

FULL HOME INSPECTION REPORT

CONCEPT ONE, LLC



Property Address:

Inspection Date/Time: MARCH 7, 2019 @ 1:15 PM

Weather Conditions: SUNNY/DRY/WINDY

Age of Property: 50+ YEARS Stated by: PAPERWORK

Property is: SINGLE FAMILY HOUSE

Building is: VACANT

Present During Inspection: BUYERS, BUYER'S AGENT

Inspector:

Inspection Performed by: Concept One, LLC

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REPORT CONFIDENTIALITY

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WARRANTY EXCLUSIONS/MAINTENANCE ISSUES

HOW TO INTERPRET THE WARRANTY ISSUES: If a warranty is purchased, the warranty issues information is intended as an initial report of those items which require repair or replacement before they will be covered by the Concept One Home Warranty. **We are not responsible for having or making sure repairs are made for warranty covered items. Please contact us after all repairs are complete if you would like to set up a re-inspection.** Should the items listed in the warranty be repaired or replaced to the satisfaction of Concept One they will be added as covered items to the warranty contract. **Porch/Patio/Deck/Detached Garage roofs may appear serviceable, however are not warranted due to non-heated living area, standard exclusion.**

WARRANTY EXCLUSIONS:

CRAWLSPACE

- *Duct work and plumbing prevented full access – not fully inspected

MAIN/GARAGE/PORCH ROOFS

- *Tree touches the roof at the southeast

PLUMBING SUPPLY LINES

- *Severe rust/corrosion at the garage near the water heater – pipe touches the ground

WATER HEATER(S)

- *Handle is missing at the water shut off valve
- *The TPR valve is on piping system only
- *The TPR overflow pipe is copper flex– improper
- *Water heater in garage is not on an 18” raised platform
- *The unit is operational, but is not warranted due to age (20+ years old)

FURNACE GENERAL CONDITION

- *The Reznor unit does not respond to normal controls

FURNACE BURNERS

- *The Reznor unit does not respond to normal controls

FURNACE NOTES

- *The Reznor unit is not warrantable due to type/location

WIRING

- *Three prong outlets did not test properly grounded at the kitchen at the south (1 of 3) and the den at the south wall (1 of 3)
- *Lights are not operational at the bedroom 2 closet, garage at the northeast ceiling and at the west exterior wall
- *Loose outlet at the kitchen at the south (1 of 3)
- *Missing cover plates at the garage open frame ceiling at a few locations
- *The living room outlet at the north (1 of 2) has been painted over – not tested
- *Garage switches at the north wall were blocked with covers/not tested

DOORS (ENTRY)

- *Units are not warrantable in homes 20 years or older regardless of the actual age of the units.

DOORS (INTERIOR AND EXTERIOR)

- *Units are not warrantable in homes 20 years or older regardless of the actual age of the units.

WINDOWS

- *Units are not warrantable in homes 20 years or older regardless of the actual age of the units.

FIREPLACE(S)

- *The fireplace is wood burning – not tested – not warranted by Concept One, standard exclusion.

LAUNDRY

- *Moderate rust and corrosion at the washer box
- *Sink not secured to wall/floor
- *The sink faucet has a constant drip with severe corrosion/deterioration at the neck swivel

ATTIC

- *Vent pipe is not connected at the west near the access

GARAGE COMMENTS

- *Minor moisture stains on the open frame ceiling at the southeast – dry at the time of the inspection
- *Moderate moisture stains and damage at the base of the north wall peg board throughout – the sill plate is behind the peg board – not visible – dry at the time of the inspection

KITCHEN SINK(S)

- *Faucet leaks at the neck swivel when in use
- *Drain pipes are leaking at various locations

VENT HOOD

- *The unit is operational but due to age will be warranted (if a warranty is purchased) for available parts and labor only, this does not include the replacement of the unit.

DISHWASHER

- *Drain line is improperly installed – not in air gap or high loop.
- *After repair and a clean re-inspection the unit will be operational but due to age the unit will be warrantable (if a warranty is purchased) for available parts and labor only, this does not include the replacement of the unit.

BATHROOM SINK(S)

- *Faucets leak at the swivel handles when in use at the south bathroom (2 of 2)
- *Slow draining at the south hall bathroom

BATHROOM HEATER/VENTILATION(S)

- *Exhaust fan did not operate at the half bathroom

HOW TO INTERPRET THE MAINTENANCE ISSUES: We always recommend all Maintenance Issue items listed below be repaired and/or replaced. They are at the discretion of the buyer and/or seller to repair them or not, and do not affect the warranty (if a warranty is purchased).

