Black Hills Inspection Services

Confidential - Property Inspection Report - Confidential

Mountain Setting Road, Black Hills Area, SD
Inspection prepared for: Pre Certified by Seller
Date of Inspection: 4/14/2015
Age of Home: 2009
This is a general home inspection for real estate transaction purposes.

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Inspection and Site Details

1. Inspection Time

Start: 10:00 AM

2. Attending Inspection

Client present
Partially Participated

3. Residence Type/Style

Detached, Single Family Luxury Home on Finished Basement, Multi-story

4. Garage/Carport

Oversized • Attached 3-Car Garage • Large outbuilding(s) for vehicle storage and/or other usage. Not inspected.

5. Age of Home or Year Built

Built in:, 2009

6. Square Footage

Size of home in approximate sq. ft., rounded to nearest 100 (includes basement):. >5000

7. Lot Size

Approximate lot size, estimated:, 1 acre

8. Front of Home Faces

For the purpose of this report the building is considered to be facing, East

9. Bedrooms and Bathrooms

Number of Bedrooms: 6
Number of Bathrooms: 4

10. Occupancy

Occupied - Furnished
The utilities were on at the time of inspection.
Moderate storage was observed.
Access to some items such as: electrical outlets/receptacles, windows, wall/floor surfaces, and cabinet interiors may be restricted by furniture or personal belongings. Any such items are excluded from this inspection report.

11. Temperature

Temperature at the time of inspection approximately, 75 degrees

12. Weather Conditions

Sunny • Mild

13. Ground/Soil Surface Condition

Weather leading up to inspection relatively dry

Exterior

This inspection does not include geological conditions or site stability; consult with a geologist or soils specialist regarding such concerns. The sellers/occupiers have considerably more knowledge of the site than the inspector will during our limited visit. Asking sellers about any water problems; including puddles, gutter/downspout problems, water penetration into the lowest levels of the structure, and drainage systems, is an essential safeguard for you. . Minor settlement or “hairline” cracks in drives, walks or even foundations are normal to properties of any age. They should, however, be monitored for expansion and sealed as necessary. Siding, but especially composition or hardboard siding and trim must be closely monitored as it is vulnerable to moisture damage. All seams must remain sealed and paint must be applied periodically (especially the lower courses at ground level). It is imperative that continual moisture, especially from sprinklers, rain splash back or wet grass be limited. Although rails are not required around drop-offs less than 30”, consider your own personal needs and those of your family and guests. By today’s standards, spindles at decks and steps should be spaced no more than 4” apart for the safety of children. Many home modifications were built either without proper permitting, or in areas that did (or do) not have code jurisdictions. Buyers are encouraged to check for any permits that have been filed in the municipality location for the property, as this is not part of the home inspection process. Modifications made without permitting can often be performed improperly, and not easily recognizable by a visual home inspection occurring after the fact.

1. Driveway

Materials: Concrete
Observations:
- Driveway in good shape for age and wear. No significant deficiencies unless otherwise noted.
- A few typical curing cracks and some chips observed, monitor and keep sealed.

Driveway in good condition.

Large parking/turning area at driveway here.

More parking available here.

Driveway is sealed at garage interface. Good.

A few minor curing cracks at drive.

Cracks, gaps and chips can be sealed with a flexible caulk.

2. Garage/Carport Floor

Materials: Concrete.
Observations:
- Visible portions of the garage floor appeared sound with no observable significant cracks, unless otherwise noted.

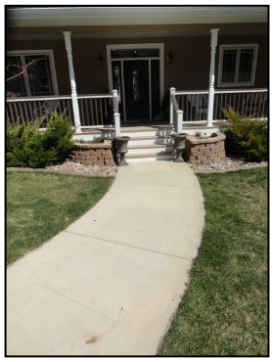
Finished garage floor. No cracks observed, kirfed expansion joints (good).

Chips and/or gaps at garage driveway interface should be kept sealed.

Example sealant for cracks and gaps at hard surfaces.

3. Walkways

Materials: Concrete
Observations:
- Walkways generally appear in serviceable condition, unless otherwise noted.
- Block steps at back found somewhat loose.



A few loose steps here.

4. Grading, Surface Drainage

Description: Ground generally graded away from house • Hillside lot
Observations:
- Roof drainage downspouts should extend well-clear of foundation, and generally away from other hard surfaces such as drives, walkways, porches and patios, in order to limit underslab erosion.
- One downspout could be improved by extending beyond paver patio & behind retaining wall- see photo (it carries roof run-off for a large roof plane above).

