PREMIER
HOME INSPECTION LLC

3804 Central Ave. Nashville, TN

INSPECTION DATE: February 28, 2019

PREPARED FOR: Beth Berry

TOTAL NUMBER OF PAGES IN REPORT: 22

PREPARED BY: Brent Scott
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NACHI

PREMIER
HOME INSPECTION LLC

When reading this report, any references made from right to the left and front to rear are made from facing the house from the street. The report summary is not comprehensive. The summary is only a portion of the entire report. The entire report should be read and understood with actions taken as needed before the close of escrow.

GLOSSARY OF INSPECTION RATINGS:

DEFICIENT: Denotes a system or component which is considered significantly deficient or is unsafe. Significant deficiencies need repair or replacement and/or additional evaluation by a licensed contractor or certified technician. Safety hazards and/or safety enhancement recommendations are also listed as deficiencies.

IMPROVE: General information and marginal items. Please note, some items that are marginal can, over time, turn into major concerns if not attended to, repaired or replaced.

NACHI

REPORT SUMMARY

EXTERIOR:

DEFICIENT

1. Missing grout was noted in several areas of the foundation walls. Corrections are recommended to avoid moisture intrusion and to maintain the stability of the walls. Further investigation is recommended by a qualified professional with corrections made as needed.

IMPROVE

2. Areas of the wood siding are in contact with the earth on the right wall. This can allow moisture damage and moisture and pest intrusion. A 2 inch gap is recommended between the siding and ground.

3. Areas of soft wood were noted on the siding and trim on the exterior of the home. Soft wood was noted on the areas of the upstairs windows. Areas of damaged and deteriorated paint were noted on the exterior surfaces. Further investigation is recommended by a qualified professional with corrections made as needed.

EXTERIOR CONTINUED:

IMPROVE

4. Cracked glazing was noted on several windows. The glazing secures the panes in the window sashes. Repairs to the glazing are recommended as needed to prevent moisture intrusion and heat loss.

CHIMNEY:

DEFICIENT

5. Gaps were noted in the brick grout on the chimney. Areas of the chimney walls are bowing. No cap was visible from the eves on the chimney cap. The fireplace and chimney flue was not accessible for inspection due to storage and a plate in front of the fireplace. Further investigation of the chimney, fireplace and flue is recommended by a licensed contractor and chimney sweep with corrections made as needed.

INTERIOR:

DEFICIENT

6. Moisture stains were noted on the kitchen ceiling. Further investigation is recommended by a qualified professional with corrections made as needed.

7. Soft flooring was noted in the hallway. Further investigation is recommended by a qualified professional with corrections made as needed.

8. Proper balusters should be installed on the stairwell leading to the basement to maintain safety.

9. Several windows throughout the home did not open when tested. It is recommended that at least one window in each room with no exterior door open properly to maintain egress in case of emergency.

INTERIOR CONTINUED:

DEFICIENT

10. It is recommended to install a graspable handrail the entirety of the upstairs stairwell to maintain safety.

11. Moisture stains were noted on the office ceiling. Further investigation is recommended by a qualified professional with corrections made as needed.

12. The gaps in the downstairs bathroom shower stall should be sealed to avoid moisture intrusion into the flooring and walls.

PLUMBING:

DEFICIENT

13. The hot water temperature was 131 degrees F at time of inspection. It is recommended that the thermostat on the water heater be adjusted to obtain a hot water temperature between 100 and 120 degrees F to prevent scalding.

14. No stopper was noted in the downstairs bathroom sink.

15. The diverter valve in the downstairs bathroom shower did not operate when tested. No showerhead was installed.

16. A leak was noted below the downstairs bathroom. Possible damage was noted to the flooring system. Further investigation is recommended by a licensed contractor with corrections made as needed.

STRUCTURE:

DEFICIENT

17. Cracking and heaving was noted in the front porch. Uneven flooring was noted throughout the home. Areas of cracking were noted in the wall and ceiling finishes. Deflection was noted in the roof structure. Damage was noted on the wood support posts in the basement. Further investigation of the home is recommended by a structural engineer with corrections made as needed.