MAINTENANCE ISSUES:

DRIVEWAY

- ~Moderate to large settlement cracks need sealing throughout

SIDEWALKS/WALKWAYS

- ~Settlement cracks of 1/8” or larger need sealant at a few locations
- ~Surface raised/settled at the front and rear – possible trip hazards

PATIO

- ~Moderate to large settlement cracks need sealing throughout

FENCES AND GATES

- ~There are many loose and /or missing blocks at the rear at the north and northeast at various locations – moderate leaning – the wall does not appear stable at the time of the inspection – recommend further evaluation by an appropriately licensed contractor
- ~The gate at the west is displaced/wired shut with loose/unstable block pilaster - does not appear stable at the time of the inspection – recommend further evaluation by an appropriately licensed contractor

TRIM, EAVES, FASCIA, SOFFITS

- ~Minor to moderate moisture stains and damage at the fascia sills at various locations throughout – dry at the time of the inspection
- ~Paint is deteriorated at the wood trim and fascia at various locations throughout

CHIMNEY

~Cracks in chimney cap need repair

GRADING

~Improper soil slope toward the foundation at various locations

~Plants touch the house

CRAWLSPACE

~Deteriorated/peeled parging at the rear at the north

~Evidence of moisture penetration (efflorescence) at the foundation walls throughout with minor to moderate surface deterioration – dry at the time of the inspection

ELECTRICAL SERVICE

~Frayed sheathing on the exposed service wires

DOORS (INTERIOR AND EXTERIOR)

~Glass does not appear to be tempered at various interior doors

~Missing door stops/bumpers at a few locations

~Missing closet door spacer guides at bedroom 1

~The den double doors to the patio are stuck closed

WINDOWS

~Security bars are difficult to release at various bedrooms

~Security bars are not designed to open at bedroom 6 – fire egress hazard

~Damage at the pull handle at the kitchen

SMOKE DETECTOR(S)/C.O. DETECTORS

~Did not respond to test button throughout

~Recommend installing additional smoke detectors in appropriate locations.

~No C.O. detectors found – recommend installing in appropriate locations

LAUNDRY

~No room ventilation provided – recommend installing an exhaust fan

GARAGE FLOOR

~There is a crack of 1/4" or larger that runs across the floor at the northeast – needs sealant/repair

GARAGE FIREWALL/CEILING

~Gaps/holes of 1/8" or larger need sealing

GARAGE DOOR TO INTERIOR

~Self Closer: Not operational

~Pet door interrupts the integrity of the fire door

GARAGE EXTERIOR DOOR

~Moderate moisture damage at the jamb and threshold – dry at the time of the inspection

~There is minor to moderate moisture damage at the bottom half of the door with evidence of prior patching/repair – dry at the time of the inspection

RANGE/COOK STOVE

~Oven light is not operational

KEY TO REPORT ISSUES:

* = **WARRANTY ISSUE** – If a warranty is purchased, the item must be repaired or replaced and re-inspected before it is covered under the warranty

~ = **MAINTENANCE ITEM** – Item needs attention to prevent further damage or deterioration

• = **NOTABLE ITEM** – For information only

• **PLEASE READ THE ENTIRE REPORT – ALL INFORMATION IS NOT LISTED IN THE WARRANTY EXCLUSIONS OR MAINTENANCE ISSUES SECTIONS.**

SITE, GROUNDS (PART 1)

Site and grounds generally appear serviceable unless otherwise noted. Specific details are listed below, please read carefully. Minor surface deterioration and common cracks are typical in concrete, pavers, stone, wood etc.

DRIVEWAY

Type: Concrete

- Not fully visible

~Moderate to large settlement cracks need sealing throughout



SIDEWALKS/WALKWAYS

Type: Concrete/Flagstone

~Settlement cracks of 1/8" or larger need sealant at a few locations

~Surface raised/settled at the front and rear – possible trip hazards



RETAINING WALLS

Location(s): North/East/West

Type: Block

- Not fully visible
- Drain openings are not evident

PATIO

When the surface is carpeted, covered or blocked from view by owner's belongings, the construction and condition cannot be determined.

Location(s): Rear

Type: Concrete

~Moderate to large settlement cracks need sealing throughout



PORCH

When the surface is carpeted, covered or blocked from view by owner's belongings, the construction and condition cannot be determined.

Location(s): Front

Type: Concrete

FENCES AND GATES

Type: Wood/Chain Link/Block

- Foliage covers the fence – unable to fully inspect

~There are many loose and/or missing blocks at the rear at the north and northeast at various locations – moderate leaning – the wall does not appear stable at the time of the inspection – recommend further evaluation by an appropriately licensed contractor



~The gate at the west is displaced/wired shut with loose/unstable block pilaster – does not appear stable at the time of the inspection – recommend further evaluation by an appropriately licensed contractor



EXTERIOR AND STRUCTURE (PART 2)

Exterior and structure generally **appear serviceable** unless otherwise noted below. Specific details are listed below, please read carefully. Minor surface deterioration and common cracks are typical in exterior wall surfaces. This inspection is limited to the readily visible areas.