Most downspouts have subterranean drainage. Good.

Subterranean drains evacuate to open air below home.

An improvement would be to extend this downspout beyond paver patio.

5. Vegetation Affecting Structure

Description: Generally well-maintained landscape. • Wooded rear exterior • Pine trees can become beetle invested in our area. Monitor and treat as appropriate.
Observations:
• No significant discrepancies noted.

6. Retaining Walls Affecting Structure

Materials: Block • Large Molded Concrete Block



7. Exterior Cladding

Description: Fiber-Cement based lap siding • Block Veneer
Observations:
• Exterior cladding appeared in good condition, with few deficiencies noted. The siding is professionally installed.


Cement-fiber siding is the premier cladding for low maintenance and long life.


Siding is professionally installed, no significant deficiencies observed. Good


Proper flashing over block veneer.

8. Eaves, Soffits, Fascias

Description: Closed, with cladding over soffits and fascias. • Generally a superior low-maintenance technique. • Vented • Metal
Observations:
• No significant deficiencies.

9. Exterior Doors

Description: Front entry door:, Wood, with Glass, Garage entry door:, Metal, Rear: , Metal insulated doors with glass
Observations:
• Appeared in generally satisfactory condition, at time of inspection.
• Door(s) close and seal properly.

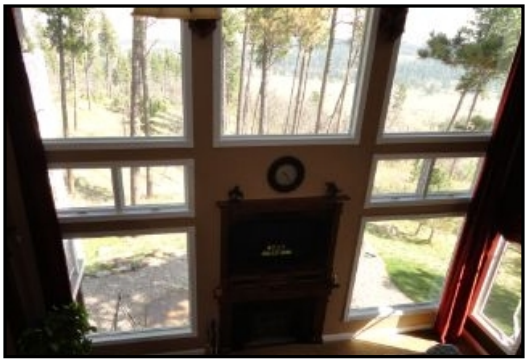




10. Door/Window Frames, Trim

Description: Metal framing of wood windows
Observations:
• Components appeared in satisfactory condition at time of inspection unless otherwise noted.


Energy efficient, low-E windows. Good.


Extraordinary views from living room.

11. Exterior Caulking

Observations:
• Exterior caulking is generally in good condition except if/where noted.

12. Patio, Flatwork

Observations:
• General overall condition appear in good condition, at time of inspection.

13. Steps, Stoop, Porch

Materials: Veranda style, covered, wrap-around front porch
Observations:
• No deficiencies noted.


Veranda-style front porch with Trex decking.


Large paver built patio overlooks valley & Bear Butte.


Covered porch wraps around front of home.

14. Deck(s), Balcony

Description: Main Structure -- Pressure treated lumber • Low maintenance 'Trex' composite decking
Observations:
• Decks appeared in good condition and properly structured generally.
• Consider adding a handrail at steps as indicated.


6x6 lumber posts support decks with girders and anti-sway cross-bracing.


Decks of more than 3 steps typically have hand rails.


Attractive, multi-level decks with roofs.


Girders supported by posts on 12" concrete cason footings.


Joists in hangers at ledger board attached to home with lag screws/bolts.


Decks have extensive fastener schedule at ledgers.

15. Limitations of Exterior Inspection

• While performance of lot drainage and water handling systems may appear serviceable at the time of inspection, the inspector cannot always accurately predict this performance as conditions constantly change.
• A home inspection does not include an assessment of geological, geotechnical, or hydrological conditions -- or environmental hazards.
• Decks/porches can often be built quite near to ground/grade and viewing is not readily accessible.

Roofing

We are not professional roofers, feel free to hire one prior to closing to obtain a comprehensive roof serviceability certification. Leaks are often not discoverable during a home inspection. NO WARRANTY IS IMPLIED. The inspection is also not a guarantee that a roof leak will not happen in the future. Even a roof that appears in functional condition can leak under certain circumstances. A comprehensive homeowners insurance policy should be purchased. We do our best to provide a top-level inspection of the roof within the time allotted. We observe (as safely accessible) the roof covering, drainage system, flashings, chimneys, skylights, and roof penetrations. We do not inspect antennas, interiors of chimneys/flues, and other installed accessories. As with **all** areas of the house you should examine the roof again, to the extent possible, prior to closing the deal. This is particularly encouraged due to events that occur after inspection (snow, high winds, hail, etc), and whose result presents independently. Inspectors will not walk certain types of roof based on pitch, safety, fragility, or other considerations. Always ask the seller about the age and history of the roof, and if the seller is aware of any leaks that are obvious only during certain conditions, or has become obvious since the inspection. Roofs in snow areas often do not have gutters as there is a concern that snow or ice cascading off the roof may tear gutters from the house. Likewise, be advised that such cascading may cause personal injury. If this house has a metal roof, consider installing a damming feature which limits amount of snow/ice sliding from the roof. There are also aspects of a roofing system that are difficult to inspect, without a water test, or other technically exhaustive approach. As such, if there are ANY concerns beyond the limited assurance our top-level inspection provides, the client should seek a qualified roofing expert for further evaluation, prior to closing.