ROOF:

DEFICIENT

18. The front part of the roof appears to be older than the rear over the addition and rear porch. Pitting and blistering was noted on the older parts of the roof. Lifted shingles were noted on the older parts of the roof. Evidence of leaks was noted. An apparent moisture stain was noted over the upstairs bathroom sink. Further investigation of the roof and components is recommended by a licensed roofing contractor with corrections made as needed.

ELECTRICAL:

DEFICIENT

19. An improper wire penetration was noted below an outlet on the left wall. A complete conduit with connector is recommended where wires penetrate walls to avoid damage to the wire sheathing. Further investigation is recommended by a licensed electrical contractor with corrections made as needed.

20. The GFCI outlet in the upstairs bathroom did not trip when tested. Further investigation is recommended by a licensed electrical contractor with corrections made as needed.

21. The light in the upstairs bathroom closet did not operate when tested. The light in the upstairs bedroom closet does not operate properly. Further investigation is recommended by a licensed electrical contractor with corrections made as needed.

22. Knob and tube wiring was visible in the attic. The knob and tube wiring was not accessible due to no flooring. Knob and tube wiring is considered to be outdated and is a fire hazard. Knob and tub wiring should be removed/replaced by a licensed electrical contractor to maintain safety.

HVAC:

IMPROVE

23. Dirty coil fins were noted on the HVAC units. It is recommended to have the units inspected, serviced and repaired as needed by a licensed HVAC contractor.

24. Loose/damaged insulation was noted on the HVAC ducts at the HVAC unit. Repair as needed.

DEFICIENT

25. The exhaust flue on the water heater is terminating into the chimney flue. There is an opening on the side of the chimney in the basement. Combustible material was noted in the opening. This is a fire and carbon monoxide hazard and should be corrected immediately by a licensed HVAC contractor.

BASEMENT/CRAWLSPACE:

DEFICIENT

26. Apparent fungal growth was noted in several areas of the crawlspace. Further investigation is recommended by a qualified specialist with corrections made as needed.

27. No vapor barrier was noted on areas of the crawlspace floor. A continuous vapor barrier is recommended to reduce condensation buildup in the crawlspace.

Property Information

PROPERTY ADDRESS:

3804 Central Avenue,
Nashville, TN

INSPECTED BY:

NAME: Brent Scott
License: TN# 222

CLIENT INFORMATION:

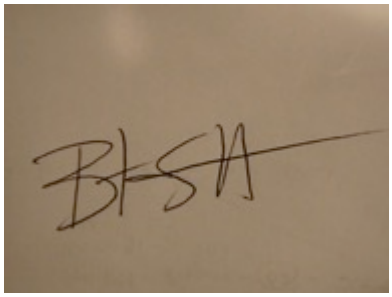
NAME: **Beth Berry**

INSPECTION CONDITIONS:

INSPECTION DATE: February 28, 2019
REPORT DATE: February 28, 2019
REPORT DELIVERED: By email
WEATHER CONDITIONS: Partly sunny with temperatures in the 40s.
PRESENT DURING INSPECTION: Homeowner/client, Inspector
BUILDING OCCUPIED: Yes
RAIN IN LAST 3 DAYS: Yes

A Home inspection is a limited, non-invasive visual examination of a residential dwelling, performed for a fee, which is designed to identify observed material defects within specific components of said dwelling. Components may include any combination of mechanical, structural, electrical, plumbing, or other essential systems or portions of the home, as identified and agreed to by the Client and Inspector, prior to the inspection process. A home inspection is intended to assist in evaluation of the overall condition of the dwelling. The inspection is based on observation of the visible and apparent condition of the structure and its components on the date of the inspection and not the prediction of future conditions. A home inspection will not reveal every concern that exists or ever could exist, but only those material defects observed on the day of the inspection. A Material defect is a condition with a residential real property or any portion of it that would have a significant adverse impact on the value of the real property or that involves an unreasonable risk to people on the property. The fact that a structural element, system or subsystem is near, at or beyond the end of the normal useful life of such a structural element, system or subsystem is not by itself a material defect. An Inspection report shall describe and identify in written format the inspected systems, structures, and components of the dwelling and shall identify material defects observed. Inspection reports may contain recommendations regarding conditions reported or recommendations for correction, monitoring or further evaluation by professionals, but this is not required. The inspection report should not be construed as a compliance inspection of any governmental or non governmental codes or regulations. This report does not address mold, lead base paint, radon, asbestos, cockroaches, rodents, pesticides, treated lumber, mercury, carbon monoxide or other similar items. This report does not address underground sewer disposal, water supply, or fuel service delivery. Although some imported (i.e. Chinese) drywall may contain chemicals harmful to human health, determining their presence requires a specialized inspection and laboratory testing which lies beyond the scope of a limited, non-invasive, visual home inspection. If you wish to have materials in the home tested, the inspector recommends that you contact a contractor qualified to perform indoor environmental testing.