EXTERIOR WALLS

Areas hidden from view by wall covering, foliage and/or stored items are not a part of this inspection.

Structure type: Frame

Wall covering type: Wood Siding/Masonry

TRIM, EAVES, FASCIA, SOFFITS

Type: Wood/Metal

~Minor to moderate moisture stains and damage at the fascia sills at various locations throughout – dry at the time of the inspection



~Paint is deteriorated at the wood trim and fascia at various locations throughout



CHIMNEY

Location(s): North Roof

Type: Brick/Ceramic Flue

Spark screen: Not Installed

Rain cap: Not Installed

~Cracks in chimney cap need repair



EPT ONE

SPRINKLERS:

The sprinkler system was not inspected unless otherwise noted in this repair. Refer to the manual for operating instruction.

- Control Box Location: Not located
- Installed but not inspected - not warranted by Concept One, standard exclusion.

HOSE FAUCETS

- Hose faucets are: Frost type

GUTTERS AND DOWNSPOUTS

Subsurface drains, if present, were not tested. If not installed already, we always recommend adding gutters to your house or splashguards below the roof canals for better water control at the foundation. This is to protect the structure by directing the water away from the building.

None Installed

GRADING, SLAB ON GRADE, CRAWLSPACE

(PART 3) Grading and foundation type generally appear serviceable unless otherwise noted below. Specific details are listed below, please read carefully. Minor surface deterioration and common cracks are typical in concrete, concrete blocks, wood, etc. The vast majority of the foundation is not visible on any structure.

GRADING

The term grading is limited to areas around the exterior of the exposed foundation or exterior wall. The grading of the soil should allow for surface water to flow away from the structure.

Building site is a: Flat site with a minor slope

~Improper soil slope toward the foundation at various locations

~Plants touch the house

SLAB ON GRADE

Systems such as plumbing lines, ductwork, etc. that are under the concrete slab are not part of this inspection.

Foundation type: Concrete

Foundation perimeter: Not visible at the entire house

- The slab was not visible due to floor covering – No readily visible problems are noted at the time of this inspection.

Floor construction: Not Visible

Anchor bolts: Could not be verified

Insulation: Not Visible

Vapor Retarder: Not Visible

- Frame not visible

~Deteriorated/peeled parging at the rear at the north



CRAWLSPACE

Generally the perimeter foundation is usually only visible from the interior side.

Foundation type: Block/Concrete

Columns: Concrete/Wood/Block

Entered Area

Cover to crawlspace: Okay – there is a drain pipe across the opening that makes access very difficult

Foundation perimeter: Not visible at entire house

Ventilation: Serviceable

Floor construction: Joists

Wood frame: Conventional

Anchor bolts: Could not be verified

Insulation: None

- There was debris under the house at the time of the inspection
- There is a plywood box at the southeast – earth to wood contact – the inspector was not able to get close enough to determine the purpose of the box – recommend further evaluation



~Evidence of moisture penetration (efflorescence) at the foundation walls throughout with minor to moderate surface deterioration – dry at the time of the inspection



*Duct work and plumbing prevented full access – not fully inspected



ROOF COMPONENTS (PART 4)

Roof(s) generally appear serviceable unless otherwise noted below. Specific details are listed below, please read carefully. Typical yearly maintenance is recommended for all roof systems. This maintenance should help ensure the water tightness of the building and be performed on a regular basis. Failure to maintain the roofing can result in leaks and deterioration. Pictures provided are examples only and may not indicate all repairs needed.

***Porch/Patio/Deck/Detached Garage roofs appear serviceable, however are not warranted due to non-heated living area, standard exclusion.**

Roof Style: Gable

How Inspected: Walked

MAIN/GARAGE/PORCH ROOFS

Roofing material type: Asphalt Composition Shingle

- General condition appears serviceable with signs of weathering and aging – regular inspections and maintenance advised.



*Tree touches the roof at the southeast



EXPOSED ROOF FLASHING

Vent caps appear serviceable

PLUMBING SYSTEMS (PART 5)

Plumbing system generally appears serviceable unless otherwise noted below. Specific details are listed below, please read carefully. It is common for water and drain lines in the plumbing system to have minor corrosion. Plumbing lines and vent pipes are not fully visible. Solar systems or recirculation pumps are not inspected or tested. Septic tanks, private water systems and community water systems are not part of this inspection. Main water valves are not tested, as testing can cause damage. Be forewarned that most cutoff valves at individual fixtures are not operated regularly and as such they are prone to leak when operated. They should only be used to shut off the water in the event of a leak that could damage surrounding materials. Any ages given are estimates only.

