SAFE HOUSE
Property Inspections LLC

PROPERTY INSPECTION REPORT

Certified Inspection Expert ™

Date: 8/26/2022
Time/Inspector Hours: 8:30 AM-10:00 AM / 2
Weather: 77F and sunny

Inspector: Bill Dazzo

Agent: Top Agent - Awesome Realty

Prepared For

Happy Client

1234 Sample Way, Virginia Beach

757-418-0944

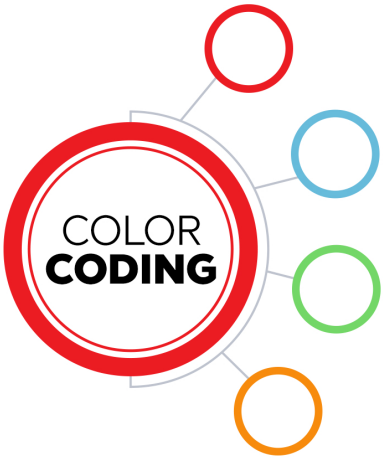
SafeHousePropertyInspections.com

Reading the report

USE OF PHOTOS AND VIDEO AND GLOSSARY

Your report includes many photographs which help to clarify where the inspector went, what was looked at, and the condition of a system or component at the time of the inspection. Some of the pictures may be of deficiencies or problem areas, these are to help you better understand what is documented in this report and may allow you see areas or items that you normally would not see. A pictured issue does not necessarily mean that the issue was limited to that area only, but may be a representation of a condition that is in multiple places. Not all areas of deficiencies or conditions will be supported with photos.

To view videos and review highlighted glossary terms in the report the PDF should to be downloaded and viewed with a full PDF reader such as Adobe. If videos are in report the caption will state "**CLICK to VIEW VIDEO**" and there will a narrative to discuss content of video.



TEXT COLOR SIGNIFICANCE

RED text are comments of significant deficient components, safety issues or conditions which need attention, repair, or replacement. System with multiple observed issues will be directed to a list of observed conditions in the report, a complete evaluation by a professional contractor is recommended to determine if any hidden conditions exist. These comments are also duplicated in the Report Summary page(s)

BLUE text are observations and information regarding deficiencies which are less significant or discretionary, but correction is still advised. Limitations that may have restricted the inspection associated with an area will also be listed.

GREEN text will provide a link to additional information regarding a variety of different subjects important to your home and will also provide additional understanding of topics discussed in the report.

ORANGE highlighted text allows you to place your cursor over the word for definitions or additional information regarding the term in the report. .

UNDERSTANDING REPORT NARRATIVES

"**IMPROVE**": Denotes improvements which are recommended to help prevent issues from occurring. These may be items identified to be upgraded to meet modern construction and/or safety standards.

"**FYI**": For Your Information: Denotes additional general information and/or explanation of conditions, safety information, cosmetic issues, and useful tips or suggestions for home ownership.

"**LOCATION**": All reported locations are areas where the issue is mainly present but may not limited to that area.
All necessary corrections should be made where condition exists.

When there are "**multiple issues**" found with a system we report that "**multiple issues**" were present and list the issues identified in the report. We recommend that systems with "**multiple issues**" be evaluated by a qualified contractor to determine if there are any latent or hidden issues present that can only be found with a more invasive inspection.

Recommendation to have "**repaired as needed**". A qualified contractor should evaluate the system to ensure that all necessary repairs are made including items that may have caused the damage.

***FOR THE PURPOSE OF THIS REPORT ALL DIRECTIONAL REFERENCES TO THE HOUSE WILL BE MADE AS IF ONE WERE FACING THE FRONT OF THE HOUSE**

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Terms of Report

This report is the exclusive property of Safe House Property Inspections and the client whose name appears herewith, and its use by any unauthorized persons is strictly prohibited.

The observations and opinions expressed within this report are those of Safe House Property Inspections and supersede any alleged verbal comments. We inspect all of the systems, components, and conditions described in accordance with the standards of the International Association of Certified Home Inspectors (InterNACHI), and those that we do not inspect are clearly disclaimed in the contract and/or in the aforementioned standards. However, some components that are inspected and found to be functional may not necessarily appear in the report, simply because we do not wish to waste our client's time by having them read an unnecessarily lengthy report about components that do not need to be serviced.

A home inspection is intended to assist in evaluation of the overall condition of the dwelling. The report is not intended to be a "check list" of items that need repair or general maintenance, it is designed to identify material defects or deficiencies that would have an adverse impact on the value of the real-property, or that involve an unreasonable risk to people on the property. This home inspection report will not reveal every condition that exists or ever could exist, but only those material defects that were observed on the day of the inspection.

In accordance with the terms of the contract, the investigation and service recommendations that we make in this report should be completed DURING YOUR INSPECTION CONTINGENCY PERIOD by qualified, licensed specialists, who may well identify additional defects or recommend some upgrades that could affect your evaluation of the property.

By relying on this inspection report you have agreed to be bound by the terms, conditions and limitations as set forth in the CONTRACT AGREEMENT, which was presented to you at the time of the inspection or in an electronic mail attachment prior to the inspection. If you do not have a copy of the CONTRACT AGREEMENT please contact Safe House Property Inspections and a copy will be provided to you electronically.

If you do not agree to be bound by this CONTRACT AGREEMENT in its entirety, you must contact Safe House Property Inspections immediately upon receipt of this completed report. In addition, all electronic and paper copies of the inspection report must be deleted and destroyed, and may not be used in whole or in part for consideration in a real estate transaction.

PLEASE TAKE THE OPPORTUNITY TO READ THE COMPLETE REPORT

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Roof

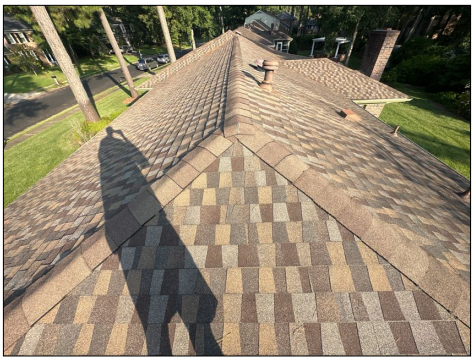
1. Inspection Method and Roof Material

Architectural shingles appeared to be in the second third of their life cycle.

Roof was inspected by walking where it could be done safely.

Important roof information: http://bit.ly/3rNqW7A





2. Shingled Roof

2.1. Debris on the roof should be cleared to prevent moisture issues and premature wear. We cannot determine condition of roof under the debris.

2.2. All trees limbs should be trimmed back to prevent damage and wear to roof.

Should be trimmed back

Clear debris

3. Roof Drainage

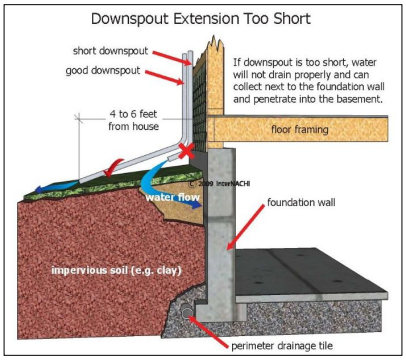
The roof drainage system channels water away from the foundation. Water from the roof can raise the moisture content in soil near the foundation which can affect its ability to support the structure and may cause foundation damage. It is recommended that any downspouts discharging onto a lower roof be extended to prevent premature shingle damage. We cannot see inside downspouts we recommend making sure they are clear to prevent moisture issues cause by overflow.

3.1. Gutters that were bent or damaged should be repaired as needed.

3.2. All debris should be removed to allow proper drainage and prevent damage to gutters or moisture damage to structure.

