R.B.G. Home Inspections, LLC

301 W. Greene Street (Highgate Estates & Gardens)
Greensboro, Georgia 30642

Prepared for: Jeff Hough & Jack Rallo

Prepared by: R.B.G. Home Inspections, LLC
P.O. Box 536
Madison, GA 30650
"Your Inspector For Today;
At Your Service For Life"

Definitions

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

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

General Information/Invoice Page

Client's Name: Jeff Hough & Jack Rallo

Property Information

Property Address 301 W. Greene Street (Highgate Estates & Gardens)
City Greensboro State Georgia Zip 30642
Client's Phone #: 443-812-6374 Client's E-Mail: jghough@verizon.net

Client Information

Agent's Name: N/A
Agent's Phone #: Agent's E-Mail:

Inspection Company

Inspector's Name: Ray B. Gilbert
Inspector Name Ray Gilbert
Company Name R.B.G. Home Inspections, LLC
Address P.O. Box 536
City Madison State GA Zip 30650
Inspection Company Phn. # 706-474-2301 Company Fax: 770-234-6072
E-Mail rbghomeinspect@gmail.com

Conditions

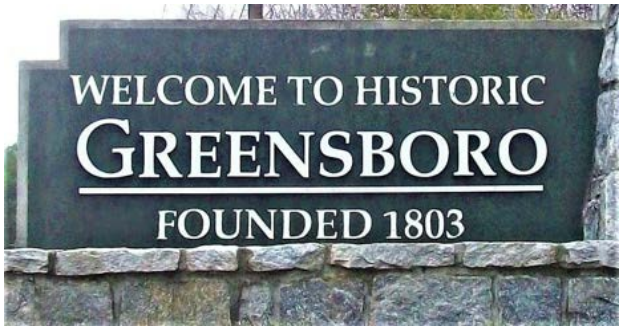
Estimated Age 150 yrs. (circa 1870)
Building Type Single family
Property ◉ Occupied ○ Vacant
Weather Sunny (90's)
Inspection Date/Time: 07/20/2020 (1:00PM)
Electric On ◉ Yes ○ No ○ Not Applicable
Water On ◉ Yes ○ No ○ Not Applicable
Gas/Oil On ◉ Yes ○ No ○ Not Applicable
Invoice Number 0720-305
Inspection Fee $600
Amount Paid $600
Balance Due $0
Method Of Payment ☐ Cash ☒ Check ☐ MasterCard ☐ Visa Check #1373

Structure

Only readily available visible portions of the foundation and structure were observed. Foundation surfaces that are hidden behind finishes cannot be observed by the inspector. Defects may be present at hidden foundation areas that could allow water penetration or may have been caused by structural movement. Some foundation cracking is typical of settlement or shrinkage and does not usually indicate a structural deficiency. Any visible cracking beyond "typical" will usually be disclosed.

1. Access ○ Typical ◉ Restricted
   A NP NI M D

2. ☒☐☐☐☐ Location: .



3. ☒☐☐☐☐ Structure Type: Wood frame - .

Structure (Continued)

4. ☒☐☐☐☐ Foundation: Block/Brick
5. ☐☐☐☒☐ Framing The vertical support posts in the rear crawl space area under the kitchen were improperly placed on pressure treated blocks or bases instead of in or on concrete footers. Further evaluation and proper repair as needed by a qualified contractor is recommended.



6. ☐☒☐☐☐ Wood Borers Evidence of previous termite activity. No infestation noted at time of inspection.
7. Floor/Roof System ☐ Floor Trusses ☐ Roof Trusses ☒ Floor Joists ☒ Roof Rafters

Attic

A NPNI M D

Attic

1. Access ○ Typical ◉ Restricted
2. Method of Inspection: In the attic
3. ☒☐☐☐☐ Ventilation:
4. ☐☐☐☒☐ Insulation: Blown in, & Fiberglass - Small areas of missing and or displaced insulation throughout the attic....creating small "cold/hot" zones. Recommend additional insulation be installed at some point.

5. ☐☒☐☐☐ Moisture Penetration:
6. ☒☐☐☐☐ Bathroom Fan Venting:
7. ☒☐☐☐☐ Attic Access: Walk in access, Crawl in access

Crawl Space

We do not promise that a DRY area below grade will remain so, or that a damp or wet one will not get more wet. We report conditions on the day we see them. Many variables affect these areas, including but not limited to gutters/downspouts, grading, the functioning of drainage systems (yours and the city/area you live in), the water table, the porosity of the soil, and variable soil and weather conditions.

A NPNI M D

1. Access ○ Typical ◉ Restricted

Crawl Space

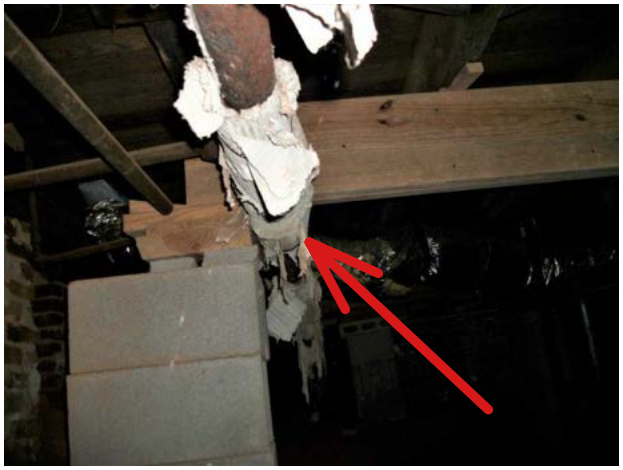
2. Method of Inspection: In the crawl space
3. ☒☐☐☐☐ Access: Wooden door(s)
4. ☒☐☐☐☐ Moisture Penetration: Occasional seepage around perimeter foundation (typical)
5. ☒☐☐☐☐ Ventilation: Vents
6. ☒☐☐☐☐ Insulation: Fiberglass
7. ☒☐☐☐☐ Dryer Vent: Metal
8. ☐☒☐☐☐ Sump Pump:

Crawl Space (Continued)

9. ☐☐☐☒☐ Vapor Barrier: No vapor barrier on crawl space floor. Installing proper (6 mil.) vapor barrier for 100% coverage is recommended. Minor correction.

