Cooling Equipment: Energy Source / Type

Central Air Conditioner

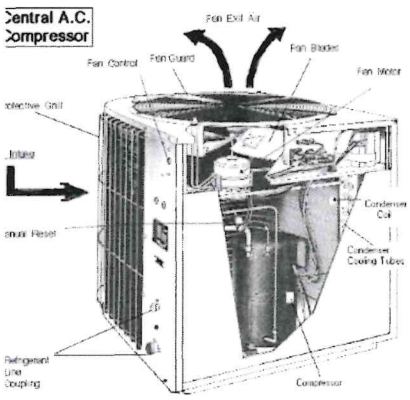
Cooling Equipment: Brand

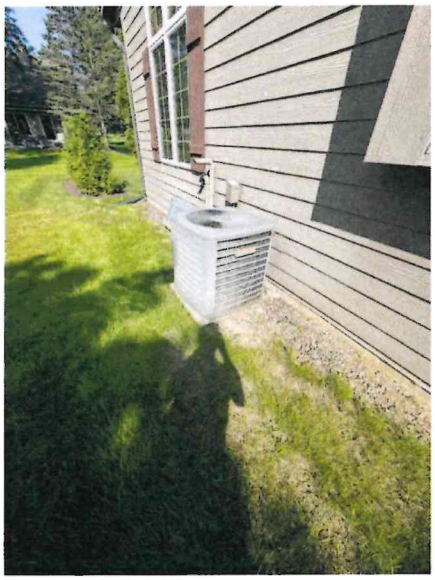
Goodman, 2009

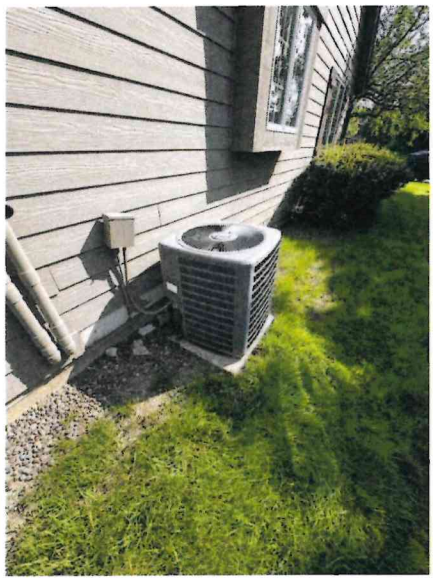
Please note (this is a blanket statement not specific to all inspections or units):

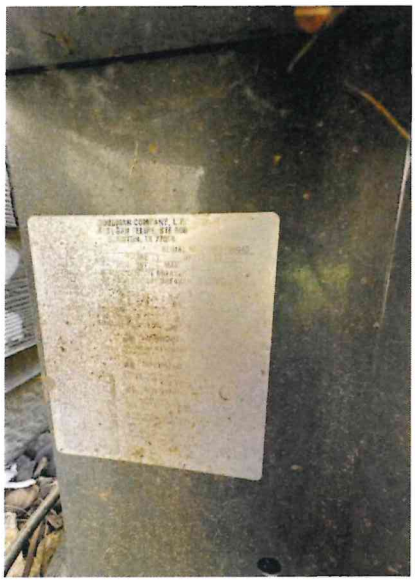
It is possible but not confirmed that the homes AC could use R-22 is a refrigerant which is often used in air- conditioning equipment. In 2020, R-22 will no longer be produced or imported. After 2020, only recovered, recycled, or reclaimed supplies of R-22 will be available.
The production (not use) of R-22 is being phased out. You are not required to stop using R-22 air conditioners nor to replace existing equipment. The phaseout period provides time to switch to ozone-friendly refrigerants when you normally would replace your air conditioner.
In the future, R-22 supplies will be more limited and costs to service equipment with R-22 may rise. The most common alternative to R-22 is R-410A, a non-ozone-depleting HFC refrigerant blend. R-410A is manufactured and sold under various trade names, including GENTRON AZ-20®, SUVA® 410A, and PURON®.
EPA reviews alternative refrigerants and maintains a list of acceptable substitutes for household and light commercial air conditioning.