1. Roof Style and Pitch

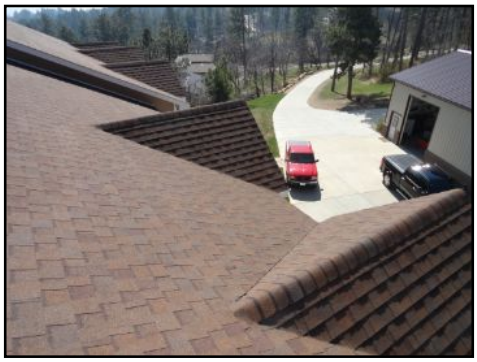
Complex, Side Gabled • Normal slope: roof angle (pitch) from 30 - 40 degrees

2. Method of Roof Inspection

Viewed trueness of roof planes from ground level. • Walked on Roof Surface • Viewed from Ladder at Eaves

3. Roof Covering

Materials: Fiberglass-based asphalt shingles • Dimensional (upgraded) architectural shingles
Age: ~ 5 years
Observations:
• Roof appeared serviceable with no significant deficiencies noted at time of inspection. No prediction of future performance or warranties can be offered.
• These shingles generally appear to be in the first third of their life cycle.



Architectural shingles have superior anti-windshear performance, are professionally installed

Only a few minor abrasions observed.

This roof was professionally installed in 2010 after hail storm.

4. Flashings

Materials: Proper flashings at all penetrations, shifts in roof planes, transition of materials, etc, are key to preventing water intrusion, lower maintenance, and prolonging life of structure and claddings. • Rubber boot flashings over PVC vents.

5. Roof Penetrations

Description: PVC Piping for plumbing vent stack(s) • Metal roof vents.
Observations:
• All roof penetrations appear properly flashed unless otherwise noted (see photos)
• Plumbing vent stack flashing boot(s) must seal completely as even the most minor gap or crack could prove a moisture penetration concern. Such boots & flashings should be monitored and maintained. See photos if additional details were found present.

Plumbing vents were properly flashed.

6. Roof Drainage System

Description: Galvanized/Aluminum, Seamless, Some downspouts discharge below grade--connected to in-ground drainage piping, Subsurface drainage leaders are black plastic flex pipe.
Observations:
• The roof drainage system appeared in serviceable condition, at time of inspection.
• MAINTENANCE: Routinely monitor to keep gutters and gutter screens from clogging. A good time to check for proper gutter system operation is during a rainfall -- walk the perimeter of the house. Clean and seal gutters as needed.

Adding gutter(s) to this top profile would be an improvement, but no present concern with shingles below.

7. Roof/attic ventilation

Observations:
• Proper roof venting in attic can extend life of roof covering (esp. asphalt shingles) by lowering roof deck temperatures, can limit biogrowth by reducing humidity, and enhance energy management of homes particularly in warmer summer months.
• Passive ventilation
• Soffit venting
• Whirlybird venting

Whirlybird attic vents (6).

8. Chimney(s)

Description: Metal flue--for wood burning fireplace/stove • Framed
Observations:
• Appeared functional with few deficiencies noted, at time of inspection. See photos.

Framed chimney is properly flashed.

Flues appeared clean from limited view. Rain cap and spark arrestor - Good.