This inspection report is prepared exclusively for the person named above. The use of this report by any unauthorized persons is prohibited.



Brent Scott
Tn #222

EXTERIOR COMPONENTS

BUILDING EXTERIOR:

WALL COVERINGS: Wood siding. Composite masonry siding.
WALL TRIM: Wood
EVES: Soffits with metal/mesh vents

PORCH/PATIO:

PORCH: Concrete
PATIO: Stone pavers.
PATIO LOCATION: Rear wall of home

DRIVEWAY/SIDEWALKS:

DRIVEWAY TYPE: Gravel.
SIDEWALK TYPE: Concrete. Any cracks in the sidewalks should be properly sealed to avoid moisture penetration and further damage from the freeze/thaw cycle in winter.

DECK:

DECK FLOORING SYSTEM: 2x10 floor joists, 16- centers.
DECK TYPE: Attached to home with block piers.
DECKING MATERIAL: Wood

SLOPE AND GRADING:

SLOPE: Front to rear.

COMMENT: Outbuildings are outside the scope of this inspection.

COMMENT: It is important to maintain the caulk around all exterior doors and windows to prevent moisture and pest intrusion. Wall insulation and R-value is not verified, conditions inside the wall cannot be judged. However, all wall and floor cracks can be a potential source for moisture entry. To prevent seepage, it is recommended that all cracks be sealed. Property maintenance is a must; this includes painting, caulking and sealing of all exterior surfaces. Unsealed cracks around windows, doors, and thresholds can allow moisture penetration, which is the key cause of the deterioration of any surface. Many times evidence of any such penetration can only be observed during a rainfall.

LIMITATIONS OF EXTERIOR INSPECTION

As detailed in the pre-inspection contract, this is a visual inspection only. The visual inspection of the exterior was limited (but not restricted to):

- A representative sample of exterior components was inspected.
- The inspection does not include an assessment of geological conditions and/or site stability.

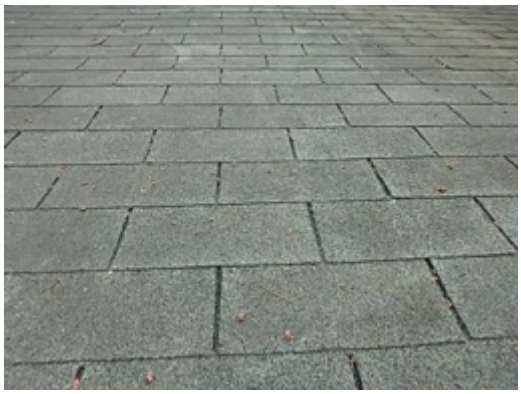
ROOF

ROOF COVERING: The roof is covered with composite asphalt and fiberglass shingles. **The front part of the roof appears to be older than the rear over the addition and rear porch. Pitting and blistering was noted on the older parts of the roof. Lifted shingles were noted on the older parts of the roof. Evidence of leaks were noted. Further investigation of the roof and components is recommended by a licensed roofing contractor with corrections made as needed.**

Ventilation: Soffit, Ridge

Gutters / Downspouts: Metal

Methods of Inspection:
The roof was inspected by placing a ladder on several areas of the roof edge.



