

Home Inspection Report



1234 Sample Street
Chesterfield, Missouri 63017

Prepared for: Home Buyers

Prepared by: Maxwell Home & Property Solutions, LLC
357 Penrod Road
Troy, Missouri 63379

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Definitions

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

Acceptable	Functional with no obvious signs of defect.
Not Present	Item not present or not found.
Not Inspected	Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.
Marginal	Item is not fully functional and requires repair or servicing.
Defective	Item needs immediate repair or replacement. It is unable to perform its intended function.

General Information

Property Information

Property Address 1234 Sample Street
City Your City State Missouri Zip 63017
Contact Name Your Agent
Phone 314-123-0987 Fax 314-987-6543
E-Mail ..

Client Information

Client Name Client
Client Address .
City . State .. Zip .
Phone . Fax .
E-Mail .

Inspection Company

Inspector Name Michael Maxwell
Company Name Maxwell Home & Property Solutions, LLC
Address 357 Penrod Road
City Troy State Missouri Zip 63379
Phone 636-487-6575 Fax .
E-Mail mhpsllc@live.com
File Number 126908
Amount Received \$

Conditions

Others Present Buyer's Agent and Buyer Property Occupied - Yes -
Estimated Age 18+ Entrance Faces - South -
Inspection Date 03/25/2015
Start Time 2:40 End Time 6:00
Electric On Yes
Gas/Oil On Yes
Water On Yes
Temperature 64
Weather - Partly Cloudy - Soil Conditions - Wet -
Space Below Grade - Basement -
Building Type - Single Family - Garage - Attached -

General Information (Continued)

Sewage Disposal - Public - How Verified - Not Verified -
Water Source - Public - How Verified - Not Verified -
Additions/Modifications - Unknown -
Permits Obtained - Unknown - How Verified - Not Verified -

Lots and Grounds

Inspection and reporting on yard and landscape issues are beyond the scope of this inspection unless conditions present will affect the structure.

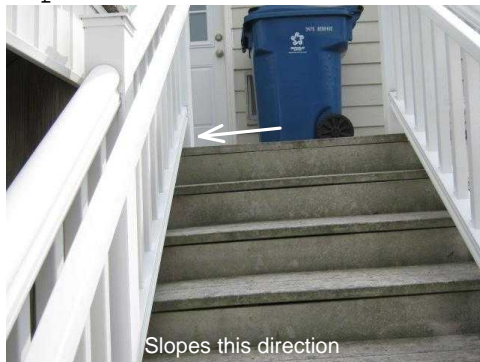
Maintaining gutters, downspouts and surface drainage is very important.

Monitor and re-grade the yard as needed to maintain a grade that is sloped away from the foundation.

We do not inspect shed type outbuildings, low voltage landscape lighting systems, yard lamps, underground sprinklers, trees, shrubs, spa tubs, swimming pools or pool equipment.

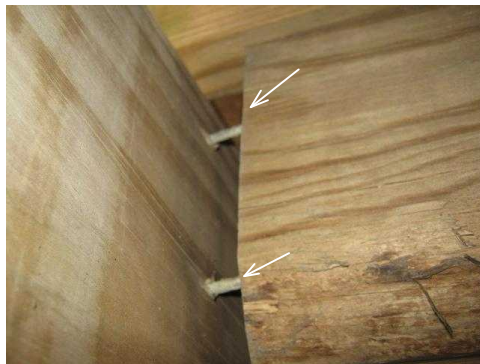
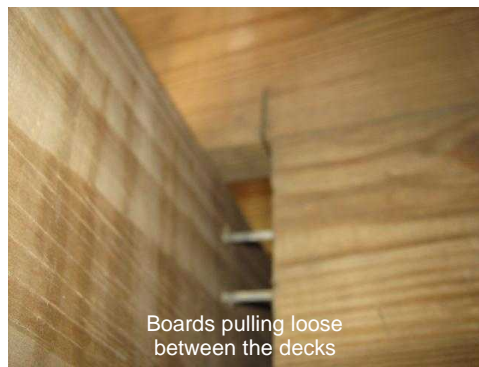
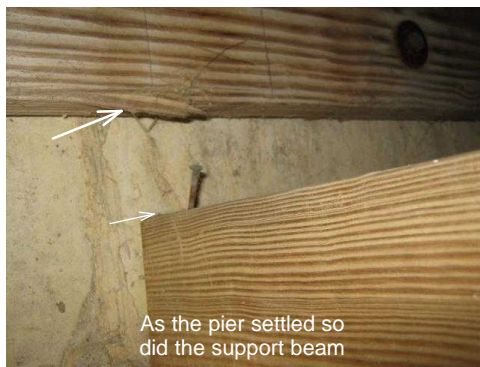
Verification or determination of the load carrying capability of any deck or balcony is beyond the scope of this inspection.