3.3. Downspout discharge was insufficient at one or more locations and should be corrected to prevent issues.

Clear all debris from gutters



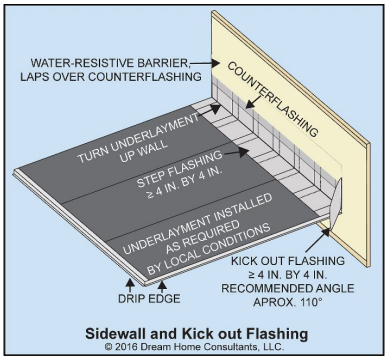
Downspout Discharge Example

Bent gutters

4. Flashings and Penetrations

4.1. Kick-out flashing(s) at roof to wall intersections were missing, although no issues were observed we cannot see the underlying material. It is recommended they be installed to prevent moisture intrusion.

Missing kickout flashing



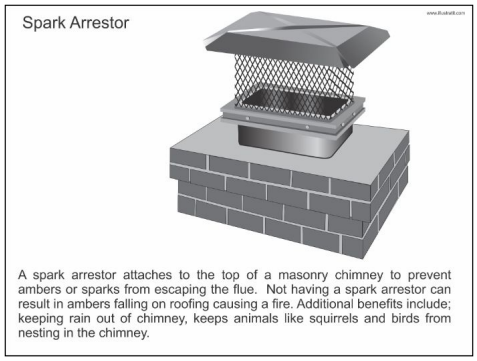
Kickout Flashing Information

5. Chimney(s)

5.1. A rain cap/spark arrestor is recommended to prevent embers from exiting as well as wildlife and moisture intrusion.

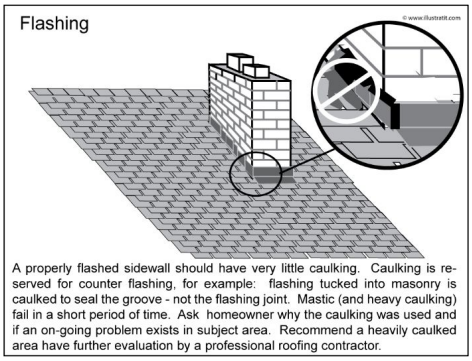
5.2. Sealant was used to prevent moisture intrusion. Sealants eventually dry, shrink and crack and can allow moisture intrusion. We cannot determine if sealant was added as an additional layer of protection or to cover an inadequate installation. Maintenance will be required to maintain sealant.

No spark arrestor/ rain cap



Spark Arrestor Example

Sealant at flashing



Sealant at Flashing Information

6. Recommendations for Roof Inspection

We recommend that all repairs or replacements be conducted by a qualified, licensed specialists, who may well identify additional defects or recommend some upgrades that could affect your evaluation of the property.

Exterior

1. Brick Siding

1.1. Sealant maintenance was needed at penetrations and lights of the exterior cladding.

Recommend sealing all penetrations

2. Walkway and Driveway

2.1. Normal cracking was present with no significant deficiencies.

Cracked concrete

3. Eaves, Soffits, and Trim

3.1. Damaged wood trim was observed, the cause should be determined, and all necessary repairs made. Location:left rear

Damaged wood

4. Exterior Doors

4.1. The exterior doors were operated.

5. Exterior Windows

Window flashing is concealed by the exterior wall covering, we specifically disclaim evaluation. Leaks may become evident only during heavy, prolonged or wind-driven rain. Window screens are not evaluated because many people choose to remove them for aesthetic reasons.

5.1. Sealant maintenance was needed at window(s) to prevent moisture intrusion. Location: multiple windows

Sealant needs repair

6. Exterior Stair Observations

The stairs may have met the standards which were generally-accepted during original construction but may not comply with current standards for safety. Safety concerns will be noted and correction is recommended.

Stairway Safety Information: http://bit.ly/37aU2Wr

6.1. Mortar repair was needed at the brick stairs to prevent unsafe conditions. Location: front steps

Mortar needs repointing

7. Porch and Patio Observations

7.1. There were no significant deficiencies observed. Normal cracking was observed.

8. Vegetation

8.1. Vegetation growing against the exterior walls should be removed or trimmed back to protect structure and foundation.

Vegetation should be trimmed back

9. Recommendations for Exterior Inspection

We recommend that all repairs or replacements be conducted by a qualified, licensed specialists, who may well identify additional defects or recommend some upgrades that could affect your evaluation of the property.

HVAC

1. Energy Source and Filters

Our inspection of the HVAC system is a visual examination of the systems major components. Utility companies and HVAC professionals recommend an annual inspection of HVAC equipment. You should request the service records of the systems, and if there was no service within the last twelve months by a qualified HVAC contractor, it is recommended that a complete system evaluation be made to ensure proper operation. We cannot determine if the HVAC system is properly sized for the house. This can only be determined by a qualified contractor.

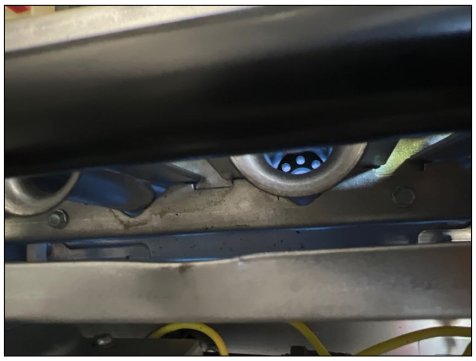
The heat energy source was natural gas, and the cooling energy source was 240 volts electric.

2. Heating System Information

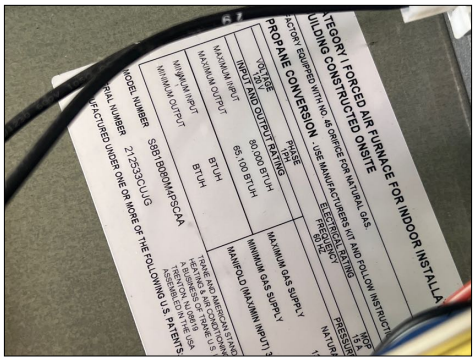
Forced air natural gas furnace located in garage was approximately 2 years old.

3. Heating System

3.1. The heating system functioned. We recommend inquiring about the systems service record.



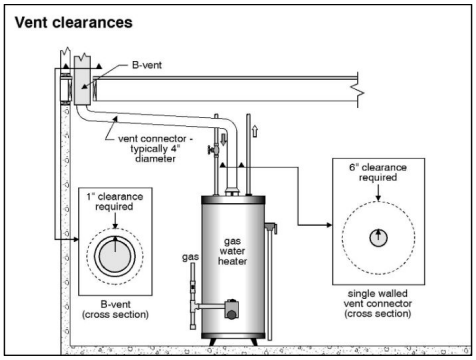
Functional



4. Heating Vent(s)

4.1. Inadequate clearance to combustible material for the heating system vent should be corrected. Location: right side attic

Inadequate vent clearance



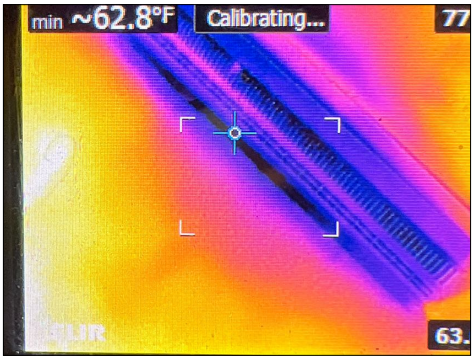
Clearance to Combustibles Information

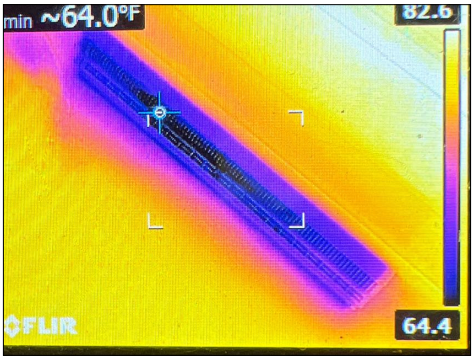
5. Cooling System Information

Air conditioning condenser: approximately 2 years old.