LIMITATIONS OF ROOFING INSPECTION
As detailed in the pre-inspection contract, this is a visual inspection only. The visual inspection of the roofing system was limited (but not restricted to):

- The entire underside of the roof sheathing is not inspected for evidence of wear, hail, etc.
- Evidence of prior leakage may be disguised by interior finishes.
- The roof is covered with asphalt shingles. An asphalt shingle has an expected life expectancy of 12-30 years in this area depending on shingle quality and efficiency of ventilation. Roofs with dormers, valleys, chimneys, skylights, etc., should be checked at least every two years and annually as they approach the end of their life, by a licensed roofer. Due to constantly changing environmental conditions and other factors, there is no guarantee a roof will not leak at any time.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

ATTIC COMPONENTS

ROOF FRAMING:

RAFTERS: 2x4
RAFTER ON-CENTER: Random
RIDGE BEAM: Not visible.
ROOF SHEATHING: Wood plank.
ATTIC FLOORING: At HVAC unit.
FLOOR FRAMING: Not visible.

INSULATION:

FLOOR INSULATION TYPE: **Blown and batt insulation was used in the attic area. Areas behind knee walls and dormers may not be visible at the time of inspection.**

CERTIFICATE POSTED: **None**

VENTILATION:

ATTIC VENTILATION TYPE: **Passive Ventilation, Soffit, ridge**

ATTIC ACCESS:

LOCATION: Upstairs Bedroom
TYPE: Doorway.
METHODS OF INSPECTION: The attic was inspected from the floored areas only. Most of the attic space is not accessible/visible for inspection. No access was available for the upper attic space.

LIMITATIONS OF ATTIC INSPECTION

As detailed in the pre-inspection contract, this is a visual inspection only. The visual inspection of the attic space was limited (but not restricted to):

- Rolled or blown insulation between the ceiling joists. The areas below the insulation are not visible for inspection.
- Areas are not accessible due to low clearance between ceiling joists and roof.

The inspection of the insulation, vapor barriers and ventilation system is limited only to unfinished, accessible areas that are visible. No invasive inspection methods are used. The presence of a required vapor barrier or the type and density of insulation installed behind finished surfaces can not be verified.

CRAWLSPACE/BASEMENT

FOUNDATION: Raised foundation/Crawlspace, Basement.

All structures are dependent on the soil below them for support. Soils are not typically uniform. Soils can become unstable during seismic activity or may expand with the influx of water, moving structures with relative ease and fracturing slabs and other hard surfaces. In accordance with our standards of practice, we identify foundation types and look for any evidence of structural deficiencies. However, minor cracks or deteriorated surfaces are common in many foundations and most do not always represent a structural problem. If major cracks are present along with heaving or excessive gaps, we routinely recommend further evaluation be made by a qualified structural specialist. All exterior grades should allow for surface and roof water to flow away from the foundation. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined. Areas hidden from view by finished walls or stored items cannot be judged and are not a part of this inspection. We will note any suspicious cracks if they are clearly visible. However, we are not specialists, and in the absence of any major defects, we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert. We also routinely recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs. Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

CRAWLSPACE, BASEMENT, FOUNDATION and STRUCTURE CONTINUED:

FOUNDATION WALLS: Concrete block and stone
VAPOR BARRIER: A partial vapor barrier was noted.
INSULATION: Between floor joists below the addition. The rolled insulation between the floor joists greatly limits the visibility of the flooring and framing throughout the crawlspace. Insulation is not moved/removed in this inspection. Not visible, Blown Insulation on Foundation Walls.
VENTILATION: Foundation vents were noted. It is recommended to open the vents in the summer and close the vents in the winter.
MOISTURE: No standing water was noted at the time of inspection. The moisture levels in the crawlspace/basement should be closely monitored with corrections made as needed.
METHODS OF INSPECTION: Crawling accessible areas. Walked accessible areas.

FLOORING SYSTEM:

FLOOR JOISTS: 2x10 and 2x8 on random
GIRDERS: 2x12 and 2x8
SUPPORT: Block piers, Wood posts, Steel posts
WALL STUDS: Not Visible
FLOOR SHEATHING: Wood plank, OSB.