10. ☐☐☐☐☒ Old Boiler Water Lines: CPVC, PVC, Polybutelene - Possible asbestos insulation on the old water supply piping in several areas throughout the crawl space and old boiler area. (see examples) It is damaged and jagged on the edges in several areas and in friable condition which allows the microscopic asbestos fibers to become airborne. A qualified plumber or professional is recommended to properly encapsulate and/or remove.

SAFETY/HEALTH



Crawl Space (Continued)

Old Boiler Water Lines: (continued)


Electrical

The condition of the wiring is typically observed in the electrical panels. Junction boxes, outlets and switch covers are not removed. Lights that do not turn on are typically a result of burned out bulbs. Smoke and carbon monoxide detectors should be periodically checked for function. Low voltage systems are not included in this inspection (cable jacks, telephones, door bells, etc.). AFCI (Arc Fault Circuit Interrupter) devices are only tested in vacant homes. It is recommended that all electrical repairs be performed by qualified electricians.

1. Access ○ Typical ◉ Restricted
2. Panel Fully Labeled ◉ Yes ○ No
3. Expansion Room ◉ Yes ○ No
4. Is the panel bonded? ◉ Yes ○ No
5. Type of Service ☒ Underground ☐ Weatherhead
6. GFCI Present ☒ Kitchen ☐ Garage ☒ Baths ☐ Exterior ☐ Panel

A N P N I M D

7. ☒☐☐☐☐ Aluminum Wiring: Entrance Cable Only (standard)
8. ☐☐☐☒☐ Panel Access: FYI - The service panel covers have not been labeled/indexed completely....unable to identify several of the circuits. Having the circuits checked and indexed by a licensed electrician is recommended.


Electrical (Continued)

9. ☒☐☐☐☐ Ground:
10. ☒☐☐☐☐ Smoke Detectors: Functional at time of inspection
11. ☐☒☐☐☐ Carbon Monoxide Detectors: No carbon monoxide detectors installed in the home at the time of the inspection.

ALWAYS RECOMMENDED WHENEVER THERE ARE GAS FIRED APPLIANCES IN THE HOME (i.e. water heaters, stoves/cooktops, furnaces)

SAFETY/HEALTH

Laundry room Electric Panel

12. ☒☐☐☐☐ Main Breaker Size: 200 Amps x 2 (Georgia Power) - FYI - main service disconnect(s) located at rear of house.

13. ☒☐☐☐☐ Breakers: Properly wired and secured
14. ☐☐☐☒☐ Lighting Fixtures Inoperative ceiling fan light fixture(s) at the time of inspection...possibly blown bulbs.(front right bedroom on 2nd level) Minor repair recommended.

Electrical (Continued)

15. ☐☐☐☐☒ Outlets: Three hole type. *One of the kitchen outlets at the small nook to the left of the vase appeared to be ungrounded.

*The GFCI receptacle at the rear right bathroom on the main level was not functioning properly at the time of the inspection.....did not trip when tested.

Evaluation and repair of the above items by a licensed electrician is recommended.

SAFETY

16. ☒☐☐☐☐ Switches/Dimmers:
17. Fans ☒ Ceiling Paddle ☐ Attic/Thermostat ☐ Whole House ☒ Bath
18. ☐☐☐☐☒ Wiring -Interior & Attic Copper - Evidence of possibly non-permitted electrical work throughout the interior and attic. Several open junction boxes and loose, unsecured, and improper wire splices throughout....all of which are potential fire hazards. (too many to show all...see sampling below) A full circuit evaluation and repair by a licensed electrician is recommended.
*throughout all attic areas
*in the rear water heater area
*under the rear bathroom sink (on main)
*inside the electrical panel closet

SAFETY

Electrical (Continued)

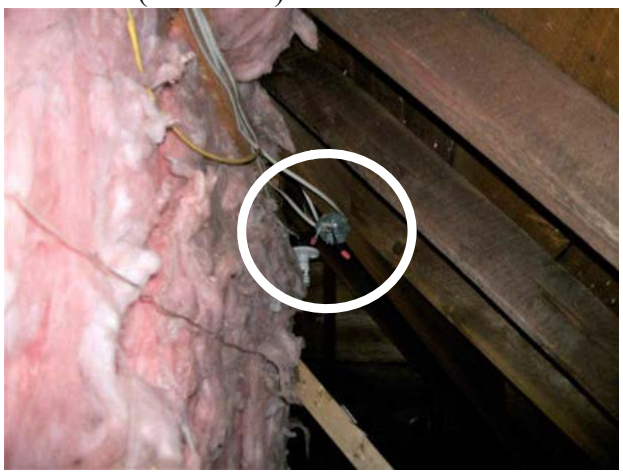
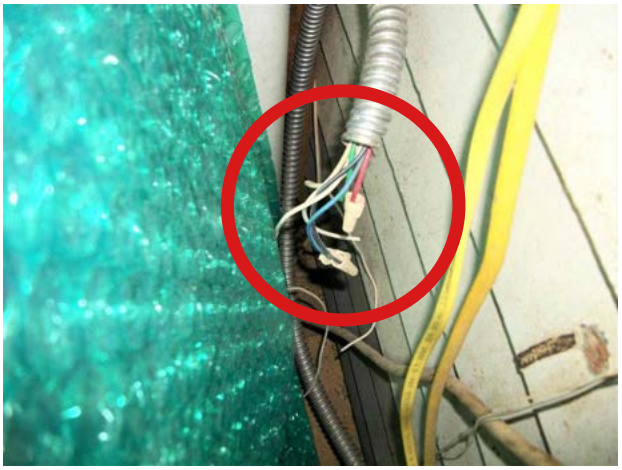
Wiring -Interior & Attic (continued)





