Confidential Inspection Report

LOCATED AT:
Sample Address
Sample City, MI

PREPARED EXCLUSIVELY FOR:
Sample Client

INSPECTED ON:
Thursday, March 3, 2022

Inspector, Tim Decker
Magnify Property Inspections LLC

Executive Summary

This is a summary review of the inspectors' findings during this inspection. However, it does not contain every detailed observation. This is provided as an additional service to our client, and is presented in the form of a listing of the items which, in the opinion of your inspector, merit further attention, investigation, or improvement. Some of these conditions are of such a nature as to require repair or modification by a skilled craftsman, technician, or specialist. Others can be easily handled by a homeowner such as yourself.

Often, following the inspector's advice will result in improved performance and/or extended life of the component(s) in question. In listing these items, your inspector is not offering any opinion as to who, among the parties to this transaction, should take responsibility for addressing any of these concerns. As with most of the facets of your transaction, we recommend consultation with your Real Estate Professional for further advice with regards to the following items:

HOT WATER HEAT HW BASEBOARDS

WARN **1:** Several baseboard units in the basement are leaking. We recommend they be repaired or replaced.

ELECTRICAL SYSTEM CB MAIN PANEL

DNGR **2:** There are several double tapped breakers in the main CB panel. This is an incorrect configuration. We suggest a qualified electrician Evaluate and repair to prevent a potential hazard.

PLUMBING MAIN SUPPLY

WARN **3:** The main water supply line has been repaired in a substandard manner and is actively leaking. We suggest a qualified plumber evaluate and repair to prevent further leakage or damages.

COMPOSITION SHINGLE ROOFING SURFACE

WARN **4:** The ridge shingles are damaged at the right side of the roof. We suggest a qualified roofing contractor evaluate and repair to prevent leakage or damages.

WATER HEATER T/P RELEASE VALVE

UPG **5:** The temperature and pressure relief valve lacks a discharge pipe. We recommend the installation of approved piping to an approved location.

BATHROOM FIXTURES

WARN **6:** The bathroom faucet is leaking from the base of the handle. We recommend that it be repaired or replaced to prevent further leakage or damages.

GARAGE DOOR OPENER

DNGR **7:** The garage door opener lacks electric eyes. This is an important safety feature. We suggest installation of electric eyes in this area at the base of both garage doors to ensure maximum safety.

Thursday, March 3, 2022
Sample Client
Sample Address
Sample City, MI

Dear Sample Client,

We have enclosed the report for the property inspection we conducted for you on Thursday, March 3, 2022 at:

Sample Address
Sample City, MI

Our report is designed to be clear, easy to understand, and helpful. Please take the time to review it carefully. If there is anything you would like us to explain, or if there is other information you would like, please feel free to call us. We would be happy to answer any questions you may have.

Throughout the report, you'll find special symbols at the front of certain comments. Below are the symbols and their meanings:

DNGR = Dangerous condition that should be corrected as soon as possible.
WARN = Potentially serious issue that should be addressed.
UPG = Upgrade recommended, but not required

We thank you for the opportunity to be of service to you.

Sincerely,

Inspector, Tim Decker
Magnify Property Inspections LLC

Table of Contents

Executive Summary....2
Introduction....5
Introductory Notes....5
Air Conditioning....6
Heat....6
Electrical System....9
Interior....14
Plumbing....15
Roofing....17
Water Heater....21
Exterior/Site/Ground....23
Attic....28
Basement....28
Bathroom....30
Garage....32
Kitchen....34
Locations of Emergency Controls....37
Environmental Concerns....38
Conclusion....38

Introduction

We have inspected the major structural components and mechanical systems for signs of significant non-performance, excessive or unusual wear and general state of repair. The following report is an overview of the conditions observed.

In the report, there may be specific references to areas and items that were inaccessible. We can make no representations regarding conditions that may be present but were concealed or inaccessible for review. With access and an opportunity for inspection, reportable conditions may be discovered. Inspection of the inaccessible areas will be performed upon arrangement and at additional cost after access is provided.

We do not review plans, permits, recall lists, and/or government or local municipality documents. Information regarding recalled appliances, fixtures and any other items in this property can be found on the Consumer Product Safety website. These items may be present but are not reviewed.

Our recommendations are not intended as criticisms of the building, but as professional opinions regarding conditions present. As a courtesy, the inspector may list items that they feel have priority in the Executive Summary portion of the report. Although the items listed in this section may be of higher priority in the opinion of the inspector, it is ultimately the client's responsibility to review the entire report. If the client has questions regarding any of the items listed, please contact the inspector for further consultation.

Lower priority conditions contained in the body of the report that are neglected may become higher priority conditions. Do not equate low cost with low priority. Cost should not be the primary motivation for performing repairs. All repair and upgrade recommendations are important and need attention.

This report is a "snapshot" of the property on the date of the inspection. The structure and all related components will continue to deteriorate/wear out with time and may not be in the same condition at the close of escrow.

Anywhere in the report that the inspector recommends further review, it is strongly recommended that this be done PRIOR TO THE CLOSE OF ESCROW. This report is not intended for use by anyone other than the client named herein. No other persons should rely upon the information in this report. Client agrees to indemnify, defend and hold inspector harmless from any third party claims arising out of client's unauthorized distribution of the inspection report.

By accepting this inspection report, you acknowledge that you have reviewed and are in agreement with all of the terms contained in the standard contract provided by the inspector who prepared this report.

Introductory Notes

ORIENTATION
For purposes of identification and reporting, the front of this building faces south.

NOTES
The house was estimated to be approximately 47 years old.

Over the course of this inspection the temperature was estimated to be between 40 and 50 degrees.

The weather was sunny at the time of our inspection.

We make no representations as to the extent or presence of code violations, nor do we warrant the legal use of this building. This information would have to be obtained from the local building and/or zoning department.

This report is intended to be a sample and is in no way a true representation of this property.

Air Conditioning

An air conditioning system consists of the cooling equipment operating and safety controls and a means of distribution. These items are visually examined for proper function, excessive or unusual wear, and general state of repair. Air conditioning systems are not tested if the outside temperature is too cold for proper operation. Detailed testing of the components of the cooling equipment or predicting their life expectancy requires special equipment and training and is beyond the scope of this inspection. This is a non-evasive, basic function review only. We do not dismantle, uncover or calculate efficiency of any system. Regular servicing and inspection of air conditioning equipment is encouraged.

GENERAL COMMENT
This structure has no air conditioning.

Heat

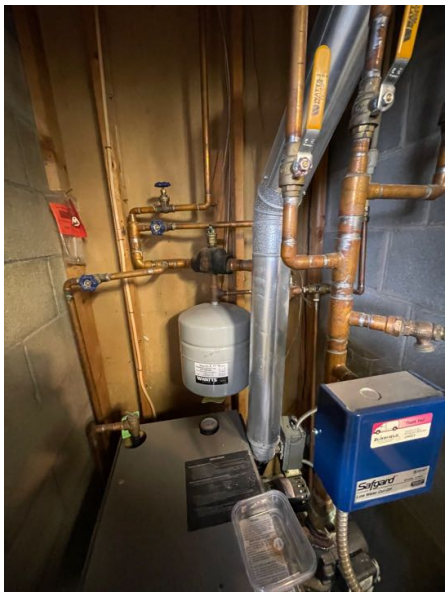
A heating system consists of the heating equipment, operating and safety controls, venting and the means of distribution. These items are visually examined for proper function, excessive or unusual wear and general state of repair. This is a non-evasive, basic function review only. We do not dismantle, uncover or calculate efficiency of any system. Regular servicing and inspection of heating systems is encouraged.