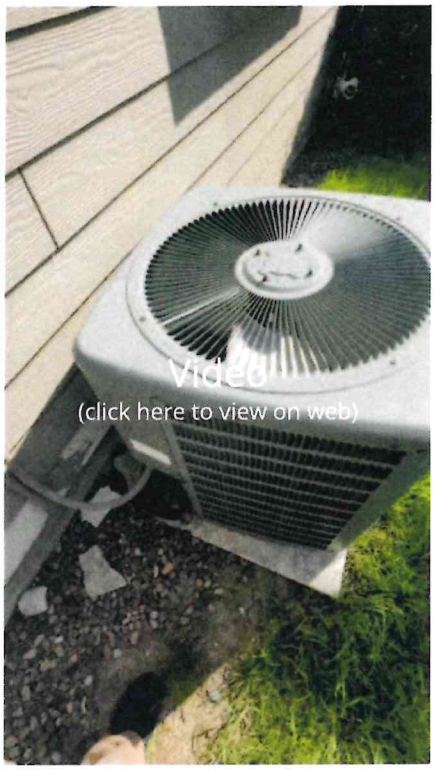
Inspection Limitation – Air Conditioning System
The basic air conditioning (AC) system inspection was limited to a basic visual, non-invasive evaluation of components that were readily accessible at the time of inspection. The system was operated using normal operating controls only when weather and temperature conditions permitted.
The inspection did not include dismantling of equipment, refrigerant pressure measurement, leak detection, performance testing under all operating conditions, verification of system capacity or efficiency, or evaluation of components concealed within walls, ceilings, or ductwork.
Air conditioning systems may not be operated when outdoor temperatures are below manufacturer or industry recommended limits, as doing so may damage the system. As a result, full operation may not have been verified at the time of inspection.
Due to these limitations, hidden defects or conditions including but not limited to refrigerant leaks, compressor or coil issues, airflow deficiencies, or control malfunctions may exist but were not observable or noted at the time of inspection. No representation is made regarding the remaining service life or future performance of the system following the inspection of the home.
If concerns exist or if additional assurance is desired, further evaluation and servicing by an HVAC contractor is recommended prior to sale.





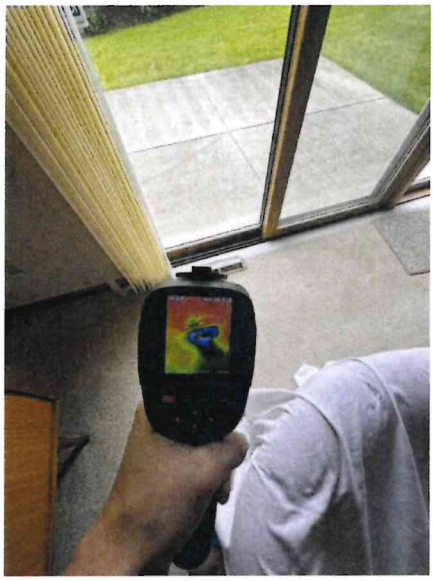


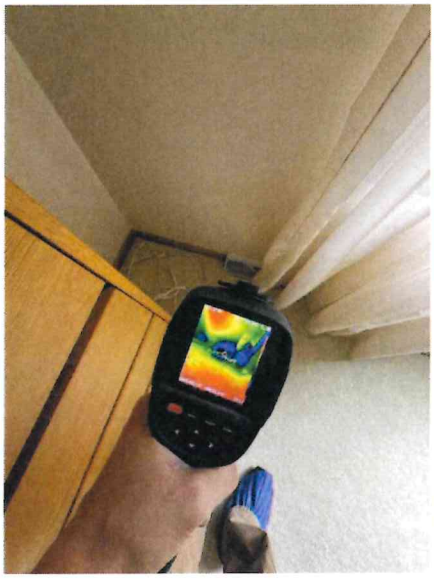
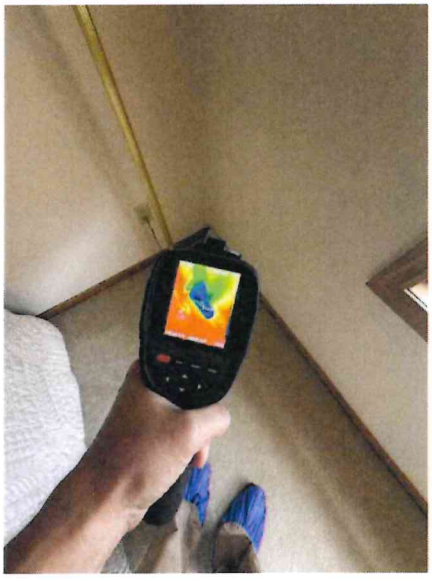



Video
(click here to view on web)

Distribution System: Configuration

Central


4: ROOFING

		IN	NI	NP	R
4.1	Coverings	X			
4.2	Roof Drainage Systems	X			
4.3	Chimney(s)	X			X
4.4	Ventilation System	X			X
4.5	Valleys	X			
4.6	Flashings	X			
4.7	Plumbing Vents	X			

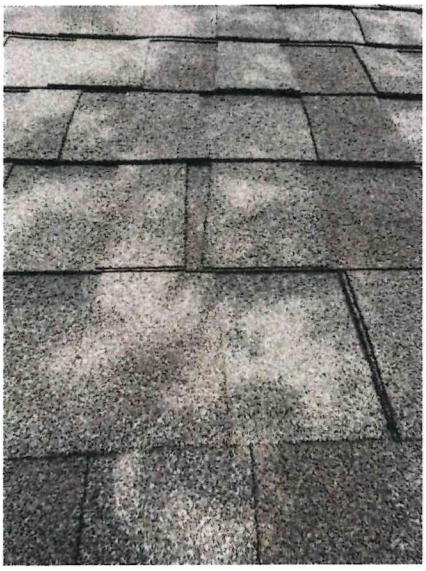
IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations/Defects