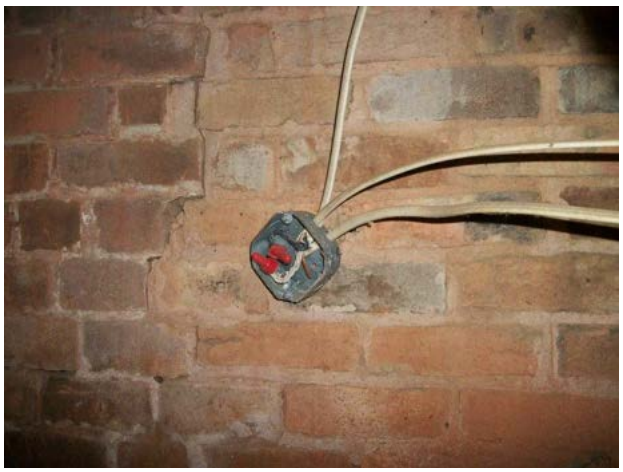
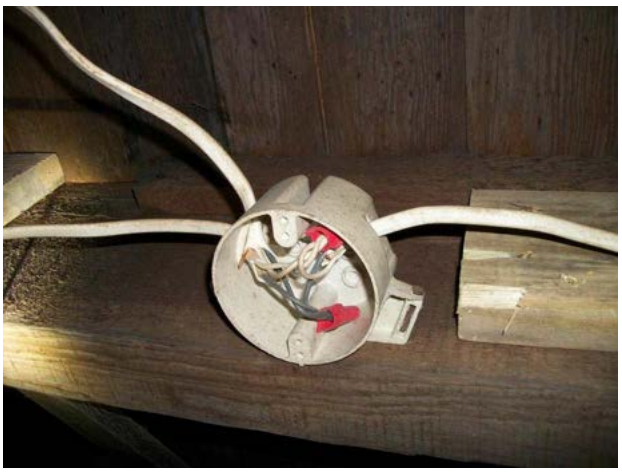
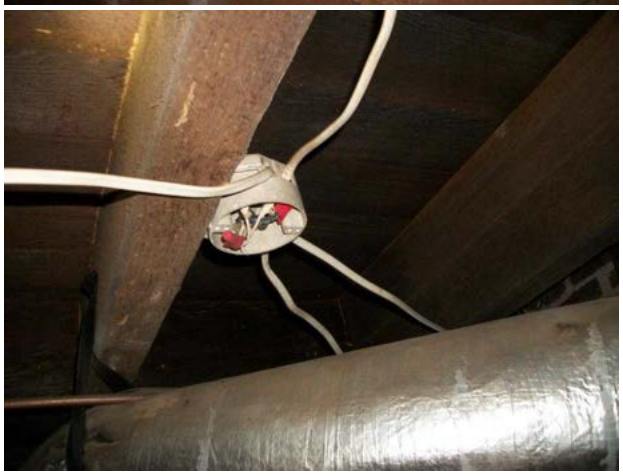
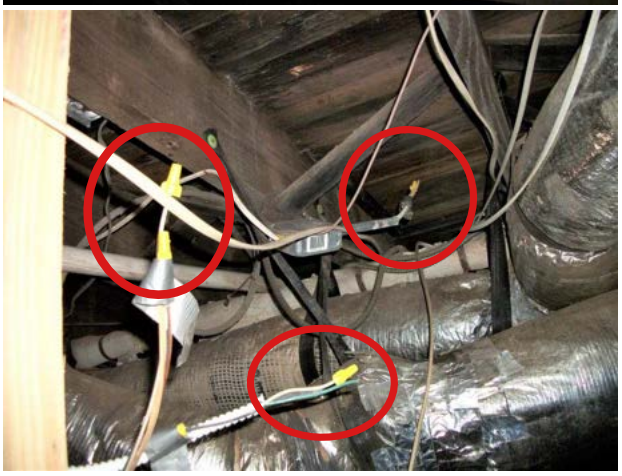

Electrical (Continued)

Wiring -Interior & Attic (continued)

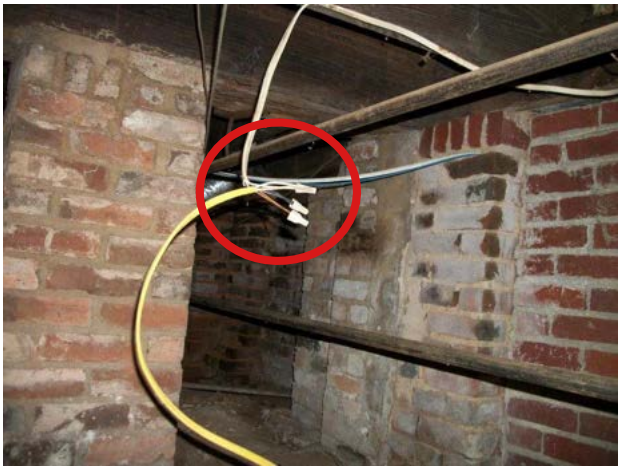
19. ☐☐☐☐☒ Wiring - Crawlspace: Copper - Evidence of non-permitted and unsafe electrical work throughout the entire crawl space. Several open junction boxes and loose, unsecured, and improper wire splices throughout....all of which are potential fire and/or contact hazards. (too many to show all...see sampling below) A full circuit evaluation and repair by a licensed electrician is recommended.

SAFETY

Electrical (Continued)

Wiring - Crawlspace: (continued)



Plumbing

Regular maintenance and caulking is required for tile bathrooms around tubs and showers. This is strongly recommended to prevent moisture damage to underlying surfaces. Water leaks may not appear during the inspection if the home is vacant due to lack of normal usage, but may appear after repeated usage. R.B.G. Home Inspections, LLC cannot be held responsible for change in pipe usage.

1. Access ○ Typical ◉ Restricted
2. Waste ☒ Public ☐ Private(septic)
3. Water ☒ Public ☐ Private(well)
4. Fixture Shutoffs ◉ Yes ○ No
5. Whirlpool/Jetted Tub ○ Yes ◉ No

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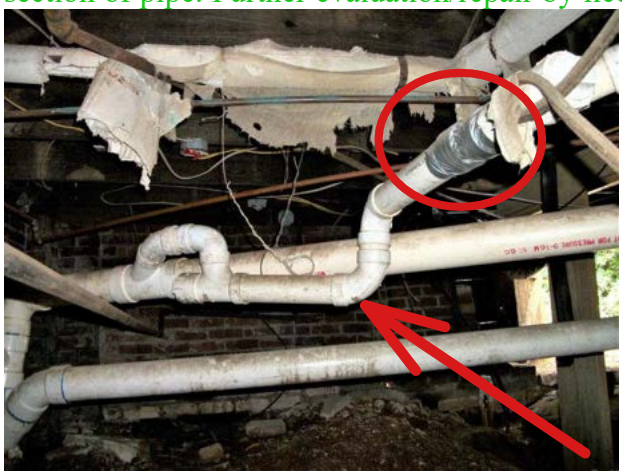
6. ☒☐☐☐☐ Service Line: Plastic
7. ☒☐☐☐☐ Hose Bibs: Standard
8. ☒☐☐☐☐ Main Water Shutoff: Crawl space
9. ☒☐☐☐☐ Water Lines: CPVC, PVC, Polybutelene - FYI - Polybutylene plumbing...usually stamped with the code PB2110" is made from a plastic resin that was used extensively in the manufacture of water supply piping from 1978 until 1995. While scientific evidence is scarce, it is believed that oxidants in the public water supplies, such as chlorine, react with the polybutylene piping and fittings causing them to scale and flake and become brittle. Micro-fractures result, and the basic structural integrity of the system is reduced. Thus, the system becomes weak and may fail without warning causing damage to the building structure and personal property. Other factors may also contribute to the failure of polybutylene systems, such as improper installation, but it is virtually impossible to detect installation problems throughout an entire system.

