

AmeriHome Inspection Services

Property Inspection Report



Any Street, Any Town, VA 12345
Inspection prepared for:
Real Estate Agent: Phil Gamlin - Ahisva

Date of Inspection: 12/30/2015 Time: 10:00
Age of Home: 16 Size: 2994
Weather: Rain

Inspector: Phil Gamlin
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NOTICE TO THIRD PARTIES: This Report is the exclusive property of AmeriHome Inspection Services and the Client listed above and is not transferable to any third parties or subsequent buyers. Our inspection and this report have been performed with a written contract agreement that limits its scope and usefulness. Unauthorized recipients are therefore advised not to rely upon this report, but rather to retain the services of an appropriately qualified home inspector of their choice to provide them with their own inspection and report.

Inspection Details

Dear Client,

Thank you for choosing **AmeriHome Inspection Services (AHISVA)** to perform your home inspection. The goal of this inspection and report is to put you in a better position to make an informed real estate decision. This report is a general guide and provides you with some objective information to help you make your own evaluation of the overall condition of the home and is not intended to reflect the value of the property, or to make any representation as to the advisability of purchase. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. This inspection is not a guarantee or warranty of any kind.

AHISVA endeavors to perform all inspections in substantial compliance with the Standards of Practice of the American Society of Home Inspectors. (ASHI) As such, we inspect the readily accessible, visually observable, installed systems and components of a home as designated in the ASHI Standards- except as may be noted in the "Limitations of Inspection" sections within this report. This Property Inspection Report contains observations of those systems and components that, in the professional judgment of the inspector, are not functioning properly, significantly deficient, unsafe, or are near the end of their useful service lives. If the cause for the deficiency is not readily apparent, the suspected cause or reason why the system or component is at or near end of expected service life is reported, and recommendations for correction or monitoring are made as appropriate. When systems or components designated in the ASHI Standards are present but are not inspected, the reason(s) the item was not inspected is reported as well.

Clients sometimes assume that a home inspection will include many things that are beyond the scope of the inspection. It is important that you clearly understand what things are included in the home inspection and report. A copy of ASHI Standards of Practice are available at: www.homeinspector.org/docs/standards.pdf

The following report is based on an inspection of the visible portion of the structure; inspection may be limited by vegetation and possessions. Depending upon the age of the property, some items like GFCI outlets may not be installed; this report will focus on safety and function, not current code. This report identifies specific non-code, non-cosmetic concerns that the inspector feels may need further investigation or repair.

The report is effectively a snapshot of the house- recording the conditions on a given date and time. Home inspectors cannot predict future behavior, and as such, we cannot be responsible for things that occur after the inspection.

Again, thanks very much for the opportunity of conducting this inspection for you. We are available throughout the entire real estate process. Should you have any questions please call or email us.

1. Present at inspection

Buyer • Buyers Agent

2. Residence Type

Single Family

3. Garage Type

Attached

4. Occupancy

Vacant

Exterior Areas

In accordance with the ASHI Standards of Practice, this section describes the exterior wall coverings and trim. Inspectors are required to inspect the exterior wall coverings, flashing, trim, all exterior doors, the stoops, steps porches and their associated railings, any attached decks and balconies and eaves, soffits and fascias accessible from ground level. Inspectors shall also inspect adjacent or entryway walkways, patios, and driveways, vegetation, grading, surface drainage, and retaining walls that are likely to adversely affect the structure.

1. Driveway and Walkway Condition

Materials: Asphalt driveway noted.

Observations:

- Driveway in good shape for age and wear. No deficiencies noted.

2. Siding Condition

Materials: Vinyl siding noted.

Observations:

- Siding is weathered, suggest powerwashing to prolong life and remove residue,
- Minor cosmetic repair needed.



3. Window Condition

Observations:

- No major system safety or function concerns noted at time of inspection.