Hot Water Heat

BASIC INFORMATION
Boiler location: Basement
Energy source: Liquid propane
Boiler btu input rating: 120,000
Manufacturer: Bryant
Age: 17 years old

SYSTEM NOTES
Hot water (or hydronic) heating systems operate by warming water which is pumped through piping to radiators, baseboard heaters, or fan coils. Important elements include the boiler, exhaust venting, controls, and the piping and pumping system.

BOILER
The boiler appears to be properly installed and in serviceable condition.



GAS SUPPLY
The gas piping includes a 90 degree shutoff valve for emergency use. The valve was not tested at the time of inspection. This age and style of valve is normally found to be operable by hand and generally trouble free.

IGNITION SYSTEM
The heating unit is equipped with an electronic ignition system, which is an energy saving feature that allows operation without the need for a continuously burning pilot light.

CIRCULATING PUMP
The circulating pump for the heating system appears to be properly installed and in serviceable condition.

EXPANSION TANK
The expansion tank appears to be properly installed and in serviceable condition.

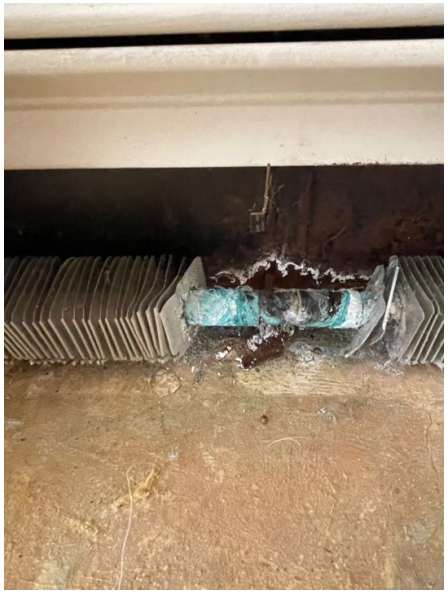
RELIEF VALVE
The water heater is equipped with a temperature and pressure relief valve. This device is an important safety device and should not be altered or tampered with. We observed no adverse conditions.

VENT
The heating system vent is properly installed and appears in serviceable condition where seen.

COMBUSTION AIR
There is adequate combustion air for this heating unit.

HW BASEBOARDS

WARN Several baseboard units in the basement are leaking. We recommend they be repaired or replaced.



THERMOSTAT

The thermostat appears to be properly installed and the unit responded to the user controls.

HVAC WIRING

All accessible wiring appears in good condition.

HVAC DISCONNECT

The local disconnect appears properly installed and in good condition.

GENERAL COMMENT

The heating is in the middle of its expected service life, responded to normal operating controls and with routine maintenance should be reliable for a number of years.

Electrical System

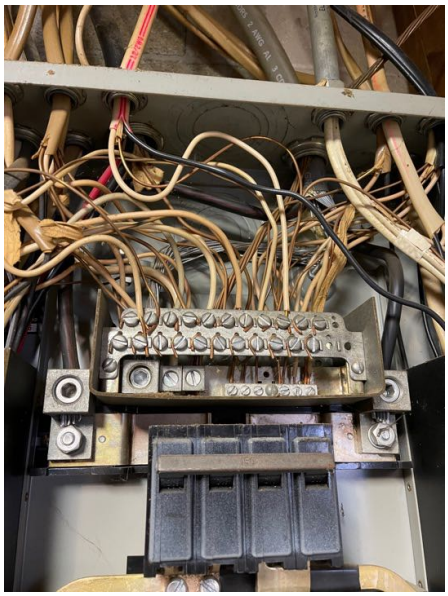
An electrical system consists of the service, distribution, wiring and convenience outlets (switches, lights, and receptacles). Our examination of the electrical system includes the exposed and accessible conductors, branch circuitry, panels, overcurrent protection devices, and a random sampling of convenience outlets. We look for adverse conditions such as improper installation, exposed wiring, running splices, reversed polarity and circuit protection devices. We do not evaluate fusing and/or calculate circuit loads. The hidden nature of the electrical wiring prevents inspection of every length of wire.

BASIC INFORMATION
Service entry into building: Overhead service drop
Voltage supplied by utility: 120/240 volts
Capacity (available amperage): 150 amperes
System grounding source: Water supply piping
Branch circuit protection: Circuit breakers
Wiring material: Copper and aluminum wiring where seen
Wiring method: Non-metallic sheathed cable or 'romex' and older cloth covered 'romex'

ELECTRIC METER
The electric meter is outside on the left side of the building.

MAIN DISCONNECT

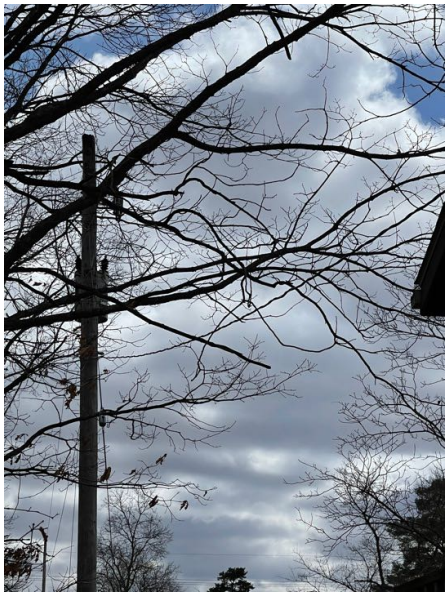
The main disconnect is incorporated into the electrical service panel.



SERVICE DROP

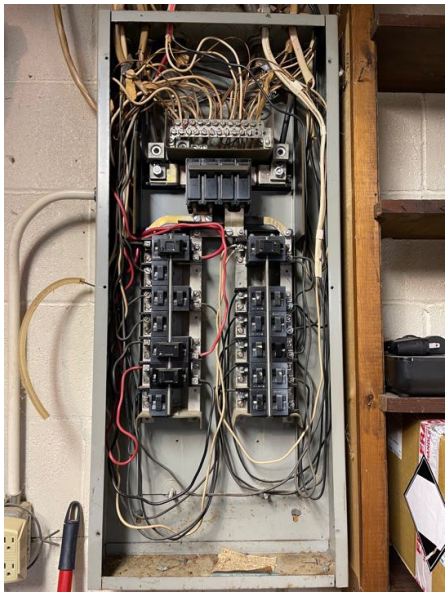
The service drop appears to be properly installed and in good condition.

