

Report Legend

S - Item is Satisfactory
R - Item needs Repair/Further Evaluation
I - Information or Suggestion
NP - Not Present
NI - Not Inspected

Electrical

S	R	I	NP	NI
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Receptacles(representative#)**Type : 3 Prong**

Satisfactory: Proper wiring configurations were inspected at a random number of wall receptacle locations where access was available.

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Interior Light Fixtures, Ceiling Fans & Switches

Satisfactory: All interior light fixtures and wall switches were operated and checked for proper operation. No adverse conditions were observed at the time of the inspection.

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Exterior Light Fixtures, Ceiling Fans & Switches

Satisfactory: All exterior light fixtures and wall switches were operated and checked for proper operation. No adverse conditions were observed at the time of the inspection.

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Smoke & CO Detectors

Satisfactory: Smoke Detectors - Smoke detectors present and operated properly at the time of the inspection. Smoke detection device installation appears to be typical for the time period of the home's construction. Change out batteries (if provided with a backup power source) on all smoke detectors annually in order to provide a continued backup power source for detectors during periods of interrupted power outages.

>>> Note: Most smoke/CO detector manufacturers recommend detector replacement every 10 years.

>>> Note: Several smoke and CO alarms being sold on e-commerce sites have not been tested by Nationally Recognized Testing Laboratories (NRTLs). These untested alarms lack the certification to perform as required by industry standards.

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Doorbell

Satisfactory: Doorbell was tested and operated properly at the time of the inspection.

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Additional Electrical Item (If Needed)

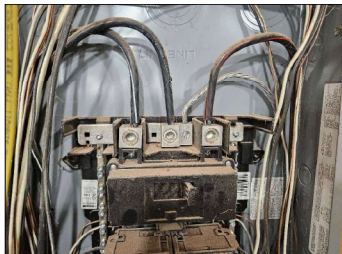
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Large Outbuilding Electrical

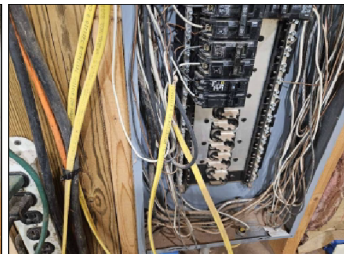
A. Needs Repair: Large Outbuilding Main Electrical Panel – Incorrectly Sized Breaker/Service Wires –
 The main breaker at the service wire entry of the main electrical panel is incorrectly sized. The wires are 2-gauge aluminum, which is only rated at 100 amps. The breaker is a 200-amp breaker. This presents an electrical safety risk/fire hazard. Excessive current could be allowed to flow into the panel; more than the service wires are rated to handle. Have a qualified electrician evaluate and make the appropriate repairs.

B. Needs Repair: Large Outbuilding Main Electrical Panel - Loose Wires -
 Observed some electrical wires in the main electrical panel that are not properly installed or secured. They are run outside of the panel, preventing the cover from being properly secured. The loose, unsecured wires can become an electrical hazard if contact is made with a live portion of the panel components. Have a professional electrical contractor properly install the loose wires in the main electrical panel.

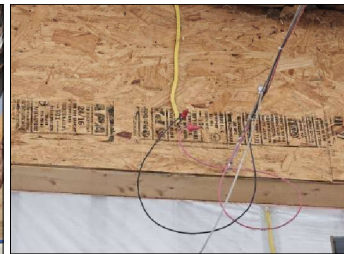
C. Needs Repair: Electrical Wiring - Large Outbuilding Wire Splices Not Covered -
 Observed wires spliced together and outlets installed in the large outbuilding without proper junction boxes and/or covers installed. All wire splices must be safely contained inside a covered junction box to prevent an electrical hazard. All outlets must have appropriate covers installed. Have a professional electrical contractor add the necessary junction boxes/covers at any uncovered connections throughout the building.



Service wires are 2 gauge. Not large enough for 200A main breaker.



Circuit wires are incorrectly installed.



There are multiple uncovered electrical splices.



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Small Outbuilding Electrical

Satisfactory: Electrical conditions inside the small outbuilding electrical panel were observed to be properly installed and typical for the period of construction. All circuits were observed having been labeled.

>>> Note: Verification that the circuits are labeled properly was not completed and is not included as part of a general home inspection.