5.1. Cooling system(s) was installed with an air conditioner(s) which have an average service life of 7 – 15 years.

5.2. Conditioned air was provided when the thermostat was set to cool. No further diagnostics are performed as part of a home inspection per standards of practice.





6. Cooling System

6.1. The cooling system functioned. We recommend inquiring about the systems service record.

7. Outside Cooling Equipment

7.1. The breaker protecting the condenser exceeds the manufacturers listed maximum of 30 and should be corrected.

Manufacturer's Requirement 30

Oversized breaker

8. Condensate Drain(s)

The condensate drain inspection can be limited by insulation and finishing material. It is prudent to ensure that there are no holes or disconnections in the line which is difficult to determine in the heating season when the cooling system is not operating. We recommend splash blocks be placed under the condensation line to direct water away from the foundation. During the summer months the condensation line can put out a significant amount of water daily.

8.1. Inspected

9. Ductwork

9.1. FYI: The interior of the duct work is beyond the scope of a home inspection and would require a more invasive inspection if this condition is a concern.

9.2. Duct work on the crawlspace floor can allow damage from moisture and should be properly supported and any damaged sections be replaced.

9.3. Damaged or loose duct work insulation in the crawlspace should be repaired. Location: middle crawl

Unsupported ductwork

Insulation damaged at ductwork

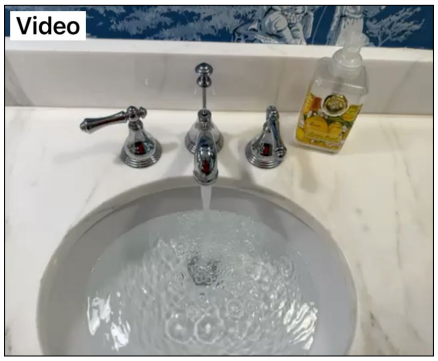
10. Recommendations for Heating and Air Conditioning Inspection

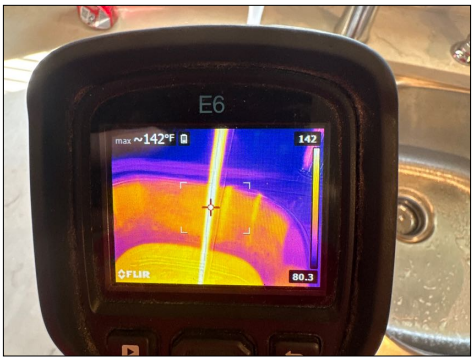
We recommend that all repairs or replacements be conducted by a qualified, licensed specialists, who may well identify additional defects or recommend some upgrades that could affect your evaluation of the property.

Plumbing

1. Plumbing Pics

Every effort to test all plumbing fixtures are made. All fixtures are not pictured here. Valves are not tested as part of a home inspection. Belongings are not moved and may conceal issues. Water flow is tested for adequacy by running water in the bath sink and shower while the toilet is flushed. Any issues will be noted in the appropriate section.





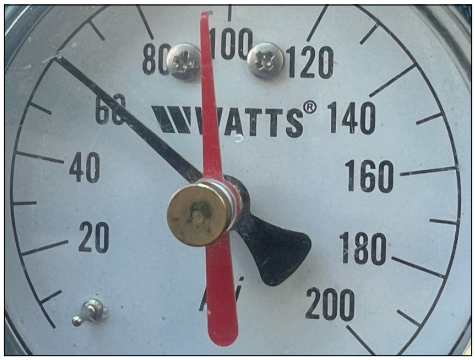
2. Shut Off and Pipes

The water pressure was tested and was found to be within acceptable limits between 40 (PSI) and 80 PSI.

The observed piping was predominantly copper.

Water was publicly supplied and the main shutoff was located at the meter box below ground.

Shutoff underground at meter box



Good pressure between 40-80

3. Plumbing Pipes

3.1. Improve: Insulating the water supply pipes in the crawlspace to prevent the possibility of freezing is recommended.

4. Drain, Waste, Vent

DWV piping system was predominantly PVC and cast iron. We test drain lines by draining all fixtures and watching for blockages or slow drains. This is not a conclusive test. ONLY A CAMERA-SCAN of the main line can confirm its actual condition.

4.1. FYI: Cast iron was in use for portions of the plumbing system. Older original plumbing has a higher probability for unexpected failure and need for repairs.

4.2. Leaking drain line(s) should have all necessary repairs made. Location: rear right crawl

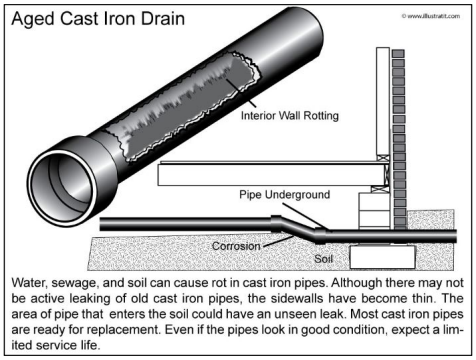
4.3. The crawlspace vapor barrier should be removed from the cast iron drain lines and the line checked for any moisture damage.

4.4. Corrosion and signs of previously leaking at the cast iron drain line should be evaluated by a qualified plumbing contractor for repair or replacement of damaged areas.

4.5. Damaged waste lines in the crawlspace create unhealthy conditions and should be replaced. Location: rear right

4.6. Multiple drain line issues were observed and a qualified plumbing contractor should evaluate the drain lines and make all necessary repairs.

Corrosion at cast iron drain line



Cast Iron Drain Information

Cast iron under vapor barrier

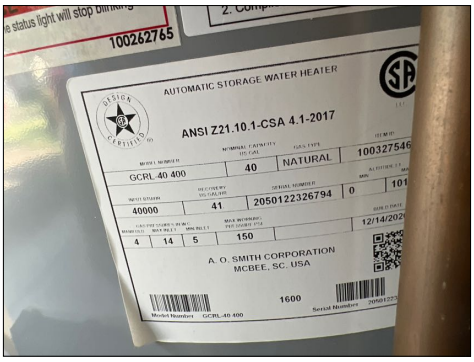
Damaged/Cracked drain line

Leaking at drain line

5. Water Heater Information

40 gallon conventional natural gas water heater located in garage was approximately 3 years old.

FYI: You should keep the water temperature set at a minimum of 110 degrees Fahrenheit to kill microbes and a maximum of 130 degrees to prevent scalding. Water heaters have a typical life expectancy of 8-12 years.



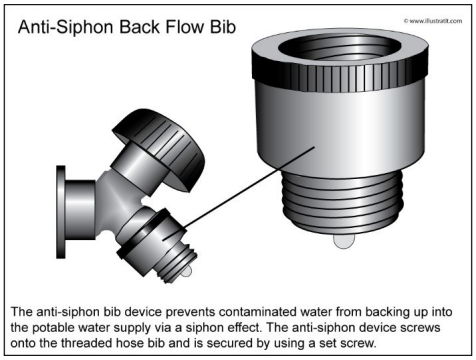
6. Water Heater

6.1. Inspected

7. Hose Bib(s)

We do not turn on hose bib water shutoff valves. Plantings or belongings may conceal some locations.