9. Limitations of Roofing Inspection

• Impossible to inspect the entire underside surface of the roof sheathing for evidence of leaks due to limited (or no) access areas. Evidence of prior leaks may be disguised by interior finishes. Leakage can develop at any time and may depend on rain intensity, wind direction, ice buildup, and other factors.
• Due to the general nature and time constraints of a home inspection, home inspectors do not perform water tests of any kind to expose evidence of roof failure and/or moisture penetration. If such a test is desired, client is advised to contract with a professional roofing specialist, prior to closing.
• It is not always possible to inspect flashings and other water barriers fully due to hidden, difficult to access, or missing accessories. In some cases leaks may occur when flashings appeared functional at time of inspection.
• Chimneys, skylights, and other roof penetration or fixtures can prove to be notorious leakers, if even the slightest gap (often times undetectable) is present. Because a water test is not performed as part of a home inspection, it precludes the possiblity for many leakage problems from being discovered. As such, BHIS disclaims any responsibility for leaks that occur, whose conditional presence was not completely obvious at time of inspection.
• It is beyond the scope of a home inspection to estimate roof vent adequacy by anything other than what is observable at time of inspection. Different roofs perform differently by climate, microclimate and approach(es). Any recommendations made are based only on observation of present conditions, and not based on codes, building standards, or sizing algorithms.

Structural Components

Residential inspections only include garages and carports that are physically attached to the house (unless agreed to otherwise). We do not enter any crawlspace areas that are not readily accessible, less than 40" clearance, overly wet, or where entry could cause damage or pose a hazard to the inspector. We are not structural engineers, geophysical, basement, or foundation experts, feel free to hire one if our limited top-level inspection does not alleviate more in-depth concerns. For example, determining allowable spans of structural components is beyond the scope of a home inspection. Often conditions may be hidden from view or not apparent at time of inspection (e.g., intermittent moisture intrusion). Areas not readily accessible, especially in the case of below grade conditions or with difficult or impeded access, behind finished surfaces, or covered by finished systems or hidden by rugs, storage, furniture, appliances, etc., are beyond our responsibility. If cracks, displacements (settlement or heaving), lack of level or trueness of structural systems, or any other such anomaly(s) are observed, the client should consider further inspection by the appropriate specialist, prior to closing. We look for cracks in concrete, but those that are less than 1/4 "and which do not show signs of vertical or lateral displacement are generally not regarded as material structural defects, although they could allow for moisture seapage, and should be address accordingly. Note that minor settlement or "hairline" cracks in garage or basement slabs and walls are not always noted in an inspection, as they are normal to properties of any age. Any crack should, however, be monitored for expansion, seepage, and sealed as necessary. We look for signs of water penetration, but unless there is an observable leak at time of inspection we cannot predict moisture barrier integrity and the seller's disclosure is critical in this regard. Structural modifications may have occurred during the life of the home, but identifying and confirming the effectiveness of such modifications, is beyond the scope of this top-level inspection.

1. Foundation Type

Fully finished basement

2. Foundation Walls

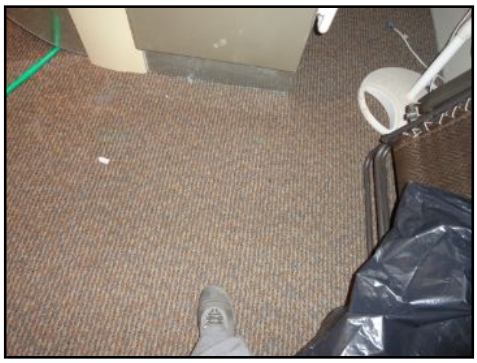
Description: Poured Concrete
Observations:
• Visible portions of foundation wall were sound & dry at the time of the inspection.
• The foundation walls generally were not visible due to finished surfaces or below grade conditions.
• No significant stains or evidence of moisture intrusion/penetration observed. However, basement's can leak at any time and unexpectantly, or moisture can be wicked through the substrate to finishing materials already in place, depending on a variety of conditions that may not be apparent at the time of inspection.

Foundation appeared in good condition where inspectable.

Curing cracks such as this are somewhat common and should not prove a problem.

3. Foundation Floor

Description: Concrete slab • Not visible to inspect, carpeted.
Observations:
• All concrete floor slabs experience some degree of cracking due to shrinkage in the curing process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined.
• The slab was covered with finished flooring. No discrepancies felt underfoot.



Slab felt sound underfoot.

4. Columns, Beams

Observations:
• No deficiencies noted at the observable areas.

5. Floor Structure

Description: Engineered wood open web parallel flat chord truss floor joists • OSB (Oriented Strand Board) sheathing sub floor
Observations:
• No deficiencies noted on visible areas. Floors felt quite sound underfoot with no squeaking apparent.

Open web trusses such as this is the premier floor structure particularly for long spans. Good.