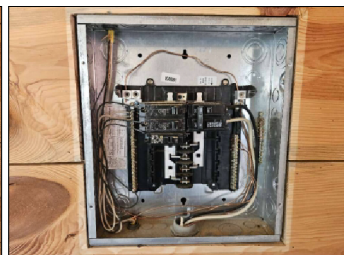


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Heating

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Heating Details**Unit Manufacturer :** Trane**Capacity (in Btu's) :** 60000**Approximate Age :** 17**Model Number :** TUC1B060A9361AC**Serial Number :** 8084W617G**Area Served :** Whole House**Heating Unit Description :** Central Heating, Forced Air**System Type and Fuel :** Split System, Propane**Unit Location :** Garage

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Heating Equipment

Further Evaluation is Suggested: Older Furnace -

The average life expectancy of an HVAC system is about 13 years. Observed this HVAC system's furnace age to be near or to have surpassed 17 years. Even though the systems operated as intended at the time of inspection, it is suggested that a more thorough/invasive evaluation of the systems be provided by a professional HVAC contractor.

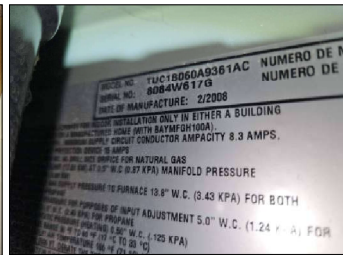
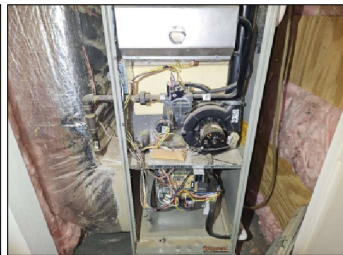


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Operation - Temp.Rise**Return :** 73**Supply :** 88

Satisfactory: Gas Heat - Temperature differential was determined by taking temperature readings at the return air grill and closest supply vent. Acceptable operating parameters have been adjusted in order to compensate for readings that are not taken immediately in front and behind the heat exchanger located inside the air handler. The temperature output with respect to return temperature for the gas fired furnace was within normal limits - recommend HVAC service annually.



supply



return

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Operating & Safety Controls

Satisfactory: HVAC controls limited to the thermostat and disconnect. All controls and safety devices should be checked at each service. Service should be performed seasonally.

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Flue

Satisfactory: Exhaust venting system is typical for the type of installation. No adverse conditions were present at the time of the inspection.

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Heating

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Additional Heating Item (If needed)

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Condensate Discharge

Needs Repair: Heating – Condensate Discharge – Rust/Deterioration –
There is some deterioration on the fitting between the flexible condensate discharge line and the main PVC discharge line at the furnace in the basement closet.
Some rust stains are present and leaking is imminent. Recommend a qualified HVAC contractor evaluate and make the appropriate repairs to prevent any leaking.



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Fireplace

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Fireplace**Description :****Location :**

Not Present: This system or component was not present or is not part of the construction type or architectural design.

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Gas Logs

Satisfactory: The fireplace gas log set was tested and operated properly at the time of the inspection.



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Damper

Not Present: Direct Vent & Ventless Fireplaces - Fireplace is designed such that it is not required to have an operational damper.

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Chimney/Flue Condition

Not Present: Fireplace is designed such that it is not required to have a flue venting system.

Additional fireplace Item (If needed)

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Fireplace

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Air Conditioning

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Cooling Details**Unit Manufacturer :** Trane**Total Capacity :** 3 ton**Approximate Age :** 17**Model Number :** 2YWR3036A1000AA**Serial Number :** 8085R824RF**Area Served :** Whole House**Cooling Unit Description :** Central Cooling ,
Forced Air**System Type and Fuel :** Split System, Electric**Unit Location :** Outside

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A/C Equipment

Further Evaluation is Suggested: Older HVAC AC System -

The average life expectancy of an HVAC system is about 13 years. Observed this HVAC system's AC age to be near or to have surpassed 17 years. Even though the systems operated as intended at the time of inspection, it is suggested that a more thorough/invasive evaluation of the systems be provided by a professional HVAC contractor.

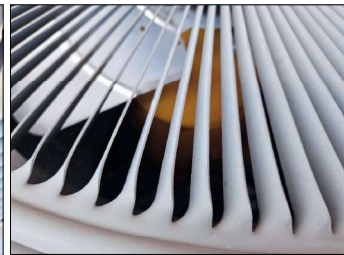


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Operation - Temp.Drop**Return :** 0**Supply :** 0

Limited Evaluation: A/C Equipment - The A/C systems were visually inspected only. Cooling function was not tested due to manufacturers recommendations not to operate when the outdoor temperature is less than 60 degrees.