As detailed in the pre-inspection contract, this is a visual inspection only. The visual inspection of the crawlspace/basement was limited (but not restricted to):

- Rolled or blow insulation between the floor joists or insulation on the walls greatly limits the visibility of the flooring and/or foundation walls.
- Areas of the crawlspace/basement are not accessible due to physical barriers (limited space between crawlspace floor and flooring system, HVAC ducts, plumbing pipes, finished ceilings/walls, etc.)

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

ELECTRICAL SYSTEM

SERVICE ENTRANCE:

LOCATION: Above ground, left side of home.
SERVICE ENTRY CONDUCTOR: Aluminum
METER LOCATION: Left side of home.
SERVICE GROUND/BONDING CONDUCTOR: Ground rod. Water pipe bonding noted.

MAIN DISCONNECT:

MAIN DISCONNECT SIZE/RATING: 200 Amps
MAIN DISCONNECT TYPE: Breaker
MAIN DISCONNECT LOCATION: In the service panel.

SERVICE SUB PANEL:

SERVICE SUB PANEL LOCATION: In the garage.
PANEL TYPE: Breaker
SIZE OF SERVICE SUB- PANEL: Dual 100 @ 120/240 volts
DISTRIBUTION WIRING: Copper and aluminum branch wiring were noted
BRANCH/AUXILLARY PANELS: Breakers, disconnect panel at the heat and air units.
RECEPTACLES: Grounded (three hole outlets)
GROUND FAULT CIRCUIT INTERRUPTERS: GFCI protected outlets are recommended in the exterior, kitchen and bathrooms. GFCI outlets should be tested monthly for proper function and safety.

Smoke detectors are recommended throughout the home. Smoke detectors should be tested monthly for proper function and safety.
Carbon Monoxide detectors are recommended in any home where gas appliances are present.
It is recommended that all electrical panels be labeled properly.

LIMITATIONS OF ELECTRICAL INSPECTION

As detailed in the pre-inspection contract, this is a visual inspection only. The inspection does not include low voltage systems, telephone wiring, intercoms, alarm systems, TV cable, timers, smoke or carbon monoxide detectors. The inspection of the electrical system was limited by (but not restricted to) the following conditions:

- Electrical components concealed behind finished surfaces could not be inspected.
- Only a representative sampling of outlets and light fixtures were tested.
- Furniture and/or storage restricted access to some electrical components.

Please refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

PLUMBING SYSTEM

WATER SUPPLY AND DRAIN PIPING:

SOURCE: It is outside the scope of this inspection to determine whether water supply and waste disposal systems are public or private. We recommend consulting with the homeowner or local municipality.
SERVICE PIPE TO HOUSE: The service pipe to the house is not visible in its entirety. The visible service pipe was PEX.
MAIN VALVE LOCATION: At the water meter.
DRAIN/WASTE/VENT PIPING: The drain pipes are PVC, Cast iron and galvanized. The average life expectancy of galvanized and cast iron is approximately 50-100 years. Drain pipes are inspected by flushing every drain that has an operating fixture, looking for blockages or slow drains. However this is not a definitive test and only a video inspection of the main line would confirm its actual condition. Blockages will occur; generally older systems are prone to be more problematic. It is recommended that you ask the sellers if they have ever experienced any drainage problems or have the main waste line video inspected by a qualified professional before the close of escrow. Underground utilities are outside the scope of this inspection. Septic systems should be inspected and serviced/repaired as needed by a qualified professional before the close of escrow. Overflows and connections on tubs and sinks are outside the scope of this inspection. The overflows on tubs and sinks are not tested.
SUPPLY PIPES: The visible water lines were PEX and Copper. It is recommended to insulate all water lines in non heated areas (crawlspaces/attics).
CLEANOUT LOCATION: The cleanout is located in the left yard.
PRESSURE REDUCING VALVE: None noted.
WATER PRESSURE: No exterior hose bib found. Water pressure not tested. Recommended water pressure range: 40-80 PSI. **EXTERIOR HOSE BIBS**: Anti-Siphon fittings are recommended on all exterior hose bibs.