1. Acceptable Driveway: Asphalt- The asphalt drive is cracked but is still serviceable.
Routine sealing will keep the asphalt driveway in a serviceable condition for many years.
2. Acceptable Walks: Concrete- Evidence of prior mudjacking noted
3. Acceptable Front Porch: Concrete- Evidence of prior mudjacking noted
4. Acceptable Patio: Concrete
5. Defective Deck: Wood and Composite Materials- There is some slope to the deck at the stairs of the lower deck and at the short stairs to the lower deck. One concrete pier has settled causing the support beam to sag and boards between the deck are also separated.
Loose rail noted at lower deck.
There is no flashing installed at the decks ledger board, when the ledger board is installed directly over hardboard siding without a flashing, damage can result from moisture penetration behind the ledger board.
Moisture damage was noted behind the ledger board - see attached pictures.
A qualified contractor is recommended to evaluate deck and estimate repairs.



Lots and Grounds (Continued)

Deck: (continued)



Lots and Grounds (Continued)

Deck: (continued)



6. Acceptable Grading: Minor slope

7. Not Inspected Lawn Sprinklers: . Inspection of the underground sprinkler system is beyond the scope of this inspection.
Recommend a separate inspection by a qualified lawn sprinkler contractor.

Exterior Surface and Components

The inspection of the exterior surfaces of the home are limited to what is visible from the exterior without removal of the exterior coverings or components.

We do not inspect shed type outbuildings, underground sprinklers, landscape lighting systems, spa tubs, swimming pools or pool equipment, trees or shrubs.

. Exterior Surface

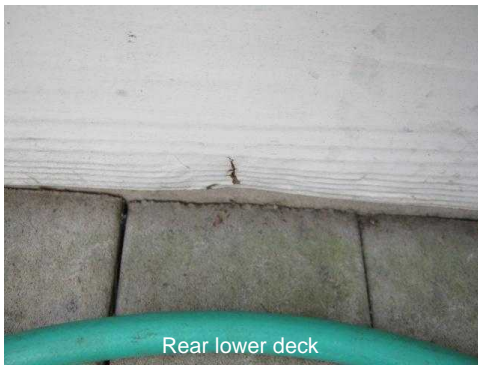
1. Acceptable Type: Brick veneer- No weep holes are visible in the brick veneer walls. Weep holes, if needed are installed during construction at the bottom courses of brick to provide drainage and ventilation. The lack of weep holes is a common construction practice in this area.
Typically it is not possible to determine the wall design and if weep holes are needed after the home is built.

. Exterior Surface

2. Defective Type: Hardboard- Deterioration from moisture was noted along the bottom edges of the siding at the front and rear of the garage, and at the front and rear of the home.
Siding corner loose at the rear.
A qualified contractor is recommended to evaluate siding and estimate repairs.

Exterior Surface and Components (Continued)

Type: (continued)



3. Defective

Trim: Wood, Composite material- Deterioration and damage from moisture noted at wood trim at rear deck area windows - recommend review and replace moisture damage trim as needed



4. Marginal

Fascia: Composite material- Some minor deterioration at leaking gutter

Exterior Surface and Components (Continued)

Fascia: (continued)

corners

5. Acceptable

Soffits: Composite material

6. Defective

Entry Doors: Metal Clad- Termite damage noted at wood trim - recommend repair
See separate termite inspection for treatment recommendations



7. Marginal

Basement Windows: . Loose aluminum trim



8. Acceptable

Exterior Lighting: .

9. Acceptable

Exterior Electric Outlets: 120 VAC GFCI

10. Not Inspected

Hose Bibs: . Hose faucets have been turned off for winter

11. Defective

Vent Covers: . Vent fan cover at the rear will need replacement soon



Roof

The inspection of the roof is a limited visual inspection.
We do not remove or lift shingles, therefore roofing nail quantity and placement cannot be determined.

House / Garage Roof Surface

1. Method of Inspection: On the roof
2. Acceptable Material: Asphalt or fiberglass shingle
3. Type: Hip
4. Approximate Age: 6+
5. Acceptable Flashing: Metal
6. Acceptable Valleys: Shingles
7. Acceptable Plumbing Vents: PVC
8. Acceptable Gutters: Aluminum
9. Acceptable Downspouts: Aluminum

Right Side Chimney

10. Defective Chimney: Framed- The metal chimney crown is rusted - recommend metal be primed and painted



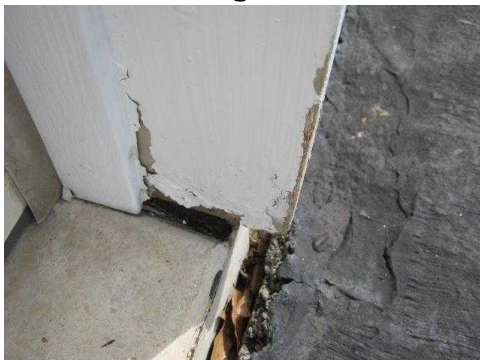
11. Acceptable Flue/Flue Cap: Metal

Garage/Carport

Lubricating the garage door rollers, shafts, hinges and the moving parts of the door and opener will help to maintain proper door operation and maximize its serviceable life.

Garage

1. Type of Structure: Attached Car Spaces: 3
2. Acceptable Garage Doors: Metal- Some minor dents in the small door. Some minor deterioration from moisture noted at garage door trim - recommend routine painting of trim surfaces as needed to prevent moisture damage.



