

FOUNDATION: ACCESS Typical/ **restricted** Possessions, finishings Foundation Seismic Bolts retrofit Upgrade Recommended
 (A) Full basement (B) Crawl space (C) Slab (D) Post tensioned slab (E) Combination (F) Gradebeamed Upgrade
 (G) Pier/piling (elevated) (H) Original construction (I) Dug out (J) Expanded (N1) Columns concrete / block / brick / metal/ wood
MATERIALS: (K) Brick (L) Block/ (La) Parged/ (Lb) unparged (M) Terra Cotta (N) Stone (loose) (O) Poured Concrete (P) Wood
SETTLEMENT NOTED: Slight (A) Moderate (A) Ongoing (Zd) Adequate repairs made ?
HOUSE IS: (R) Stone (S) Solid masonry /cavity wall (T) Brick veneer (W/O weeps) (U) Wood frame (U) Floor: trusses / joists / reinforced
 (A) Roof Trusses / Rafters (V) Log (W) Tremor Resist / Retrofit (X) Hurricane / flood resist ? Tie Beams end braces retrofit:
 (Y) Earth (Y) Earth sheltered
FRAMING: Settlement (Za) Slight (Zb) Moderate (Zc) Ongoing (Zd) Adequate repairs made ? (Zd) Access impaired
 (A) LIGHT FRAMING: (B1) Temporary supports / beams / columns (C1) Past fire damage ?
RD **WOOD BORERS:** (A) Past activity (E1) Evidence of treatment (F1) Repairs adequately made ? (F1) Not completely seen
MISC: (G1) Additions/outbuildings (H1) (expanded septic ?) Access impaired (I1) shallow crawl space ? (J1) Wall Anchors
 (A) POTENTIALLY DESTRUCTIVE/DAMAGING CONDITIONS/DEFECTIVE PRODUCTS ? EXIST: _____
 (A) COMPLETE WOOD/PEST INFESTATION REPORT RECOMMENDED (M1) AMATEUR WORK/REPAIRS _____

(N1) Unexpected minor expenses for this property may approximate: \$200 - \$300. More (Less) ?
 (O1) Check with a professional engineer, pest control contractor, _____ for complete information.

ACCESSIBLE & VISUAL CLUES / SYMPTOMS APPEARED TO INDICATE THE FOLLOWING:

| MAJOR PROBLEMS/SAFETY CONCERNS | Action | MINOR PROBLEMS/SAFETY CONCERNS | Action |
|--|--------|---|--------|
| A SOIL? slip/heave/expand/subside _____ | | (a) FOUNDATION CRACKS small _____ | |
| B FOUNDATION bulged/cracked _____ | | one time settlements / poor drainage _____ | |
| Excess load Tree root Settled slab _____ | | (b) SLAB cracked/shrinkage/finish _____ | |
| Ongoing settlement soft mortar _____ | | c Cold Pours Form Ties Porous wall _____ | |
| C FOOTING size/placement/undercut/rotation _____ | | d DETERIORATED support/s column/s _____ | |
| D SLAB heave/settlement _____ | | (e) FLOOR SAG Crown/Cuts Poor Support _____ | |
| E WOOD/EARTH close contact _____ | | f CHECK/CRACK/CUT sill beam joist post _____ | |
| F COLUMN unsound / eccentric load _____ | | RD g ROT/DECAY Subfloor/joist/beam/sill plate/post _____ | |
| RD G WOOD BORERS ? Unrepaired damage _____ | | h DAMP WOOD bending CREEP _____ | |
| RD H CANTILEVER/S unsound/rotted _____ | | RD i WOOD BORERS ? Unrepaired decay/damage _____ | |
| I STOOP ROTATION Foundation/Piers ? _____ | | RD j CONDITIONS conducive to wood ROT decking under kitchen sink _____ | X |
| J WALL FRAMING rotted/decayed/Woodbofers ? _____ | | k FRAMING Crush Hangers Bridging _____ | |
| K EXTENSIVE ROT/DECAY roof floors walls FRT _____ | | l LEANING STAIRS multi layered support _____ | |
| L Span/header/column/support nails _____ | | m FLOORS deflecting / springy _____ | |
| M LINTEL/ARCH Settled Deflected _____ | | n ROOF sags / ponds Cracked rafter/s _____ | |
| N BRICK VENEER separation settlement _____ | | RD o ROOF TOP EQUIPMENT Support/rot/decay _____ | |
| O WALL bulge CHIMNEY settlement/cracked _____ | | RD p TRUSS Rising Cut / damaged chords / rafters _____ | |
| P Poor bearing soil? Soil/rock ? _____ | | q RAFTER/SHEATHING rot/decay delamination _____ | |
| RD Q PORCH BEAM rot/decay Expanding Lintels _____ | | r LINTEL rusted / expanded _____ | |
| R ENCLOSURE w/o CONTINUOUS FOOTINGS ? _____ | | s WALL BULGE / CHIMNEY SETTLEMENT _____ | |
| S VERTICAL/LATERAL LOADS ? Drift _____ | | t CAVITY WALL flashing / weep holes _____ | X |
| T STRUCTURAL CONCRETE DETERIORATION? _____ | | | |

Garage converted into living space.
 Deck issues: clean and seal, add a plastic vapor barrier beneath, no flashing behind ledger, anchor to house, short distance between bench and railing.
 Old mud tunnels crawl space rear block wall and sill.

SYMBOLS X = repair or upgrade M= monitor

Note: You must read all of the information associated with the items which have been circled, checked, underlined, or noted on this key sheet to have full knowledge of the content of this report. REV. 8/03

NOTE: Sealed boxes are not opened, electromagnetic fields (EMF) are not checked. EMF Electromagnetic Fields ?

ACCESS: Typical restricted Utility off/system not checked Voltage 120/240/208 1 3 Phase Main Breaker

Approx. Amps: Entrance cable 200 Meter base 200 ? Main Box/es 200 / EXPANDED SYSTEM

Underground Weatherhead Breakers fuses Buzz/hot (resettable) Useful Upgrade

PANEL: Location: Main Panel Bsmnt: Rear left

Sub Panel: Bsmnt: Rear left; dryer **Main Disconnect:** In panel

Labeled unlabeled (partial) Single multiple trough

Expansion Room Y R N

A/C Readily Accommodated Y T N N/A

Loose wiring in panel Hostile environment

GROUNDING: Plumbing/gas/rod foundation multiple central ? Surge suppressor/s Lightning rods useful upgrade/s

GROUND FAULT BREAKER/S: Panel/Bath/Garage/Exterior/Pool/Kitchen/Basement Extended/Useful Upgrade

PLUG DISTRIBUTION: Minimum typical upgraded two/three hole type/combination Hidden devices/switches?