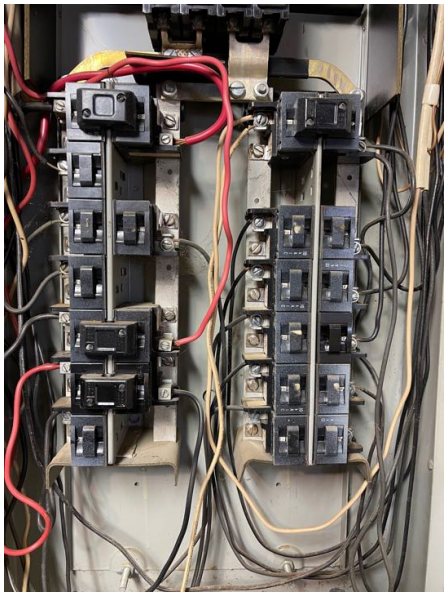
UPG The overhead service wires are deflected by trees. We recommend the trees be trimmed clear of the wires or the service be reconfigured. To reduce shock hazard during this procedure, the work should be coordinated with the utility provider.

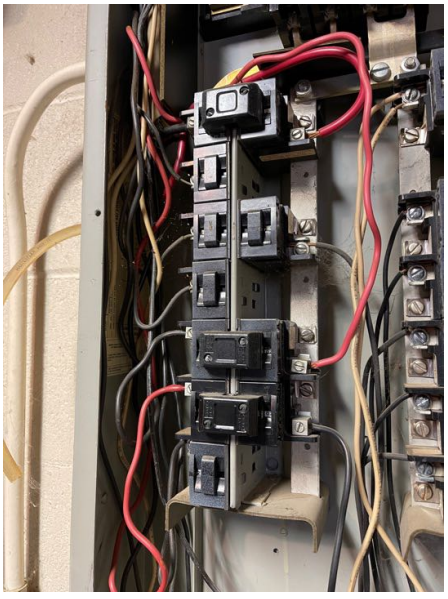


CB MAIN PANEL

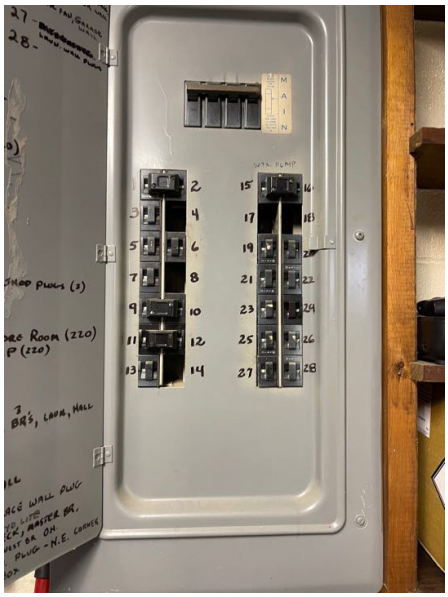
UPG The main service panel does not meet present standards. However, the circuitry is generally installed and fused correctly, with only minor items worthy of attention.





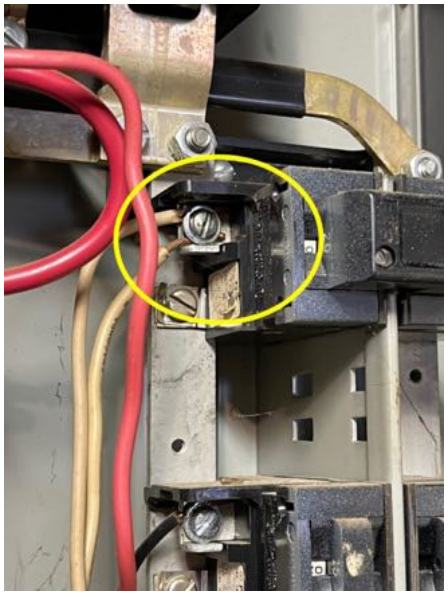


DNGR There are holes in the service panel where 'knockouts' have been removed and left open. This is not an approved practice and we recommend the holes be closed with approved filler plates.



The circuits in the panel are labeled. We did not verify the accuracy of the labeling, but it appears to be typical. When the opportunity arises, we suggest checking the labeling by actually operating the breakers.

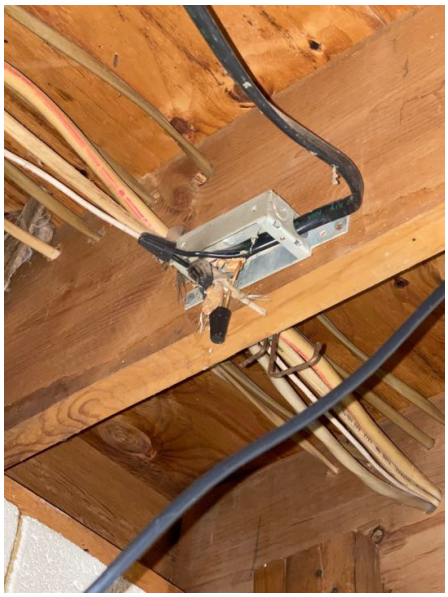
DNGR There are several double tapped breakers in the main CB panel. This is an incorrect configuration. We suggest a qualified electrician Evaluate and repair to prevent a potential hazard.



BRANCH CIRCUITRY

The accessible branch circuitry was examined and appeared properly installed and in serviceable condition.

DNGR There are numerous uncovered junction boxes. We recommend these boxes be covered to protect the wiring connections.



CONDUCTOR MATERIAL
The wiring in the 120 volt circuits is copper. One or more of the 240 volt circuits are aluminum.

RECEPTACLES: OVERALL
For reference, as receptacles are discussed in this report, present standards for typical room plugs require grounded, 3 prong receptacles within six feet of any point on all walls. Upgrading is required in older buildings only during remodeling.

Based upon our inspection of a representative number, the receptacles were found to be properly installed for the time of construction, in serviceable condition, and operating properly.

SWITCHES: OVERALL
We checked a representative number of switches and found they were operating and in serviceable condition.

LIGHTS: OVERALL
The light fixtures in this building are generally in serviceable condition.

GFI PROTECTION
GFCI (ground fault circuit interrupter) protection is a modern safety feature designed to prevent shock hazards. GFCI breakers and receptacles function to de-energize a circuit or a portion of a circuit when a hazardous condition exists.

WARN GFCI devices are installed in this home. We recommend adding these devices at all locations currently requiring this protection. This includes receptacles near sink basins, in bathrooms, garages, crawl spaces, and the exterior. In addition, we recommend upgrading all older devices (pre-2007) with newer devices for safety.

GENERAL COMMENT
The electrical system is generally in good condition, with only a few instances of needed repair or correction observed. See notes above for specific comments.

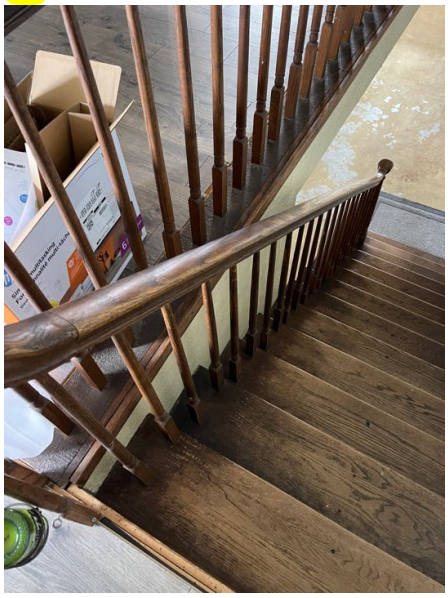
Interior

Our review of the interior includes inspection of walls, ceilings, floors, doors, windows, steps, stairways, balconies and railings. These features are visually examined for proper function, excessive wear and general state of repair. Some of these components may not be visible/accessible because of furnishings and/or storage. In such cases these items are not inspected.