3. Acceptable Door Operation: Mechanized

Garage/Carport (Continued)

- 4. Acceptable Door Opener: Chamberlain
- 5. Acceptable Roof: Asphalt or fiberglass shingle
- 6. Acceptable Roof Structure: Truss
- 7. Acceptable Service Doors: Metal
- 8. Acceptable Ceiling: Drywall- Ceiling moisture stained by prior leak - these do not appear to be active leaks
- 9. Acceptable Walls: Drywall
- 10. Acceptable Floor/Foundation: Poured concrete
- 11. Acceptable Electrical: 120 VAC GFCI
- 12. Not Inspected Unable to Inspect 15%- Storage prevents full inspection of some areas

Electrical

We recommend smoke detectors be installed in all bedrooms and on each level of the home.

Smoke detectors should be checked and batteries replaced regularly, we also recommend installation of carbon monoxide detectors especially near sleeping areas.

Alarm systems, intercom systems, door bells and low voltage lighting systems and timers are not inspected.

Exterior lighting with motion sensors typically operate only at night and can not be inspected.

Inspection of central vacuum systems is beyond the scope of this inspection.

GFCI receptacles may not have been a requirement when the home was built.

For enhanced electrical safety we recommend upgrading to GFCI receptacles where not already present, such as all kitchen counters, bathrooms, garages, and exterior receptacles.

Some areas may now also require GFCI receptacles at the washer, garage door opener, and sump pumps.

- 1. Service Size Amps: 400 Volts: 120-240 VAC
- 2. Acceptable Service: Aluminum
- 3. Acceptable 120 VAC Branch Circuits: Copper
- 4. Acceptable 240 VAC Branch Circuits: Copper
- 5. Acceptable Conductor Type: Romex
- 6. Acceptable Ground: Plumbing and rod in ground
- 7. Acceptable Smoke Detectors: Hard wired with battery back up
- 8. Acceptable Carbon Monoxide Detectors: Plug in type

Basement - Left Panel Electric Panel

- 9. Acceptable Manufacturer: Challenger
- 10. Maximum Capacity: 200 Amps
- 11. Acceptable Main Breaker Size: 200 Amps
- 12. Acceptable Breakers: Appear Serviceable
- 13. Acceptable GFCI: At GFCI receptacles
- 14. Is the panel bonded? Yes

Basement - Right Panel Electric Panel

- 15. Acceptable Manufacturer: Challenger
- 16. Maximum Capacity: 200 Amps
- 17. Acceptable Main Breaker Size: 200 Amps
- 18. Acceptable Breakers: Appear Serviceable
- 19. Is the panel bonded? Yes

Basement - Sub Panel Electric Panel

- 20. Acceptable Manufacturer: Challenger
- 21. Maximum Capacity: 100 Amps
- 22. Acceptable Main Breaker Size: 100 Amps

Electrical (Continued)

- 23. Acceptable Breakers: Appear Serviceable
- 24. Is the panel bonded? Yes

Structure

Maintaining and monitoring drainage systems near the foundation are an essential part of preventing foundation problems in the future.

- 1. Acceptable Structure Type: Wood frame
- 2. Acceptable Foundation: Poured concrete
- 3. Acceptable Differential Movement: No movement or displacement noted
- 4. Acceptable Beams: Steel I Beam
- 5. Acceptable Piers/Posts: Steel posts
- 6. Acceptable Bearing Walls: Frame
- 7. Acceptable Joists/Trusses: 2x10
- 8. Not Inspected Sill Plate: . Areas at the front are concealed by finished walls and ceilings
- 9. Acceptable Subfloor: Plywood
- 10. Acceptable Floor/Slab: Poured slab
- 11. Acceptable Stairs/Handrails: Wood stairs with wood handrails

Attic

The inspection of attic areas and the roof structure is limited to readily visible and accessible areas of the attic. Many elements of the attic are typically concealed from view and cannot be inspected.

Main Attic

- 1. Method of Inspection: In the attic
- 2. Not Inspected Unable to Inspect: 30%- Insulation and limited access prevents inspection of some areas
- 3. Acceptable Roof Framing: Truss- Trusses have been cut to install the whole house fan -additional support has been added
- 4. Acceptable Sheathing: Plywood
- 5. Acceptable Ventilation: Roof and soffit vents
- 6. Acceptable Insulation: Fiberglass
- 7. Acceptable Insulation Depth: 10" to 12"
- 8. Acceptable Wiring/Lighting: Wiring is mostly covered by insulation and cannot be fully inspected- .
- 9. Acceptable Moisture Penetration: None visible
- 10. Acceptable Bathroom Fan Venting: Vents to the soffit

Garage Attic

- 11. Method of Inspection: In the attic
- 12. Not Inspected Unable to Inspect: 30%- storage and limited access prevents inspection of some areas
- 13. Acceptable Roof Framing: Truss
- 14. Acceptable Sheathing: Plywood
- 15. Acceptable Ventilation: Gable vents
- 16. Acceptable Wiring/Lighting: .
- 17. Acceptable Moisture Penetration: Stains from previous water penetration noted- These do not appear to be from active leaks

Basement

Virtually all basements are vulnerable to water leakage due to their location below grade.