Water Heater:

MANUFACTURER: Bradford White, 2010. The average life expectancy of a water heater is approximately 6-10 years. Repairs/replacement should be expected in the near future.
CAPACITY: 50 Gallon
ENERGY SOURCE: Gas
VENT: Through the roof via a B-vent
LOCATION: Basement.
SHUT OFF: On the water line at the water heater.
HOT WATER TEMPERATURE: 131 degrees F
COMMENT: No access hatch was available for the area below the jetted tub. The jets were not operated due to no access hatch. It is recommended to install an access hatch for inspection and maintenance.

LIMITATIONS OF PLUMBING INSPECTION

As prescribed in the pre-inspection contract, this is a visual inspection only. The inspection of the plumbing system was limited by (but not restricted to) the following conditions:

- Portions of the plumbing system concealed by finishes and/or storage (below sinks, etc.), below the structure, and beneath the yard were not inspected.
- Water quality is not tested. The effect of the lead content in solder and or supply lines is beyond the scope of the inspection.
- There are a wide variety of residential water heaters that range in capacity from fifteen to one hundred gallons. It is always wise to have them installed over a drain pan plumbed to the exterior. It is also beneficial to flush them annually to remove the build up of minerals. The water temperature should be set at a minimum of 100 degrees Fahrenheit to and a maximum of 120 degrees to prevent scalding. The Temperature Relief Valve (TPR) is visually examined and not operated. Operation of this valve may cause the valve to break, and cause leaking.
- City sewer service, septic tanks, fuel tanks and underground pipes as well as pipes inside walls are not part of the inspection. Water quality testing, irrigation and fire suppression systems are not part of the home inspection. Any valve which is not operated on a daily basis will tend to dry out and cause brittleness of the washers and packing. Additionally, so can an accumulation of corrosion and sediment. Operating these valves will often result in excessive dripping and /or the valve not shutting off completely. Drain pipes are inspected by flushing every drain that has an operating fixture, looking for blockages or slow drains. However this is not a definitive test and only a video inspection of the main line would confirm its actual condition. Blockages will occur; generally older systems are prone to be more problematic. It is recommended that you ask the sellers if they have ever experienced any drainage problems or have the main waste line video inspected by a qualified professional before the close of escrow.

Please refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

HEATING/COOLING SYSTEM

HEATING

PRIMARY ENERGY SOURCE: DOWNSTAIRS UNIT: Natural Gas UPSTAIRS UNIT: Electricity
HEATING SYSTEM TYPE: DOWNSTAIRS UNIT Forced Air Furnace UPSTAIRS UNIT: Heat Pump
THERMOSTAT/LOCATIONS: UPSTAIRS UNIT: Upstairs stairwell. DOWNSTAIRS UNIT: Hallway
FIREPLACE/CHIMNEY: The fireplace was not accessible due to storage and a plate on the fireplace opening. A level 2 inspection is recommended by a licensed chimney sweep with corrections made as needed.

FURNACE/HEAT PUMP:

MANUFACTURER: UPSTAIRS UNIT: International Comfort Products, 2015 DOWNSTAIRS UNIT: Lennox, 2013
SIZE: UPSTAIRS UNIT: 2 ton DOWNSTAIRS UNIT: 3 ton
EXHAUST VENITLATION TYPE/EXIT: DOWNSTAIRS UNIT: Through the wall via direct vent UPSTAIRS UNIT: N/A

GAS:

GAS METER LOCATION: Right side of home
INTERIOR GAS CUTOFF LOCATION: In the fuel lines at the basement, furnace.
EXTERIOR GAS CUTOFF LOCATION: At Meter

COOLING:

ENERGY SOURCE: Electric
SYSTEM TYPE: Electric refrigeration compressor
HEATING AND AIR DISTRIBUTION: Ducts
DISCONNECTS: On exterior wall above units.

TESTING/DETAILS

- **UPSTAIRS UNIT:**
  The outside air temperature was too low to run the cooling cycle without causing potential harm to the unit. The cooling cycle was not tested. The heat cycle had a discharge temperature of 98 degrees in an ambient temperature of 74 degrees. This is an indication that the heat cycle is operating properly.

- **DOWNSTAIRS UNIT**:
  The outside air temperature was too low to run the cooling cycle without causing potential harm to the unit. The cooling cycle was not tested. The heat cycle had a discharge temperature of 128 degrees in an ambient temperature of 73 degrees. This is an indication that the heat cycle is operating properly.