Information

Inspection Method
Roof
2nd Story Window, Ladder At Eaves, Drone

Roof Pitch
Roof
Medium, Steep

Coverings: Material
Roof
Asphalt/Fiberglass



Coverings: Estimated Layers
Roof
2+ Layers, Unknown



Roof Drainage Systems: Condition
Satisfactory

Chimney(s): Inspected From
Ground W/Binoculars, Drone, Attic

Chimney(s): Chase
Framed

Chimney(s): Flue
Metal, Not 100% Visible, Have Flue(s) Cleaned and Re-Evaluated Annually / Prior to Use

Chimney(s): Rain Cap / Spark Arrestor Present

Ventilation System: Type
Roof Vent, Gable Vents, Soffit Vents, Thermostatically Controlled Fan

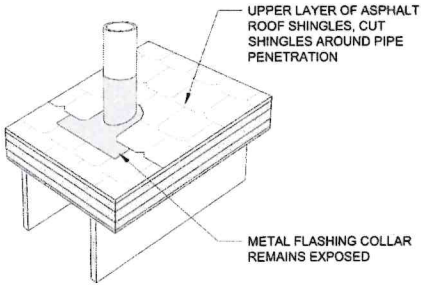
Ventilation System: Attic Ventilation Appears Adequate

Valleys: Condition
Not Fully Visible

Flashings: Material
Roof
Not 100% Visible, Metal

Flashings: Condition
Roof
Not 100% Visible

Plumbing Vents: Plumbing Vents Present
Roof



Plumbing Vents: Condition
Roof
Not 100% Visible

General Roofing Observations / Photos / Videos

Roof

Inspection Limitation – Roof

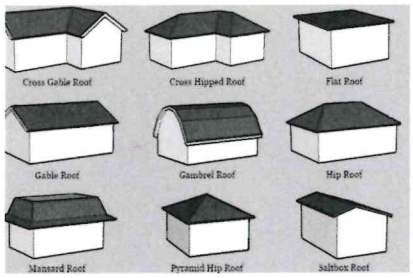
The roof inspection was limited to a visual, non invasive evaluation of readily accessible and observable roofing materials, flashing, penetrations, and related components at the time of the inspection. Roof access may have been restricted or limited due to roof height, slope, weather or surface conditions, safety concerns, or obstructions.

The inspection did not include removal or disturbance of roofing materials, fasteners, sealants, underlayment, insulation, or other components. The inspection also did not include testing for water tightness or simulated weather conditions. Portions of the roof system may have been concealed by roofing materials, underlayment, insulation, interior finishes, location, or other components and therefore were not directly visible or accessible for evaluation.

Because concealed components and conditions were not accessible for evaluation, defects or conditions may exist that were not observable or reported at the time of inspection, including deterioration of underlayment or concealed materials, concealed flashing deficiencies, fastener-related issues, or active or intermittent water intrusion.

The absence of visible deficiencies at the time of inspection does not guarantee that the roof is leak free or that future water intrusion will not occur. Roof performance can be affected by weather conditions, age, maintenance, installation, and conditions that are not visible during a visual inspection.

If concerns are identified or additional assurance regarding the condition or performance of the roof is desired, further evaluation by a roofing contractor is highly recommended prior to sale as defects may be present not noted or visible at time of inspection.