Based on a one time review we obviously cannot predict if this basement will leak in the future. In many cases, it is not even possible to tell if a basement has leaked in the past. The best source of information about a basements past performance is the sellers disclosure. There are some maintenance procedures that will help reduce the potential for water penetration.

Maintaining the grade so that water drains away from the foundation, keeping gutters clean and extending downspouts is very important and will help reduce the possibility of moisture penetration.

. Basement

1. Not Inspected Unable to Inspect: 95%- Basement areas are mostly finished. Unable to inspect areas concealed by finish.
2. Acceptable Ceiling: Suspended ceiling, Drywall
3. Acceptable Walls: Drywall
4. Acceptable Floor: .
5. Acceptable Floor Drain: Visual inspection only
6. Acceptable Doors: Wood
7. Acceptable Windows: Vinyl
8. Defective Electrical: . Broken light fixture in unfinished area near water heaters - recommend replace

9. Acceptable Smoke Detector: Hard wired with battery back up
10. Acceptable HVAC Source: HVAC system register
11. Acceptable Insulation: Batting
12. Acceptable Ventilation: Windows and doors
13. Acceptable Sump Pump: Submerged
14. Acceptable Moisture Location: A dry basement was noted at the time of inspection
15. Acceptable Basement Stairs/Railings: Wood stairs with wood handrails



Air Conditioning

Our inspection of the cooling system is a visual inspection of the system's major components to determine defects, excessive rust or wear and general condition of the unit.

Weather permitting, our inspection of a cooling system includes activating it by the thermostat and checking for appropriate temperature response.

Checking refrigerant levels or the units capacity is beyond the scope of this inspection.

Clean the outside coils and fins regularly to prevent overheating and improve cooling.

Systems can fail at any time and this inspection is not a guarantee against future failure.

There are Home Warranty plans available to cover repairs or replacements. Check with your Real Estate Agent to determine what plans best meet your needs.

. AC System

1. Acceptable A/C System Operation: Functional at time of inspection- A/C is older - expect its life expectancy to be limited, budgeting for future replacement is recommended
2. Acceptable Condensate Removal: .
3. Manufacturer: York
4. Area Served: 1st floor Approximate Age: 18+
5. Fuel Type: Electric Temperature Differential: -
6. Type: Central A/C- .
7. Acceptable Visible Coil: Aluminum- minor denting noted in coils
8. Acceptable Refrigerant Lines: Copper
9. Acceptable Electrical Disconnect: Pull out

. AC System

10. Acceptable A/C System Operation: Functional at time of inspection- A/C is older - expect its life expectancy to be limited, budgeting for future replacement is recommended
11. Acceptable Condensate Removal: .
12. Manufacturer: York
13. Area Served: 1st floor Approximate Age: 18+
14. Fuel Type: Electric Temperature Differential: -
15. Type: Central A/C- .
16. Acceptable Visible Coil: Aluminum
17. Acceptable Refrigerant Lines: Copper
18. Acceptable Electrical Disconnect: Pull out

Heating System

Our inspection of the heating system is a visual inspection of the system's major components to determine defects, excessive rust or wear and general condition of the unit.

Weather permitting, our inspection of the heating system includes activating it by the thermostat and checking for appropriate temperature response. Our inspection does not include disassembly of the furnace, therefore inspection of the heat exchangers is beyond the scope of this inspection.

We do not perform a gas safety inspection. This should be done by the gas company prior to closing.

Systems can fail at any time and this inspection is not a guarantee against future failure.

There are Home Warranty plans available to cover repairs or replacements. Check with your Real Estate Agent to determine what plans best meet your needs.

Basement - Heating System

1. Acceptable Heating System Operation: Functional at time of inspection- Furnace is older - expect its life expectancy to be limited, budgeting for replacement is recommended
2. Manufacturer: York
3. Type: Forced air- .
4. Area Served: 1st floor Approximate Age: 18+
5. Fuel Type: Gas
6. Acceptable Blower Fan/Filter: 16x25x1
7. Acceptable Distribution: Metal duct- Visual inspection of accessible areas only
8. Acceptable Flue Pipe: Metal
9. Acceptable Thermostats: .

Basement - Heating System

10. Acceptable Heating System Operation: Functional at time of inspection- Furnace is older - expect its life expectancy to be limited, budgeting for replacement is recommended
11. Manufacturer: York
12. Type: Forced air- .
13. Area Served: 2nd floor Approximate Age: 18+
14. Fuel Type: Gas
15. Acceptable Blower Fan/Filter: 16x25x1
16. Acceptable Distribution: Metal duct- Visual inspection of accessible areas only
17. Acceptable Flue Pipe: Metal

Plumbing

Inspection of water softeners, water filters or filtration systems is beyond the scope of this inspection.

Water shut off valves are not operated due to risk of leakage.

We do not pressure check gas supply lines. Recommend all gas lines and appliances be inspected by the gas company or a qualified contractor.

1. Acceptable Service Line: Copper
2. Acceptable Main Water Shutoff: Basement
3. Acceptable Water Lines: Copper
4. Acceptable Drain Pipes: PVC
5. Acceptable Service Caps: Accessible
6. Acceptable Vent Pipes: PVC

Basement - Right Water Heater

7. Acceptable Water Heater Operation: Functional at time of inspection
8. Manufacturer: State
9. Type: Gas Capacity: 40 Gal.