Plumbing (Continued)

Water Lines: (continued)

10. ☐☐☐☒☐ Drain Pipes: PVC, Plastic - Drain pipe under kitchen sink slightly misaligned with an upward slope. This condition could potentially cause water, grease/oils, and soap residue to collect in this section of pipe. Further evaluation/repair by licensed plumber is recommended.



11. ☒☐☐☐☐ Vent Pipes: PVC, Plastic
12. ☒☐☐☐☐ Kitchen Sink:
13. ☒☐☐☐☐ Bathroom Sink:
14. ☐☐☐☒☐ Shower/Baths: Shower head assembly loose and not properly secured to the riser inside the wall at the rear right bathroom on the 2nd level. Further evaluation/correction by a licensed plumbing contractor is recommended.

Plumbing (Continued)

Shower/Baths: (continued)

15. ☒☐☐☐☐ Commodes: All functional at time of inspection
Main floor (back hallway & rear bathroom closet), Front & Rear attic. Water Heater

16. ☐☐☐☐☒ Water Heater Operation: All water heaters were functional at the time of the inspection (4 total) But there were some issue with a few of them. See below.

*The oldest unit located in the front attic area was functional at the time of the inspection but appears to be at the end of it's useful life as it has rusted out around the bottom and started to leak...pooling water inside the drip pan at the time of the inspection.

*The TPRV (Temperature Pressure Relief Valve) at the rear hallway water heater has been improperly plumbed. The TPRV discharge pipe has been reduced down from 3/4" to 1/4" copper tubing. The TPRV is a safety devise and should never be reduced as the size of the discharge pipe must match the opening size of the TPR valve discharge.

*The protective thermostat cover(s) at the rear attic water heater have been removed...not installed on water heater at the time of the inspection. This leaves an opening to the energized wiring behind the panel cover(s) ...a potential contact hazard. Installing protective cover(s) recommended.

Further evaluation of the above items and repair/correction as needed by a licensed plumbing contractor is recommended.

Plumbing (Continued)

Water Heater Operation: (continued)




17. Type: Electric x's 4 Capacity: 50gal. x's 2 (main floor) 40gal.(front attic), 30gal.(rear attic)
18. 5 yr Replacement Probability ☒ High ☐ Medium ☒ Low
19. Approximate Age: 17yrs. , 4yrs., 26yrs., & 16 yrs. (respectively) Area Served: Whole house

Heating System - AC/Cooling System

All heating and cooling equipment should be serviced annually by a qualified contractor to maintain efficiency and personal safety. A system marked "Acceptable" means that the unit operated normally at the time of the inspection. A conclusive evaluation of a furnace heat exchanger or a boiler combustion chamber requires dismantling of the unit, including burner removal, and is, therefore, beyond the scope of this inspection. We do not report on and cannot be held responsible for these items.

1. Access ◉ Typical ○ Restricted
   A NP NI M D

(2 units) Attic, (1 unit) Crawlspace Heating System

2. ☒☐☐☐☐ Heating System Operation: All functional at time of inspection. (3 total)
3. Manufacturer: Goodman, Ducane, Lennox
4. Type: Forced air Capacity: 115K BTU (crawl space), 100K BTU & 2.5 Ton (attic)
5. Area Served: Main, 2nd Floor, 3rd Floor Approximate Age: 7yrs. , 5yrs (new coil only)., & 9 yrs. (respectively)
6. 5 yr Replacement Probability ☒ High ☐ Medium ☒ Low
7. Fuel Type: Natural gas x's 2, Heat Pump x's 1
8. ☒☐☐☐☐ Heat Exchanger:
9. ☒☐☐☐☐ Thermostats: Three (3)
10. ☒☐☐☐☐ Main Coolant Line
11. ☐☐☐☒☐ Gas Supply Line FYI - Flexible gas supply line at the furnace in the crawl space and extending through the furnace housing. Be advised that this is no longer allowed under current code because the gas connector flex line is thin wall tubing and as such any vibration from the the furnace rubbing on the connector will eventually result in a leak. In some cases the gas utility company will yellow tag the furnace if the flex is running through the furnace housing and will not turn the gas service on to the house until this is corrected. They typically require black hard pipe be installed and extended through the housing. Minor correction/upgrade recommended.

    NOTE: Prohibited locations and penetrations...Connectors shall not be concealed within, or extended through, walls, floors, partitions, ceilings or appliance housings.

12. ☒☐☐☐☐ Flue Pipe: Metal

Heating System - AC/Cooling System (Continued)

13. ☒☐☐☐☐ Filter Size: Washable type... FYI - filter locations.



Rear exterior Heating System - AC/Cooling System

14. Manufacturer: Carrier, Trane, Lennox
15. ☒☐☐☐☐ A/C System Operation: All functional at time of inspection. (3 total)
16. ☒☐☐☐☐ Exposed Ductwork: Insulated Metal, Insulated flex
17. ☒☐☐☐☐ Main Coolant Line
18. ☒☐☐☐☐ Exterior Unit: Pad mounted
19. Type: Central A/C x's 2, Heat Pumps x's 1 Capacity: 4.0 Ton, 3.5 Ton, 2.5 Ton
20. Area Served: Main, 2nd Floor, 3rd Floor Approximate Age: 4yrs. , 3yrs., & 9yrs. (respectively)
21. 5 yr Replacement Probability ☒ High ☐ Medium ☒ Low

Interior

Furniture and other personal possessions and stored items may prevent complete examination of wall or floor surfaces. Normal shrinkage, settlement and seasonal changes in wood framing may cause minor cracking in walls and ceilings.