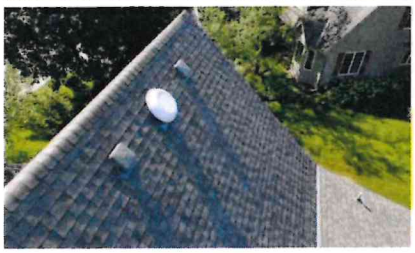






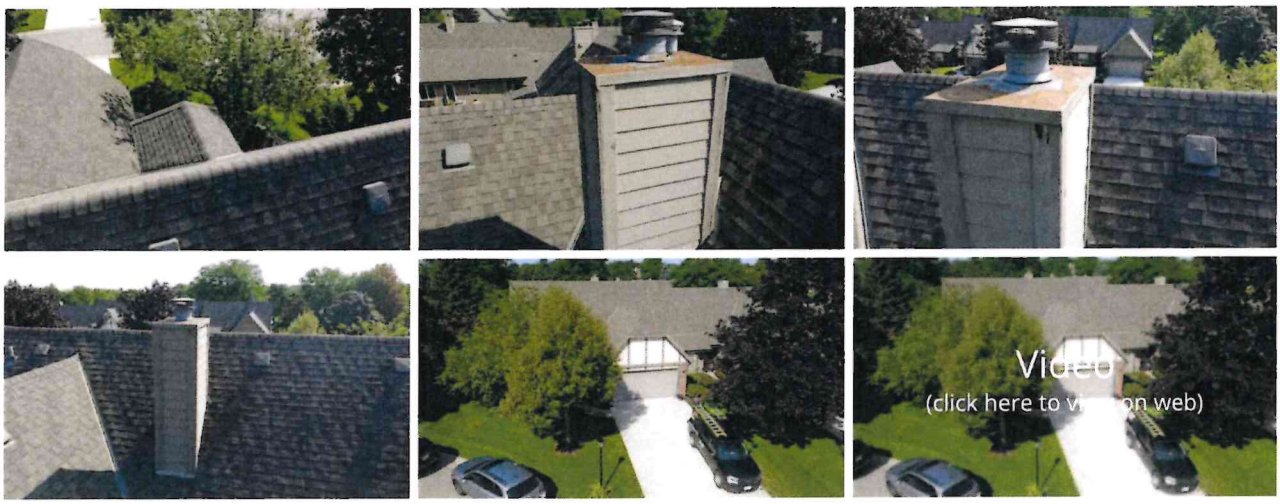












Roof Type / Style

Roof

Gable, Hip, Combination

Roofs are designed to shed water like an umbrella and are not waterproof. In events of wind driven rains, and periods of intense rain, water can sometimes blow into areas such as ridge vents, roof vents and valleys and present leaking conditions. This occurrence is rare, but can possibly happen in severe storm events. Unless it is raining at the time of inspection, some roof leaks may not be identified during the inspection process and no direct or indirect representation can be made of the roof.

Coverings: Roof Condition

Roof

Satisfactory Unless Noted, Common Granular Loss

Condition / Explanations

Satisfactory: The visible roof appears to be in satisfactory condition in areas that were accessible at time of inspection. Please note not all areas of the roof were able to be inspected at time of inspection and roof conditions can change between the time of the inspection and closing. Please note, the roof may be listed as satisfactory with defects noted at other roof components. It is very important to read the entire home inspection report as defects may exist.

Marginal: The visible roof appears to be in marginal condition. The roof may need replacement or repair in the next 5+- years however we are giving a very general and broad estimate. Due to a variety of unknown factors we simply cannot with certainty tell when the roof and roofing components will need replacement and or repair. It is recommended that clients have their roof inspected every few months to avoid repairs that could be discovered early.

Poor: The visible roof appears to be leaking or in need of possible repair or replacement soon. We strongly recommend a roofer evaluate and make necessary repairs PRIOR TO CLOSING.

Recommend inspecting roof every few months for signs of abnormal wear or damage.

NOTE: Conditions reported above reflect visible portions only. No future representation is made of the roof and homeowners should expect roof repairs as normal home maintenance. Roofs with limited visibility should be inspected by a roofing professional prior to sale. No representation of any kind is made of roofing materials and or roofing components that were not visible at time of inspection.

Coverings: Approximate Age of Coverings (Years)

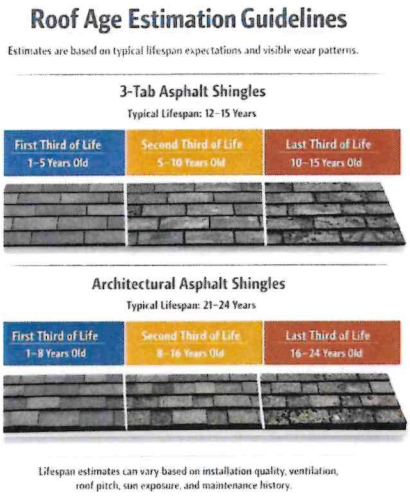
Roof

5-10+

Roof Age Disclaimer:
Any stated roof age is an approximation only and is not verified. The inspector makes no representation, warranty, or guarantee regarding the actual age, installation date, or remaining service life of the roofing materials. Determination of roof age is outside the scope of this inspection.

In the event additional information and or a more comprehensive roof review is needed it is recommended that the homes roof, roofing, components, and attic be inspected by roofing professional prior to sale.

CLICK HERE FOR MORE INFORMATION



Roof Drainage Systems: Recommend Cleaning Gutters/Downspouts

Recommend cleaning gutters and downspouts as needed prior to sale as well as several times throughout the year to keep water flowing g away from the home. Failure to clean and maintain the gutters can lead to water entry into the home.

Chimney(s): Chimney Location

Middle of Roof



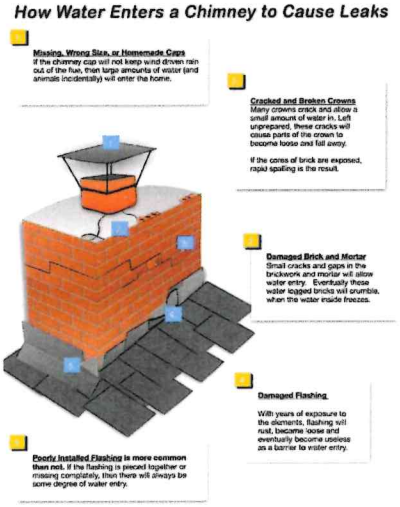



Chimney(s): Condition

Not 100% Visible, Rust at Cap

Please note that due to the limited visibility of the chimney, flue, flashing, etc, defects may be present not visible or noted at time of inspection. No future representation can be made of the home's chimney.

A separate chimney inspection is recommended prior to sale.



Chimney(s): Chimney Visibility Limited

The chimney(s) and chimney flashings have limited visibility due to access. The entire chimney was not inspected and defects may be present that were not visible or noted during the home inspection. The home inspection is a limited visual only inspection of the visible chimney areas. We strongly recommend having the chimney cleaned and inspected prior to use as defects may exist not noted.

Recommend the chimney be further evaluated prior to sale.