PLUMBING MAIN LINE

Type: Not Visible Size: Not Visible Pressure: 80 PSI at time of inspection

Main water valve location: Front at the meter boxes – not tested

Main water valve not located at the house

- Not fully visible
- There are 2 water meters – unclear as to purpose – contact local water authority

PLUMBING SUPPLY LINES

Be advised that some "Polybutylene" plastic piping systems, as well as some "Kitec" plumbing systems have experienced documented problems. Some Polybutylene or Kitec piping may be used in the plumbing system along with copper but may not be visible in a typical inspection.

Type: Copper

- Minor corrosion
- Not fully visible

*Severe rust/corrosion at the garage near the water heater – pipe touches the ground



PLUMBING WASTE LINES

Only visible waste lines are inspected. It is recommended that houses 10 years or older have a camera sewer inspection.

Type: Metal/Cast Iron/PVC/ABS

Plumbing vents appear serviceable

- Minor corrosion
- Not fully visible

FUEL SYSTEM

Location: East Exterior

Type: Gas Meter

WATER HEATER(S)

The average life expectancy of a water heater is 8-12 years, but can be less or more depending on a variety of circumstances, which is why we apprise you of the age of the unit(s) whenever possible. It is recommended that water heaters be flushed annually to remove loose sediment that may affect the efficiency of the water heater.

Appears Serviceable

Location: Garage

Type: Gas

Gallons: 75

Manufacturer: A.O. Smith

Approximate Age: 35 years (1984)

Water shut-off valve installed (not tested)

Combustion air: Serviceable

Vent flue piping: Serviceable

Enclosure: Serviceable – Not fully visible

- Seismic straps are not provided
- Expansion tank is not provided

*Handle is missing at the water shut off valve

*The TPR valve is on piping system only

*The TPR overflow pipe is copper flex– improper

*Water heater in garage is not on an 18" raised platform

*The unit is operational, but is not warranted due to age (20+ years old)

HEATING AND COOLING SYSTEMS (PART 6)

Heating system generally **appears serviceable** unless otherwise noted below. Specific details are listed below, please read carefully. Ductwork, Vents, lines, and heat exchangers are not fully visible. We do not test heating or cooling systems that are not permanently installed or are freestanding. The components of most heating and air conditioning systems have a design life ranging from 10-20 years, but can fail prematurely with poor maintenance, which is why we note the age of the unit whenever possible. Any ages given are estimates only. We test and evaluate the systems accordance with the standards of practice, which means that we do not dismantle and inspect the concealed portions of the systems. Be advised that some "Polybutylene" plastic piping systems, as well as some "Kitec" and other piping plumbing systems have experienced documented problems. Some Polybutylene or Kitec piping may be used in the plumbing system along with copper but may not be visible in a typical inspection.

HEATING

Location: Garage	BTU's: 100,000	Type: Forced Air	Fuel Type: Natural Gas
Manufacturer: Carrier			
Approximate Age: 12 years (2007)			
Location: East Hall	BTU's: 80,000	Type: Forced Air	Fuel Type: Natural Gas
Manufacturer: Carrier			
Approximate Age: 12 years (2007)			
Location: Garage	BTU's: N/V	Type: Forced Air	Fuel Type: Natural Gas
Manufacturer: Reznor			
Approximate Age: 40+ years			

FURNACE GENERAL CONDITION

Operational at the time of the inspection

***The Reznor unit does not respond to normal controls**

FURNACE VENTING

Appears typical

FURNACE COMBUSTING AIR

Appears adequate

FURNACE BURNERS

Burner heat exchanger is not fully visible

Appear typical

***The Reznor unit does not respond to normal controls**

HEAT/COOLING DISTRIBUTION

Hidden ductwork, pipes, etc. are not part of this inspection.

Type: Ducts and Registers, Convactor fan

- Not fully visible

FURNACE CONTROLS

Normal controls operational

FURNACE AIR FILTERS

Air filters should be replaced or cleaned several times a year.

Appears adequate

FURNACE NOTES

- The Carrier Furnaces are HVAC combination units
- *The Reznor unit is not warrantable due to type/location*



AIR CONDITIONERS

If the outside air temperature is below 65 degrees we will be unable to test the cooling system(s).
(operation could cause damage).

Appears Serviceable

Location: Rear at the northwest and northeast

Power: 240V – Electrical Disconnect Present

Manufacturer: Carrier

Approximate Age: 12 years (2007)

Condensate: Installed – not fully visible

Refrigerant lines: Insulation installed on lines – not fully visible

ELECTRICAL SYSTEM (PART 7)

Electrical system generally appears serviceable unless otherwise noted below. Specific details are listed below, please read carefully. There are some electrical panels, like Federal Pacific and Zinsco that have had documented issues.