Plumbing (Continued)

10. Approximate Age: 18+ Area Served: Whole house
11. Acceptable Flue Pipe: Aluminum- Aluminum flue pipe and fittings were commonly used for water heater installations for many years. Now some areas may require replacement at time of sale or at time of the next water heater replacement.
12. Acceptable Water Shutoff: Appear to be serviceable
13. Acceptable Dielectric Unions: Appear to be serviceable
14. Acceptable Drain Valve: Appear to be serviceable
15. Acceptable TPRV and Drain Tube: 150 psi/copper
- Basement - Left Water Heater
-
16. Acceptable Water Heater Operation: Functional at time of inspection
17. Manufacturer: State
18. Type: Gas Capacity: 40 Gal.
19. Approximate Age: 18+ Area Served: Whole house
20. Acceptable Flue Pipe: Aluminum
21. Acceptable TPRV and Drain Tube: 150 psi/copper

Fireplace/Wood Stove

Fireplaces are inspected per ASHI standards, which does not include an inspection of the inaccessible areas of the interior of the flue or verification of past or present building standards.

Family Room Fireplace

1. Acceptable Fireplace Construction: Prefab
2. Type: Gas log
3. Acceptable Flue: Metal
4. Acceptable Damper: Metal
5. Acceptable Hearth: Raised

Lower Level Family Room Fireplace

6. Acceptable Fireplace Construction: Prefab
7. Type: Gas log
8. Acceptable Flue: Ventless
9. Not Present Damper:
10. Acceptable Hearth: Raised

Bathroom

Check tiled shower and tub surrounds on a regular basis and reseal caulk and grout as needed.

Even small gaps in the tile grout can leak and cause damage to the wall underneath.

Tile leaks are difficult to detect when water is run for a short time during an inspection and often times can only be detected when a person showers.

Installing water shut off valves at sinks and toilets if not already present and replacing any plastic or vinyl supply lines to the faucets and toilets with metal or stainless braided supply lines is a wise and recommended upgrade.

Water shut off valves are not operated during the inspection due to the risk of leakage.

Master Bathroom

1. Acceptable

Closet: Walk In- moisture stains noted on wall in closet over the door. These do not appear to be active



2. Acceptable

Ceiling: Drywall- Patch noted on ceiling near closet door

3. Acceptable

Walls: Drywall

4. Acceptable

Floor: Ceramic tile

5. Acceptable

Doors: Wood

6. Acceptable

Windows: Vinyl

7. Acceptable

Electrical: 120 VAC GFCI

8. Acceptable

Counter/Cabinet: Composite and wood

9. Acceptable

Sink/Basin: Synthetic Marble

10. Defective

Faucets/Traps: . Leakage noted under the sink at pop up - recommend repair (sink at rear wall)



11. Acceptable

Shower/Surround: Synthetic Marble

12. Acceptable

Spa Tub/Surround: Synthetic Marble

13. Defective

Toilets: Kohler- The toilet is loose at the floor. Recommend removal of the toilet, repair/replace floor flange if needed, replace wax seal and re-set toilet.

14. Acceptable

HVAC Source: HVAC system register

15. Acceptable

Ventilation: Electric ventilation fan and window

2nd floor Hall Bathroom

16. Acceptable

Ceiling: Drywall

17. Acceptable

Walls: Drywall

18. Acceptable

Floor: Ceramic tile

Bathroom (Continued)

- 19. Acceptable Doors: Wood
- 20. Acceptable Windows: Vinyl
- 21. Acceptable Electrical: 120 VAC GFCI
- 22. Acceptable Counter/Cabinet: Composite and wood
- 23. Acceptable Sink/Basin: Synthetic Marble
- 24. Acceptable Faucets/Traps: .
- 25. Marginal Tub/Surround: Synthetic Marble- Recommend sealing open screw holes where shower doors have been removed.
Minor adjustments needed at tub drain



- 26. Acceptable Toilets: Mansfield
- 27. Acceptable HVAC Source: HVAC system register
- 28. Acceptable Ventilation: Ventilation fan

1st floor Bathroom

- 29. Acceptable Ceiling: Drywall
- 30. Acceptable Walls: Drywall
- 31. Acceptable Floor: Tile
- 32. Acceptable Doors: Wood
- 33. Acceptable Electrical: 120 VAC GFCI
- 34. Acceptable Counter/Cabinet: Wood
- 35. Acceptable Sink/Basin: Synthetic Marble
- 36. Defective Faucets/Traps: Moen/PVC- Very little hot water flow is present at tub faucet - recommend repairs



- 37. Acceptable Tub/Surround: Ceramic tile
- 38. Acceptable Toilets: Kohler
- 39. Acceptable HVAC Source: HVAC system register
- 40. Acceptable Ventilation: Ventilation fan

Basement Bathroom

- 41. Acceptable Ceiling: Drywall
- 42. Acceptable Walls: Drywall
- 43. Acceptable Floor: Ceramic tile

Bathroom (Continued)

- 44. Acceptable Doors: Wood
- 45. Acceptable Electrical: 120 VAC GFCI
- 46. Acceptable Sink/Basin: Synthetic Marble
- 47. Defective Faucets/Traps: Kohler- No water flow at the shower faucet - recommend repairs



- 48. Acceptable Shower/Surround: Fiberglass
- 49. Acceptable Toilets: Kohler
- 50. Acceptable HVAC Source: HVAC system register
- 51. Acceptable Ventilation: Ventilation fan

Kitchen

We inspect kitchen appliances for basic operation only. We do not check clocks, range timers, lights, latches, temperature accuracy or self cleaning features.