4. Doors

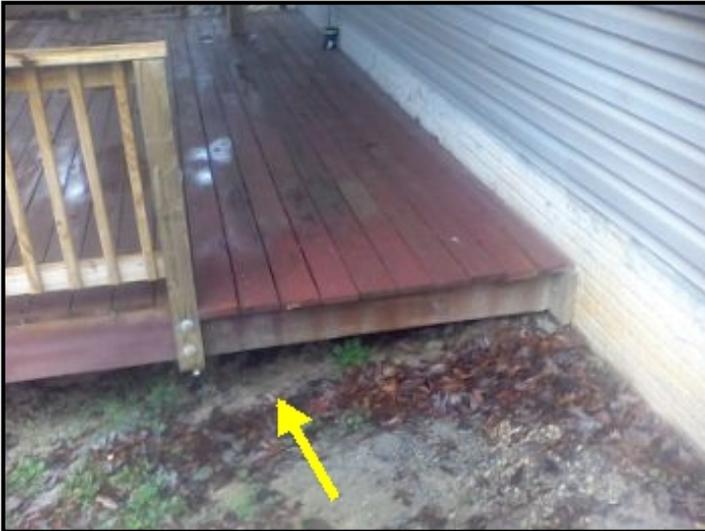
Observations:

- Appeared in functional and in satisfactory condition, at time of inspection.

5. Stairs & Handrail

Observations:

- Suggest adding stairs built to code at rear basement door and at lower deck.



6. Grounds Electrical

Observations:

- No major system safety or function concerns noted at time of inspection.

7. GFCI

Observations:

- **GFCI** receptacles are in good condition.

8. Main Gas Valve Condition

Materials: Exterior of structure.

Observations:

- Meter located at exterior. All gas appliances have cut-off valves in line at each unit. No gas odors detected.

9. Exterior Faucet Condition

Location: Multiple Areas.

Observations:

- Appears Functional.

10. Grading

Observations:

- No major system safety or function concerns noted at time of inspection.

11. Exclusions

Materials: Pools, hot tubs, recreational facilities, fire pits, awnings are not part of this inspection.

Foundation

This report describes the foundation, floor, wall, ceiling and roof structures and the method used to inspect any accessible under floor crawlspace areas. Inspectors inspect and probe the structural components of the home, including the foundation and framing, where deterioration is suspected or where clear indications of possible deterioration exist. Probing is not done when doing so will damage finished surfaces or when no deterioration is visible or presumed to exist. Inspectors are not required to offer an opinion as to the structural adequacy of any structural systems or components or provide architectural services or an engineering or structural analysis of any kind. Despite all efforts, it is impossible for a home inspection to provide any guaranty that the foundation, and the overall structure and structural elements of the building is sound.

1. Foundation Perimeter

Observations:

- No deficiencies were observed at the visible portions of the structural components of the home.
- No leaks were observed at the time of the inspection.

2. Foundation Walls

Observations:

- No deficiencies were observed at the visible portions of the structural components of the home.

Roof

- I. The inspector should inspect from ground level, or eaves or roof top (if a roof top access door exists):
 - A. The roof covering.
 - B. For presence of exposed membrane.
 - C. Slopes
 - D. For evidence of significant ponding.
 - E. The gutters
 - F. The downspouts.
 - G. The vents, flashings, skylights, chimney and other roof penetrations.
 - H. The general structure of the roof from the readily accessible panels, doors or stairs.
 - I. For the need for repairs.

As with all areas of the building, we recommend that you carefully examine the roof immediately prior to closing the deal. Note that walking on a roof voids some manufacturer's warranties. Adequate attic ventilation, solar / wind exposure, and organic debris all affect the life expectancy of a roof (see www.gaf.com for roof info). Always ask the seller about the age and history of the roof. On any building that is over 3 years old, experts recommend that you obtain a roof certification from an established local roofing company to determine its serviceability and the number of layers on the roof. We certainly recommend this for any roof over 5 years of age. Metal roofs in snow areas often do not have gutters and downspouts, as there is a concern that snow or ice cascading off the roof may tear gutters from the building. Likewise, be advised that such cascading may cause personal injury or even death. If this building has a metal roof, consult with qualified roofers or contractors regarding the advisability of installing a damming feature which may limit the size and amount of snow / ice sliding from the roof.