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A/C Operating Controls

Satisfactory: A/C controls limited to the thermostat and disconnect. All controls and safety devices should be checked at each service. Service should be performed seasonally.

Additional A/C Item(If needed)

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Air Conditioning

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Ducts

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**Ducts - Including Straps and Supports**

Satisfactory: This home was equipped with a heat and/or cooling source in each habitable space at the time of the inspection. Where visible in the crawlspace and/or attic, the duct system was properly connected, supported and operating as expected per the requirements at the time of original installation.

**Filter****Size(s) : 20 X 25 X 1, 16 x 25 x 1**

Satisfactory: Clean filters were observed at the time of the inspection. It is recommended to change out return air filters per the manufacturer's suggested time period in order to maintain proper clean air flow conditions through the HVAC system.

>>> Suggestion: Due to the more expensive filters placing a hardship on the systems by significantly reducing air flow, it is suggested that the least expensive filter be used when replacing the HVAC return filters. A liberal coating of "Endust or Pledge" (furniture cleaner) on the front side of the filter will greatly enhance this filter's ability to remove airborne particles including dust and fungal spores without reducing/restricting air flow. Filters should be replaced every 30 days in order to be fully effective. Additionally, manufacturers suggest that the HVAC system be provided with a preventative maintenance service every year. At a minimum, it is suggested that the HVAC systems be serviced every 3-5 years by a professional HVAC technician/contractor. Service will remove all dust from the coils inside the system which allows for the system to work more efficiently, and allow the technician/contractor to assess the condition of the units.

Additional Duct Item (if Needed)

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Interior

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**Walls & Ceilings**

Satisfactory: The following conditions may be present in a home, even a newly constructed home; small cracks in drywall, nail pops, separations in drywall tape joints and caulk joints, and are considered an expected behavior. Small movements in the wall system from seasonal changes in temperature and humidity, as well as slight settlement in the frame construction can result in these types of conditions. Most of this type of movement occurs in the first few years after construction and repairs, if made, should be all that is necessary for long term sustainability of aesthetic wall appearances.

>>> Note: Minor adverse interior wallboard conditions observed in the house cannot necessarily be dismissed as being inconsequential if other adverse conditions with respect to foundation moisture levels, grading and/or structural concerns are noted in the report or become an issue over time.

**Floors (does not include carpeting or finish treatments)**

Satisfactory: Floor coverings and furnishings/personal property (if present) prevented a full inspection of some floor surfaces. Where visible, the floor condition is serviceable and typical for the age of the house.

>>> Note: The possibility of some floor noise is always present in homes with raised floor systems. Subfloor decking sections that are loosely secured to the floor trusses/floor joist can result in some minor floor deflection and/or squeaking in the floor when walked on. Floor noise not noted at the time of the original inspection can become apparent after a new occupant places furnishings at different locations in the home.

**Steps & Stairways**

Satisfactory: The interior stair system(s) were inspected and observed to be compliant with building requirements at the time of construction. Proper installation was observed at the time of the inspection.

**Interior Balcony & Railings**

Satisfactory: Interior stairway railings and/or balcony railings were inspected. No adverse conditions were observed with the installation and/or conditions at the time of the inspection. Installation and safety standards associated with the original construction of the home were present in the rail systems. Rails provide a sense of security and protection from falling when present.

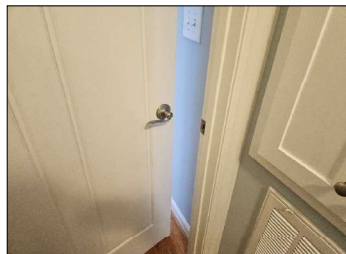
**Counters & Built-In Cabinets(representive#)**

Satisfactory: Cabinet doors and drawers were inspected and operated at the time of the inspection. No adverse conditions requiring service were noted at the time of the inspection.

**Interior Doors**

Needs Repair: Interior Doors - Door Not Latching -

The left front bedroom door will not latch properly when closed. Doors that do not latch properly cannot be properly secured. Have a professional interior trim contractor evaluate all of the doors throughout the home and make any necessary repairs to allow for proper operation.



The first floor left front bedroom door doesn't latch.

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**Window(interior side of windows)**

Satisfactory: Windows that were readily accessible were operated and functioned normally at the time of the inspection.

>>> Note: No indication of compromised glass seals were noted at the time of the inspection.

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Interior

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Fire Extinguisher

Not Present: No Extinguishers in Home - Recommend adding, and/or maintaining fire extinguishers in the home in order to provide a higher level of personal safety in the home.