There were standard hose spigots at the house with no anti-siphon devices which should be installed.



8. Faucets

8.1. Inspected

9. Sinks

9.1. We recommended all missing or inoperable sink stoppers be corrected.

10. Bathtub(s)

10.1. Loose bathtub controls and spout should be secured and sealed to prevent moisture intrusion. Location:hall bathroom

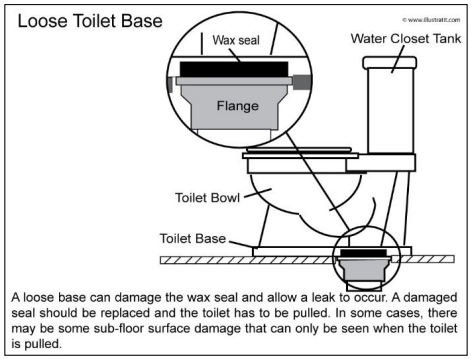
11. Shower(s)

11.1. Cracked shower pan tile grout should be repaired as needed. Location:master bathroom

Grout maintenance needed

12. Toilet(s)

12.1. Loose toilet(s) should be secured to prevent damage and moisture issues. Location: master bathroom



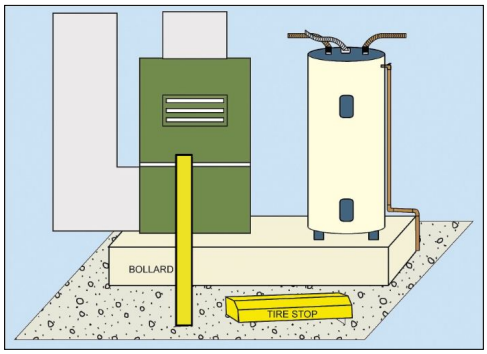
Loose Toilet Information

13. Gas Shut Off(s) and Distribution

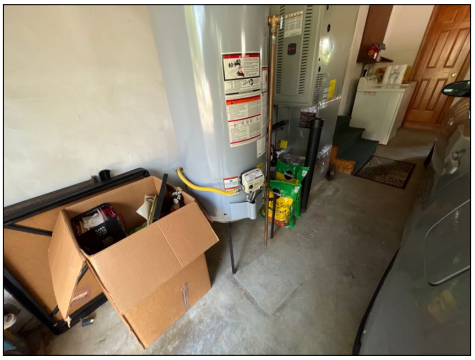
The gas main shut-off is located on the left side of the house.

13.1. A protective bollard or barrier should be installed to protect the gas appliances. Location: at water heater

Main Gas shutoff



Bollard Example



Bollard or protection needed

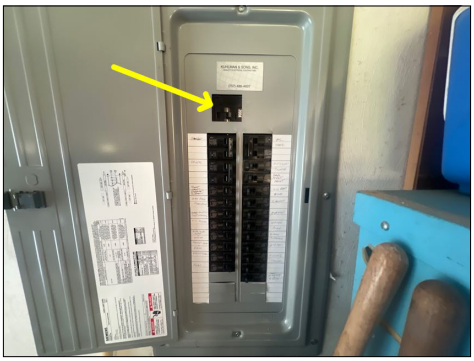
14. Recommendations for Plumbing Inspection

We recommend that all repairs or replacements be conducted by a qualified, licensed specialists, who may well identify additional defects or recommend some upgrades that could affect your evaluation of the property.

Electrical

1. Main Disconnect(s) and Sub Panels

Service equipment rating was 200 amps.



Main disconnect - garage

2. Service and Grounding

The method for grounding was not visible, a ground wire was noted exiting the panel. This is not uncommon, but the grounding method could not be verified.

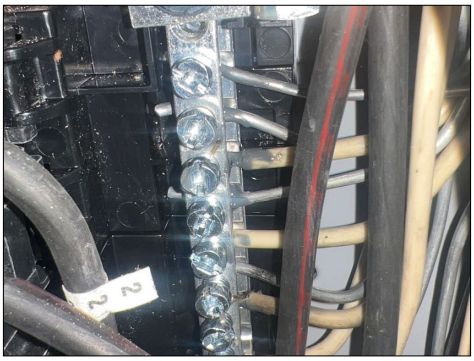
3. Service Panel

3.1. A clear and complete circuit directory should be installed, and circuit size verified for correct installation, so that in an emergency individual circuits can be quickly shut off.

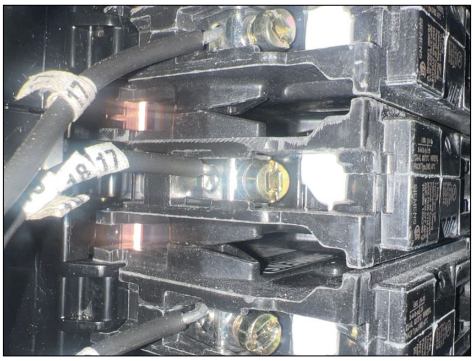
3.2. There was aluminum wiring inside the service panel that lacked antioxidant on the wiring. This indicates that the equipment has not received regularly scheduled maintenance. A qualified and licensed electrical contractor should evaluate the panel and perform service on all aluminum wiring.

3.3. Solid aluminum (AL) branch circuit conductors were observed. You should ensure that a qualified electrical contractor has evaluated the aluminum wiring installation and made any needed corrections.

Inspected



Branch circuit aluminum wiring



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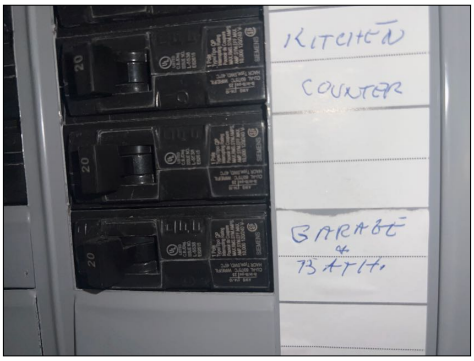


Inadequate labeling

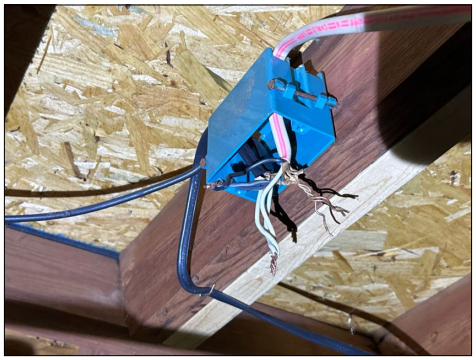
4. Wiring Methods

Residential branch circuits consist of wiring, switches, outlets, connections for permanently-wired appliances. Most wires are hidden behind floor, wall and ceiling coverings and cannot be evaluated. We do not remove cover plates and inspection of branch circuits and wiring is limited to proper response to testing of switches and electrical outlets.

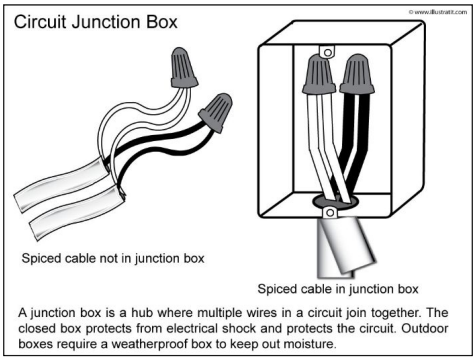
There was branch circuit aluminum wiring observed.

Aluminum Wiring Information: https://bit.ly/3rOJ2Gk

4.1. Open junction boxes should have covers installed. Location: middle and left attic



Junction boxes should have covers



Junction Box Information

5. AFCI's

5.1. The home was built before the requirements for AFCI protection. You may wish to consult with an electrical contractor regarding the installation of AFCI protection at recommended locations.