Flashings: Flashing Not 100% Visible

Roof

Flashing (roof/chimney) not 100% visible at time of inspection and it is unknown what flashing or lack of flashing or ice guard exits between the house and roof. Several areas of the homes flashing or areas that should be flashed are covered with roofing materials, siding, and trim. Because we cannot remove these coverings, we cannot make any representation of flashings not visible at time of inspection. No representation can made of flashing covered not visible at time of inspection and defects may exist not visible or noted at the home inspection.

Recommendations/defects

Monitor Or Repair As Needed (Future Maintenance/Repair/Cosmetic)

4.3.1 Chimney(s)

RUST NOTED AT CHIMNEY COVER

ROOF

Surface rust noted at the chimney cover.

CLICK HERE FOR MORE INFORMATION



4.3.2 Chimney(s) — Components DEFECTIVE In Need Of Repair / Non Safety DEFECTS



DAMAGED TRIM / WOOD ROT NOTED

Damaged wood and or wood rot noted at the chimney. Recommend repairing as needed prior to sale.

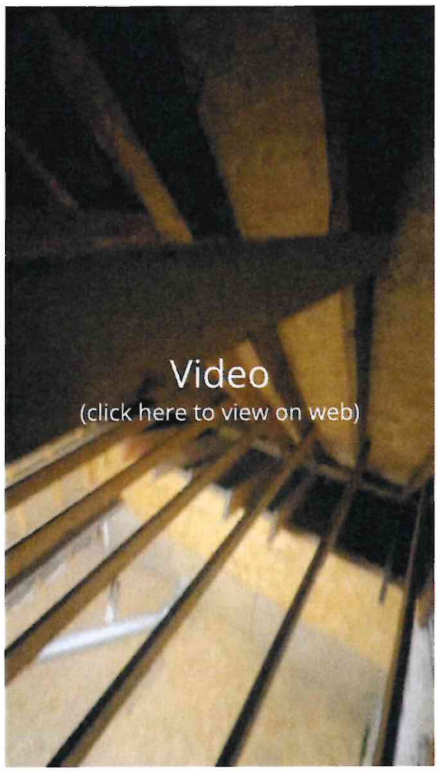
Additional damage/ wood rot may exist that was not visible and or noted at time of inspection.

4.4.1 Ventilation System — Components DEFECTIVE In Need Of Repair / Non Safety DEFECTS

ATTIC FAN INOPERABLE

Attic fan was inoperable at time of inspection. Recommend an attic fan specialist evaluate and repair.





5: GARAGE

		IN	NI	NP	R
5.1	Garage Foundation	X			
5.2	Garage Door	X			
5.3	Electrical	X			

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations/Defects

Information

Type
Garage
Attached

Garage Foundation: Floor Condition
Garage
Satisfactory Unless Noted, Typical Cracks, Not 100% Visible, Spalling