WIRING: Closet/Custom/Pool Lighting Outbuilding/Yard Low Voltage/DC Lighting Auxiliary/heat tape Extra circuitry recommended

Supplemental Power Substandard maintenance Circuit check recommended

AMATEUR WORKMANSHIP: **NOTE:** Last inspection sticker dated; None recommend securing one for the each panel

INSURANCE INFORMATION:

Original Service heaved up (incomplete)

% wiring upgraded/added 10 Yrs Ago

Entrance AL Major Appl CU Gen Light CU

(A1)(CU = Copper AL = Aluminum)

Romex/(Loomex) ungrounded romex BX Conduit Knob + Tube

Unexpected minor expenses for this property may approximate: \$200 - \$300. More Less ?

Check with an electrician, code authority, _____ for complete information.

ACCESSIBLE & VISUAL CLUES / SYMPTOMS APPEARED TO INDICATE THE FOLLOWING:

| MAJOR PROBLEMS/SAFETY CONCERNS | Action | MINOR PROBLEMS/SAFETY CONCERNS | Action |
|---|--------|---|--------|
| A INADEQUATE POWER SERVICE _____ | | a ENTRANCE/MAJOR APPLIANCE LEADS loose _____ | |
| B ENTRANCE CABLE UNDERSIZED _____ | | <u>ANTIOXIDANT</u> needed _____ | |
| * C ALUMINUM general lighting circuits _____ | | b TRIPPED BREAKER/S BLOWN FUSES _____ | |
| D UNFUSED/UNPROTECTED circuit/s (>5') _____ | | <input checked="" type="checkbox"/> MULTIPLE taps/Circuits ? EXTENDING of circuitry ? <u>doorbell</u> <input checked="" type="checkbox"/> | |
| E OVERFUSING _____ | | d CIRCUIT(S) not connected in panel _____ | |
| F WATER/RUSTED connections in box _____ | | e EXTENSION cords SPLICED wires _____ | |
| G SHORT CIRCUIT burned/frayed wiring _____ | | f FRAYED appliance wires PLUGS _____ | |
| H GFCI/ARC Fault/Circuit Breaker bad/broken _____ | | g ADAPTERS Nonpolarized/ungrounded _____ | |
| LNA I KNOB AND TUBE wiring system _____ | | h WIRES/BOXES uncovered/loose unprotected _____ | |
| J EXTENDED major appliance circuit _____ | | FIXTURES broken/defective clearance ? _____ | |
| K GROUND BONDING STRAP/ROD missing/loose _____ | | i RECEPTACLES dead/ungrounded _____ | |
| L CONTACT HAZARD exterior/interior _____ | | painted/broken/covers/rusted/loose _____ | |
| | | poor connections reversed polarity _____ | |
| | | j SWITCHES/DIMMERS defective _____ | |
| | | multiple pole needed _____ | |
| | | k ANTENNA Close wire contact/ungrounded _____ | |
| | | l ENTRANCE frayed/in trees _____ | |
| | | m METER/ENTRANCE CABLE loose/frayed/drip leg _____ | |
| | | n OUTSIDE FIXTURES open to weather _____ | |
| | | o WIRE/PANEL damage/inappropriate _____ | |
| | | p DOORBELL nonfunctional _____ | |
| | | q SUB PANEL bonding/grounding ? _____ | |
| | | Recommend bonding to the gas and hot supply lines as well as adding arc and ground fault outlets at all wet/damp locations. | |

NOTE: This is not a code compliance inspection. Recommend adding GFCI's at all damp/wet locations.

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ACCESS: (A) Typical (B) restricted (D) COMBUSTION AIR SUPPLY (Δ) out/makeup/house air to air heat exchanger
 (C) Utilities/pilots off/equipment not checked (Δ) Heat exchanger inaccessible/non-visible MAIN GAS VALVE LOCATION: inside/outside/gas tank
HEAT: (E) Space (F) central (G) combination (H) Multiple system/zone/balance devices (Δ) Rooftop unit/Hostile environment/Garage
(J) GAS/OIL/ELECTRIC APPROX. BTU/KW/TON: Heating 109,000? / / / BTU/KW Cooling: 2.0 / 2.0 / TON
(K) GRAVITY (L) FORCED: airflow (M) up (N) down (N) side (N) counter flow (crawl space) Attic garage (O) Duct damper/booster fan
 (P) Flexible ducts (Q) Hi/low pressure (R) Slab ducts (transite) (S) Radiant ceiling plenum (T) returns: Central (U) individual
 (V) Humidifier: Evap/atom/drip/steam (W) Electronic/special filter (X) Condensate pump
HOT WATER: (Y) One/Two Pipe (Z) circulated (A1) Radiators (B1) convectors (C1) baseboards (D1) fan coils (E1) radiant (F1) overhead loop
BOILER: (G1) Conversion (H1) tube type (I1) STEAM: (J1) one/two/pipe (K1) boiler upgraded
FUEL/S: (L1) Gas (M1) oil (N1) electric/radiant (O1) heatpump element ? (P1) wood (Q1) coal (R1) Kerosene (S1) LP gas (Δ) Fuel change (Δ) Outside air
EQUIP: (U1) Pilot (V1) elect ignition (W1) Flue damper (X1) power burner (Y1) Induced draft (Z1) Condensing type (discharge?) (A2) Catalytic
 (B2) sealed combustor (Δ) (separate flues ?) **FLUES:** (B) restricted access (D2) Masonry (E2) Terra cotta (F2) Transite (G2) Metal/Plastic (H2) Preheater
 (I2) OIL: Tank (J2) (Inside (J2) Patched (K2) outside (L2) buried (Δ) Abandoned ?) (N2) Filter (Δ) Old masonry flue
(P2) SPACE HEATING: (Q2) Elec. (bsbd/fan) (R2) Radiant (R2) Heatpumps (S2) Gas (T2) Kero (Δ) Unvented) (U2) Wood stove (V2) (insert) (W2) Cool flue
AIR CONDITIONING: (X2) space/central/combination split/package (Y2) Electric compressor/s (Z2) Gas Chiller/s (A3) Window/wall units
 (B3) water heat sink (C3) Evaporative (Δ) Retrofitted Overhead Replaced Compressor ?
THERMOSTAT/CONTROLS: (D3) Single/multiple (E3) Central (F3) Combination (G3) setback (H3) (SIMULTANEOUS OPERATION)
(I3) SOLAR SYSTEM: Operating: Y N (Δ) AMATEUR WORK: Recommend adding a carbon monoxide alarm (Δ) Substandard Maintenance
HEAT AGE: 1 / / 5 Yr. replace prob. H M (L) \$ \$ \$
AC AGE: 15 / 15 / 5 Yr. replace prob. H (M) L \$ 4,000 \$ 4,000 \$
 (M3) **Unexpected minor expenses for this property may approximate: \$200 - \$300. More Less ?**
 (N3) **Check with a code authority, health official, mechanical contractor, for complete information.**