Dishwasher pumps and seals often fail if the unit is not used for some time.

Recommend all gas appliances and gas lines be inspected during the gas company inspection.

Recommend installing an anti tip device at the range if one is not already present.

The installation of shut off valves under sinks and replacement of plastic or vinyl water supply lines with metal or stainless braided lines is a wise and recommended upgrade.

Water shut off valves are not operated during the inspection due to the risk of leakage.

. Kitchen

- 1. Acceptable Cooking Appliances: Gas Cooktop and Electric Oven
- 2. Acceptable Ventilator: Built into the stovetop
- 3. Acceptable Disposal: Kenmore
- 4. Acceptable Dishwasher: Kitchenaid
- 5. Acceptable Microwave: .
- 6. Acceptable Sink: Stainless Steel
- 7. Acceptable Electrical: 120 VAC GFCI
- 8. Acceptable Plumbing/Fixtures: .
- 9. Acceptable Counter Tops: Granite
- 10. Acceptable Cabinets: Laminate and wood
- 11. Acceptable Ceiling: Drywall
- 12. Acceptable Walls: Drywall
- 13. Acceptable Floor: Wood
- 14. Acceptable Windows: Vinyl
- 15. Acceptable HVAC Source: HVAC system register

Bedroom

Changes in weather conditions may cause window and door glass to condensate that was not visible at the time of inspection. Please note that in an occupied home, only a representative sample of accessible components can be inspected. Furniture, appliances, personal items, or storage items are not moved during the inspection.

Master Bedroom

1. Acceptable Ceiling: Drywall
2. Acceptable Walls: Drywall
3. Acceptable Floor: Carpet
4. Acceptable Doors: Wood
5. Acceptable Windows: Vinyl
6. Acceptable Electrical: 120 VAC outlets and lighting circuits
7. Acceptable HVAC Source: HVAC system register
8. Acceptable Smoke Detector: Hard wired with battery back up

2nd Floor Left Front Bedroom

9. Acceptable Closet: Double
10. Acceptable Ceiling: Drywall
11. Acceptable Walls: Drywall
12. Acceptable Floor: Carpet
13. Acceptable Doors: Wood
14. Acceptable Windows: Vinyl
15. Acceptable Electrical: 120 VAC outlets and lighting circuits
16. Acceptable HVAC Source: HVAC system register
17. Acceptable Smoke Detector: Hard wired with battery back up

2nd Floor Left Rear Bedroom

18. Acceptable Closet: Double
19. Acceptable Ceiling: Drywall
20. Acceptable Walls: Drywall
21. Acceptable Floor: Carpet
22. Acceptable Doors: Wood
23. Acceptable Windows: Vinyl
24. Acceptable Electrical: 120 VAC outlets and lighting circuits
25. Acceptable HVAC Source: HVAC system register
26. Acceptable Smoke Detector: Hard wired with battery back up

2nd Floor Rear Bedroom

27. Acceptable Closet: Double
28. Acceptable Ceiling: Drywall
29. Acceptable Walls: Drywall
30. Acceptable Floor: Carpet
31. Acceptable Doors: Wood
32. Acceptable Windows: Vinyl
33. Acceptable Electrical: 120 VAC outlets and lighting circuits
34. Acceptable HVAC Source: HVAC system register
35. Acceptable Smoke Detector: Hard wired with battery back up

Living Space

Changes in weather conditions may cause window and door glass to condensate that was not visible at the time of inspection. Please note that in an occupied home, only a representative sample of accessible components can be inspected. Furniture, appliances, personal items, or storage items are not moved during the inspection.

2nd Floor Hall Living Space

- 1. Acceptable Closet: Double
- 2. Acceptable Ceiling: Drywall- Loose seam tape at corners
- 3. Acceptable Walls: Drywall
- 4. Acceptable Floor: Carpet
- 5. Acceptable Doors: Wood
- 6. Acceptable Electrical: 120 VAC outlets and lighting circuits
- 7. Acceptable Smoke Detector: Hard wired with battery back up

Entry Foyer Living Space

- 8. Acceptable Closet: Single
- 9. Acceptable Ceiling: Drywall
- 10. Acceptable Walls: Drywall- Loose seam tape at corners
- 11. Acceptable Floor: Wood
- 12. Acceptable Doors: Wood
- 13. Acceptable Windows: Vinyl
- 14. Acceptable Electrical: 120 VAC outlets and lighting circuits
- 15. Acceptable HVAC Source: HVAC system register
- 16. Acceptable Smoke Detector: Hard wired with battery back up