Garage Door: Condition
Garage
Satisfactory Unless Noted



Garage Door: Service Door Condition
Garage
Not Present

Garage Observations / Photos / Videos

Garage



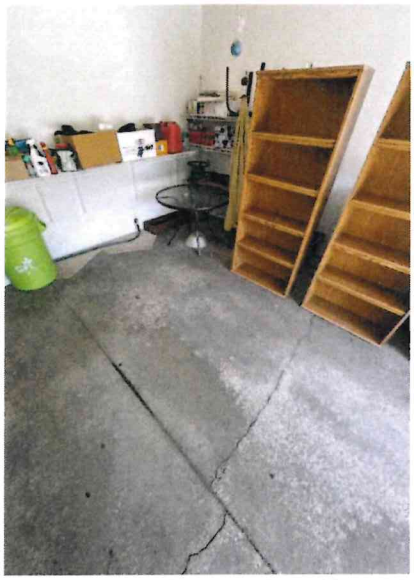


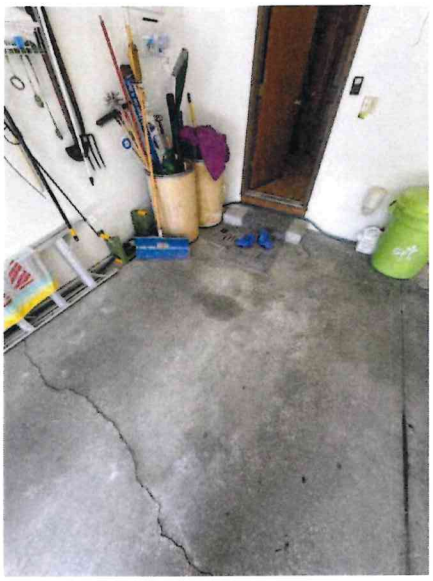


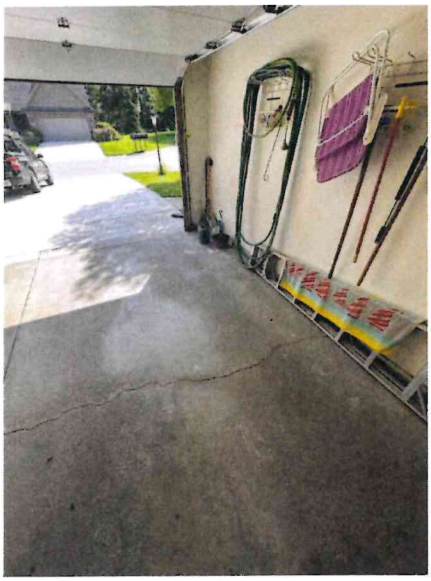
Garage Foundation: Floor Material

Garage

Concrete





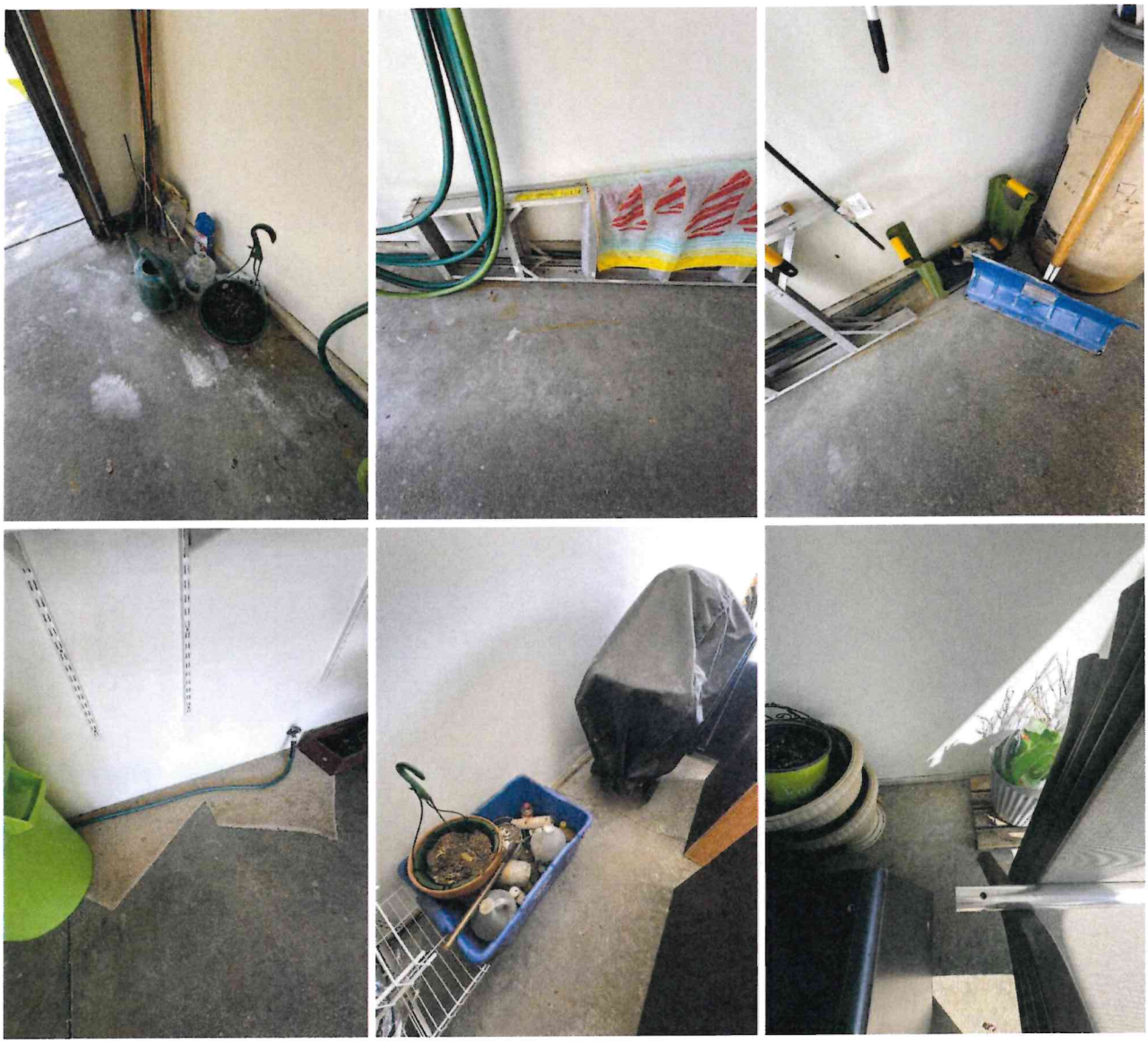




Garage Foundation: Sill Plates

Garage

Floor Level, Elevated, Not 100% Visible



Garage Foundation: Cracking Noted

Garage

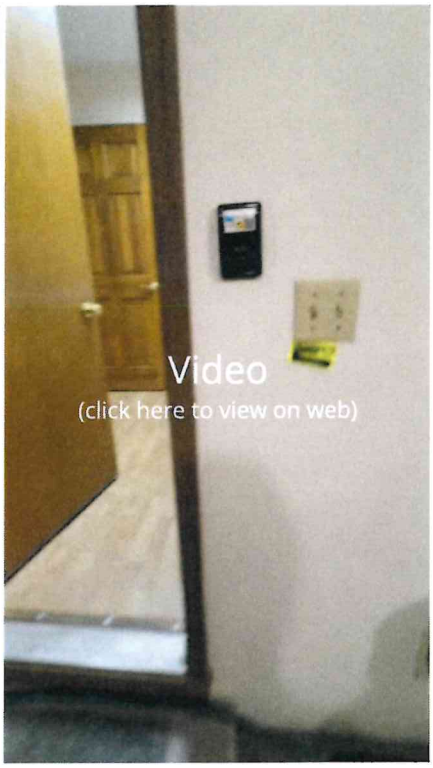
Cracking noted in the garage foundation floor. The cracking does not appear to hinder the use of the garage for vehicle storage. Recommend monitoring cracks for future movement and sealing as needed.

