach of contract, any form of negligence, fraud or misrepresentation, and/or any violation of any law, statute, regulation, ordinance, or any other theory of liability arising out of, from or related to this Pre-Inspection Agreement or

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arising out of, from or related to the inspection or the report shall be submitted to final and binding arbitration as conducted by and according to the Rules and Procedures of Construction Dispute Resolution Services, LLC. The decision of the arbitrator appointed by Construction Dispute Resolution Services, LLC shall be final and binding and judgment on the decision may be entered in any Court of competent jurisdiction. All proceedings to take place in the state where the services are performed. **NOTICE: YOU AND WE WOULD HAVE A RIGHT OR OPPORTUNITY TO LITIGATE DISPUTES THROUGH A COURT AND HAVE A JUDGE OR JURY DECIDE THE DISPUTES BUT HAVE AGREED INSTEAD TO RESOLVE DISPUTES THROUGH BINDING ARBITRATION.**

7. Disclaimer of Warranty: The Client understands that the inspection and report do not, in any way, constitute a guarantee, warranty of merchantability or fitness for a particular purpose, express or implied warranty, or an insurance policy. Additionally, neither the inspection nor the report is a substitute for any real estate transfer disclosures that may be required by law.

8. Notice of Claims: The Client agrees that any claim for failure of the Company to fulfill its obligations under this Agreement shall be made in writing to the Company upon discovery. The Client also agrees to allow the Company ten (10) days to come to the Subject Property to inspect and evaluate any condition complained of by the Client to the Company and not to make, or allow others to make, any alteration to the claimed condition until the Company has had the opportunity to inspect and evaluate the claimed condition, except in case of emergency.

9. Choice of Law: This Pre-Inspection Agreement shall be governed by Pennsylvania law. If any portion of this Agreement is found to be invalid or unenforceable by any court or arbitrator the remaining terms shall remain in force between the parties.

10. LIMITATION OF LIABILITY. PLEASE READ CAREFULLY: The Client understands and agrees that the Company is not an insurer and that the payment for the inspection and report is based solely on the value of the service provided by the Company in the performance of the limited visual inspection and production of the report as described herein. The Client further understands and agrees that it is impracticable and extremely difficult to fix actual damages, if any, which may result from a failure to perform such services. Thus, the Client agrees that the sole and exclusive remedy for any claims against the Company, including claims for, but not limited to, breach of contract, any form of negligence (except gross negligence), fraud or misrepresentation, and/or any violation of any law, statute, regulation, ordinance, or any other theory of liability arising out of, from or related to this Pre-Inspection Agreement or arising out of, from or related to the inspection or report, is limited to an amount equal to the inspection fee multiplied by two (2) or the sum of one thousand dollars (\$1,000.00), whichever sum shall be less, as liquidated damages and not as a penalty. The Client releases the Company from any and all additional liability, whether based on contract, tort, or any other legal theory. The Client understands that he/she/they is/are free to consult with another professional if the Client does not agree to this provision.

11. Statute of Limitations: The Client understands and agrees that an action to recover damages arising from a home inspection report must be commenced within one year after the report is delivered.

12. Responsibility for Return Inspections: The Client understands that if any systems and/or components of the Subject Property cannot be inspected due to unforeseen circumstances during the inspection it is the Client's duty to contact the Company should the Client desire the Company to return to the Subject Property at a later date or time to inspect those systems and/or components. Any systems and/or components not inspected due to unforeseen circumstances will be identified in the report. If Client desires the Company to return at a later date or time the Client hereby agrees that the Company will charge the Client an additional fee in the amount of \$200 to conduct the return inspection.

13. Entire Agreement: This Pre-Inspection Agreement and any subsequent report issued to the Client by the Company represent the entire agreement between the parties. No oral agreements, understandings, or representations shall change, modify or amend any part of this Agreement. No change or modification shall be enforceable against any party unless such change or modification is in writing and signed by the parties and supported by valid consideration. This Agreement shall be binding upon and inure to the parties hereto and their spouses, heirs, executors, administrators, successors, assigns, and representatives of any kind whatsoever. The inspection is being performed for the exclusive use and benefit of the Client. The inspection, including the written report, is not to be transferred to, utilized or relied upon by any other person or entity without prior written permission of the Company.

14. Client's Agreement & Understanding of Terms: By signing this Agreement, the undersigned Client agrees that he/she/they have read, understand, and agree to all of the terms and conditions on all pages of this Agreement, including the provisions for arbitration, and limitations and exclusions, and agree to pay the fee shown according to the terms above. The Client understands that the Client has a right to have an attorney of the Client's choice review this Agreement before signing it. The Client understands that if the Client does not agree with any of the terms, conditions, limitations and/or exclusions set forth in this Agreement, the Client is free to not sign it. The Client understands that the Client may retain another provider to perform the services contemplated by this Agreement. The Client further understands that, should the Client not agree to the terms and conditions set forth in this Agreement, the Client may negotiate with the Company for different terms and conditions.

I have read and agree to each of the terms, conditions, limitations and exclusions of this Pre-Inspection Agreement and the above addendum.

ELECTRONIC SIGNATURE

Client's Name: Future ValueGuard Client

The below typing of my name represents my legal signature.

Inspector Chase Millard
Date/Time 6/1/2020 9:00:00 AM
Inspection # 69462

E-Signed: Future ValueGuard Client 10/14/2019 3:11:03 PM
(Client Signature)

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