5.2. AFCI Information: http://bit.ly/3d9cCIE

6. GFCI Observations

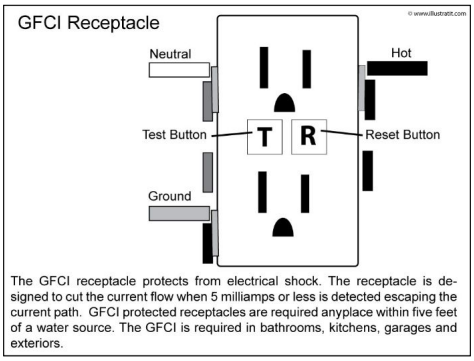
GFCI protection installed at: Kitchen

It is recommended that you locate all reset buttons for any GFCI's that are present.

GFCI Information: http://bit.ly/2MZGUN2

6.1. GFCI protection was not present at all areas now deemed necessary for safety. It may not have been required at original construction. We recommend installation as a safety upgrade at all recommended locations.

6.2. A GFCI receptacle would not reset when tested and should be corrected. Location: garage bathroom



7. Receptacles

7.1. A full inspection of the receptacles was limited by accessibility, storage, personal belongings and/or other components. The limitations are documented in the Limitations section.

8. Switches

8.1. Loose switches should be secured to prevent damage. Location:kitchen right of sink

9. Lights and Fixtures

Exterior lighting is outside the scope of a home inspection, we do try to operate exterior fixtures. Fixtures may appear to be inoperable due to bulbs that need to be replaced, connection to a timer or light-sensitive switch, or a problem may exist with the light fixture, wiring or the switch. Consult with seller regarding the operation of exterior fixtures.

9.1. There was a loose ceiling fan which should be repaired or replaced. Location: rear middle living area

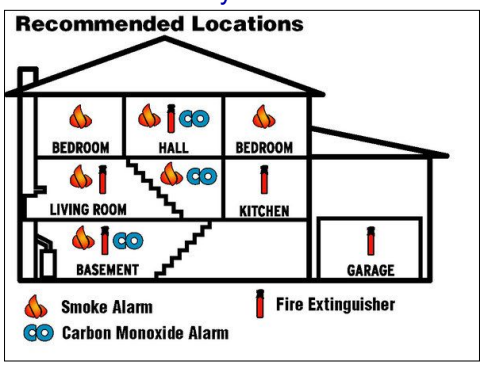
10. Smoke Alarms

We do not operate smoke alarms or carbon monoxide (CO) detectors. We recommend installation in all areas now required. Life expectancy of smoke alarms is 10 years and CO detectors is 6-8 years. If there are no fire extinguishers in the house it is recommended that they are placed in accessible areas.

Smoke Alarm Information: https://bit.ly/3ajPclF

CO Detector Information: http://bit.ly/3ajPclF

10.1. A minimal number of smoke alarms were installed. We recommend installation at currently required locations.
10.2. There were CO detectors observed. Location:hallway



11. Recommendations for Electrical Inspection

We recommend that all repairs or replacements be conducted by a qualified, licensed specialists, who may well identify additional defects or recommend some upgrades that could affect your evaluation of the property.

Interior and Property Information

1. Property Information

We expect older homes to be built according to the building practices, if any, that were in use at the date of construction. Older homes often have areas or systems that do not comply with current building standards. We inspect for safety concerns. It is common for homes of any age to have had repairs done, and some repairs may appear less than standard. This inspection looks for items that are not functioning as intended. It does not grade the quality of the repairs. In older homes, we reviewed the structure from the standpoint of how it has fared through the years with the materials that were used. You can expect problems to become apparent as time passes. We will not be able to find all deficiencies in and around a property, especially concerning construction techniques of the past.

2. Exterior Doors

2.1. Keyed deadbolt(s) at exterior doors should be changed for reasons of safety. Location:rear door

2.2. Exterior doors that did not properly latch should be repaired. Location: rear door

3. Cabinetry and Counters

3.1. Inspected

4. Walls and Ceilings

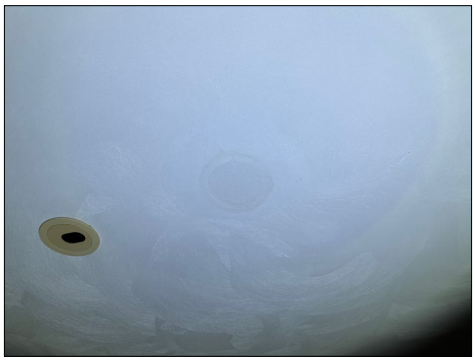
Walls consisted of wood framing and drywall. Wall paper, paneling, mirrors, wall hangings can conceal damage which are not within the scope of a home inspection. Areas with typically high humidity, such as bathrooms, laundry rooms, damage to wall paper or paneling can allow moisture behind the wall, promoting moisture damage and possibly mold.

4.1. Damaged interior walls should be repaired as needed. Location: rear middle living area left wall

4.2. A full inspection of the interior walls and ceilings was limited by storage and/or personal belongings. The limitations are documented in the Limitations section.

4.3. FYI: Moisture stains on the ceiling(s) were dry when tested with a moisture meter. We recommend asking the seller if action regarding any previous issues has taken place, and if issue is resolved. The interior condition of the ceiling is unknown. Location:front right living area

Damage to walls



Moisture stains - dry

5. Interior Windows

5.1. FYI: Windows were difficult to operate most likely due to lack of use. You should have windows properly maintained to ensure proper operation.

5.2. FYI: Your windows appeared to be older than or approaching 20 years old. Windows typically have an average life span of 20 years and may start to show signs of their age. Recommend budgeting for repair or replacement.

5.3. Broken or missing locks that should be repaired or installed as needed. Location: garage bathroom

5.4. Windows that would not open should be repaired as needed. Location:master bathroom, front left bedroom front wall, master bedroom rear wall

5.5. Cracked or broken window glass should be replaced. Location:hall bathroom

5.6. Multiple window issues were observed, examples of issues, but not all issues, are listed in the report. A qualified contractor should make all necessary repairs to the windows.

Broken lock

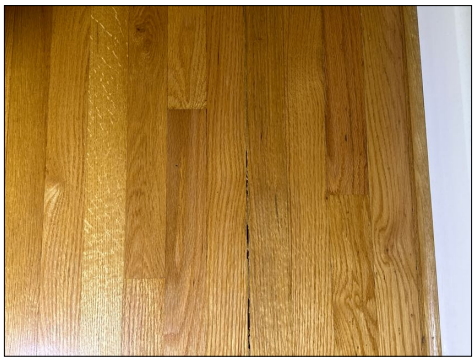
Cracked window

6. Floor Finishes

Floor coverings near water sources (kitchens, laundry, bathrooms, etc.) should be monitored regularly for moisture. Monitoring for damage to floor coverings is recommended to prevent moisture from getting under the flooring creating conducive conditions for mold. Moisture may have penetrated beneath floor coverings in an existing structure, and any mold or sub floor damage would not be detected during a visual home inspection.

6.1. There were gaps observed in the flooring, recommend repair by a qualified contractor as needed. Location:hallway

6.2. Floor tiles in an area in proximity to a water source were cracked. A qualified contractor should determine cause and repair as needed. Location:kitchen



Gaps in flooring

Cracked tiles

7. Doors and Closets

7.1. Door adjustments were needed to allow for proper function. Location:master bedroom closet

7.2. Door locks that did not operate should be repaired as needed. Location:hall bathroom

8. Stairways and Railings

The stairs may have met the standards which were generally-accepted during original construction but may not comply with current standards for safety. Safety concerns will be noted and correction is recommended.