Additional Interior Items (if needed)

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Insulation & Ventilation

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**Basement Insulation** **in. thick :** 6 1/4

Satisfactory: Limited Evaluation - Finished ceilings and/or wall areas in basement prevented inspection of insulation. Where visible, insulation appeared to be installed per the installation requirements at the time of original construction.

**Crawlspace Insulation** **in. thick :**

Not Present: A crawlspace is not part of this home design. This system or component was not present at the time of inspection.

**Attic Insulation** **Insulation type(s) :** Roll/Batt, Fiberglass, Cellulose **Estimated thickness in inches :** 9 1/2

Satisfactory: Viewed From Floored Surface - The inspection of the attic insulation was limited to securely installed, floored surface areas only. A combination of insulation is present in the attic and appears to meet or exceed the standard of "R" (energy efficiency) value required at the time of construction. Where visible, no adverse conditions were observed at the time of the inspection.

>>> Note: Determining the "R" values of the insulation in the home (ceilings, walls, and floors) is not part of the inspection process of a standard home inspection. Insulation is inspected, where visible, for proper installation, but functionality is not tested.

**Vapor Retarders****Type :** Kraft backed paper, Other

Satisfactory: Vapor retarders, where necessary and visible, were installed properly.

**Crawlspace Ventilation**

Not Present: Slab Foundation - Foundation venting is not used when a slab foundation is present.

**Attic Ventilation****Ventilation Type(s) :** Ridge, Soffit

Satisfactory: The attic ventilation system is typical for the period of original installation. No adverse conditions associated with inadequate ventilation were present at the time of the inspection.

**Whole House Fan**

Not Present: This system or component is not included in this home or was not present at the time of the home inspection.

**Bathroom Vents****Vents to: :** Vents through exterior wall, Vents through soffit

Satisfactory: Required venting of all of the bathrooms via an exhaust venting system to the exterior of the house was verified and operating, as well as, installed per the standards at the time of construction.

>>> Note: Bathroom exhaust fans venting into the eaves and/or soffit will result in moisture accumulation in the attic areas because of back-drafting, which will most likely cause moisture damage and/or wood rot, and can promote mold growth.

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Insulation & Ventilation

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Dryer Vent**Dryer vents to:** : Vents through exterior wall

Limited Evaluation/Recommendation: The dryer exhaust venting system was inspected but is not visible throughout all of the duct run. This exhaust duct system should be checked periodically for lint build-up which can be a safety hazard. If dryer drying time is observed to be taking longer than usual, clean the duct lines and or roof end vent cap that may have become clogged with build up of lint. Testing of air flow and/or visible inspection of the exhaust duct end cap was not completed. If service records cannot be provided by the current owner demonstrating that this duct run has been cleaned in the recent past, it is suggested that this service be provided due to known lint build up that occurs over time of use.

> The following link provides simplistic instructions on how to clean out a dryer duct; <http://m.wikihow.com/Clean-a-Clothes-Dryer-Vent>

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Radon

Information: Radon Remediation Device (Radon Test in Progress) - Observed a radon mitigation system on the home. The presence of the device indicates either previous high levels of radon, or it was installed as a precaution by the builder/homeowner. A radon mitigation system requires regular service every 2-5 years. The inspection of this system is beyond the scope of the home inspection. The homeowner should be consulted regarding system warranties and previous maintenance. A qualified radon mitigation system specialist should perform a complete evaluation of this system.

>>> Note: A radon test is not part of the standard home inspection, but a separate radon test was started at time of inspection. These test take a few days to complete, and the results are forwarded to the buyer once received/processed. The results will indicate radon levels current in the home. If levels are within normal limits no further action is needed. If levels are high, repairs or upgrades will be required to the radon remediation device.



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Additional Insulation Items(if needed)

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Appliances

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Dishwasher

Manufacturer : Bosch

Age : 17

Needs Repair: Dishwasher - Dishwasher Not Secured Properly -
The dishwasher needs to be properly secured to the underside of the countertop and/or sides of the cabinet. (See Photo) The loose appliance can result in damage/personal injury. Recommend a professional contractor to properly secure the dishwasher.

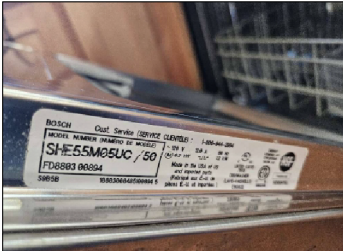


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Range

Manufacturer : General Electric

Age : 17

Needs Repair: Range - Missing Anti-Tip Bracket -
The anti-tip bracket required for safety on all freestanding ranges, was not installed at the time of the inspection. The anti-tip device can prevent personal injury/damage caused by the appliance tipping over due to weight added to the open door. Recommend a professional appliance installation contractor install this anti-tip device as required to prevent damage and personal injury.