1. Access ○ Typical ◉ Restricted
A NPNI M D

Interior
2. ☒☐☐☐☐ Ceiling: Painted/Drywall
3. ☒☐☐☐☐ Walls: Painted/Drywall
4. ☒☐☐☐☐ Floor: Hardwood, Linoleum, & Tile
5. ☒☐☐☐☐ Doors: Solid wood, Raised panel
6. ☒☐☐☐☐ Windows: Double Hung, Double Glazed
7. ☒☐☐☐☐ Stairs/Railings:
8. Carbon Monoxide Detectors Recommneded ◉ Yes ○ No **ALWAYS RECOMMENDED WHENEVER THERE ARE GAS FIRED APPLIANCES IN THE HOME (i.e. water heaters, stoves/cooktops, furnaces)**

SAFETY/HEALTH

Kitchen/Laundry Appliances

A general inspection is performed on all appliances in the home as a courtesy to our customers. Thermostats, features, functions and cycles are not fully verified. We recommend that the customer verify proper operation of all appliances during the final walk before closing.

A NPNI M D

1. Access ○ Typical ◉ Restricted

Kitchen
2. ☒☐☐☐☐ Disposal: Functional at time of inspection
3. ☒☐☐☐☐ Dishwasher: Cycled and drained with no leaks.
4. ☒☐☐☐☐ Refrigerator: Functional at time of inspection
5. ☒☐☐☐☐ Cooktop: Functional at time of inspection
6. ☒☐☐☐☐ Wall Oven(s) Electric - Functional at time of inspection
7. ☐☐☐☒☐ Exhaust Fan External Discharge- Functional at time of inspection - Cooktop exhaust fan improperly venting into the attic. Ducts serving range or cooktop hoods shall not terminate in an attic or crawl space or areas inside the building. Also, foil flex duct has been improperly installed for the cooktop exhaust fan. Foil flex duct is not advised in this application as should not be used (as typically stated on the ductwork from the manufacturer) . Installing rigid metal or rigid flex duct is usually the preferred and recommended material for kitchen exhaust. Further evaluation and correction as needed is recommended.

Kitchen/Laundry Appliances (Continued)

Exhaust Fan (continued)

8. ☒☐☐☐☐ Microwave: Functional at time of inspection
9. ☐☐☒☐☐ Washer/Dryer:
10. ☒☐☐☐☐ Plumbing/Fixtures: Functional at time of inspection
11. ☒☐☐☐☐ Counter Tops: Hard Surface
12. ☒☐☐☐☐ Cabinets: Wood

Fireplace/Wood Stove

1. Access ○ Typical ◉ Restricted
   A NPNI M D

Several throughout the home Fireplace

2. ☒☐☐☐☐ Fireplace Operation: Non functioning...blocked/sealed or shut off. .
3. ☒☐☐☐☐ Fireplace Construction: Brick/Masonry - Old coal burning design

Roof/Exterior and Components

Roof inspection is based on what is visible and accessible on the day of the inspection and is not a warranty of the roof system. All roof coverings require periodic maintenance and a regular inspection is recommended. Possible leaks may occur under unusual weather conditions which may not be present at the time of the inspection. Every effort is made to uncover active moisture penetration.

Vegetation, grading, surface drainage, and retaining walls are reviewed when any of these items may potentially adversely affect the building. Siding and/or structural defects may be hidden behind dense foliage, vines, snow, stored items, debris or finishes and cannot be included with this inspection.

1. Access ○ Typical ◉ Restricted

A NPNI M D

2. Method of Inspection: Ground, Edge, & Underneath, (from attic)
3. Roof Pitch ☒ Steep ☐ Moderate ☐ Low ☐ Flat
4. ☒☐☐☐☐ Material: Asphalt shingle
5. ☒☐☐☐☐ Flashing:

Roof/Exterior and Components (Continued)

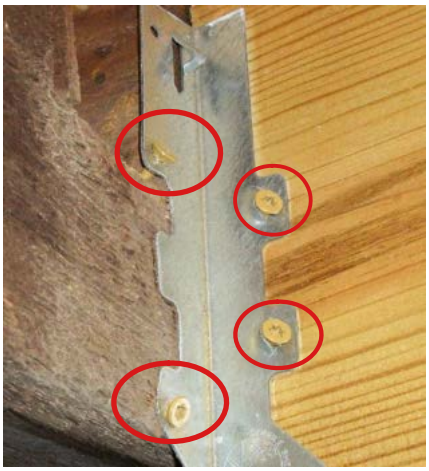
6. ☒☐☐☐☐ Plumbing or Vent Boots
7. Approximate Age: 8+/-? Unable to determine exact age.
   A NPNI M D

8. 5 yr Replacement Probability ☐ High ☐ Medium ☒ Low

Exterior Surface

9. ☒☐☐☐☐ Siding Type: Aluminum siding
10. ☒☐☐☐☐ Trim/Facia/Soffits Wood
11. ☒☐☐☐☐ Gutters: Aluminum
12. ☒☐☐☐☐ Chimney:
13. ☐☐☐☒☐ Decks/Porches/Patios: FYI - It appears that common coated deck screws have been improperly used to install the joist hangers under the veranda. (see example) Joist hangers only meet their performance standards if you install them with the correct fasteners.

    Will they hold and secure the joist hangers?...certainly. Although common deck screws have great holding power, they tend to break more easily than do nails under shear stress. Shear stress is force exerted across the fastener's shank in a back-and-forth direction. Joist hangers are designed to sway gently if they're subjected to shear forces, such as during an earthquake or exceptionally high winds. Regular deck screws often consist of hardened steel, which might snap under such stress. Although specialty screws are available for joist hangers, hanger manufacturers typically advise against using common deck screws for installing their products. Note that the most reliable way to determine the right fastener for a particular product is to consult the manufacturer's guidelines.

14. ☒☐☐☐☐ Exterior Grade:
15. ☐☐☒☐☐ Sprinkler/Irrigation System:
16. Driveway ○ Concrete ○ Asphault ◉ Gravel ○ Dirt

No Garage Garage

17. Auto Reversing ○ Yes ◉ No

Final Comments

*Great Location!
*Many Positives!
*Appears to be structurally sound both above and below!!!.
*Great Home Overall!...as the current owners have done many positive upgrades and improvements to the home over the years!.