BASIC INFORMATION
Number of bedrooms: Four
Number of bathrooms: Two
Window material: Viynl
Window type: Single-hung windows
Window glazing: Double pane
Finished ceiling material: Sprayed-on acoustic
Finished wall material: Drywall

SURFACES: OVERALL
The interior wall, floor, and ceiling surfaces were professionally installed and found to be generally in very good condition.

RAILINGS
WARN The railings at the upstairs steps are loose. We recommend they be repaired or replaced.



DOORS: OVERALL
The interior doors appear to be properly installed and in good condition.

WINDOWS: OVERALL
We operate a representative sample of the windows, but do not necessarily open, close, and latch every window. Our inspection standards require testing a minimum of one window in every room.

The windows tested appear to be properly installed and in serviceable condition. We operate a representative sample of the windows, but do not necessarily open, close, and latch every window.

FIREPLACE
The fireplace appears to be properly installed and in serviceable condition with no signs of excessive or unusual wear.

DETECTORS: OVERALL
WARN More smoke/carbon monoxide detectors will be required in this building to ensure adequate safety for the occupants in the event of an emergency. We recommend placement in accordance with the manufacturer's instructions.

HEAT SOURCE
We observed a permanent heat source in each room throughout the building.

GENERAL COMMENT
The interior surfaces, hardware, fixtures, doors and windows appear to be properly installed and generally in serviceable condition, with exceptions noted above.

Plumbing

A plumbing system consists of the domestic water supply lines, drain, waste and vent lines and gas lines. Inspection of the plumbing system is limited to visible faucets, fixtures, valves, drains, traps, exposed pipes and fittings. These items are examined for proper function, excessive or unusual wear, leakage, and general state of repair. The hidden nature of piping prevents inspection of every pipe and joint. A sewer lateral test, necessary to determine the condition of the underground sewer lines, is beyond the scope of this inspection If desired, a qualified individual could be retained for such a test. Our review of the plumbing system does not include landscape watering, fire suppression systems, private water

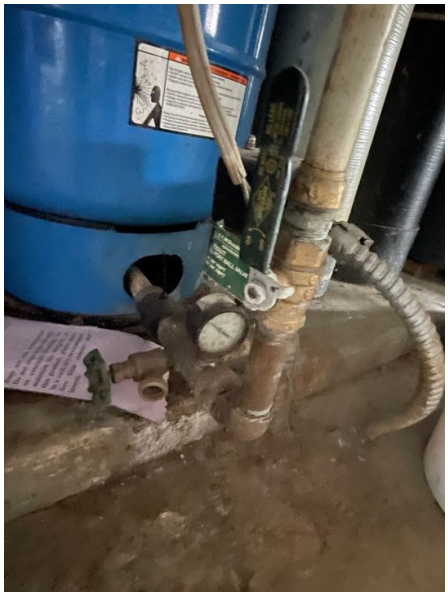
supply/waste disposal systems, or recalled plumbing supplies. Review of these systems requires a qualified and licensed specialist.

BASIC INFORMATION

Domestic water source: Private well water
Landscape water source: Private well water
Main water line: Plastic
Supply piping: Copper and plastic where seen
Waste disposal: Private on-site disposal
Waste piping: Plastic where seen
Water pressure: Low-range of normal water pressure
Other installed systems: Water softener, not inspected

WATER SHUTOFF LOCATION

The domestic water supply shut-off valve is in the garage.



MAIN SUPPLY

WARN The main water supply line has been repaired in a substandard manner and is actively leaking. We suggest a qualified plumber evaluate and repair to prevent further leakage or damages.

INTERIOR SUPPLY

The exposed and accessible supply piping generally appears to be properly installed and in good condition.

DRAIN LINES

The visible drain piping appears to be properly installed and in serviceable condition.

VENT LINES

The vent piping for the waste system appears to be properly installed and in good condition.

GAS PIPING

The gas piping appears to be properly installed and in serviceable condition. We detected no evidence of leakage at any of the exposed gas piping. Pressure testing may reveal leaks, but this procedure is beyond the scope of our inspection.

GENERAL COMMENT

The plumbing system appears to be in good condition, with the exceptions noted above.

Roofing

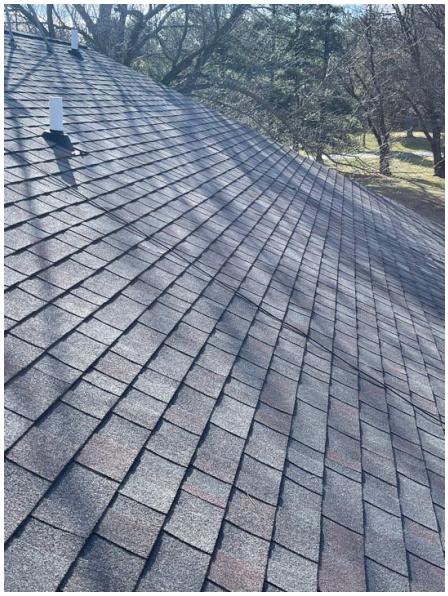
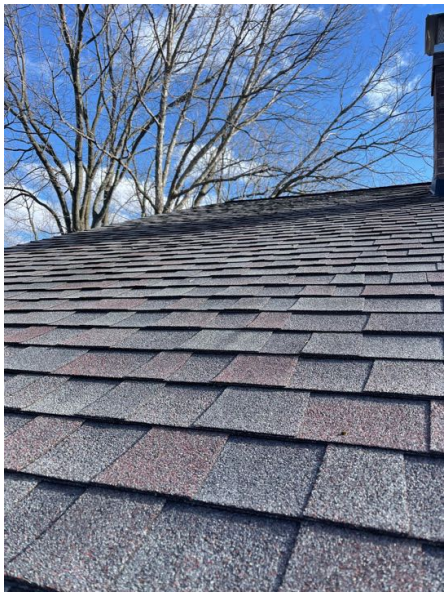
A roof system consists of the surface materials, connections, penetrations and drainage (gutters and downspouts). We visually review these components for damage and deterioration and do not perform any destructive testing. If we find conditions suggesting damage, improper application, or limited remaining service life, these will be noted. We may also offer opinions concerning repair and replacement. Opinions stated herein concerning the roof are based on a limited visual inspection. These do not constitute a warranty that the roof is, or will remain, free of leaks.

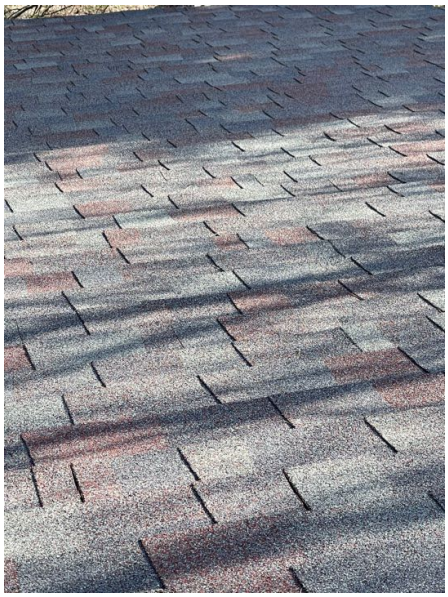
Composition Shingle

BASIC INFORMATION
Location: Covers whole building
Roof slope: Low pitch
Material: Fiberglass matrix shingles
Layers: Single layer
Age: Approximately 10-15 years old
Roof drainage system: Gutters and downspouts

INSPECTION METHOD
Our inspection of this roof was conducted from the roof surface. The inspector walked upon the surface and visually examined the accessible roofing components.