Stairway Safety Information: http://bit.ly/37aU2Wr

8.1. Stairs with four or more risers should have a handrail installed for safety. Location: garage

9. Bathroom Fans

Bathroom ventilation improves air quality and helps to maintain proper moisture levels in the home. Ventilation may not have been required when the house was built, but the installation of mechanical ventilation is recommended.

9.1. Improve: Excessively noisy exhaust fans may need to be replaced soon. Location:both bathrooms

10. Fireplace(s)

The National Fire Protection Association (NFPA) recommends a Level 2 inspection of chimneys and fireplaces during the sale of a house. Also, an annual inspection of all chimneys, fireplaces, solid fuel-burning appliances, and vents is recommended. A qualified chimney sweep should fully evaluate and make all necessary repairs.

10.1. The firebox/flue was dirty and should be serviced as needed.

10.2. Rust and corrosion at the firebox indicates possible moisture intrusion should be serviced as needed.

Masonry wood burning fireplace

Rust and corrosion/Dirty flue

11. Recommendations for Interior Inspection

We recommend that all repairs or replacements be conducted by a qualified, licensed specialists, who may well identify additional defects or recommend some upgrades that could affect your evaluation of the property.

Garage

Any holes between the garage wall and the residential living space should be sealed with fire rated material such as fire rated drywall or sealant. The installation of an attic access in the garage is a prime example of an improper hole cut into the ceiling, but is commonly done. Garage door openers should be tested monthly to verify proper operation including safety features like electric eyes and proper bounce back when met by an obstruction. The safety reverse function should reverse when the door meets resistance. Occasionally the setting at the opener may need to be adjusted.

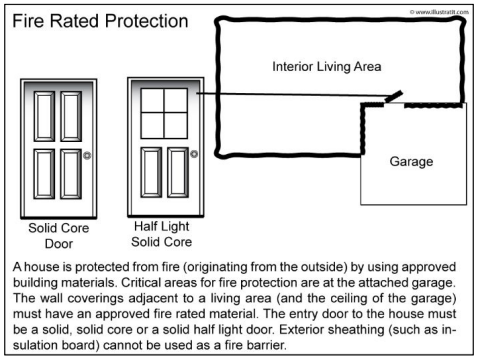
Garage Separation Wall Information

1. Garage

1.1. There was moisture staining at the walls that was dry when tested. The lack of elevated moisture content may be weather-related or may be an indication that the source of moisture has been corrected. You should ask the seller about this condition.

1.2. All garage separation wall penetrations should be appropriately repaired or sealed.

Separation wall penetration(s)



Garage Separation Wall Information

Moisture stains — dry

2. Door and Opener

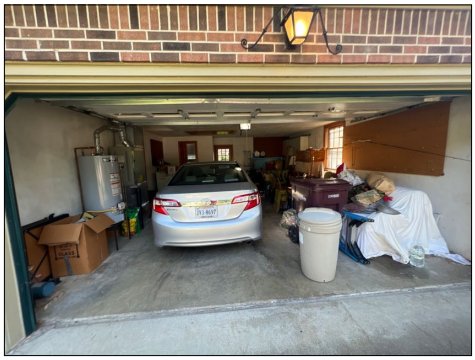
A Liftmaster garage door opener was installed.

2.1. FYI: The manual garage door lock should be disabled to prevent it from being locked and potentially damaging the door when operating the automatic opener.

2.2. The weatherstripping at the garage door was damaged or inadequate and may allow moisture intrusion. You should have repaired as needed.

2.3. FYI: You will need to obtain the code from the seller to determine if the outdoor keypad is operational.

Weatherstripping needs repair



3. Safety Sensors

3.1. The safety sensors operated normally, reversing the door when tested.

3.2. The safety reverse function for the automatic garage door opener(s) was functional.

4. Floor and Sill Plate

4.1. A full inspection of the garage was limited by storage and/or personal belongings. The limitations are documented in the Limitations section.

4.2. Improve: Typical cracking was observed at the concrete garage floor. Additional cracking may occur over time.

5. Recommendations for Garage

We recommend that all repairs or replacements be conducted by a qualified, licensed specialists, who may well identify additional defects or recommend some upgrades that could affect your evaluation of the property.

Attic, Insulation, and Ventilation

1. Attic Views and Structure

Roof framing consisted of rafters and joists. Every effort was made to visually inspect all accessible areas. We do not enter attics that have limited headroom, or are restricted by ducts, or in which the insulation obscures the joists. We do not disturb or move insulation which may obscure water pipes, electrical conduits, junction boxes, exhaust fans, and other components.



2. Entrance to Attic

2.1. FYI: The insulation level were very high which prevented access to areas of the attic for inspection.

3. Attic

3.1. FYI: Visible moisture stains appeared to be from previous issues. There did not appear to be any active issues present, but could not be confirmed. Only a water test could determine if there was an active leak.

3.2. Bathroom exhaust fans vented at the soffits. It could not be determined if the soffits were open at the vent termination to allow ventilation.


Moisture staining - evaluated dry


Moisture staining - evaluated dry


Moisture staining - evaluated dry


Venting at soffit

4. Insulation

Loose fill fiberglass attic insulation was installed. Current standards for this area is 10"- 15" for approximately R-30 to R-38 insulating value. Adding additional insulation as an upgrade may improve the overall efficiency and comfort of the home, but it may take several years to pay back in terms of energy savings. You may wish to consult with a qualified contractor if the installed levels are a concern.

Approximately 15+ inches installed

5. Ventilation

Attic ventilation: Static and soffit vents

6. Attic Framing

6.1. A full inspection of the framing was limited by clearance limitations, insulation, personal belonging and/or other components. The limitations are documented in the Limitations section.

6.2. Cracked rafter(s) need repair by a qualified contractor. Location:front left

Cracked rafter

7. Recommendations for Attic Inspection

We recommend that all repairs or replacements be conducted by a qualified, licensed specialists, who may well identify additional defects or recommend some upgrades that could affect your evaluation of the property.

Foundation

1. Crawlspace Foundation Information

The inspector crawled accessible areas of the crawlspace foundation where it could be done safely. Typical restrictions include but are not limited to the electrical wires, pipes, storage, duct work, insulation, access, debris etc... We are unable to report defects concealed by these items. The crawlspace foundation access was located at: rear of the house

The floor system utilized wood floor joists.



2. Crawlspace Observations

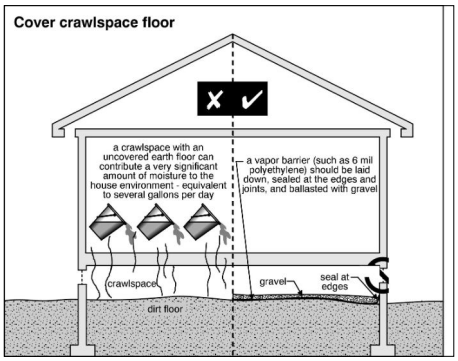
2.1. Loose insulation should be repaired or replaced as needed.

2.2. Damaged and compromised insulation should be replaced where needed.

2.3. The source of standing water should be located and needed corrections made. Location: rear middle, and front right

2.4. The crawlspace vapor barrier does not fully cover the soil or has been rendered ineffective by damage and should be repaired as needed.

Standing water



Crawlspace Vapor Barrier Information

Falling insulation

Damaged insulation

Standing water

Inadequate vapor barrier installed

3. Foundation Walls

3.1. A full inspection of the foundation walls was limited by storage, personal belongings, debris, limited access and/or other components. The limitations are documented in the Limitations section.