Limiting Conditions:

This inspection is based on a visual and operational check of the features of this home, but does not include disassembly of any equipment, or inspection inside walls or other concealed areas. Every reasonable effort is made to uncover structural or mechanical deficiencies that exist at the time of this inspection. This inspection report should not be construed as an implied or written warranty that the items are defect free, or that latent or concealed defects do not exist, may have existed in the past, or may exist or become evident in the future, or that the defects I have referenced in this report are the only defects that exist. If the home is occupied at the time of my inspection, it is understood that furniture and heavy items will not be moved to inspect behind or underneath.

*Due to normal design constraints, the heat exchanger in a hot air furnace cannot be fully assessed within the scope of a standard inspection. Complete heat exchanger evaluation requires use of special equipment. Independent evaluation by a specialist is advised, particularly if unit is older and/or exhibits wear.

Thank you for your business.

Ray B. Gilbert
R.B.G. Home Inspections, LLC

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.

Structure

1. Framing The vertical support posts in the rear crawl space area under the kitchen were improperly placed on pressure treated blocks or bases instead of in or on concrete footers. Further evaluation and proper repair as needed by a qualified contractor is recommended.



Marginal Summary (Continued)

Attic

2. Attic Insulation: Blown in, & Fiberglass - Small areas of missing and or displaced insulation throughout the attic....creating small "cold/hot" zones. Recommend additional insulation be installed at some point.

Crawl Space

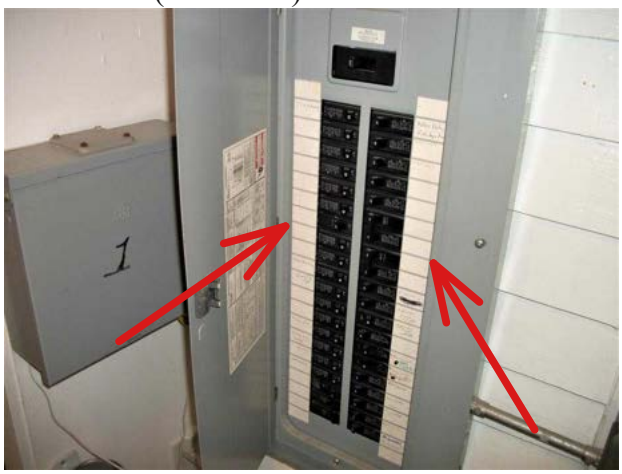
3. Crawl Space Vapor Barrier: No vapor barrier on crawl space floor. Installing proper (6 mil.) vapor barrier for 100% coverage is recommended. Minor correction.

Electrical

4. Panel Access: FYI - The service panel covers have not been labeled/indexed completely....unable to identify several of the circuits. Having the circuits checked and indexed by a licensed electrician is recommended.

Electrical (Continued)

Panel Access: (continued)




5. Laundry room Electric Panel Lighting Fixtures Inoperative ceiling fan light fixture(s) at the time of inspection...possibly blown bulbs.(front right bedroom on 2nd level) Minor repair recommended.

Plumbing

6. Drain Pipes: PVC, Plastic - Drain pipe under kitchen sink slightly misaligned with an upward slope. This condition could potentially cause water, grease/oils, and soap residue to collect in this section of pipe. Further evaluation/repair by licensed plumber is recommended.

Plumbing (Continued)

Drain Pipes: (continued)

7. Shower/Baths: Shower head assembly loose and not properly secured to the riser inside the wall at the rear right bathroom on the 2nd level. Further evaluation/correction by a licensed plumbing contractor is recommended.

Heating System - AC/Cooling System

8. (2 units) Attic, (1 unit) Crawlspace Heating System Gas Supply Line FYI - Flexible gas supply line at the furnace in the crawl space and extending through the furnace housing. Be advised that this is no longer allowed under current code because the gas connector flex line is thin wall tubing and as such any vibration from the the furnace rubbing on the connector will eventually result in a leak. In some cases the gas utility company will yellow tag the furnace if the flex is running through the furnace housing and will not turn the gas service on to the house until this is corrected. They typically require black hard pipe be installed and extended through the housing. Minor correction/upgrade recommended.

   NOTE: Prohibited locations and penetrations...Connectors shall not be concealed within, or extended through, walls, floors, partitions, ceilings or appliance housings.

Heating System - AC/Cooling System (Continued)

Gas Supply Line (continued)

Kitchen/Laundry Appliances

9. Kitchen Exhaust Fan External Discharge- Functional at time of inspection - Cooktop exhaust fan improperly venting into the attic. Ducts serving range or cooktop hoods shall not terminate in an attic or crawl space or areas inside the building. Also, foil flex duct has been improperly installed for the cooktop exhaust fan. Foil flex duct is not advised in this application as should not be used (as typically stated on the ductwork from the manufacturer) . Installing rigid metal or rigid flex duct is usually the preferred and recommended material for kitchen exhaust. Further evaluation and correction as needed is recommended.

Roof/Exterior and Components

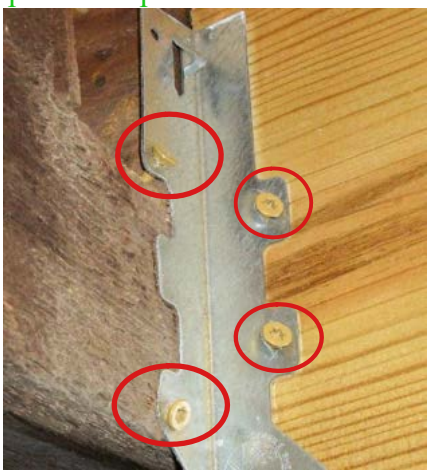
10. No Garage Garage Decks/Porches/Patios: FYI - It appears that common coated deck screws have been improperly used to install the joist hangers under the veranda. (see example) Joist hangers only meet their performance standards if you install them with the correct fasteners.

Will they hold and secure the joist hangers?...certainly. Although common deck screws have great holding power, they tend to break more easily than do nails under shear stress. Shear stress is force exerted across the fastener's shank in a back-and-forth direction. Joist hangers are designed to sway gently if they're subjected to shear forces, such as during an earthquake or exceptionally high winds. Regular deck screws often consist of hardened steel, which might snap under such stress. Although specialty screws are available for joist hangers, hanger

Marginal Summary (Continued)

Decks/Porches/Patios: (continued)

manufacturers typically advise against using common deck screws for installing their products. Note that the most reliable way to determine the right fastener for a particular product is to consult the manufacturer's guidelines.



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.