It is impossible to determine the integrity of a roof, absent of performing an invasive inspection, and absent of obvious defects noted, especially if inspection had not taken place during or immediately after a sustained rainfall. Inspector makes no warranty as to the remaining life of this roof or related components.

Be advised that there are many different roof types, which we evaluate wherever and whenever possible. Every roof will wear differently relative to its age, the number of its layers, the quality of its material, the method of its application, its exposure to direct sunlight or other prevalent weather conditions, and the regularity of its maintenance. Regardless of its design-life, every roof is only as good as the waterproof membrane beneath it, which is concealed and cannot be examined without removing the roof material, and this is equally true of almost all roofs. In fact, the material on the majority of pitched roofs is not designed to be waterproof; only water-resistant.

However, what remains true of all roofs is that, whereas their condition can be evaluated, it is virtually impossible for anyone to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our service.

Even water stains on ceilings or on the framing within attics, could be old and will not necessarily confirm an active leak without some corroborative evidence, and such evidence can be deliberately concealed. Consequently, only the installers can credibly guarantee that a roof will not leak, and they do.

We evaluate every roof conscientiously, but we will not predict its remaining life expectancy, or guarantee that it will not leak. Naturally, the sellers or the occupants of a structure will generally have the most intimate knowledge of the roof and of its history. Therefore, we recommend that you ask the sellers about it, and that you either include comprehensive roof coverage in your insurance policy, or that you obtain a roof certification from an established local roofing company. Additionally, the condition of a roof can change dramatically after a hard winter, so monitoring is always necessary.

Many composite tile roofs are among the most expensive and durable of all roofs, and can be warranted by the manufacturer to last for twenty-five years or more, but are usually only guaranteed

against leaks by the installer from three to five years. Again, industry experts agree that any roof over 3 years of age should be evaluated by a licensed roofing contractor before the close of escrow. Like other pitched roofs, they are not designed to be waterproof, only water resistant, and are dependant on the integrity of the waterproof membrane beneath them, which cannot be seen without removing the tiles, but which can be split by movement, or deteriorated through time. Significantly, although there is leeway in installation specifications, the type and quality of membranes that are installed can vary from one installer to another, and leaks do occur. The majority of leaks result when a roof has not been well maintained or kept clean, and we recommend servicing them annually.

1. Roof Condition

Materials: Visually accessible from ground.

Materials: Asphalt shingles noted.

Observations:

- No major system safety or function concerns noted at time of inspection.

2. Flashing

Observations:

- Aluminum flashing visible around chimney.

3. Chimney

Observations:

- No major system safety or function concerns noted at time of inspection.

4. Spark Arrestor

Observations:

- Rain cap/spark arrestor present.

5. Gutter

Observations:

- No major system safety or function concerns noted at time of inspection.

Garage

1. Roof Condition

Observations:

- No major system safety or function concerns noted at time of inspection.

2. Walls

Observations:

- Appeared satisfactory, at time of inspection.

3. Floor Condition

Materials: Concrete floor is noted.

Observations:

- Common cracks noted.

4. Electrical

Observations:

- The majority of grounded receptacles , were tested and found to be wired correctly.

5. Garage Door Condition

Materials: One 16' upgraded insulated metal door

Observations:

- No deficiencies observed.

6. Garage Door Parts

Observations:

- The garage door appeared functional during the inspection.

7. Garage Opener Status

Observations:

- The garage door opener is functional, safety features are built in.
- Chain drive opener noted.

8. Garage Door's Reverse Status

Observations:

- Eye beam system present and operating.

Basement/Crawlspace

1. Walls

Materials: Basement noted.

Observations:

- No deficiencies were observed at the visible portions of the structural components of the home.

2. Insulation

Observations:

- Rolled batt insulation noted. No issues at time of inspection.

3. Plumbing Materials

Materials: Appears Functional. • Appears Functional.

Observations:

- Plastic



4. Basement Electric

Observations:

- Most receptacles , except where noted, are in fair condition and tested ok, some are painted over.