4. Foundation/Floor Framing

4.1. All wood damaged by microbial growth should be evaluated by a professional moisture inspection company to remediate as needed. Mainly located at: multiple locations

Wood damage due to biogrowth

5. Recommendations for Crawlspace Inspections

We recommend that all repairs or replacements be conducted by a qualified, licensed specialists, who may well identify additional defects or recommend some upgrades that could affect your evaluation of the property.

Outside Scope

1. Scope

Outside the Scope

Our home inspections follow the InterNACHI Standards of Practice. The following information is outside the SOP of a standard home inspection, but your team at Safe House feels the information will be useful to you as a home buyer and owner.

Appliances

Inspection of appliances is outside the scope of a standard home inspection. No opinion is offered as to the adequacy of appliance operation. Appliances are tested for basic operation in one mode only. We do not test all aspects, controls, cycles and speeds and operational temperature of each appliance in the scope of this inspection. Appliances are not moved during the inspection. There may be floor damage under dishwashers and refrigerators that may not be discovered until the units are moved for service or replacement.

Appliance Data Plates

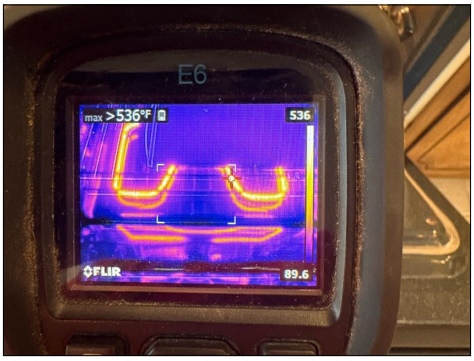
When accessible we took photos of the major appliance data plates. This information is useful when the need arises for repair or replacement. Also, you can go to https://www.cpsc.gov/Recalls to see if any of your equipment has been recalled.

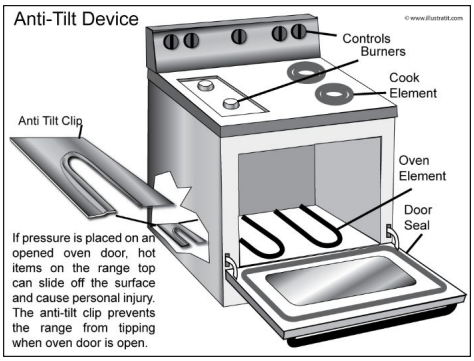
2. Range and Cooktop

2.1. Anti Tip Information: http://bit.ly/2Ox7tts

2.2. The heating elements/burners and oven operated when tested, but does not confirm the efficiency of the system. Not all settings were tested.

2.3. The anti-tip device safety device was missing and should be installed.

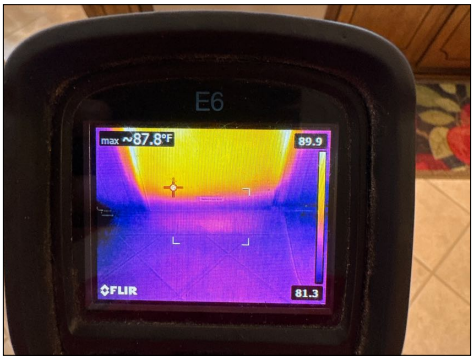




Anti-tip Device Example

3. Dishwasher

3.1. The dishwasher was operated through a cycle and no deficiencies were noted. Not all settings were tested.



Functional

4. Garbage Disposal

4.1. The disposal operated with no deficiencies observed.

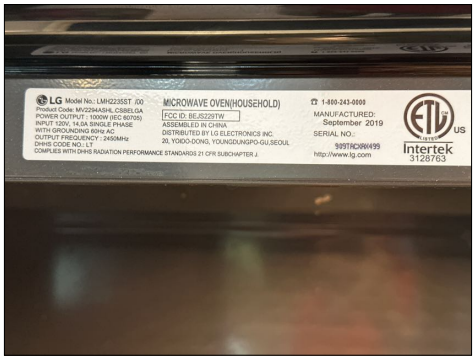
5. Hood or Exhaust System

5.1. The range hood exhaust fan and lights operated with no deficiencies observed.

Functional

6. Built In Microwave Oven

6.1. The microwave operated when turned on. We cannot confirm the efficiency of the appliance.



Functional

7. Refrigerator

7.1. FYI: When present, determining if the ice maker was functioning as intended is not possible during a home inspection.

7.2. The refrigerator was operating during the inspection. We cannot determine the efficiency of the appliance.



Ice present, does not confirm functioning


Functional

8. Washing Machine

8.1. The washing machine was run through a short cycle. The washer filled with water, agitated, spun, and drained. This does not confirm how well the machine washes clothes, and not all settings were tested.

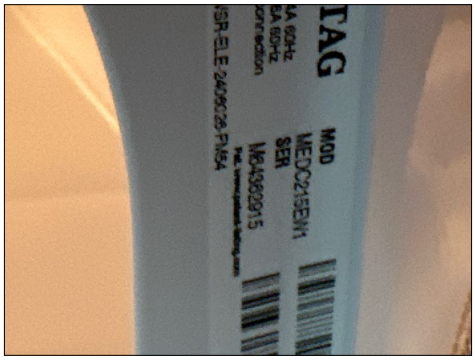
8.2. The data plate was missing, illegible, inaccessible or could not be located.


Drained

9. Dryer

9.1. We ran the dryer through a short cycle to determine if it was functional. The dryer got hot, but we can not tell how well it dries clothes, and not all settings were tested.

9.2. FYI: A three prong 240 Volt electrical outlet was installed.



3 Prong outlet — Functional

10. Clothes Dryer Vent

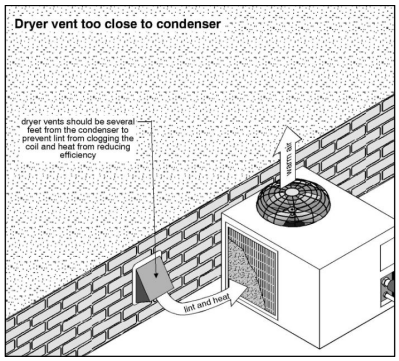
10.1. Improve: The dryer vented near the AC unit which may clog the fins affecting the systems' efficiency, and will likely require continual cleaning. Relocation of the vent is recommended.

10.2. Dryer Safety: http://bit.ly/3pgllVJ

10.3. Lint buildup at the visible duct indicates the dryer duct should be cleaned to prevent hazardous conditions.

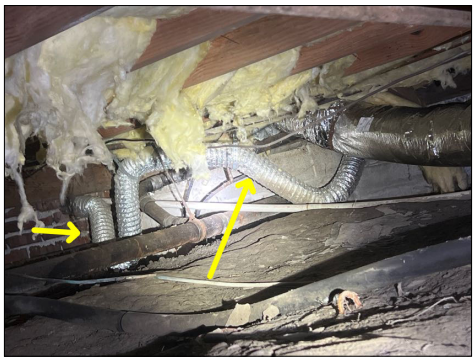
10.4. Improper transition duct material was used in the crawlspace and should be replaced with a smooth walled duct.

Duct needs cleaning



Dryer Vent Near AC Information

Venting too close to condenser



Transition duct in crawlspace

11. Pest Information

We are not pest controls specialists and do not perform an invasive inspection for pests or rodent activity. As a courtesy we will report any observed presence of any activity indicative of a possible pest presence. These observations are not all-inclusive and it is recommended that you inquire with the seller regarding any present pest control service, pest control issues or have a pest control service evaluate for removal, and repair any concealed damage

11.1. Evidence of rodent activity was observed in the crawlspace.

12. Environmental Observations

Houses built before 1980 may contain asbestos and before 1978 may contain lead paint. Determining if they are present is outside the scope of a home inspection.