Garage Door: Automatic Opener Present and Operable

Garage

The garage door was able to be opened and closed at time of inspection. General garage door maintenance may be needed. Although the garage door was operational at time of inspection the garage door opener and or its components could fail at any point in time. Recommend checking operation again prior to sale to ensure continued operation and eliminate future repairs.





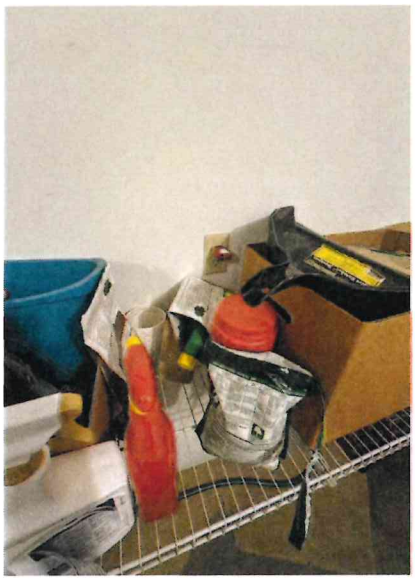
Electrical: Ground Fault Circuit Interrupter (GFCI) Outlets Present and Operable

Garage

GFCI outlets were present in garage and a representative amount of outlets were checked for proper operation. Please note although the GFCI outlets were operational these outlets can fail between the inspection and closing. GFCI electrical outlets should be checked frequently to ensure operation.

For more information on GFCI outlets see:

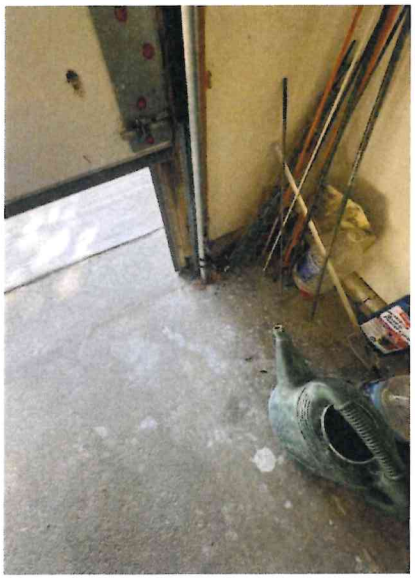
https://www.thisoldhouse.com/ideas/how-gfci-receptacles-keep-you-safe

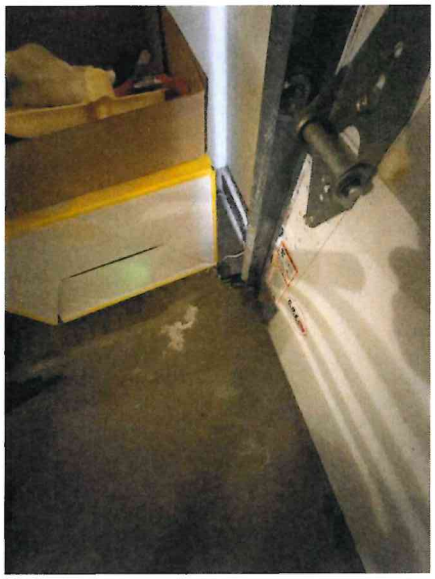


Electrical: Garage Door Safety Reverse

Garage

Garage safety reverse noted and operational at time of inspection.





Electrical: Electrical Tested

Garage

The accessible electrical was tested and in satisfactory condition at time of inspection.

6: KITCHEN

		IN	NI	NP	R
6.1	General Kitchen Photos	X			
6.2	Countertops & Cabinets	X			X
6.3	Plumbing	X			
6.4	Garbage Disposal	X			
6.5	Electrical	X			X
6.6	Dishwasher	X			
6.7	Refrigerator	X			
6.8	Range / Oven / Cooktop	X			
6.9	Microwave	X			