Single stranded aluminum wiring has also had some issues historically. Contact a licensed electrician if more information is desired. Occupants' belonging may have prevented the test of all the electrical components. Low voltage wire, phone lines, alarms, etc. are not part of this inspection. Sensor/motion lights are not tested and/or inspected. Any ages given are estimates only.

ELECTRICAL SERVICE

Overhead # of Conductors: 3

120v/240v Amps: 200

- Wires touch trees – contact utility company



- The electrical masthead is located below the roof overhang - improper
~Frayed sheathing on the exposed service wires



MAIN ELECTRICAL PANEL

Location: Northeast exterior wall

Panel rating: 200

Manufacturer: Square D

Approximate Age: 10-19 years

- Ground was present

ELECTRICAL PANEL NOTES

Wiring method: Breakers

ELECTRICAL CONDUCTORS

Service wire: Copper

Branch wire: Copper

Wiring method: Non-Conduit/Metal Conduit

WIRING

Covered or hidden wire components, splices and connections are not a part of this inspection. All accessible outlets and switches were tested.

- Grounding and polarity of receptacles within 6' of plumbing fixtures appears serviceable
- GFCI recommended at the exterior, garage, bathrooms, kitchen and laundry room
- Some outlets may have been blocked from testing at the garage
- Attic outlets may be not fully visible or accessible

*Three prong outlets did not test properly grounded at the kitchen at the south (1 of 3) and the den at the south wall (1 of 3)

*Lights are not operational at the bedroom 2 closet, garage at the northeast ceiling and at the west exterior wall

*Loose outlet at the kitchen at the south (1 of 3)

*Missing cover plates at the garage open frame ceiling at a few locations

*The living room outlet at the north (1 of 2) has been painted over – not tested

*Garage switches at the north wall were blocked with covers/not tested



INTERIOR COMPONENTS (PART 8)

Interior components generally appear serviceable unless otherwise noted below. Specific details are listed below, please read carefully. Occupants' belongings may have prevented a full inspection of all interior components, do a careful check on your final walk-through. Minor surface deterioration and common cracks are typical in building surfaces. Any ages given are estimates only.

DOORS (ENTRY)

Weather-strip: Serviceable

Latching hardware: Operational

Doorbell: Operational

*Units are not warrantable in homes 20 years or older regardless of the actual age of the units.

DOORS (INTERIOR AND EXTERIOR)

Due to lighting conditions, temperature, etc. fogged glass is not always visible at the time of inspection so please carefully check all of the window glass and the glass in doors on the final walk-through. It is not always possible in windows that are set lower than typical to the floor and in glass doors to identify if glass is tempered.

Latching hardware: Operational

Tracks: Serviceable

Screens: Serviceable

- ~Glass does not appear to be tempered at various interior doors
- ~Missing door stops/bumpers at a few locations
- ~Missing closet door spacer guides at bedroom 1
- ~The den double doors to the patio are stuck closed
- *Units are not warrantable in homes 20 years or older regardless of the actual age of the units.**

WINDOWS

Due to lighting conditions, temperature, etc. fogged glass is not always visible at the time of inspection so please carefully check all of the window glass and the glass in doors on the final walk-through. It is not always possible in low windows and in glass doors to identify if glass is tempered.

Type: Vinyl, Sliding, Dual Pane, Fixed

Screens: Serviceable

Security Bars: Present – Before closing test all bedroom security bars for operation.

- ~Security bars are difficult to release at various bedrooms
- ~Security bars are not designed to open at bedroom 6 – fire egress hazard**
- ~Damage at the pull handle at the kitchen



***Units are not warrantable in homes 20 years or older regardless of the actual age of the units.**

INTERIOR WALLS

Conditions of walls behind paneling or wall covers cannot be determined.

Type: Drywall/Wood Paneling

- Common cracks
- Furnishings prevent full inspection-do a careful check on your final walkthrough

INTERIOR CEILINGS

Type: Drywall/Acoustic Spray

- Common cracks
- Acoustic spray may contain asbestos

INTERIOR FLOORS

Conditions under floor coverings and owners' belongings cannot be determined.

Type: Carpet/Wood/Tile

- Furnishings prevent full inspection-do a careful check on your final walkthrough

FIREPLACE(S)

Location(s): Den

Type: Masonry

- Flue: Recommend cleaning before use
- Damper: Operational
- There are a few cracked bricks in the fire box that need sealing

***The fireplace is wood burning – not tested – not warranted by Concept One, standard exclusion.**



CEILING FANS

Appears Serviceable

Location(s): Den

Approximate Age: 10-19

SMOKE DETECTOR(S)/C.O. DETECTORS

~Did not respond to test button throughout

~Recommend installing additional smoke detectors in appropriate locations.