You can find information at the following links:Asbestos Information: http://bit.ly/3pk0Eb7

Lead Paint Information: https://bit.ly/3tSJSUd

Sampling of mold like substances is not included in a home inspection. As a courtesy we will report any suspected visual areas of mold like substances.

12.1. Visible microbial growth, type unknown, in the crawlspace indicates a current or prior moisture issue. The moisture source should be identified, corrected, and needed remediation performed. Location: multiple locations

12.2. There were visible observations of environmental conditions which are outside the scope of a home inspection listed in the interior section under Environmental Observations. We recommend you review to understand observed conditions.

Microbial growth observed

13. Auxiliary Systems

Observations:

13.1. FYI: The private water supply (well) system at the property was not tested as per our inspection agreement. We recommend evaluation by a qualified contractor.

13.2. FYI: There was a sprinkler system on the premises which was not evaluated per our inspection agreement. You should consider a demonstration from the sellers on proper operations of the system.

14. Recommendations for Appliances

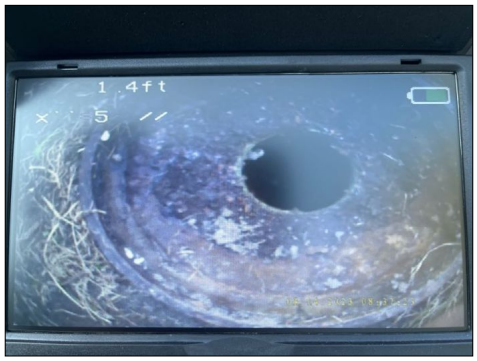
We recommend that all repairs or replacements be conducted by a qualified, licensed specialists, who may well identify additional defects or recommend some upgrades that could affect your evaluation of the property.

Sewer Camera

1. Sewer Camera Observations

A sewer scope inspection is a video camera inspection to inspect the main sewer line from the house out to 100ft. The line is accessed through a readily accessible clean out. The inspector will determine the best access point, and the report will outline where the line was entered. The camera inspection does not scope every drain line in the home or all the drain lines running underneath the house. The intent is to inspect the line that runs from the house to the final service point, and to inspect this buried line for defects. The results of the inspection are outlined below.

The sewer line was entered at the clean out located at: right side driveway



Cleanout

Approximately 10ft/ standing water

Approximately 30ft

Approximately 50 ft

City Main

Slight oval shape to drain line

Report Summary

The following items are a brief summary of the significant deficiencies or critical concerns which are important to highlight as they relate to function or safety. Some of these items may warrant further investigation by a specialist. This is **only a summary** and is provided as a courtesy— it should not be considered to be the complete report. The complete list of issues, concerns, deficiencies and important details pertaining to this property is found throughout the body of the inspection report. The complete report may include additional information of concern to the customer. Your entire report must be carefully read to fully assess all of the findings and benefit from the recommendations, maintenance advice, tips and other important resource information.

Exterior		
Page 6 Item: 3	Eaves, Soffits, and Trim	3.1. Damaged wood trim was observed, the cause should be determined, and all necessary repairs made. Location:left rear
HVAC		
Page 8 Item: 4	Heating Vent(s)	4.1. Inadequate clearance to combustible material for the heating system vent should be corrected. Location: right side attic
Page 9 Item: 7	Outside Cooling Equipment	7.1. The breaker protecting the condenser exceeds the manufacturers listed maximum of 30 and should be corrected.
Page 9 Item: 9	Ductwork	9.2. Duct work on the crawlspace floor can allow damage from moisture and should be properly supported and any damaged sections be replaced. 9.3. Damaged or loose duct work insulation in the crawlspace should be repaired. Location: middle crawl
Plumbing		
Page 11 Item: 4	Drain, Waste, Vent	4.6. Multiple drain line issues were observed and a qualified plumbing contractor should evaluate the drain lines and make all necessary repairs.
Page 13 Item: 10	Bathtub(s)	10.1. Loose bathtub controls and spout should be secured and sealed to prevent moisture intrusion. Location:hall bathroom
Page 13 Item: 11	Shower(s)	11.1. Cracked shower pan tile grout should be repaired as needed. Location:master bathroom
Page 13 Item: 12	Toilet(s)	12.1. Loose toilet(s) should be secured to prevent damage and moisture issues. Location: master bathroom
Page 13 Item: 13	Gas Shut Off(s) and Distribution	13.1. A protective bollard or barrier should be installed to protect the gas appliances. Location: at water heater
Electrical		
Page 15 Item: 3	Service Panel	3.3. Solid aluminum (AL) branch circuit conductors were observed. You should ensure that a qualified electrical contractor has evaluated the aluminum wiring installation and made any needed corrections.
Page 16 Item: 4	Wiring Methods	4.1. Open junction boxes should have covers installed. Location: middle and left attic
Page 16 Item: 6	GFCI Observations	6.2. A GFCI receptacle would not reset when tested and should be corrected. Location: garage bathroom
Page 16 Item: 8	Switches	8.1. Loose switches should be secured to prevent damage. Location:kitchen right of sink
Interior and Property Information		
Page 18 Item: 2	Exterior Doors	2.1. Keyed deadbolt(s) at exterior doors should be changed for reasons of safety. Location:rear door 2.2. Exterior doors that did not properly latch should be repaired. Location: rear door

Page 18 Item: 5	Interior Windows	5.6. Multiple window issues were observed, examples of issues, but not all issues, are listed in the report. A qualified contractor should make all necessary repairs to the windows.
Page 19 Item: 6	Floor Finishes	6.2. Floor tiles in an area in proximity to a water source were cracked. A qualified contractor should determine cause and repair as needed. Location:kitchen
Page 19 Item: 7	Doors and Closets	7.2. Door locks that did not operate should be repaired as needed. Location:hall bathroom
Page 19 Item: 8	Stairways and Railings	8.1. Stairs with four or more risers should have a handrail installed for safety. Location: garage
Page 20 Item: 10	Fireplace(s)	10.1. The firebox/flue was dirty and should be serviced as needed. 10.2. Rust and corrosion at the firebox indicates possible moisture intrusion should be serviced as needed.
Attic, Insulation, and Ventilation		
Page 23 Item: 6	Attic Framing	6.2. Cracked rafter(s) need repair by a qualified contractor. Location:front left
Foundation		
Page 24 Item: 2	Crawlspace Observations	2.1. Loose insulation should be repaired or replaced as needed. 2.2. Damaged and compromised insulation should be replaced where needed. 2.3. The source of standing water should be located and needed corrections made. Location: rear middle, and front right 2.4. The crawlspace vapor barrier does not fully cover the soil or has been rendered ineffective by damage and should be repaired as needed.
Page 24 Item: 4	Foundation/Floor Framing	4.1. All wood damaged by microbial growth should be evaluated by a professional moisture inspection company to remediate as needed. Mainly located at: multiple locations
Outside Scope		
Page 26 Item: 2	Range and Cooktop	2.3. The anti-tip device safety device was missing and should be installed.
Page 29 Item: 10	Clothes Dryer Vent	10.3. Lint buildup at the visible duct indicates the dryer duct should be cleaned to prevent hazardous conditions. 10.4. Improper transition duct material was used in the crawlspace and should be replaced with a smooth walled duct.
Page 29 Item: 11	Pest Information	11.1. Evidence of rodent activity was observed in the crawlspace.
Page 30 Item: 12	Environmental Observations	12.2. There were visible observations of environmental conditions which are outside the scope of a home inspection listed in the interior section under Environmental Observations. We recommend you review to understand observed conditions.