  COMMENTS: It is recommended to change the air filters every 30-45 days. Normal yearly service and maintenance is recommended by a qualified professional.

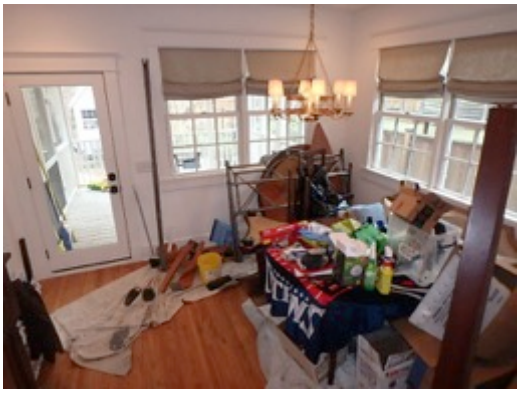
LIMITATIONS OF HVAC INSPECTION

- As prescribed in the pre-inspection contract, this is a visual inspection only. The inspection of the HVAC system is general and not technically exhaustive. A detailed evaluation of the furnace heat exchanger is beyond the scope of this inspection. The heat exchanger is part of the gas fired forced air furnace and is partially visible. Some gas furnaces have had problems with the heat exchanger getting holes and allowing flue gas, carbon monoxide etc., into the home. You should ask your HVAC service company to check the heat exchanger, if the unit is over 5 years old, and when the annual service is done, for safety, as we do not inspect heat exchangers. (Complete inspection requires disassembly on most units.
- Inside HVAC supply and return ducts are not visible for inspection.
- Lighting of any pilot lights, the testing of any safety devices, electric air cleaners, humidifiers, and de-humidifiers are beyond the scope of a home inspection.

Please refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

WINDOWS/DOORS/INTERIORS

WINDOWS AND DOORS:



WINDOW FRAME TYPE: Wood
WINDOW PANES: Single Glazed and Double Glazed
INTERIOR DOORS: Wood
GARAGE DOOR(s): N/A

INTERIOR ROOMS:

WALL FINISHES: Drywall, plaster
CEILING FINISHES: Drywall, plaster
FLOOR COVERINGS: Carpet, linoleum, tile, hardwood.

KITCHEN APPLIANCES:

The range/oven is gas. The dishwasher, garbage disposal and range hood vent are electric. The kitchen appliances were checked for standard operation and appeared functional unless otherwise noted.

LAUNDRY APPLIANCES:

Hot/Cold water with drain. 220 volt connection. Dryer vent to exterior. Braided steel water supply hoses are recommended at all laundry connections. The laundry appliances were not operated/tested. The shut off valves and drain lines servicing the washing machine are not operated or tested. It is recommended to regularly inspect the dryer vent for damage or lint buildup with corrections made as needed to maintain function and safety.

COMMENT: Excessive storage limited the visibility and accessibility of much of the interior. Storage is not moved/removed in this inspection.

LIMITATIONS OF INTERIOR INSPECTION:

As detailed in the pre-inspection agreement contract, this is a visual inspection only. Assessing the quality and condition of the interior finishes is subjective. Issues such as cleanliness, cosmetic flaws, quality of materials, architectural appeal and color are not in the scope of this visual inspection. Comments will be general, except where functional concerns exist. No comment is offered on the extent of cosmetic repairs that may be needed after removing existing wall hangings, floor coverings and furniture. The inspection of the interior was limited by (but not restricted to) the following conditions:

- Furniture, storage, appliances and/or wall hangings restricted the inspection of the interior.
- Broken seals at windows and doors do not always show up during the inspection. The amount of moisture between the panes varies greatly depending on the difference between indoor and outdoor temperatures and humidity. I look closely for broken seals but make no guarantees that I will detect every one.
- The flue liner in the chimney is not typically visual for inspection. We do not guarantee the integrity of drafting ability of the chimney. It is recommended to have the fireplace and chimney flue liner inspected by a chimney specialist with corrections made as needed before use.

Please refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.