5. Framing

Observations:

- Appears Functional.

Heat/AC

In accordance with the ASHI Standards of Practice pertaining to HVAC systems, this report describes the energy source and the distinguishing characteristics of the heating and cooling system(s). Inspectors are required to open readily accessible panels and VISUALLY inspect the installed heating equipment and associated vent systems, flues, and chimneys, central air conditioning systems and distribution systems. The HVAC system inspection is general and not technically exhaustive. The inspector will test the HVAC using the thermostat and/or other normal controls. AmeriHome highly recommends that a standard, seasonal or yearly, Service and Maintenance Contract With a Licensed HVAC company be obtained.

1. Thermostats

Observations:

- Thermostats are not checked for calibration or timed functions.

2. Filters

Observations:

- MAINTENANCE: The air filter(s) should be inspected at least monthly and cleaned or replaced as required. There are two types of filters commonly used: (1) Washable filters, (constructed of aluminum mesh, foam, or reinforced fibers) these may be cleaned by soaking in mild detergent and rinsing with water. Or (2) Fiberglass disposable filters that must be REPLACED before they become clogged. Remember that dirty filters are the most common cause of inadequate heating or cooling performance.

3. Heater Condition

Materials: Location: • The furnace is located in the basement • The furnace is located in the attic
Materials: Gas fired forced hot air.

Observations:

- Manufactured by: York

4. Enclosure

Observations:

- **IMPROVE:** There are no records of prior service since 07. Recommend an HVAC contractor perform a system Clean-and-Check. HVAC systems require yearly maintenance.

5. Venting

Observations:

- Metal single wall vent pipe noted.
- The visible portions of the vent pipes appeared functional.

6. Gas Valves

Observations:

- Gas shut off valves were present and functional.



7. AC Compress Condition

Compressor Type: Electric

Location: The compressor is located on the exterior grounds.

Observations:

- Manufactured by: York
- Manufactured by: Trane
- Appeared functional at the time of inspection.
- The typical temperature differential split between supply and return air in an air conditioner of this type is 15 - 20 degrees F. This system responded and achieved an acceptable differential temperature of @@ degrees F.

8. Air Supply

Observations:

- The return air supply system appears to be functional.

9. HVAC

Materials: Heat gain calculations, adequacy, efficiency, or the balanced distribution of air throughout the home are not performed as part of a home inspection.

Humidifiers, dehumidifiers, and electronic air filters are out of scope of this inspection.

Interior surfaces of a chimney or flue/liner are not inspected.

Determining heating and cooling supply adequacy or distribution balance is not a part of this inspection.

Water Heater

1. Base

Observations:

- Manufactured by:Whirlpool
- The water heater base is functional.

2. Heater Enclosure

Observations:

- The water heater enclosure is functional.

3. Combusion

Observations:

- The combustion chamber appears to in functional condition.

4. Water Heater Condition

Heater Type: Gas

Location: The heater is located in the basement.

Observations:

- Tank appears to be in satisfactory condition -- no concerns.



5. TPRV

Observations:

- Appears to be in satisfactory condition -- no concerns.

6. Number Of Gallons

Observations:

- 50 gallons

7. Gas Valve

Observations:

- Appears functional.

8. Plumbing

Materials: Copper

Observations:

- No deficiencies observed at the visible portions of the supply piping.

Electrical

This report describes the amperage and voltage rating of the service, the location of the main disconnect and any sub panel(s), the presence or absence of smoke detectors and wiring methods. Inspectors are required to inspect the viewable portions of the service drop from the utility to the house, the service entrance conductors, cables and raceways, the service equipment and main disconnects, the service grounding, the interior components of the service panels and sub panels, the conductors, the over-current protection devices (fuses or breakers), ground fault circuit interrupters and a representative number of installed lighting fixtures, switches and receptacles. All issues or concerns listed in this Electrical section should be construed as current and a potential personal safety or fire hazard. Repairs should be a priority, and should be made by a qualified, licensed electrician.