SURFACE
The roofing surface appears to have been properly installed and is in serviceable condition, with exceptions noted below. Attention to the items listed, together with routine maintenance, will keep it functional and maximize its useful life.

WARN The ridge shingles are damaged at the right side of the roof. We suggest a qualified roofing contractor evaluate and repair to prevent leakage or damages.

FLASHINGS: OVERALL

The accessible connection and penetration flashings appear to be properly installed and in serviceable condition. All of the connections and penetrations should be periodically examined for signs of leakage and repairs performed if necessary.






CHIMNEY AT ROOF
The chimney appears to be properly installed and in serviceable condition.

GUTTERS
The gutters are in serviceable condition, but should be checked for debris and cleaned on a regular basis to prolong their useful life.

GENERAL COMMENT
This roof is in the middle of its expected service life, and with routine maintenance should remain watertight for a number of years.

Water Heater

Our review of water heaters includes the tank, water and gas connections, electrical connections, venting and safety valves. These items are examined for proper function, excessive or unusual wear, leakage and general state of repair. We do not fully review tankless/on-demand systems and suggest you consult a specialist. The hidden nature of piping and venting prevents inspection of every pipe, joint, vent and connection.

BASIC INFORMATION
Location: In the garage
Energy source: Electricity
Capacity: 50 gallons
Age: Estimated to be 1 year old
Unit type: Free standing tank
Water heater temperature settings should be maintained in the mid-range to avoid injury from scalding

T/P RELEASE VALVE
The water heater is equipped with a temperature and pressure relief valve. This device is an important safety device and should not be altered or tampered with. We observed no adverse conditions.

UPG The temperature and pressure relief valve lacks a discharge pipe. We recommend the installation of approved piping to an approved location.

WATER CONNECTORS

The cold water inlet and hot water outlet connections appear properly installed and in serviceable condition.

GENERAL COMMENT

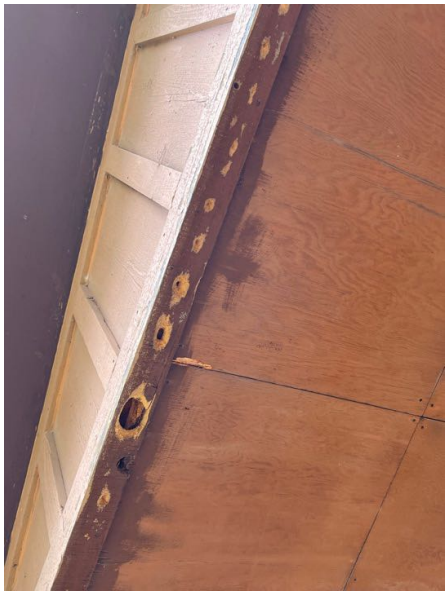
This is a newer water heater, was operating and with routine maintenance should be reliable for a number of years.

Exterior/Site/Ground

BASIC INFORMATION
Site grading: Sloped towards structure
General lot topography: Hillside
Retaining wall location: On adjacent property
Driveway: Gravel
Primary exterior wall covering: T-111 plywood siding
Primary exterior window material: Vinyl/plastic or vinyl clad

FOUNDATION
The foundation and other visible elements of the support structure have performed well and are in good condition for the age of the structure.

PEST CONTROL
WARN In the area near the rear, there is evidence commonly associated with wood-destroying pest and/or organism activity. We recommend consultation with a licensed pest control operator.



UPG There are several birds nests built against the structure at the front. We suggest removal of the nests.

EXTERIOR PLUMBING
The plumbing on the exterior of the building and in the yard appears to be properly installed and in serviceable condition. We make no attempt to locate and test every hose bib. Testing of irrigation systems is beyond the scope of our inspection.

OUTDOOR RECEPTACLES
The receptacles were found to be properly installed and in serviceable condition.

PLYWOOD SIDING
The plywood siding shows routine wear but is generally in serviceable condition. We recommend minor maintenance to ensure maximum service life.

GRADING

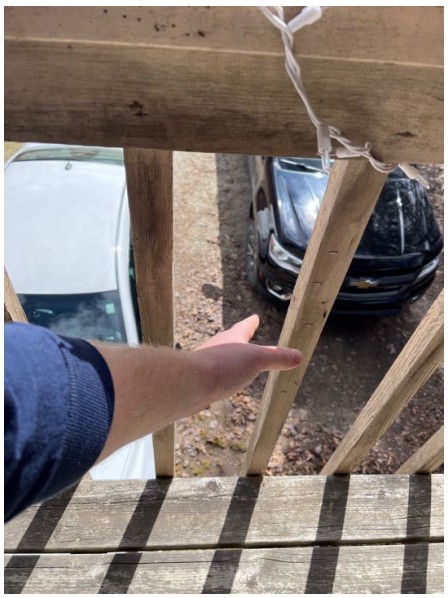
The grading of the lot appears to properly and adequately drain excess surface water and roof runoff away from the structure.

DECK SUPPORTS

UPG The balcony floor joists are damaged/deteriorated in several areas. We suggest a qualified contractor evaluate and repair to prevent further damages.

RAILINGS

WARN At the front and rear, the railing construction is deficient by present standards. Modifications to eliminate hazards, especially for children, are recommended as an upgrade. The local building authority can supply minimum present standards.



FASCIA

Sections of the fascia at the right side are damaged. We recommend they be repaired or replaced.

PAINT/STAIN

UPG There is peeling paint around the exterior walls and window frames. We recommend this area be prepared and refinished.

GENERAL COMMENT

UPG As preventive maintenance, caulking and sealing the gaps in the exterior of the building around the doors, windows, plumbing and electrical entry points will help prevent heat loss, cold air infiltration and moisture entry.

If caulking is needed for maintenance of any flashing or exterior trim, we suggest a high quality urethane sealant such as 'Sikaflex'. Latex, butyl, oil based, silicone or 'architectural grade' sealants should be avoided.

The exterior features of the building generally appear to be properly installed and in serviceable condition. Exceptions are discussed above and elsewhere in this report. Regular maintenance will prolong the service life of the 'weather shell'.

Attic

The attic contains the roof framing and serves as a raceway for components of the mechanical systems. There are often heating ducts, electrical wiring and appliance vents in the attic. We visually examine the attic components for proper function, excessive or unusual wear, general state of repair, leakage, venting and misguided improvements. Where walking in an unfinished attic can result in damage to the ceiling, inspection is from the access opening only.

ACCESS/ENTRY

UPG This home has an attic space, however, it has no access opening. For future maintenance and inspection, we recommend the installation of an approved opening.

Basement

The basement is where much of the building's structural elements and many of its mechanical systems are located. These include foundation, structural framing, electrical, plumbing and heating. Each accessible component and system is examined for proper function, excessive, or unusual wear and general state of repair. It is not unusual to find occasional moisture in basements. Substantial and/or frequent water accumulation can adversely affect the building foundation and support system and would indicate the need for further evaluation by a specialist. Although observed in the basement, some items will be reported under the individual systems to which the belong.