~No C.O. detectors found – recommend installing in appropriate locations

INTERCOM SYSTEM

- Installed but not inspected - not warranted by Concept One, standard exclusion.

LAUNDRY

The dryer vent and the water lines are not fully visible. It is recommended that the dryer vent be cleaned periodically to prevent the buildup of lint in the vent.

Location(s): Service Area

Piping (water and waste): Serviceable

Electrical outlet grounded (120v)

240 volt outlet: Operational

Gas piping: Provided – Capped – not tested

Dryer vent: Provided

~No room ventilation provided – recommend installing an exhaust fan

***Moderate rust and corrosion at the washer box**



Laundry Sink: Serviceable

- The dryer vents into a lint catching sock at the garage east wall – improper
- There is a floor drain installed – not tested – not inspected

Plumbing below sink: Serviceable

Faucet: Operational

***Sink not secured to wall/floor**

***The sink faucet has a constant drip with severe corrosion/deterioration at the neck swivel**



ATTIC

If there is no access available, if the access is blocked or the cover secured the inspector did not inspect the roof structure.

Full attic – Truss – Rafter Framing – Joist Framing

How inspected: Inspection limited to view from access – very limited visibility

Vents: Provided

Insulation Type: Batt

Insulation Depth: 6-8 inches

Air/Vapor retarder: Present with moderate deterioration at various locations

- Small stains
- Insulation is compressed and appears minimal

*Vent pipe is not connected at the west near the access



GARAGE (PART 9)

Garage/carport components generally appear serviceable unless otherwise noted below. Specific details are listed below, please read carefully. Occupants' belongings may have prevented a full inspection of all garage components, do a careful check on your final walk-through. Detached garages are not part of this inspection unless otherwise noted. Minor surface deterioration and common cracks are typical in concrete, drywall finishes, etc.

Any ages given are estimates only.

GARAGE FLOOR

Appears typical

- Not fully visible
- Floor surface drain at the northeast – not tested



~There is a crack of 1/4" or larger that runs across the floor at the northeast – needs sealant/repair

GARAGE FIREWALL/CEILING

The inspector can only inspect what is fully visible and cannot always identify if the firewall covering is considered fire rock, the inspector is looking for any interruption in a solid surface.

Appears solid

~Gaps/holes of 1/8" or larger need sealing

GARAGE VENTILATION

Available

GARAGE DOOR TO INTERIOR

Type: Solid

Appears appropriate

~Self Closer: Not operational

~Pet door interrupts the integrity of the fire door

GARAGE EXTERIOR DOOR

Appears adequate

~Moderate moisture damage at the jamb and threshold – dry at the time of the inspection



~There is minor to moderate moisture damage at the bottom half of the door with evidence of prior patching/repair – dry at the time of the inspection



GARAGE VEHICLE DOOR(S)

Type: Roll-Up

Safety springs: Installed

GARAGE DOOR AUTOMATIC OPENERS

Appears operational

Locations: South Door, North Door

Manufacturer: Craftsman

Approximate Age: 17 years (2002)

Automatic reverse: Operated

Manual automatic reverse: Operated

GARAGE COMMENTS

- A few stored items block view of entire garage – unable to fully inspect
- *Minor moisture stains on the open frame ceiling at the southeast – dry at the time of the inspection



- *Moderate moisture stains and damage at the base of the north wall peg board throughout – the sill plate is behind the peg board – not visible – dry at the time of the inspection



KITCHEN (PART 10)

Kitchen components generally appear serviceable unless otherwise noted below. Specific details are listed below, please read carefully. Portable equipment, wine chillers, hot water makers, water purifiers, refrigerators, washers, dryers, microwaves, etc. are not part of this inspection. Fixtures and appliances are operated with normal controls.

We cannot determine the adequacy of any appliance or fixture. Appliances are not moved during the inspection.

Cabinets, counter tops, appliances, typically have minor wear. Any ages given are estimates only.