ACCESSIBLE & VISUAL CLUES / SYMPTOMS APPEARED TO INDICATE THE FOLLOWING:

| MAJOR PROBLEMS/SAFETY CONCERNS | Action | MINOR PROBLEMS/SAFETY CONCERNS | Action |
|---|--------|---|--------|
| A MISMATCH unit/house/distribution _____ | | a HEAT EXCHANGER/casing/duct rust _____ | |
| B HEAT EXCHANGER ? cracked/holed/rusted test _____ | | b FURNACE/BOILER water/rust/clean/ <u>service</u> _____ | |
| C BOILER LEAKAGE frozen system ? _____ | | c FLUE rust/connection/incline/length _____ | |
| D FLUE unsafe clearance/capacity/mixed draft ? _____ | | d WIRING burned/loose _____ | |
| E COMBUSTION AIR insufficient ? _____ | | e PILOT/BURNER adjust/clean/replace _____ | |
| (F) <u>AC/HEAT PUMP UNIT/S</u> out/partial/ <u>not tested</u> too cold, 22 BACKUP heat out/partial ? _____ | | f AIR HANDLER vibrating/loose/dirty/drip pan/drain ? _____ | |
| (RD) G ASBESTOS? exposed friable ? _____ | | g "V" BELT adjust/replace pulley _____ | |
| H STEAM CONTROL repair replace _____ | | h CONTROLS/GAUGES repair/replace ? _____ | |
| I APPLIANCE/WOODSTOVE clearance ? _____ | | i AC COIL dirty clean tray fix pump _____ | |
| J FLUE DAMPER malfunction ? _____ | | j SWITCH missing/broken poor location _____ | |
| K OIL BURNER/HEATER dangerous _____ | | k HUMIDIFIER/STAT out water/service ? _____ | |
| L SPACE HEATER dangerous ? _____ | | l ELECT FILTER out ? hookup/dirty/service _____ | |
| M UNEVEN HEAT Distribution/Stratification ? _____ | | m <u>FILTER/DUCT dirty/loose/missing ?</u> _____ <u>crawl space</u> | |
| SUPPLY/RETURN placement ? _____ | | n PLENUM/DUCTS noisy/tape/insulate/repair _____ | |
| N ROOMS WITHOUT heat/ <u>cooling</u> Powder, bath room _____ | X | o CIRCULATOR out/repair/lubricate _____ | |
| O ELECTRIC UNIT out/series ? _____ | | p VALVES feed/relief/zone AIR TANK _____ | |
| F. Check at your pre-settlement walk through if possible. | | q AIR BLOCK High/low pressure/purging _____ | |
| | | r OILBURNER FIREBOX seal reline _____ | |
| | | BAROMETRIC damper install service _____ | |
| | | s UTILITY ROOM enclosure ? _____ | |
| | | t RADIATOR/BASEBOARD valves/handles _____ | |
| | | u REGISTER missing/damaged/stuck _____ | |
| | | v CONDENSER/Heat Pump/chiller Clearance Support _____ | |
| | | Refrigerant Lines Fins Oil stains Service _____ | |
| | | w FLUE CAP missing/rusted/loose _____ | |
| | | x THERMOSTAT broken/loose/old/location _____ | |
| | | No cover on oil vent. | |
| | | No heat in converted garage. Disclosed. | |

NOTE: Flues not surveyed. Contact a licensed Chimney specialist for a full evaluation.

Recommend a yearly service contract.

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ACCESS: (A) Typical [A] restricted [B] Utilities off/equipment not checked [B] Dry system Water Pressure _____ PSI Reducing valve Upgrade
WATER: (C) Public ? [D] Private Separate [E] together [A] Shallow [F] deep [G] abandoned
TREATMENT: (Ha) Hookups [Hb] Equipment [Hc] Operating ? [Hd] Bottled water [I] Fixture stains [J] Quality test recommended
MAIN SHUTOFF: (K) Location Front left [K] Poor access [L] FIXTURE SHUTOFFS: Y N [La] Some
(M) Backflow/Anti-siphon devices [N] HOSEBIBBS Standard/Frostproof/off [N] access, needed ? [N] Valve [N] petcock

[O] Street/well supply line: _____ [P] Internal Supply lines: _____ [Q] Drain, Waste, Vents (mechanical): Exterior
[a] Lead [a] Gal [c] Brass [d] Copp [e] Plas ? [a] Gal [b] Brass [c] Copp [d] Plas [a] Gal [b] Cast [c] Lead [d] Copp [e] Plas

WASTE: (R) Public ? [S] Private septic system [S] (Infringements) ? [] Expansion room ?
[Pump dependent system/cistern

INSURANCE INFORMATION:
% supply piping updated _____
Number of years ago _____

MISC: [V] Hot tub [W] Whirlpool [X] Steam bath [Y] Sauna
[Z] Lawn sprinklers (work) ? Zones _____ [Z] Well Problems: _____