1. Electrical Panel

Location: Panel box located in basement.

Observations:

- No major system safety or function concerns noted at time of inspection at main panel box.



2. Main Amp Breaker

Observations:

- 200 amp

3. Cable Feeds

Observations:

- There is an underground service lateral noted.

4. Breakers

Observations:

- All of the circuit breakers appeared serviceable.

5. Exclusions

Materials: Electrical components concealed behind finished surfaces are not inspected. Labeling of electrical circuit locations on Main Electrical panel are not checked for accuracy. Security systems are beyond the scope of this inspection.

Plumbing

This report describes the water supply, drain waste and vent piping materials and the water heating equipment, energy source and location of the main water shutoffs when readily viewable.

1. Public or Private

Materials: Public municipal water supply.

2. Type

Materials: Waste System TypePublic Sewage

3. Location

Materials: LocationBasement

4. Type

Materials: Waste System TypePublic Sewage

5. Location

Materials: LocationBasement

6. Out of scope

Materials: Sections of plumbing system concealed by finishes and/or storage(below sinks, etc.), below structure, or beneath the groundvare not inspected.

Kitchen

The kitchen is used for food preparation and often for entertainment. Kitchens typically include a stove, dishwasher, sink and other appliances.

1. Cabinets

Observations:

- No deficiencies observed.

2. Counters

Observations:

- Formica laminate tops noted.

3. Dishwasher

Observations:

- Manufactured by:Whirlpool
- Dishwasher was operational at the time of inspection. Dishwashers most commonly fail internally at the pump, motor or seals. We do not disassemble these units to inspect these components. We recommend you operate this unit prior to closing.

4. Garbage Disposal

Observations:

- Manufacturer: Badger

5. Microwave

Observations:

- Manufactured by:Whirlpool
- Built-in microwave ovens are tested using normal operating controls. Unit was tested and appeared to be serviceable at time of inspection. Leak and/or efficiency testing is beyond the scope of this inspection. If concerned, client should seek further review by qualified technician prior to closing.

6. Cook top condition

Observations:

- Manufactured by:Whirlpool
- The electrical stove/range elements were tested at the time of inspection and appeared to function properly. These can fail at anytime without warning. No warranty, guarantee, or certification is given as to future failure.

7. Sinks

Observations:

- Operated normally, at time of inspection.

8. Floor Condition

Materials: Hardwood flooring is noted.

9. Ceiling Condition

Materials: There are drywall ceilings noted.

10. Electrical

Observations:

- No major system safety or function concerns noted at time of inspection.

11. GFCI

Observations:

- GFCI in place and operational.

12. Wall Condition

Materials: Drywall walls noted.

Bathroom

Bathrooms can consist of many features from jacuzzi tubs and showers to toilets and bidets. Because of all the plumbing involved it is an important area of the house to look over. Moisture in the air and leaks can cause mildew, wallpaper and paint to peel, and other problems. The home inspector will identify as many issues as possible but some problems may be undetectable due to problems within the walls or under the flooring..

1. Exhaust Fan

Observations:

- The fan terminates improperly in the basement This can create excessive moisture. Recommend directing the vent towards the exterior to allow for proper ventilation.



Half Bedroom

1. Ceiling Condition

Materials: There are drywall ceilings noted.

2. Doors

Observations:

- No major system safety or function concerns noted at time of inspection.

3. Electrical

Observations:

- No major system safety or function concerns noted at time of inspection.

4. GFCI

Observations:

- GFCI in place and operational

5. Exhaust Fan

Observations:

- The bath fan was operated and no issues were found.

6. Floor Condition

Materials: Floating laminate type flooring noted.

7. Heating

Observations:

- Central heating and cooling noted in this room. At the time of the inspection, all appeared to be functioning and in serviceable condition.