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations/Defects

Information

General Kitchen Photos: General Kitchen Observations / Photos



Range / Oven / Cooktop: Exhaust Hood Type

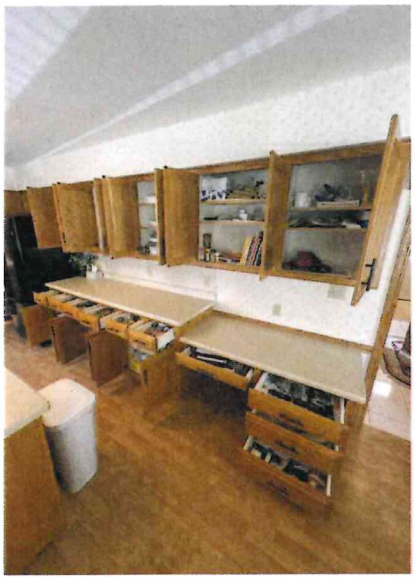
Kitchen

Vented, Same Unit As Microwave



Countertops & Cabinets: Countertop Condition

Satisfactory, Not 100% Visible





Countertops & Cabinets: Cabinet Condition

Satisfactory, Common damages

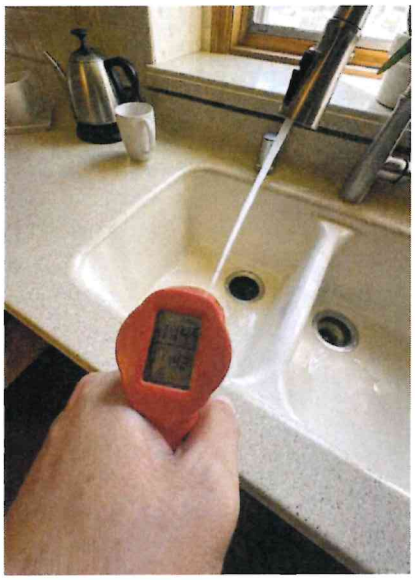
Please note the inspector opened and closed the accessible kitchen cabinets during the inspection. Defects may exist that were not visually apparent at time of inspection or occurred past inspection.

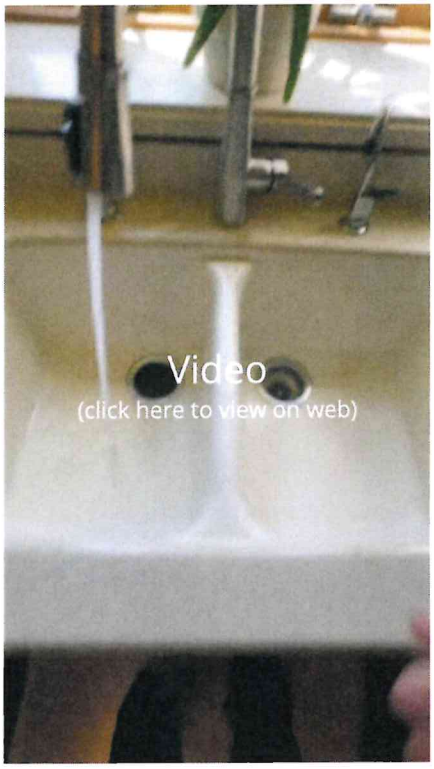
No representation can be made to cabinet defects that occur past inspection or were not visible at time of inspection.

Plumbing: Faucet Satisfactory (Unless Noted)

Kitchen

Faucet was functioning properly and not leaking at the time of inspection.





Plumbing: Sink Satisfactory

Kitchen

Sink was in satisfactory condition at the time of inspection.

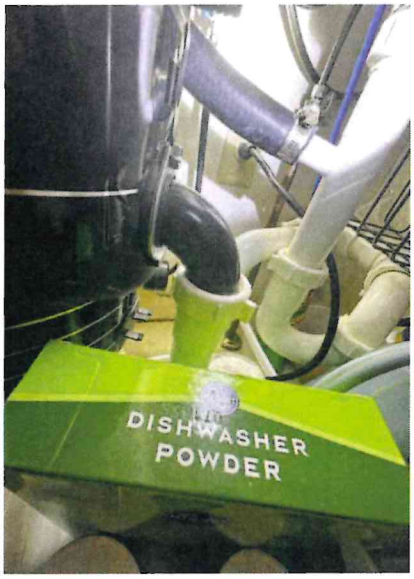


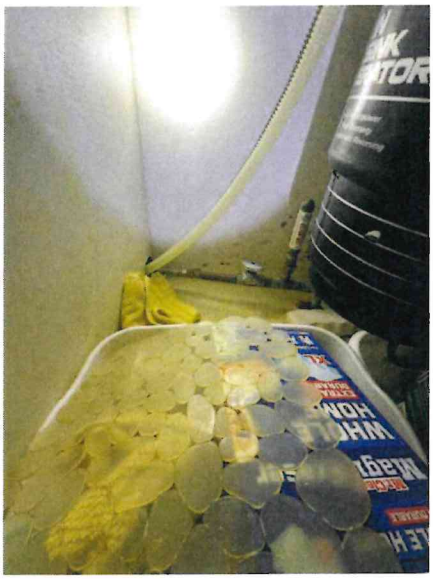


Plumbing: Supply Line Satisfactory

Kitchen

No active leaks in the water supply line at the time of inspection.





Plumbing: Drainage Satisfactory

Kitchen

No active water leaks noted at time of inspection. The water was run at the kitchen faucet for 5+minutes. The plumbing was also checked again for leaks prior to completing the home inspection as leaks can sometimes take time to produce visually.

Please note plumbing leaks can develop between the home inspection and closing as well as throughout home ownership. Please also note the home inspection is not a code inspection. Since different communities adhere to different codes and codes are always changing, the homes plumbing inspection is an inspection of the functionally of the homes plumbing as it exists today.