TILE: [A] Mastic/Mud/Painted [B] Previous repairs: _____ [B] Vulnerable

[A] ATTENTION: [A] Sewer pipe through wall [E] Bar/laundry pump [E] Small/old septic system [A] Orangeburg ? [H] Check/flush valve
[H] Fixtures W/O overflow/painted/relined/fiberglass [A] Tub W/O Access [K] Ceramic tub/stall [A] Safety Glass? Enclosure ? [M] Fixtures/pipes overhead/outside wall
[A] Fire Sprinkler [A] Old gas lighting system [A] rigid pipe/seismic area [A] Lead supply line [A] Cisterns

[R] Rough in/partial [A] House trap [A] Stains tub/shower _____ Problems
[U] WASHER: N/A Age _____ Replace Prob. H M L \$ _____ W/D connection/s available
[V] DRYER: N/A Age _____ Replace Prob. H M L \$ _____ Gas/electric [A] Un-vented/long/cold/Plastic
[W] WATER HEATERS: #1 Age 1 Replace Prob. H M L \$ _____ #2 Age _____ Replace Prob. H M L \$ _____ Gas [X] electric [Y] oil
[Z] LP gas [A2] solar [B2] Heat pump [C2] Circulated [D2] Integral boiler [E2] 30 / _____ Gal. Tank/s [F2] strap/flex line upgrade [G2] Instant [H2] Central
AMATEUR WORK: [L] Recommend adding metal washer hoses & single lever shut off valve to washer [J2] Substandard Maintenance

[L2] [M2] Unexpected minor expenses for this property may approximate: \$200 - \$300. More Less ?
Check with a plumbing contractor, code authority, health official, _____ for complete information.

ACCESSIBLE & VISUAL CLUES / SYMPTOMS APPEARED TO INDICATE THE FOLLOWING:

Table with 4 columns: MAJOR PROBLEMS/SAFETY CONCERNS, Action, MINOR PROBLEMS/SAFETY CONCERNS, Action. Rows include items like WELL/SEPTIC failure, FLOOD RIM, DRAIN slow, STORM WATER, etc.

vacant

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BASEMENT/CELLAR/CRAWL SPACE/SLAB

No. **15077**

2011

CONFIDENTIAL: CLIENT MAY NOT SELL OR TRANSFER THIS REPORT.

ACCESS: Typical/ restricted/ none Traversed: fully partially none

UNDER HOUSE SPACE IS BEST DESCRIBED AS:

Basement Cellar Crawl space Slab Combination Grade beams used Open (elevated unit)

FLOOR: Dirt (No vapor barrier) Concrete Finish: tiles carpeting wood loose laid carpet

CRAWL SPACE: entered/inaccessible DEEP FROST Conditioned ceiling/walls insulated (partial)

Air passage basement/crawl space

VENTILATION: (Typical Restrictive none) Ducts wrapped Upgrade Pipes wrapped Upgrade

FINISHING: All/some/none Original ? added later professional ? amateur no chimney access

Heat/cool (Partial) Original Extended Added Ceiling/walls insulated ? (Partial)

Mildew noticed Dehumidifier recommended Form ties/foundation: unpared

LOWEST LEVEL: Floor drain: Y N Outside entrance: Y N Areaway drain: Y N N/A

Stiffening posts/beams Floors shimmed/ bridging added Hearth forms remain

Window/Door damaged/loose Basement newly finished ? freshly painted

WATER/MOISTURE SYMPTOMS: Efflorescence Peeling paint Swelled materials Stains Loose flooring

Rotted/decayed wood Silt Water on floor Damp floor/walls Mildew/odor Raised appliances/storage

Window stains Rust stains/appliances Other stained paneling near electrical panel

EXISTING WATER CONTROL MEASURES: Wall sealants Joint fillers Filler/coving against wall Floor-wall sluice

Underdrain Perimeter drain/Sump pump Retrofitted (AC/DC) Location/Restricted/Sealed ? Wall/Floor plastic

Other Recommend adding a sump pump with a battery back up

Water seepage/dampness probability after recommended changes HIGH MEDIUM LOW
(See below and also see exterior key sheet for changes)

AMATEUR WORKMANSHIP: E2 Radon Mitigation active/passive

G2 Unexpected minor expenses for this property may approximate: \$200 - \$300. More Less ?

H2 Check with a professional engineer, code official, _____ for complete information.

ACCESSIBLE & VISUAL CLUES / SYMPTOMS APPEARED TO INDICATE THE FOLLOWING:

| MAJOR PROBLEMS/SAFETY CONCERNS | Action | MINOR PROBLEMS/SAFETY CONCERNS | Action |
|---|--------|---|--------|
| A PERSISTENT FLOODING likely _____ | _____ | <input checked="" type="radio"/> <u>OCCASIONAL SEEPAGE DAMP WALL</u> _____ | _____ |
| B PERSISTENT MINOR SEEPAGE likely _____ | _____ | <u>Mildew/mold formation likely/possible</u> ? _____ | _____ |
| RD C HIGH MOISTURE/ROT/DECAY conditions _____ | _____ | b CRAWL SPACE ventilation inadequate ? _____ | _____ |
| D SPRING/HIGH WATER TABLE likely ? _____ | _____ | + c VAPOR BARRIER needed/incomplete _____ | _____ |
| E DEWATERING SYSTEM needed _____ | _____ | d AREAWAY damp STEP rust/rot _____ | _____ |
| F DEWATERING VITAL AC dependent _____ | _____ | e SUMP PUMP inoperative ? shallow/ _____ | _____ |
| G POINTING/PARGING needed ? _____ | _____ | no checkvalve/freeze vulnerable/cover missing _____ | _____ |
| H WATER SPOTS through slab _____ | _____ | discharge short/to sewer _____ | _____ |
| I SLAB SETTLEMENT _____ | _____ | f STEPS loose/rotted/decayed tripping hazard _____ | _____ |
| J WICKING MOISTURE/CONDENSATION _____ | _____ | g ASHDUMP Clean/secure/provide door _____ | _____ |
| No secondary means of egress from the basement room. | | + h <u>INSULATION fallen/reversed</u> crawl space; exposed polyisocyanate <input checked="" type="checkbox"/> | |
| Bsmt finishings dated- unknown. Contact the local municipality regarding any non-conformity issues. | | i Wood forms/debris present _____ | |
| | | Recommend insulating the basement perimeter joist ends, heat ducts and plumbing supply pipes. | |
| | | No secondary means of egress from the basement room. | |
| | | Bsmt finishings dated- Contact the local municipality regarding any non-conformity issues. | |

"Seepage" would rarely be expected to build water more than an inch or so deep.