8. Sinks

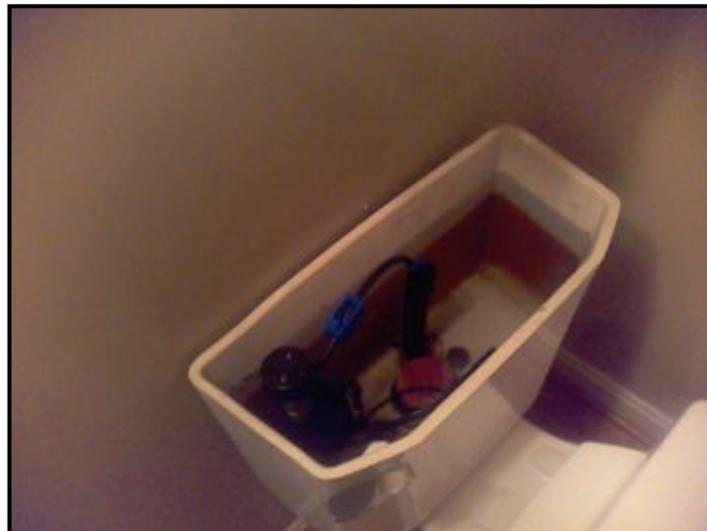
Observations:

- Operated normally, at time of inspection.

9. Toilets

Observations:

- Toilet continues to run after flushing; have contractor evaluate and repair.



Master Bathroom

1. Cabinets

Observations:

- No deficiencies observed.

2. Ceiling Condition

Materials: There are drywall ceilings noted.

3. Doors

Observations:

- No major system safety or function concerns noted at time of inspection.

4. Electrical

Observations:

- No major system safety or function concerns noted at time of inspection.

5. Exhaust Fan

Observations:

- The bath fan was operated and no issues were found.

6. Heating

Observations:

- Central heating and cooling noted in this room. At the time of the inspection, all appeared to be functioning and in serviceable condition.

7. Showers

Observations:

- functional

8. Bath Tubs

Observations:

- Tub

9. Enclosure

Observations:

- The shower enclosure was functional at the time of the inspection.

10. Sinks

Observations:

- No deficiencies observed.

11. Toilets

Observations:

- Observed as functional and in good visual condition.

Interior Areas

The Interior section covers areas of the house that are not considered part of the Bathrooms, Bedrooms, Kitchen or areas covered elsewhere in the report. Interior areas usually consist of hallways, foyer, and other open areas. Within these areas the inspector is performing a visual inspection and will report visible damage, wear and tear, and moisture problems if seen. Personal items in the structure may prevent the inspector from viewing all areas on the interior.

The inspector does not usually test for mold or other hazardous materials. A qualified expert should be consulted if you would like further testing.

1. Ceiling Fans

Observations:

- Operated normally when tested, at time of inspection.

2. Door Bell

Observations:

- Operated normally when tested.

3. Doors

Observations:

- Hollow wood doors.

4. Electrical

Observations:

- The majority of grounded receptacles , were tested and found to be wired correctly.

5. Smoke Detectors

Observations:

- Operated when tested.

6. Ceiling Condition

Materials: There are drywall ceilings noted.

7. Wall Condition

Materials: Drywall walls noted.

8. Fireplace

Materials: Family Room

Materials: Masonry fireplace noted.

Observations:

- Level II inspection—The National Fire Protection Association (www.nfpa.org) advises that each chimney receive a Level II inspection each time a residence is sold. Inspection levels are explained at www.csia.org/pressroom/press-inspection-levels-explained.htm. It is also advised that this inspection be conducted by a chimney sweep certified by the Chimney Safety Institute of America (www.csia.org).

Master Bedroom

The main area of inspection in the bedrooms is the structural system. This means that all walls, ceilings and floors will be inspected. Doors and windows will also be investigated for damage and normal operation. Personal items in the bedroom may prevent all areas to be inspected as the inspector will not move personal items.

1. Ceiling Fans

Observations:

- Operated normally when tested, at time of inspection.

2. Closets

Observations:

- The closet is in serviceable condition.

3. Doors

Observations:

- Hollow wood doors.

4. Electrical

Observations:

- Most receptacles , except where noted, are in fair condition and tested ok, some are painted over.