BASIC INFORMATION

Foundation type: Raised perimeter
Foundation material: Concrete block
Wall system: Concrete block walls
Floor system: Wood joists support by beams

ACCESS

The basement is accessible from an interior stair.

BASE FOUNDATION

The foundation and other visible elements of the support structure have performed well and are in good condition for the age of the structure.

BELOW GRADE

The interior flooring is below the exterior grade level. Floor and wall surfaces below grade are susceptible to moisture entry if they are not completely waterproofed and drained.

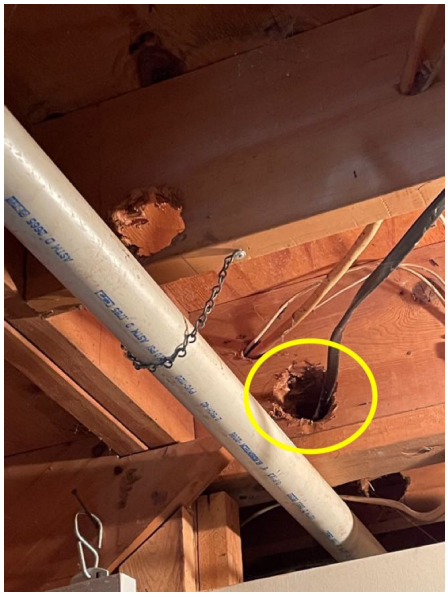
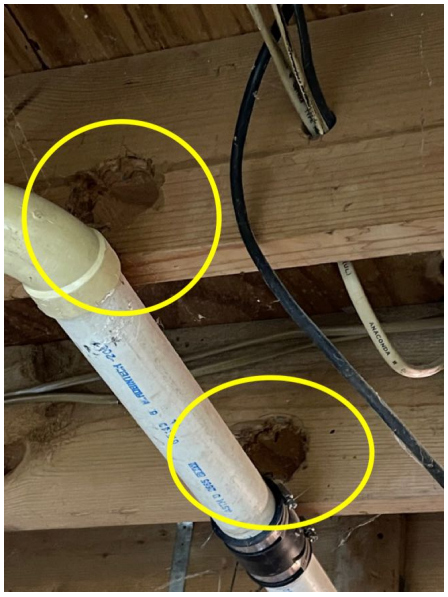
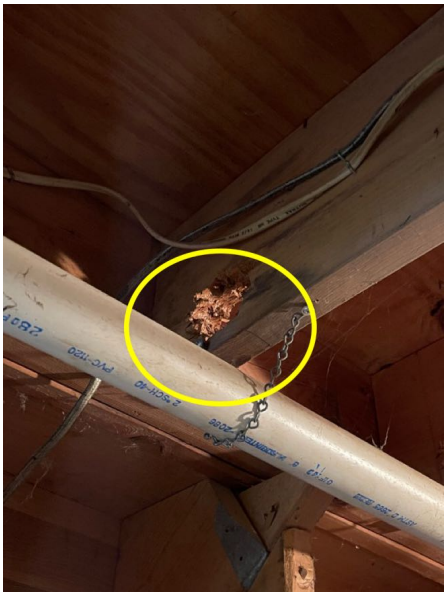
There were no signs of moisture entry exposed at the time of our inspection. The owner should be consulted to determine if moisture has ever entered this area during adverse weather.

MUDSILL

The mudsill is the first wood member of the framing, resting directly on the foundation. The mudsill appears in good condition.

FLOOR JOISTS

WARN There is excessive notching in the floor framing near the back storage room. This has weakened the framing and we recommend repair or modification to conform to accepted standards.

MOISTURE

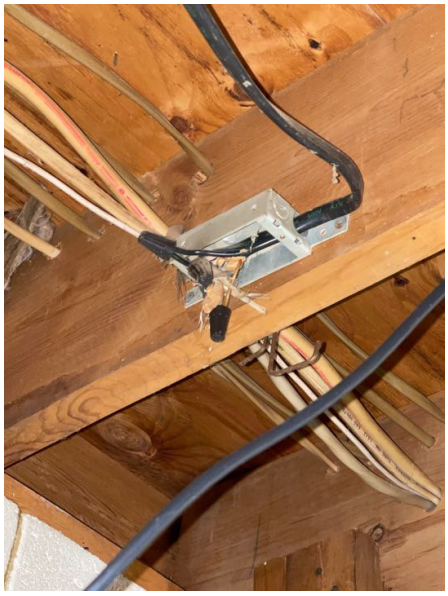
The basement was dry at the time of our inspection. We observed no adverse conditions or damage related to excessive moisture.

VENTILATION

Ventilation in the basement is adequate. Good basement ventilation is important to keep moisture levels down. Keeping the vents clear of debris and vegetation should be part of regular maintenance.

WIRING

There are uncovered junction boxes. We recommend they be covered to protect the wiring connections.



GENERAL COMMENT

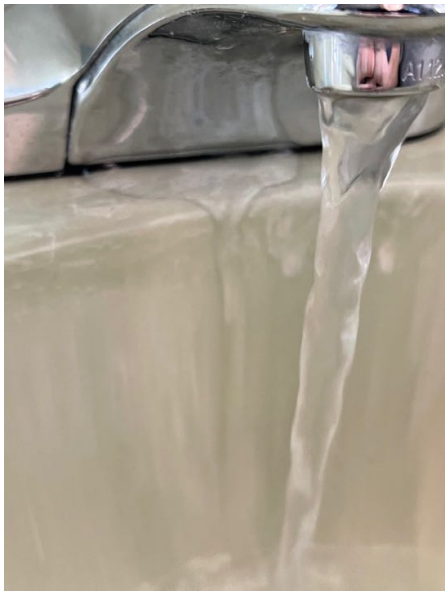
All of the structural elements appear to be performing as would be expected for a building of this age and type. However, we direct your attention to the items noted above. Additional basement comments can be found under the heading basement.

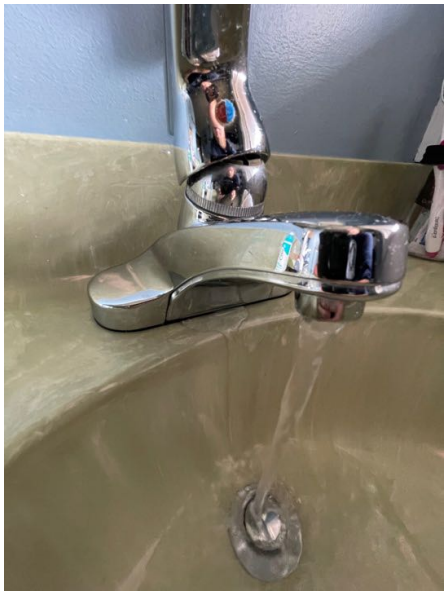
Bathroom

Bathrooms are visually inspected for proper function of components, active leakage, excessive or unusual wear and general state of repair. Fixtures are tested using normal operating features and controls. Due to finished surfaces such as drywall/plaster, tile, and flooring, much of the bathroom is considered inaccessible. We do not test or confirm proper application of secondary equipment including but not limited to steam units, spa tubs, heated towel bars, etc.