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NOTE: Appliances are not moved, areas beneath are not checked. Freezers, food centers, and oven self-cleaning functions are not checked.

KITCHEN: Complete Incomplete **ACCESS:** Typical Restricted
 New Original Updated partially/completely Approx. _____ years ago

EXHAUST FANS: External discharge (down draft) Recirculating None **Upgrade**

| APPLIANCE | Heat Source | Approximate Ages | Replace Prob. | Cost |
|---|--|------------------|---|-------|
| <input checked="" type="radio"/> Range/s wall oven/s Convection - <input checked="" type="radio"/> Cont./Self cleaning | G <input checked="" type="radio"/> LPG | _____ | (cook) H M <input checked="" type="radio"/> L \$ _____ | _____ |
| Microwave | | _____ | (micro) H M L \$ _____ | _____ |
| Cooktop (ceramic) | G E LPG | _____ | (Cook) H M L \$ _____ | _____ |
| <input type="radio"/> Refrigerator <input type="radio"/> (ice maker) | | _____ | (Ref.) H M L \$ _____ | _____ |
| <input type="radio"/> Dishwasher (portable) | | _____ | (D.W.) H M <input checked="" type="radio"/> L \$ _____ | _____ |
| <input type="radio"/> Compactor | | _____ | (Comp.) H M L \$ _____ | _____ |
| <input checked="" type="radio"/> Instant Hot | | _____ | (I.H.) H M L \$ _____ | _____ |
| <input type="radio"/> Disposer Poor Switch Location | | _____ | (Disp.) <input checked="" type="radio"/> H M L \$ _____ | _____ |
| batch feed / Water pipe switch Disposer feed guard in place Y <input type="radio"/> N <input type="radio"/> | | | | |
| <input type="radio"/> Water filter in use: Y <input type="radio"/> N | | | | |

APPLIANCES NOT TESTED: Refrigerator Microwave Pest telltales Extermination recommended

AMATEUR WORKMANSHIP: Substandard Maintenance

Unexpected minor expenses for this property may approximate: \$200 - \$300. **More** **Less** ?

Check with an appliance contractor, code official, _____ for complete information.

ACCESSIBLE & VISUAL CLUES / SYMPTOMS APPEARED TO INDICATE THE FOLLOWING:

| MAJOR PROBLEMS/SAFETY CONCERNS | Action | MINOR PROBLEMS/SAFETY CONCERNS | Action |
|---|--------|---|--------|
| A TOTAL REMODELING recommended _____ | | a OVEN bake/broil element out/together _____ | |
| B FLOORING buckled/swelled/split/seams scratched/damaged _____ | | DOOR hinges ? warped/glass/latch _____ | |
| C CABINETS or COUNTERTOPS damaged _____ | | gasket/closure oven dirty _____ | |
| D EXTRA CIRCUITRY recommended _____ | | b COOKTOP element/burner out/stained _____ | |
| E GAS/MICROWAVE leakage/problem ? _____ | | c MICROWAVE out/timer/malfunction ? _____ | |
| F STOVE CLEARANCE top/side/window _____ | | d REFRIGERATOR/freezer out/noisy/closure cabinet not level/dirty/damaged _____ | |
| G CHARCOAL COOKING EQUIPMENT _____ | | GASKETS torn/loose/dirty DEFROST FAN/ SHELVES/TRAYS/CASING damaged/missing _____ | |
| The stove is close to the wall, a combustible surface. Add a non-combustible surface such as stainless, steel, Formica or ceramic tile. | | e ICEMAKER out/noisy/leaking ? _____ | |
| | | f DISHWASHER noisy/out/leaks discharge hose blocked/traps water no vacuum breaker latch ineffective DOOR springs/rust/gasket _____ | |
| | | g DISPOSER out/leaks/jammed/noisy smells/rusted/wire loose _____ | |
| | | h INSTANT HOT out/leaking/wire _____ | |
| | | i EXHAUST FAN out/dirty/noisy/drafty/flap discharge ? _____ | |
| | | j COMPACTOR out/dirty/noisy/locked ? _____ | |
| | | k SINK damaged hardware leaks RINSE HOSE out _____ | |
| | | l CABINETS/COUNTERTOPS damaged/loose _____ | |
| | | m DOORS/DRAWERS strike/guides/hardware _____ | |
| | | n FLOOR seams/buckled/uneven/loose/ dirty/delaminated/torn ? _____ | |
| | | o PILOTS/CONTROLS out range no power _____ | |

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ACCESS: (A) Typical (A) restricted **ATTIC ACCESS:** (A) Typical (B) restricted (B) none ENTERED: Fully Partially

WALLS/CEILINGS: Plaster ((C) Wood (D) Rock (E) Wire lath) (F) Drywall (G) Paneling (H) Beaverboard (I) Acoustic tile
(J) Dropped tile (K) Wood (L) Tin (M) Precast (N) Wallcovering/paint over paper (O) Textures/sand paints
(P) HI HAT Recessed lighting fixtures (Q) (no access) (R) PREVIOUS WALL/CEILING REPAIRS:

PRIMARY FLOORS: (R) Strip (S) Tongue and groove (face nailed) (T) Parquet (U) Ceramic/quarry tile (V) Vinyl squares (W) Sheet vinyl
(X) Carpet (Y) Slate (Z) Marble (A1) Cork Other: _____

PRIMARY WINDOWS: (B1) (W=Wood M=Metal V=Vinyl) **GLAZING:** (C1) Single (D1) double other: _____
(E1) Single/double hung (F1) Casement (G1) Sliding Vinyl (H1) Awning ?
(I1) Jalousie Metal (J1) Fixed (K1) Original L1 upgrades (M1) Old casings remain (N1) Sun Awnings Storm shutters ?