Dining Room Living Space

- 17. Acceptable Ceiling: Drywall
- 18. Acceptable Walls: Drywall
- 19. Acceptable Floor: Wood
- 20. Acceptable Windows: Vinyl
- 21. Acceptable Electrical: 120 VAC outlets and lighting circuits
- 22. Acceptable HVAC Source: HVAC system register

Den Living Space

- 23. Acceptable Closet: Single
- 24. Acceptable Ceiling: Drywall
- 25. Acceptable Walls: Drywall
- 26. Acceptable Floor: Wood
- 27. Acceptable Doors: Wood
- 28. Acceptable Windows: Vinyl
- 29. Acceptable Electrical: 120 VAC outlets and lighting circuits
- 30. Acceptable HVAC Source: HVAC system register

Family Room Living Space

- 31. Acceptable Ceiling: Drywall
- 32. Acceptable Walls: Drywall
- 33. Acceptable Floor: Wood
- 34. Acceptable Windows: Vinyl
- 35. Defective Electrical: . Ceiling fan needs to be balanced.
- 36. Acceptable HVAC Source: HVAC system register

Breakfast Room Living Space

- 37. Acceptable Ceiling: Drywall

Living Space (Continued)

- 38. Acceptable Walls: Drywall
- 39. Acceptable Floor: Wood
- 40. Acceptable Doors: Metal
- 41. Acceptable Windows: Metal
- 42. Acceptable Electrical: 120 VAC outlets and lighting circuits
- 43. Acceptable HVAC Source: HVAC system register

Laundry Room/Area

Laundry appliances are not operated or moved during the inspection. The condition of wall and floor areas concealed by them cannot be determined.

Hose bibs are not operated.

We cannot inspect for faucet drips or leaks if a washer is connected at time of inspection.

Stainless steel braided hoses are recommended for washing machine.

Recommend replacing any plastic flex dryer vent piping with metal.

Recommend gas dryer hookups be inspected during the gas company inspection.

1st Floor Laundry Room/Area

- 1. Acceptable Ceiling: Drywall
- 2. Acceptable Walls: Drywall
- 3. Acceptable Floor: Ceramic tile
- 4. Acceptable Doors: Wood
- 5. Acceptable Windows: Vinyl
- 6. Acceptable Electrical: 120 VAC outlets and lighting circuits
- 7. Acceptable HVAC Source: HVAC system register
- 8. Acceptable Laundry Tub: .
- 9. Acceptable Laundry Tub Drain: .
- 10. Acceptable Washer Hose Bib: Visual inspection only- The washer and dryer blocks access to laundry hook ups for inspection.
- 11. Acceptable Washer and Dryer Electrical: 120 VAC Washer / No 240v for dryer- The washer and dryer blocks access to laundry hook ups for inspection, I did not see an outlet for an electric dryer.
- 12. Acceptable Dryer Vent: Metal
- 13. Acceptable Washer Drain: Visual inspection only

Final Comments

Thank you for selecting our company for your home inspection needs. We know you had many choices and we appreciate the opportunity to provide this service. The report provided will tell you a great deal about the overall condition of the property based on a visual review the day of the inspection and as outlined by the inspection agreement.

The seller may or may not be required to repair items reflected in this report, that determination should be made by the buyer, the seller and your real estate agent or your attorney.

The purpose of this inspection is to identify " major " problems associated with property being purchased or sold, although some minor and maintenance items may be mentioned. Realizing that all homes experience some degree of wear, cosmetic

Final Comments (Continued)

considerations are not within the scope of this inspection.

Pictures are used in this report and are intended to help further explain the conditions observed and described. The photographs are an example of the conditions described but may not show the entire deficiency or all of the same or similar deficiencies. Contact us if there are any questions. mhpsllc@live.com

Owning any building involves some risk and while we can give you an excellent overview of the current condition of the property, we do not assume that risk for you.

Your attention is directed to the Inspection Agreement. It specifically delineates ASHI standards as the scope of the inspection and the limit of Maxwell Home & Property Solutions LLC liability in performing the inspection. We abide by the American Society of Home Inspectors standards of practice and code of ethics. These standards are widely recognized guidelines for the home inspection industry and are available to view here

-http://www.homeinspector.org/docs/standards_updated.pdf

Acceptance and use of this inspection report shall constitute acceptance of the terms and conditions of our inspection agreement.

If you have any questions or concerns regarding this report or the property please call. Remember we have your best interests in mind throughout this process and we are now your building consultant for life and your best source for impartial advice.

This inspection report has been prepared exclusively for use by our client that ordered and purchased the home inspection, any use of this report by persons other than the client is prohibited.