KITCHEN SINK(S)

Minor wear

Faucet appears: Serviceable

Plumbing under sink appears: Serviceable

- Restricted view below the sink
- Moisture stains/damage below the sink – dry at the time of the inspection

*Faucet leaks at the neck swivel when in use

***Drain pipes are leaking at various locations**



KITCHEN (GENERAL)

Counter Top Type: Tile

Counters appear: Serviceable with minor wear

Cabinets appear: Serviceable with minor wear

- Missing grout at the back splash at various locations throughout

DISPOSAL

Operational

Manufacturer: In-sink-erator

Approximate Age: 0-9 years

Wiring: Serviceable

RANGE/COOK STOVE

Appears Serviceable

of Ovens: 1

Fuel Type: Electric

Manufacturer: Kitchen Aid

Approximate Age: 10-19 years

Oven doors appear: Serviceable

Door(s) gasket(s) appear: Serviceable

Gas shut off: No gas provided

240V Outlet: Installed

~Oven light is not operational

VENT HOOD

Appears operational

Manufacturer: Kitchen Aid

Approximate Age: 21 years (1998)

- Micro/hood combination
- The unit is self venting

***The unit is operational but due to age will be warranted (if a warranty is purchased) for available parts and labor only, this does not include the replacement of the unit.**

DISHWASHER

Appears Serviceable

Manufacturer: Kenmore

Approximate Age: 20+ years

Permanent installation

Conditions (door, liner, racks) appear: Serviceable

Door seals appear: Serviceable

***Drain line is improperly installed – not in air gap or high loop.**

***After repair and a clean re-inspection the unit will be operational but due to age the unit will be warrantable (if a warranty is purchased) for available parts and labor only, this does not include the replacement of the unit.**

KITCHEN SPECIAL FEATURES

- Refrigerator water line is operational but is not in view – Blocked by the unit
- Microwave appears serviceable, but is not warrantable by Concept One, standard exclusion.

BATHROOM (S) (PART 11)

Bathroom components generally **appear serviceable** unless otherwise noted below. Specific details are listed below, please read carefully. Fixtures are tested using normal operating controls. It is not always possible to determine if shower and or tub enclosure glass is tempered.

Locations: Half, South, North

BATHROOM TOILET(S)

Appears operational

- Toilet bowls are water stained



BATHROOM SINK(S)

Faucet appears operational

Drain appears functional

Cabinet/Counter top appear serviceable at all bathrooms

- Drain stopper not provided at the south bathroom
- Moisture stains/damage below the sink at the half bathroom – dry at the time of the inspection
- Loose glass topper at the partition at the north bathroom

***Faucets leak at the swivel handles when in use at the south bathroom (2 of 2)**

***Slow draining at the south hall bathroom**

BATHROOM HEATER/VENTILATION(S)

Heat available

Ventilation available

*Exhaust fan did not operate at the half bathroom

BATHROOM BATHTUB(S)/SHOWER(S)

Appears operational

Faucet(s) appears operational

Drain(s) appears operational

Enclosure(s) is serviceable at the north hall bathroom – unable to determine if glass is tempered

WARRANTY INFORMATION (IF THE OPTIONAL WARRANTY IS PURCHASED) (PART 12)

HOW TO SATISFACTORILY COMPLETE REPAIR/ REPLACEMENT:

Although minor repairs and replacements may be completed by property owner, Concept One recommends work is completed by experienced and licensed professionals.

All major repairs and replacements, including work related to the heating, cooling, electrical, plumbing, pool, spa, well pump, and roof systems must be conducted by an appropriately experienced and licensed contractor. Contractors must provide printed detailed receipts. AC systems must be re-inspected by Concept One at a time when the temperature is 65 degrees or more, unless otherwise agreed to in writing.

Once all repair and replacement work has been appropriately completed call to schedule a re-inspection of the property.

Concept One reserves the right to exclude any item from the warranty contract. Concept One reserves the right to re-inspect the subject property before including any item on the warranty contract. Concept One does not warrant for rust or rust related conditions on any component. We warrant for available replacement parts and labor only. We do not warrant the life or efficiency of any system/item. Any warranted heater or refrigerated air system that is obsolete or no longer repairable will be warranted for one half the replacement cost of a comparable unit based on an estimate approved by Concept One. The initial re-inspection is always provided free of charge if a warranty is ordered; additional re-inspections required may be charged a re-inspection fee of \$79.00 plus tax.

Upon satisfactory completion of repairs or replacements, you will receive a Revised Warranty Inspection Summary Report.

WARRANTY TO INCLUDE (IF IN GOOD WORKING ORDER AND APPROVED BY CONCEPT ONE):

- Please see the Mechanical Service Contract (Warranty) for coverage information

LIMITATIONS AND LIABILITIES (PART 13)

TERMS AND CONDITIONS FOR INSPECTION AND/OR WARRANTY

Concept One strongly advises Realtor to discuss these terms with the Ordering Party.

SCOPE OF INSPECTION: The scope of any ordered Inspection and/or report is limited visual Inspection of the general systems and components of the home to identify any system or component listed in the report that may be in need of immediate major repair. All Inspections will be performed in compliance with generally accepted standards of practice, a copy of which is available upon request.