STORM WINDOWS: (O1) None/some/all/incomplete upgrade recommended Major / Minor condensation evidence

FIREPLACE/S: (P1) Prefab # _____ (Q1) masonry # 1 (R1) unlined/relined? (S1) Without damper/s (T1) Firebrick? (U1) Access restricted

INSULATION: (U1) Attic Fiberglass ? R Value _____ Wall _____ ? R Value _____ (W1) upgrade
(R=Retrofitted P=Partial U=Upgrade Recommended) 2x4 2x6

ATTIC VENTILATION: (X1) Typical/ (Y1) restrictive/damaged (Z1) none Soffits (baffles) Gables Ridge thru roof Window Wall grilles upgrade

ROOF: Leakage Evidence (R1) stains active/inactive? Leakage Probability: HIGH MEDIUM LOW Evidence of condensation

FANS: (A2) Bath ((B2) discharge to attic) (C2) Attic/thermostat (D2) Whole house (unguarded) (E2) Ceiling paddle fans Upgrade

PARTY/FIRE WALLS VISIBLE: (E2) Basement crawl space garage attic (F2) Masonry/gypsum (G2) Open

MISC: (F2) Garage Door: (F2) Auto Reversing (F2) Non-reversing Release (G2) Alarms: Smoke/Carbon Monoxide Recommended Upgrade Test
Elevator: (I2) inclinators (tension safety) (J2) Security/Intercom System (K2) Central Vacuum (L2) PAINT: FRESH LEAD?

*Pest Telltales: (M2) Exterminate/clean/deodorize (N2) Ext. Doors: Sliding/hollow core Safety Glass ? Bars

AMATEUR WORKMANSHIP: (O2) Recommend improving attic ventilation with a roof fan & adding deadbolts (P2) Substandard Maintenance:

(Q2) Unexpected minor expenses for this property may approximate: \$200 - \$300. More Less?
 (R2) Check with a professional engineer, code official, health official, Chimney/flue specialist for complete information.

ACCESSIBLE & VISUAL CLUES / SYMPTOMS APPEARED TO INDICATE THE FOLLOWING:

| MAJOR PROBLEMS/SAFETY CONCERNS | Action | MINOR PROBLEMS/SAFETY CONCERNS | Action |
|---|--------|---|--------|
| * A FIREPLACE/CHIMNEY unsafe | _____ | ⓐ WALL/CEILING loose/cracks/nail pops | _____ |
| B WOOD STOVE clearance/creosote | _____ | stains/spalling/repairs | _____ |
| C HEATING unit clearance ? | _____ | b PAINT old/faded/peeling/alligating | _____ |
| D HI-HAT lights (recessed) insulation ? | _____ | c FLOOR/CARPET loose/marred/stained/dirty | _____ |
| E INSULATION uncovered UFFI ? | _____ | d FLOOR SAG cracked floor tiles | _____ |
| F GARAGE SLAB elevation/flames separation ? | _____ | ⓔ WINDOW/DOOR adjust/repair/replace/stuck/ | _____ |
| RD G FRIABLE ASBESTOS ? | _____ | screens unknown location | X |
| H SLAB DUCTS water/chemicals ? | _____ | weatherstrip/hardware/locks/screens/glazing/seals ? | _____ |
| I Condensation/ventilation/ice dams ? | _____ | m bed left | _____ |
| J CEILINGS/WALLS damaged/loose | _____ | f STORM SASH incomplete/broken/adjust | _____ |
| wallpaper/paint repairs | _____ | caulk/weep holes | _____ |
| K FLOOR stained/swelled/rotted damaged | _____ | g TRIM missing/damaged/renail | _____ |
| L CARPET Worn/Torn/Stained/pet odor | _____ | h FIREPLACE smoky cracked/point up (cap+screen) | _____ |
| M WINDOW/DOOR repair/replace/secure | _____ | Gas logs service/repair Clean ashdump/tile | _____ |
| clouded between panes | _____ | Clearance Damper seal/warped/rod | _____ |
| N PARTY/FIRE WALL material type/missing/ | _____ | i <u>INSULATION</u> placement/baffles/vapor barrier | _____ |
| incomplete | _____ | styrofoam | _____ |
| O SMOKE ALARM missing/inopreative/location | _____ | vents blocked/pests/screening | _____ |
| No handrail at steps from kitchen to the laundry and entry to | _____ | j FAN/S attic/whole house out/mounting | _____ |
| living room | _____ | k GARAGE DOOR broken/sags/tracks/springs/ | _____ |
| | _____ | locks/power supply/remotes ? | _____ |
| | _____ | l BATH TRANSOM loose/missing | _____ |
| | _____ | m CENTRAL VACUUM out/activators ? | _____ |
| | _____ | n STAIR Risers uneven railing PULLDOWN | _____ |
| | _____ | o VAPOR RETARDER in attic missing/reversed | _____ |
| | _____ | Cracks at fireplace wood. | _____ |

NOTE: Flues not surveyed. Contact a licensed Chimney specialist for a full evaluation.

SYMBOLS X = repair or upgrade M= monitor

Note: You must read all of the information associated with the items which have been circled, checked, underlined, or noted on this key sheet to have full knowledge of the content of this report. REV. 8/03

EXTERIOR: ACCESS: Typical restrictive none ROOF: ACCESS: Typical restrictive none

ROOF INSPECTION TYPE: Walked viewed from: edge/ground ROOF PITCH: Steep Moderate Low Flat

| ROOF LOC. | TYPE | AGE | LAYERS | 5 YR. REPLACE PROB. (\$) |
|-----------|------|-----|--------|--------------------------|
| MAIN | A | 15 | 1 | H M L \$ |
| PORCH(ES) | A | 15 | 1 | H M L \$ |
| BAY | | | | H M L \$ |
| GARAGE | A | 15 | 1 | H M L \$ |
| OTHER | SP | 10 | 1 | H M L \$ |

ROOFING LEGEND

A= Asphalt Shingle AL= Aluminum Panel M= Metal
 BUR= Built UP Roofing CP= Corrugated Plastic SP= Single Ply Membrane
 RM= Rolled Mineral S= Slate WS= Wood Shake/Shingle
 TC= Terra Cotta/Clay/Concrete V= Vinyl Open/Solid Sheath/Felts
 AC= Asbestos Cement CS= Composite Shingles

SKYLIGHT/S (Curb/s flush) ROOF COATING (asphalt/polyurethane/ silver paint) ROOF HATCH
 REPAIRS to roof/flashing sidewall over front door HIGH Maintenance/VULNERABLE areas: All flashing
 5 YR. Maintenance Budget: \$ secure bid Mold/Moss/Discoloration noted:

GUTTERS: Incomplete Attached Box Trough Yankee Internal Alum Galv Copper Vinyl Wood
 Screens Underground Drains 5 year replace prob.: H M L \$

SIDING MATERIAL: WOOD Drop Panel / no "Z" flashing Shiplap Board + Batten Shingle/Shake Pressboard
 Asphalt shingle Asbestos cement Aluminum/steel (ground recommended)/vinyl Other no "J" channel
 stucco (permastone) Texture/EIFS Stone/brick/block Painted Masonry SOFFIT/TRIM Unstable Materials

CHIMNEY(S): gable/ eave/ridge/other No cricket GAS: lawn light/Grill abandoned LAWN SPRINKLER Zones

PREVIOUS REPAIRS: stoops/steps/walks Upgrade TREES: Large/overhanging

DRAINAGE: Recent improvements/repairs made Swale/french drain close to house

IMPROVEMENTS: POOL Heated Cover Repairs TENNIS COURT lights Retain/seawall/s

SITE: Above/below street Risk H M L Test YARD: Flat/ rolling/steep Waterfront/flood ? Debris

DRIVEWAY: dirt/gravel/asphalt/concrete/brick Slab/freeze SUBSTANDARD MAINTENANCE PAINT: FRESH LEAD ?

AMATEUR WORK: Recommend adding gutter guards/screens Porch/deck/dock 5 Yr. replace prob. H M L \$

Unexpected minor expenses for this property may approximate: \$200 - \$300. More Less ?
 Check with a professional engineer, pest control contractor, for complete information.

ACCESSIBLE & VISUAL CLUES / SYMPTOMS APPEARED TO INDICATE THE FOLLOWING:

| MAJOR PROBLEMS/SAFETY CONCERNS | Action | MINOR PROBLEMS/SAFETY CONCERNS | Action |
|---|--------|---|--------|
| A ROOF/FLASHING Repairs | | a ROOFING material repairs | |
| B ROOFING prematurely aged | | b FLASHING repairs vent collars no boot on kitchen | |
| C ROOF PITCH sagging/ponding | | valley/sidewall/chimney/base no kickouts- | |
| RD D SHEATHING/RAFTER Rot likely ? | | g CHIMNEY cap/weathering repairs | |
| E CHIMNEY Roof height/top repair | | d MASONRY flaking/point/clean/repair | |
| F MASONRY Repair/point up/parge | | ± e GUTTER realign/renail/clean/repair Add | |
| G BRICK flaking/spalling | | ± f DOWNSPOUT add/clean secure/extend | |
| H SIDING/TRIM Clean/repair/replace/paint/stain | | g VENT STACK opens below roof | |
| I PAINT failure/chalked | | RD h SIDING buckled/kinked/delaminated | |
| J STUCCO texture bulge/crack(s) EIFS | | split/loose/rotted/decayed ? No "J" Channel | |
| K PARAPET WALL Soffit damage | | RD i TRIM/SIDING Caulk/paint/repair | |
| L PORCH/DECK/DOCK/pier/rail/escape/repair/replace | | Roof contact Wood borers Earth contact | |
| M STOOP/STEP/SLAB Repair/replace | | j PORCH/DECK/DOCK/pier/rail/escape pad/bracing/repair | |
| N DRIVEWAY repair/slope/drain | | k CAULK windows/doors/thresholds/utilities/slabs | |
| O RETAIN/SEAWALL repair/rebuild/replace | | ± l STOOP/walk/patio/drive voids/repairs | |
| * P POOL repairs/fencing Tripping hazard/s | | m BREEZEWAY/GARAGE/SLAB settled/seal | |
| * Q OUTBUILDING (S E H P E) Placement ? | | n DRIVEWAY/SLABS drain to house | |
| | | ± o LANDSCAPE grading/swales/catches | |
| | | p RETAIN/SEAWALL point/weepholes/repair | |
| | | RD q FENCE posts/slats rotted/decayed/broken | |
| | | ± r TREES/LIMBS/VINES/SHRUBS trim/remove | |
| | | RD s Form boards/debris pests present | |
| | | t IRON work/rail rusted/damaged | |
| | | u COLUMN BASE rot/crush vent holes | |
| | | v PARAPET WALL soffit damage | |
| | | Dip in drive- bird bath puddle | |
| | | Recommend removing the planters. | |
| | | Settlement at wing wall brick. | |
| | | Seal flat roof over addition. | |
| | | Snow on old garage and addition | |

SYMBOLS X = repair or upgrade M= monitor

REV: 8/03 Note: You must read all of the information associated with the items which have been circled, checked, underlined, or noted on this key sheet to have full knowledge of the content of this report.

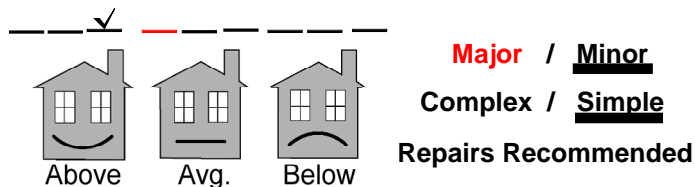
PERSPECTIVE SUMMARY

No. **15077**

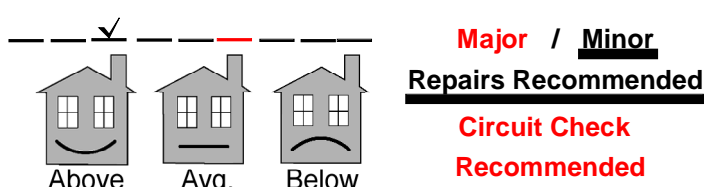
2011

THIS SHEET SUMMARIZES THE OVERALL CONDITION OF THE VARIOUS HOUSE SYSTEMS IN COMPARISON TO HOUSES OF ITS PEERS.