5. Floor Condition

Flooring Types: Hardwood flooring is noted.

6. Smoke Detectors

Observations:

- The smoke detectors operated during the inspection.

7. Wall Condition

Materials: Drywall walls noted.

8. Ceiling Condition

Materials: There are drywall ceilings noted.

Bedroom #2

1. Ceiling Fans

Observations:

- Operated normally when tested, at time of inspection.

2. Closets

Observations:

- The closet is in serviceable condition.

3. Doors

Observations:

- Hollow wood doors.

4. Electrical

Observations:

- Most receptacles , except where noted, are in fair condition and tested ok, some are painted over.

5. Floor Condition

Flooring Types: Hardwood flooring is noted.

6. Smoke Detectors

Observations:

- The smoke detectors operated during the inspection.

7. Wall Condition

Materials: Drywall walls noted.

8. Window Condition

Materials: Wood framed double hung window noted.

9. Ceiling Condition

Materials: There are drywall ceilings noted.

Bedroom #3

1. Ceiling Fans

Observations:

- Operated normally when tested, at time of inspection.

2. Closets

Observations:

- The closet is in serviceable condition.

3. Doors

Observations:

- Hollow wood doors.

4. Electrical

Observations:

- Most receptacles , except where noted, are in fair condition and tested ok, some are painted over.

5. Floor Condition

Flooring Types: Hardwood flooring is noted.

6. Smoke Detectors

Observations:

- The smoke detectors operated during the inspection.

7. Wall Condition

Materials: Drywall walls noted.

8. Window Condition

Materials: Wood framed double hung window noted.

9. Ceiling Condition

Materials: There are drywall ceilings noted.

Bedroom #4

1. Ceiling Fans

Observations:

- Operated normally when tested, at time of inspection.

2. Closets

Observations:

- The closet is in serviceable condition.

3. Doors

Observations:

- Hollow wood doors.

4. Electrical

Observations:

- Most receptacles , except where noted, are in fair condition and tested ok, some are painted over.

5. Floor Condition

Flooring Types: Carpet is noted.

6. Smoke Detectors

Observations:

- The smoke detectors operated during the inspection.

7. Wall Condition

Materials: Drywall walls noted.

8. Window Condition

Materials: Wood framed double hung window noted.

9. Ceiling Condition

Materials: There are drywall ceilings noted.

Attic

This report describes the method used to inspect any accessible attics; and describes the insulation and vapor retarders used in unfinished spaces when readily accessible and the absence of insulation in unfinished spaces at conditioned surfaces. Inspectors are required to inspect insulation and vapor retarders in unfinished spaces when accessible and passive/mechanical ventilation of attic areas, if present.

1. Access

Observations:

- Scuttle Hole located in:Hall

2. Structure

Observations:

- Trusses noted

3. Ventilation

Observations:

- Ridge exhaust venting noted.

4. Insulation Condition

Materials: Blown in insulation noted.

Glossary

Term	Definition
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.

Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expense to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all pages of the report as the summary alone does not explain all of the issues. All repairs should be done by a licensed & bonded tradesman or qualified professional. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

Exterior Areas

Page 3 Item: 2	Siding Condition	<ul style="list-style-type: none"> • Siding is weathered, suggest powerwashing to prolong life and remove residue, • Minor cosmetic repair needed.
Page 3 Item: 5	Stairs & Handrail	<ul style="list-style-type: none"> • Suggest adding stairs built to code at rear basement door and at lower deck.



Heat/AC

Page 10 Item: 4	Enclosure	<ul style="list-style-type: none"> • IMPROVE: There are no records of prior service since 07. Recommend an HVAC contractor perform a system Clean-and-Check. HVAC systems require yearly maintenance.
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Bathroom

Page 17 Item: 1	Exhaust Fan	<ul style="list-style-type: none"> • The fan terminates improperly in the basement This can create excessive moisture. Recommend directing the vent towards the exterior to allow for proper ventilation.
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Half Bedroom

Page 18 Item: 9

Toilets

• Toilet continues to run after flushing; have contractor evaluate and repair.