Type : Gas

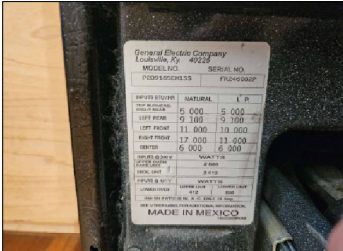


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Oven

Manufacturer : General Electric

Age : 17

Satisfactory: Oven - Oven burners were inspected and operated properly at the time of the inspection.
>>> Note: Due to inspection time constraints, if the oven has a self-cleaning function it was not evaluated during the inspection.
>>> Note: Temperature calibration tests are not performed on the oven appliance as part of the standard home inspection, and due to inspection time constraints, if the oven has a self-cleaning function it was not evaluated during the inspection.

Type : Electric

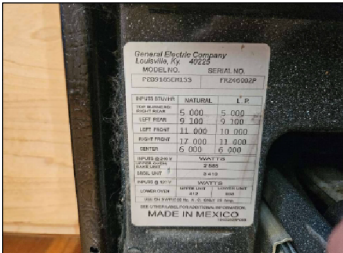


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Appliances

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Trash Compactor

Manufacturer :

Age :

Not Present: Trash Compactor - Not Installed - This system or component is not installed/not included in the appliance package serving the home.

Garbage Disposal

Manufacturer :

Age :

Not Present: Garbage Disposal - Not Installed - This system or component is not installed/missing/not included in the appliance package.

Range Hood Vent

Manufacturer : General Electric

Type of Ventilation: : Vents to the exterior

Needs Repair: Range Hood Vent - Insect Nests Inside Vent -
The range hood vent exhaust end cap has some insect nests present where it vents through to the exterior of the home. (See Photo) The baffle that closes when the vent fan is not operating is partially open at all times. Being open all the time allows air exchange between the exterior and interior of the house, as well as the possibility of vermin getting in the exhaust duct. Have a professional contractor make repairs/remove the insect nests so that the baffle closes fully when not being used.



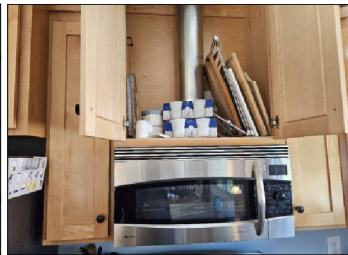


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There appear to be insect nesting materials inside the outer screen.

Microwave(built-in)

Manufacturer : General Electric

Ventilation Type (If Present) : Vents to the exterior

Satisfactory: Microwave - Microwave oven was tested and operated at the time of the inspection. Testing procedure verifies that the appliance is producing microwaves alone. All of the heating functions/features provided by the appliance were not evaluated specifically to their ability to function. Radiation leakage is not checked as part of the inspection.

Age : 17



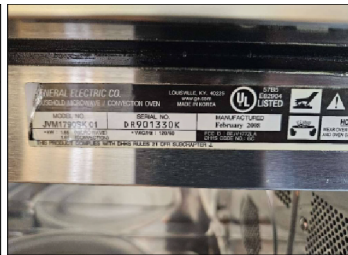




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Report Legend

S - Item is Satisfactory
R - Item needs Repair/Further Evaluation
I - Information or Suggestion
NP - Not Present
NI - Not Inspected

Appliances

S **R** **I** **NP** **NI**

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Refrigerator**Manufacturer :** Samsung**Age :** 7

Satisfactory: Refrigerator - Refrigerator was inspected. All interior lights and features were operational at the time of the inspection.



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Additional Appliance Items (if needed)

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Not Present: No additional statements, comments, or concerns were observed during the inspection that resulted in use of this reporting area. This area was intentionally left blank.

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Addendum

Report Number
NXT34717

This home is more than 12 years of age, and as such, has some systems or components that are nearing or have exceeded what most manufacturers of major appliances would consider the normal operating life expectancy. A home inspection only cites adverse conditions that are present at the time of the inspection. No reference to age can be used to indicate that future repairs and/or replacement may be imminent. Please refer to information in the body of the report for specific ages of the appliances, if this information is to be considered in your decision as to whether or not to purchase the property.

The End