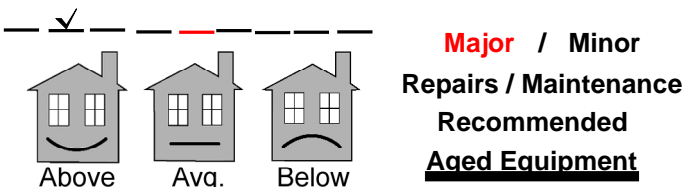
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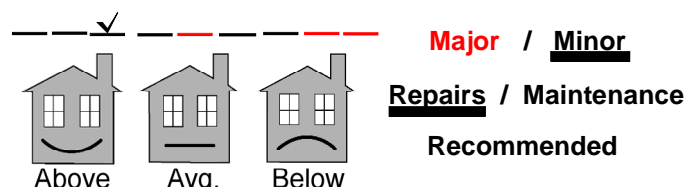
ELECTRIC:



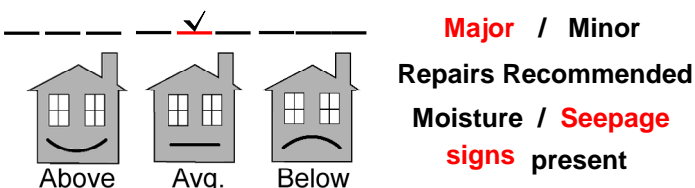
HEATING / AIR CONDITIONING:



PLUMBING:



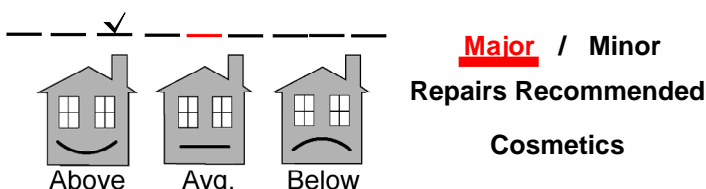
BASEMENT / CRAWL SPACE / SLAB:



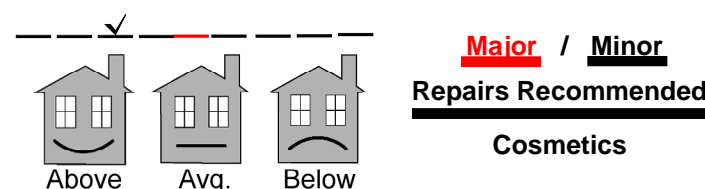
KITCHEN:



INTERIOR:



EXTERIOR:



Level of complexity: **High** Medium Low

Subjectivity of opinions: **High** Medium Low

Probability of undiscovered/unreported problems/unsafe conditions Major **H** M L Minor **H** M L

MAJOR POINTS OF CONCERN ARE:

Basement: No secondary means of egress from the basement room. Bsmt finishings dated- unknown. Contact the local municipality regarding any non-conformity issues.
Kitchen: The stove is close to the wall, a combustible surface. Add a non-combustible surface such as stainless, steel, Formica or ceramic tile.
Interior: No handrail at steps from kitchen to the laundry and entry to living room.
Deck: short distance between bench and railing.

MAJOR POINTS OF CONCERN CONTINUED:

SIGNIFICANT QUALITIES OF THIS HOUSE ARE:

ADVISORIES: A HOME INSPECTION

This is not a code compliance inspection.
Any items not inspected and all repairs needed should be evaluated and completed by a licensed professional.

Additional/enlarged problems and increased expenses are likely unless concerns/recommendations contained in this report are acted on immediately. Failing to act before taking ownership increases your risk of problems and expenses. You must maintain you property; budget 1-3% of the purchase price for routine annual maintenance.

CONTRACT: This report is a summary done to a generalist level. You are expected to follow-up with specialists for greater detail, etc. You must read all of the backup information in the report and you must act on it prior to taking ownership of the property. Please reread your contract and contact the inspection company if you or your attorney have any concerns about its provisions.

IF YOU HAVE NOT ATTENDED THE INSPECTION, THERE IS LIKELY TO BE MUCH THAT YOU WON'T KNOW BY ONLY READING THE REPORT. PLEASE CONTACT THE INSPECTOR AT EITHER OF THE FOLLOWING NUMBERS:

Office #'s **PA-610-328-5525 DE- 302-475-0373 NJ- 856-424-8651** E-mail: Denise.HomePro@comcast.net

CUSTOMER NO. **15077**

2011

DATE 2/20/15

John Spoehr #6245

Inspector/ASHI #

TO: Bob & Joan Schmidt (Work) _____

Present Address: 19 Ridgefield Rd. (Home) 610-356-2125

Street

(Cell) 610-864-2321

Newtown Square

PA 19073

(E-mail) rjschmidt7@verizon.net

City

State

ZIP Code

(Fax) _____

HomePro Systems of Delaware Valley, Inc.

6303 Hilltop Drive

Brookhaven, PA 19015

Ph: (610) 328-5525

is pleased to furnish the following report on the property known as:

19 Ridgefield Rd.

Street

Newtown Square

PA 19073

City

State

ZIP Code

Inspection time: 11:30 / 2:30 AM Approx. Temp: 20 Occupied/Vacant

Start

Finish

Recent Weather: snow covered Today's snow covered Approx. property age 60 years.

File this receipt with your: Acquisition Costs Selling Expenses N/A

Client

Agent

Attention: Complete

Partial

Minimal

None

Attendance: Buyer Selling Agent Listing Agent Tenant Other: _____

Selling agent: _____

Listing agent: Dave Alexander

Company: _____

Company: Long & Foster-Greenville

Telephone: (Office) _____

Telephone: (Office) 302-351-5000

(Home) _____ (Cell) _____

(Home) _____ (Cell) 610-254-0214

(E-mail) _____

(E-mail) dave@dlalexander.com

(Fax) _____

(Fax) _____

EXTRA/ADDITIONAL SERVICE CHARGES

Telephone followup:
Payment via escrow:
Rechecks: (utilities off):
Weekend/evening service:
Pickups/deliveries: ETC.:

Charges: Inspection ASHI Standard Visual Inspection \$ 425.00

_____ \$ _____

_____ \$ _____

_____ \$ _____

_____ \$ _____

_____ \$ _____

All Invoices Due When Rendered: **TOTAL** \$ 425.00

Paid in full: \$ YES Check # _____ Visa Master Card Other _____

Card No. _____ Expiration Date _____ Authorization No. _____

Name on Card _____ Signature _____

Payment Received by: _____ Co HomePro Systems of Delaware Valley, Inc.

CONFIDENTIAL INFORMATION: ONLY THE INSPECTION COMPANY SHALL SELL OR TRANSFER THIS REPORT.

Note: This report is a two-part service; the on-site inspection, which is verbal and visual, and the Homebook with its recorded "key sheet" report pages that have been completed by the Home Inspector. As such, it is not considered transferable.