Crawl Space

1. Old Boiler Water Lines: CPVC, PVC, Polybutelene - Possible asbestos insulation on the old water supply piping in several areas throughout the crawl space and old boiler area. (see examples) It is damaged and jagged on the edges in several areas and in friable condition which allows the microscopic asbestos fibers to become airborne. A qualified plumber or professional is recommended to properly encapsulate and/or remove.

SAFETY/HEALTH

Electrical

2. Laundry room Electric Panel Outlets: Three hole type. *One of the kitchen outlets at the small nook to the left of the vase appeared to be ungrounded.

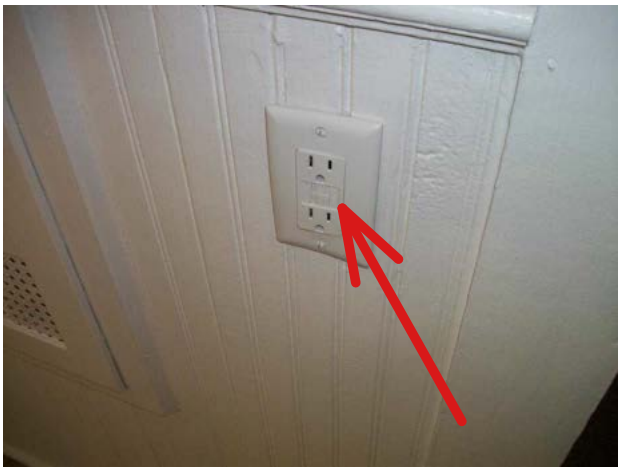
*The GFCI receptacle at the rear right bathroom on the main level was not functioning properly at the time of the inspection.....did not trip when tested.

Evaluation and repair of the above items by a licensed electrician is recommended.

Defective Summary (Continued)

Outlets: (continued)

SAFETY

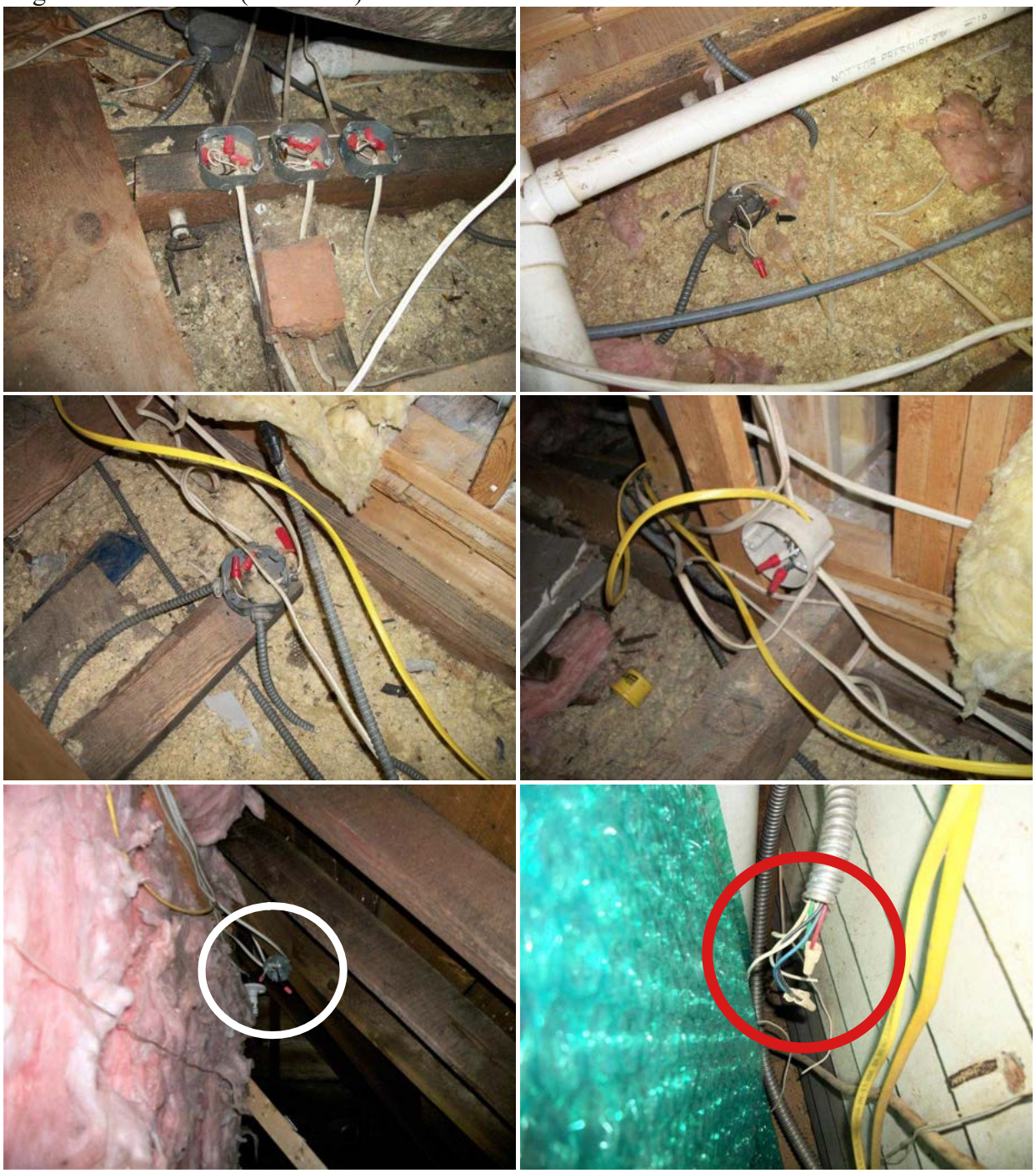



3. Laundry room Electric Panel Wiring -Interior & Attic Copper - Evidence of possibly non-permitted electrical work throughout the interior and attic. Several open junction boxes and loose, unsecured, and improper wire splices throughout....all of which are potential fire hazards. (too many to show all...see sampling below) A full circuit evaluation and repair by a licensed electrician is recommended.
   *throughout all attic areas
   *in the rear water heater area
   *under the rear bathroom sink (on main)
   *inside the electrical panel closet

SAFETY


Electrical (Continued)

Wiring -Interior & Attic (continued)