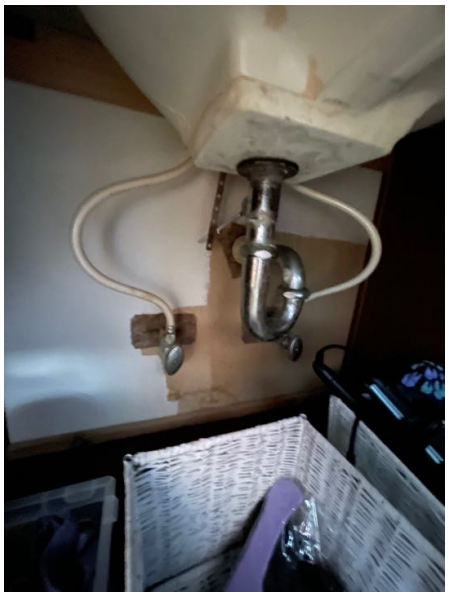
FIXTURES

WARN The bathroom faucet is leaking from the base of the handle. We recommend that it be repaired or replaced to prevent further leakage or damages.



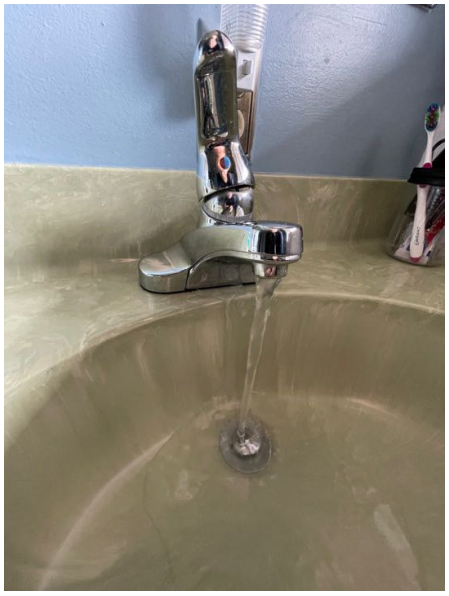


DRAIN TRAP
The drain trap and associated piping are chromed metal.




TOILET
The toilet was flushed and appeared to be functioning properly.

WATER BASIN
The drain is slow. We recommend the trap be cleaned of hair, sludge, etc. and if this does not correct the problem, we recommend the line be 'snaked' by a professional sewer cleaning service.

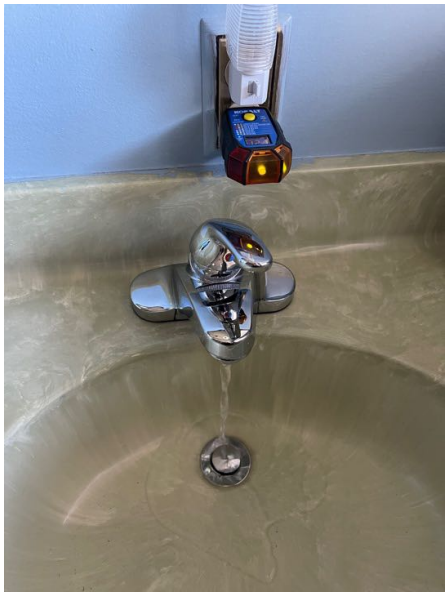



BATHTUB
The bathtub appears to be properly installed and in serviceable condition.

SHOWER
The shower was operated for the inspection and appeared to be in serviceable condition.

RECEPTACLES

WARN There is no GFCI (ground fault circuit interrupter) protection for this bathroom. For an increased margin of safety, we recommend the installation of a GFCI receptacle.



VENTILATION

Ventilation in this bathroom is provided by ceiling fans. The fans were operated and were found to be working satisfactorily.

GENERAL COMMENT

The finished surfaces, hardware, windows, and doors were found to be generally in good condition at the time of our inspection.

Garage

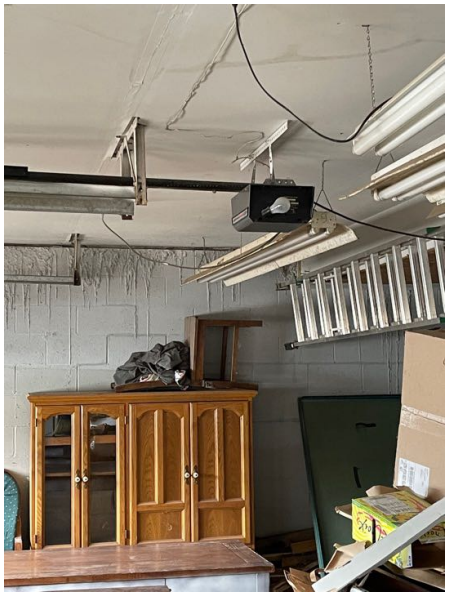
Garages and/or vehicle storage areas are visually inspected for general state of repair. Due to the presence of the storage and personal property, our review of these areas is limited.

RECEPTACLES

WARN There is no GFCI (ground fault circuit interrupter) protection for this area. For an increased margin of safety, we recommend the installation of a GFCI receptacle.

GARAGE DOOR OPENER

DNGR The garage door opener lacks electric eyes. This is an important safety feature. We suggest installation of electric eyes in this area at the base of both garage doors to ensure maximum safety.



GARAGE DOORS

Operation of the door(s) is controlled by a motorized mechanism, more commonly referred to as an automatic opener.

The garage doors were operated and appear to be properly installed and in generally serviceable condition.

The garage door is damaged. We recommend it be repaired or replaced.

FIRE SEPARATION

The wall between the garage and the living space is of fire resistive construction as required by today's building standards.

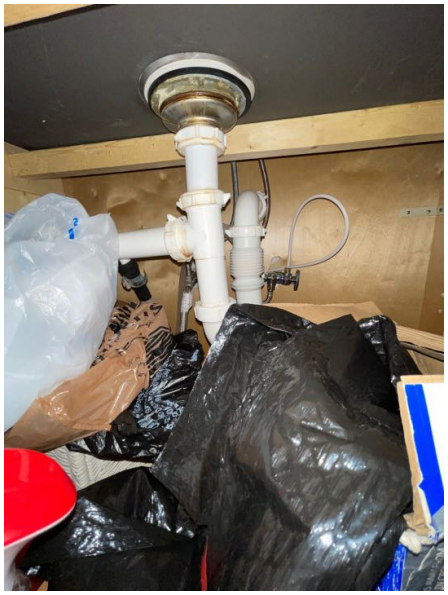
GENERAL COMMENT
The finished surfaces, hardware, windows, and doors were found to be generally in good condition at the time of our inspection.

Kitchen

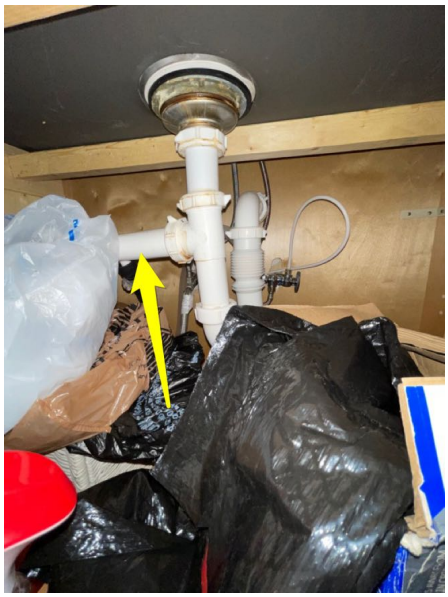
The kitchen is visually inspected for proper function of components, active leakage, excessive or unusual wear, and general state of repair. We inspect built-in appliances to the extent possible using normal operating controls. Freestanding stoves are operated, but refrigerators, small appliances, portable dishwashers, and microwave ovens are not tested.