Marginal Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Exterior Surface and Components

1. Fascia: Composite material- Some minor deterioration at leaking gutter corners
2. Basement Windows: . Loose aluminum trim



Bathroom

3. 2nd floor Hall Bathroom Tub/Surround: Synthetic Marble-
Recommend sealing open screw holes where shower doors
have been removed.
Minor adjustments needed at tub drain



Defective Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Lots and Grounds

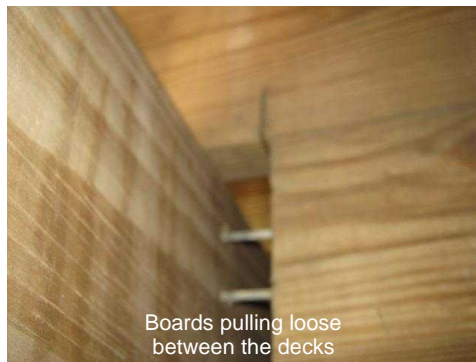
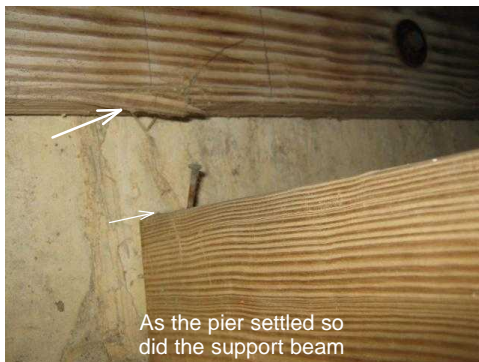
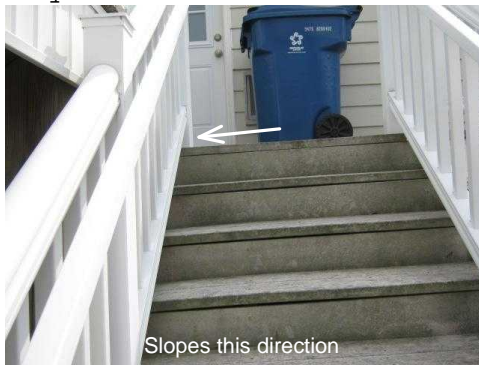
1. Deck: Wood and Composite Materials- There is some slope to the deck at the stairs of the lower deck and at the short stairs to the lower deck. One concrete pier has settled causing the support beam to sag and boards between the deck are also separated.

Loose rail noted at lower deck.

There is no flashing installed at the decks ledger board, when the ledger board is installed directly over hardboard siding without a flashing, damage can result from moisture penetration behind the ledger board.

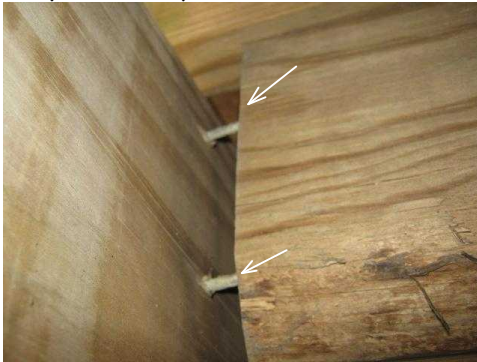
Moisture damage was noted behind the ledger board - see attached pictures.

A qualified contractor is recommended to evaluate deck and estimate repairs.



Lots and Grounds (Continued)

Deck: (continued)



Exterior Surface and Components

2. . Exterior Surface Type: Hardboard- Deterioration from moisture was noted along the bottom edges of the siding at the front and rear of the garage, and at the front and rear of the home.
Siding corner loose at the rear.
A qualified contractor is recommended to evaluate siding and estimate repairs.

Exterior Surface and Components (Continued)

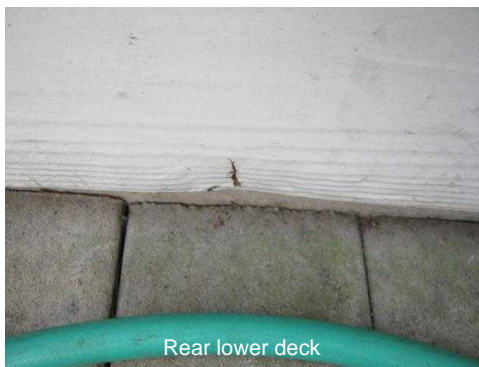
Type: (continued)



Garage - front of home



Rear Garage



Rear lower deck



Front near laundry

3. Trim: Wood, Composite material- Deterioration and damage from moisture noted at wood trim at rear deck area windows - recommend review and replace moisture damage trim as needed



Defective Summary (Continued)

4. Entry Doors: Metal Clad- Termite damage noted at wood trim
- recommend repair
See separate termite inspection for treatment recommendations



5. Vent Covers: . Vent fan cover at the rear will need replacement soon



Roof

6. Right Side Chimney Chimney: Framed- The metal chimney crown is rusted - recommend metal be primed and painted



Basement

7. . Basement Electrical: . Broken light fixture in unfinished area near water heaters - recommend replace



Defective Summary (Continued)

Bathroom

8. Master Bathroom Faucets/Traps: . Leakage noted under the sink at pop up - recommend repair (sink at rear wall)



9. Master Bathroom Toilets: Kohler- The toilet is loose at the floor. Recommend removal of the toilet, repair/replace floor flange if needed, replace wax seal and re-set toilet.

10. 1st floor Bathroom Faucets/Traps: Moen/PVC- Very little hot water flow is present at tub faucet - recommend repairs



11. Basement Bathroom Faucets/Traps: Kohler- No water flow at the shower faucet - recommend repairs



Living Space

12. Family Room Living Space Electrical: . Ceiling fan needs to be balanced.