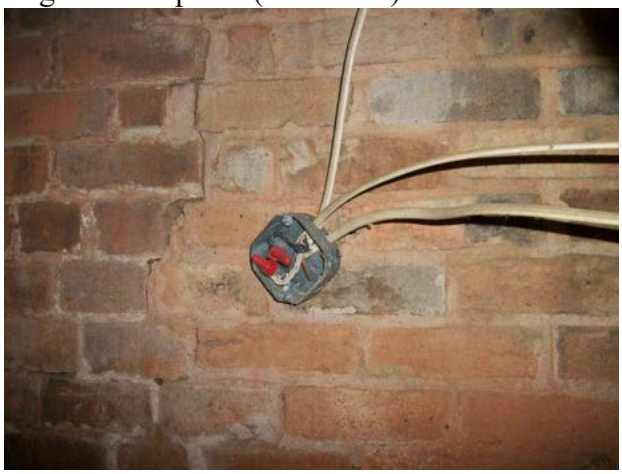
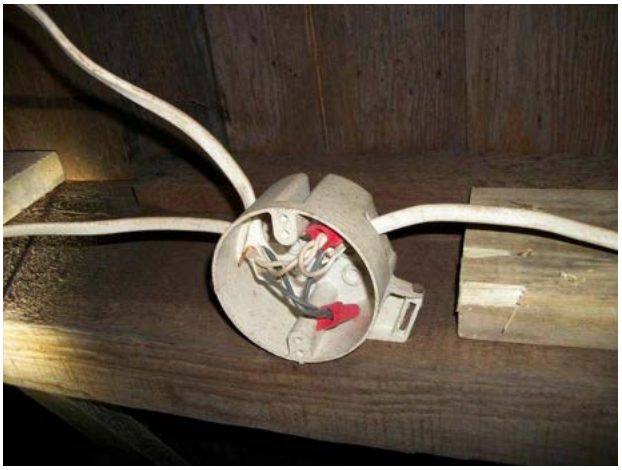
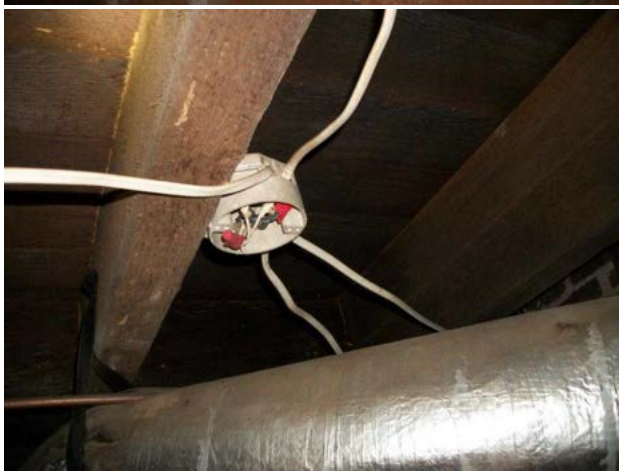
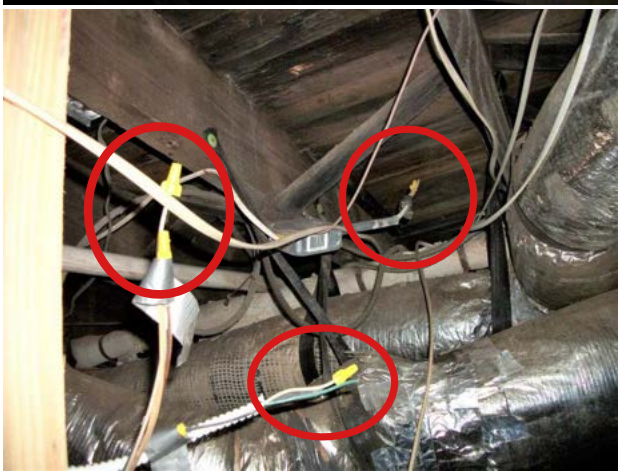


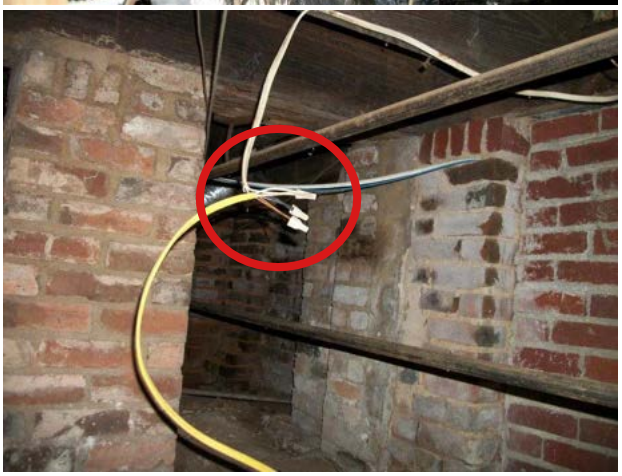
4. Laundry room Electric Panel Wiring - Crawlspace: Copper - Evidence of non-permitted and unsafe electrical work throughout the entire crawl space. Several open junction boxes and loose, unsecured, and improper wire splices throughout....all of which are potential fire and/or contact hazards. (too many to show all...see sampling below) A full circuit evaluation and repair by a licensed electrician is recommended.

SAFETY

Electrical (Continued)

Wiring - Crawlspace: (continued)



Electrical (Continued)

Wiring - Crawlspace: (continued)

Plumbing

5. Main floor (back hallway & rear bathroom closet), Front & Rear attic. Water Heater Water Heater Operation: All water heaters were functional at the time of the inspection (4 total) But there were some issue with a few of them. See below.

   *The oldest unit located in the front attic area was functional at the time of the inspection but appears to be at the end of it's useful life as it has rusted out around the bottom and started to leak...pooling water inside the drip pan at the time of the inspection.

   *The TPRV (Temperature Pressure Relief Valve) at the rear hallway water heater has been improperly plumbed. The TPRV discharge pipe has been reduced down from 3/4" to 1/4" copper tubing. The TPRV is a safety devise and should never be reduced as the size of the discharge pipe must match the opening size of the TPR valve discharge.

   *The protective thermostat cover(s) at the rear attic water heater have been removed...not installed on water heater at the time of the inspection. This leaves an opening to the energized wiring behind the panel cover(s) ...a potential contact hazard. Installing protective cover(s) recommended.

Defective Summary (Continued)

Water Heater Operation: (continued)

Further evaluation of the above items and repair/correction as needed by a licensed plumbing contractor is recommended.