BASIC INFORMATION
Energy: Electric appliances only
Ventilation: Exhaust filtered and recirculated into the kitchen
Refrigerators, wine coolers, and other cooling appliances are beyond the scope of this inspection
Microwave ovens and trash compactors, although operated, are beyond the scope of this inspection

DRAIN TRAPS
The drain trap and associated piping are PVC plastic.

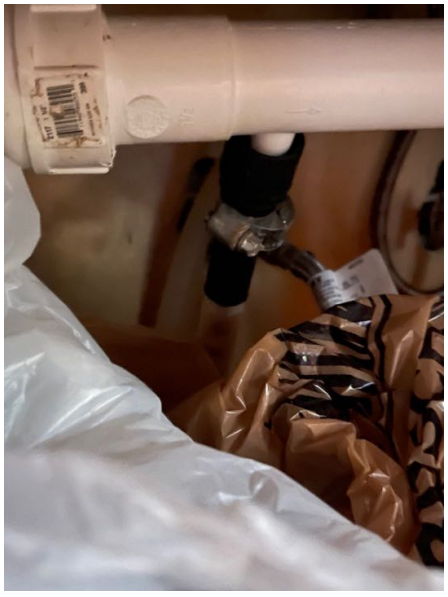


UPG The drain trap has been installed in a substandard manner. We recommend it be repaired or replaced.



AIR GAP

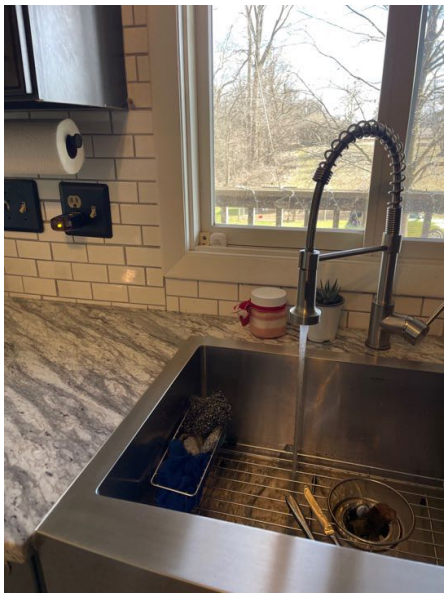
UPG The dishwasher drain has no air-gap. The dishwasher will function without it, but the installation does not meet present standards. We suggest installation of an air-gap at the time the dishwasher is replaced or other plumbing work is undertaken.



SINK

The sink appears to be properly installed. When operated, it was observed to be fully functional and in serviceable condition.

RECEPTACLES
There is no GFCI (ground fault circuit interrupter) protection for the countertop receptacle(s) within six feet of the sink. For an increased margin of safety, we recommend the installation of a GFCI receptacle(s).



CABINETS
The cabinets are in serviceable condition. Several of the doors need adjustment of hinges and latches for smoother operation.

COUNTERTOPS
The countertop shows typical wear and tear, normal for this heavily used component. We considered the flaws cosmetic in nature with no action indicated.

VENTILATION
Kitchen ventilation is provided by a microwave over the stove. The fan appears to be properly installed and in serviceable condition. This fan does not vent to the exterior and has a charcoal activated filter which must be replaced periodically.

APPLIANCES: OVERALL
All appliances were tested using normal operating controls and were found to be in satisfactory working condition.

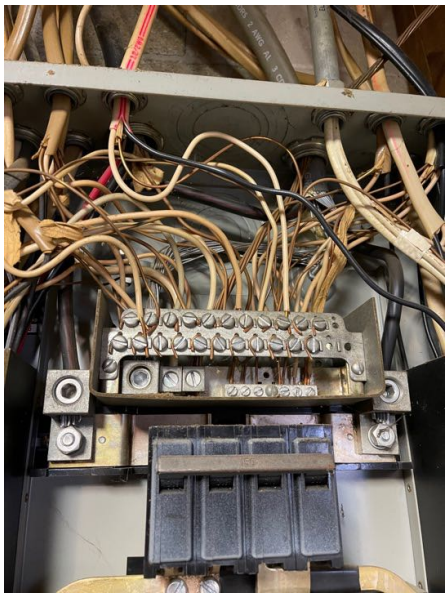
GENERAL COMMENT
The finished surfaces, hardware, windows, and doors were found to be generally in good condition at the time of our inspection.

Locations of Emergency Controls

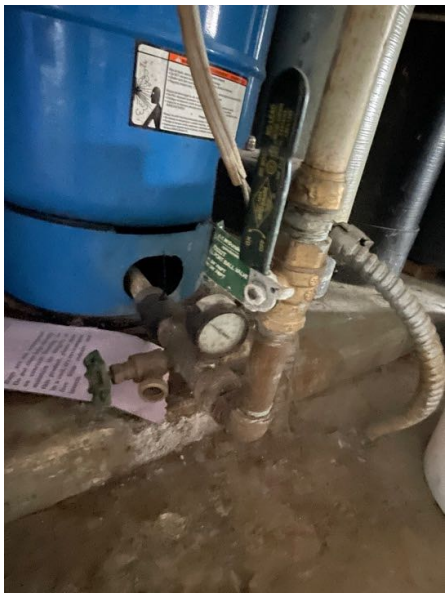
In an emergency, you may need to know where to shut off the gas, the water and/or the electrical system. We have listed below these controls and their location for your convenience. We urge that you familiarize yourself with their location and operation.

ELECTRIC METER
ELECTRICAL SYSTEM
The electric meter is outside on the left side of the building.

MAIN DISCONNECT
ELECTRICAL SYSTEM
The main disconnect is incorporated into the electrical service panel.



WATER SHUTOFF LOCATION
PLUMBING
The domestic water supply shut-off valve is in the garage.



Environmental Concerns

Environmental issues include but are not limited to radon, fungi/mold, asbestos, lead paint, lead contamination, toxic waste, formaldehyde, electromagnetic radiation, buried fuel oil tanks, ground water contamination and soil contamination. We are not trained or licensed to recognize or discuss any of these materials. We may make reference to one or more of these materials in this report when we recognize one of the common forms of these substances. If further study or analysis seems prudent, the advice and services of the appropriate specialists are advised.

Conclusion

COMMENTS
This structure appears to be very well built utilizing quality materials and professional workmanship. It is in need of only typical maintenance and upgrading.

If performed routinely, this type of construction requires only routine maintenance to keep it in serviceable condition.

Most of the items that are in need of immediate attention and/or possible major cost items that would require repair in the near future are listed in the Action Items Review. Please be sure to refer to this document for further useful information.

Many homes built prior to 1996 lack modern safety and energy efficient items.

This home is in need of general maintenance/minor repair. Examples include lubricating, tightening, cleaning, etc.