OUTSIDE SCOPE OF INSPECTION: Any area that is not exposed to view, is concealed, or is inaccessible because of soil, walls, floors, carpets, ceilings, furnishings, or any other thing, is not included in any inspection. Inspections do not include any destructive testing or dismantling. Client agrees to assume all the risk for all conditions that are concealed from view of the time of any inspection. Inspections are not a home warranty, guarantee, Insurance policy or substitute for real estate transfer disclosures that may be required by law.

Whether or not they are concealed; the following **ARE OUTSIDE THE SCOPE OF ANY INSPECTION:**

- Specific components noted as being excluded on the individual systems Inspection forms.
- Private water or private sewage systems.
- Saunas, steam baths, or fixtures and equipment.
- Radio-controlled devices, automatic gates, elevators, lifts, dumbwaiters and thermostatic or time clock controls.
- Water softener/purifier systems or solar heating systems.
- Furnace heat exchangers, freestanding appliances, security alarms or personal property,
- Adequacy or efficiency of any system or component.
- Prediction of life expectancy of any item.
- Building code or zoning ordinance violations.
- Geological stability or soil condition.
- Structural stability or engineering analysis.
- Termites, pests or other wood destroying organisms.
- Mold, mildew and all related conditions.
- Asbestos, radon, formaldehyde, lead, water or air quality, electromagnetic radiation or any environmental hazards.
- Building value appraisal or cost estimates.
- Condition of detached buildings.
- Pools and/or spas and underground piping.

Your Inspector is a home inspector generalist and is not acting as a licensed engineer or expert in any craft or trade. If your Inspector recommends consulting other specialized experts, Client must do so at Client's expense.

ARBITRATION: Any dispute, controversy, interpretation or claim including claims for, but not limited to, breach of contract, any form of negligence, fraud or misrepresentation arising out of, from or related to, this contract or arising out of, from or related to the Inspection or Inspection report shall be submitted to final and binding arbitration under the Rules and Procedures of the Expedited Arbitration of Home Inspection Disputes of Construction Arbitration Services, Inc. The decision of the arbitrator appointed thereunder shall be final and binding and judgment of the Award may be entered in any Court of competent jurisdiction.

USE BY OTHERS: Client promises Inspector that client has requested this Inspection for Client's own use only and will not disclose any part of the inspection report to any other person with these exceptions ONLY: one copy may be provided to the current seller(s) of the property for their use as part of this transaction only, and one copy may be provided to the real estate agent representing the Client and/or bank or other lender for use in Client's transaction only.

SEVERABILITY: Client and Inspector agree that should a Court of Competent Jurisdiction determine and declare that any portion of this contract is void, voidable or unenforceable, the remaining provisions and portions shall remain in full force and effect.

DISPUTES: Client understands and agrees that any claim for failure to accurately report the visually discernible conditions at the Subject Property, as limited herein above, shall be made in writing and reported to the Inspector within ten business days of discovery. Client further agrees that, with the exception of emergency conditions, Client or Client's agents, employees or independent contractors will make no alterations modifications or repairs to the claimed discrepancy prior to a reinspection by the Inspector. Client understands and agrees that any failure to notify the Inspector as stated above shall constitute a waiver of any and all claims for said failure to accurately report the condition in question.

LIMITATIONS ON LIABILITY: INSPECTOR'S LIABILITY FOR MISTAKES OR OMISSIONS IN ANY INSPECTION REPORT SHALL BE LIMITED TO A REFUND OF THE FEE PAID FOR THE INSPECTION AND REPORT. THE LIABILITY OF INSPECTOR'S PRINCIPALS OR AGENTS, AND EMPLOYEES IS ALSO LIMITED TO THE FEE PAID. THIS LIMITATION APPLIES TO ANYONE WHO IS DAMAGED OR HAS TO PAY EXPENSES OF ANY KIND BECAUSE OF MISTAKES OR OMISSIONS IN THIS INSPECTION AND REPORT. THIS LIABILITY LIMITATION IS BINDING ON CLIENT AND CLIENT'S SPOUSES, HEIRS, PRINCIPALS, ASSIGNS AND ANYONE ELSE WHO MAY OTHERWISE CLAIM THROUGH CLIENT. CLIENT ASSUMES THE RISK OF ALL LOSSES GREATER THAN THE FEE PAID FOR THE INSPECTION. CLIENT AGREES TO IMMEDIATELY ACCEPT A REFUND OF THE FEE AS FULL SETTLEMENT OF ANY AND ALL CLAIMS WHICH MAY EVER ARISE FROM ANY ORDERED INSPECTION.

CONCEPT ONE'S PERFORMANCE OF ANY ORDERED INSPECTIONS AND/OR WARRANTIES IS CONDITIONED UPON THE ORDERING PARTY'S AGREEMENT TO THE ABOVE TERMS, CONDITIONS, AND SCOPE OF INSPECTION.