6. Wall Structure

Description: Wall structure behind finished surfaces not visible to inspect. • Wood frame likely. • Wood frame: 2 X 4 dimensional lumber at interior walls, 2x6 at exterior walls.
Observations:
• Virtually all of the walls and ceilings are covered with finishing materials and structural members are not visible.

7. Ceiling, Roof Structure

Description: Dimensional lumber wood ceiling joists • Cathedral (vaulted) type in some areas (usually use scissor trusses). • Roof framing system: • Wood roof truss framing. • 2 X 4 wood joists • 2 X 6 wood joists • Oriented Strand Board (OSB) sheathing
Observations:
• Aspects not entirely visible due to insulation.
• Limited review due to finished ceilings.
• Visible areas appear satisfactory, no deficiencies noted.

Roof structure over house.

8. Limitations of Structural Components Inspection

• Full inspection of all structural components (posts/girders, foundation walls, sub flooring, and/or framing) is not possible in areas/rooms where there are finished walls, ceilings and floors, nor is it possible where the foundation crawlspace, cellar or basement is finished, or constrained in any manor that would prohibit the inspector from accessing the area due to safety, moisture, blocked areas, or areas without sufficient clearance to easily maneuver about, as determined by the inspector at the time of inspection. If any ambiguity is identified transitioning through finish material, check seller's disclosure, or with seller directly if finishing materials are newer for explanation or potential knowledge related to the ambiguity.
• A representative sample of the visible structural components was inspected.
• No representation can be made to future leaking of foundation walls, check seller's disclosure regarding past evidence or problems.
• Foundation walls and floors (& translating at finished surfaces) often have a variety of cracks that may or may not be apparent, but which could indicate a structural concern or problem. Client should recognize that home inspectors are not structural engineers or foundation specialist/experts. If foundational or structural cracks exist that are identified, the client should consider having the foundation/structure examined further by a structural engineer or foundation expert, prior to closing.
• Many homes have inappropriate modifications that may be concealed, in-obvious, not readily apparent, or random in appearance, at the time of inspection. As such, BHIS disclaims any responsibility for structural concerns/problems resulting from inappropriate modifications, where those modifications were not observed, easily apparent and obvious, or were identified. Sheetrock and plaster cracks, lumps, non-level pitch ("trueness") in floors & ceilings, and non-plumb or uneven walls do not directly or always suggest a foundation or structural concern (but could), and the underlying cause is typically not directly obvious during the course and scope of a home inspection. If a home is demonstrating such conditions in a clearly obvious manner, and is a concern, the client should consider, in conjunction with seller, further investigation techniques (that might involve destructive analysis) by an appropriate professional contractor or engineer, prior to closing.
• Engineering or architectural services such as calculation of structural capacities, adequacy, or integrity of any structural system or component are not part of a home inspection. Outbuildings in particular, often cannot be fully inspected for proper structural integrity. If concerns exist, client should consider having a structural engineer perform a more extensive assessment.
• Basements can leak at unexpected times due to conditions usually not apparent or accessible to the home inspector, at the time of the inspection. Poor ground drainage, improper foundation drain design, damaged or blocked drains, faulty, or cracked or voids in concrete that is below grade, are just a few of the conditions that could lead to basement water intrusion. We therefore disclaim any responsibility for future basement leaks, and client is encouraged to review carefully with seller any disclosure of past conditions &/or effectiveness of fixes.
• A home inspection does not include an assessment of geological, geotechnical, or hydrological conditions -- or environmental hazards.
• If any foundation corrective measures have been introduced, client should seek to fully understand original cause of concern and effectiveness/guarantee of any solution introduced. All documentation with respect to past conditions and systems installed should be sought from seller, prior to close. Client should further consider re-assessment of present performance of the systems/conditions that exist by a foundation specialist.

Attic and Insulation

All attic hatches over conditioned spaces should have insulation installed over them (if possible) to further improve the energy envelop, and be sealed with latex caulk. The sealant &insulation can also prevent warm moist air from entering the attic, which may cause condensation and mold. E*very* attic has some mold; mold is everywhere. Some attics may have minor *visible* mold. This is often a result of the building process, when materials get wet during construction. If we observe *extensive* mold, or mold that appears to have grown due to poor maintenance conditions, we will report it to you. If the hatch is sealed shut it can only be unsealed by the owner or their representative (or in some cases with permission from the owner/representative). We do not enter attics that have less than 54 inches of headroom; no standard means for normal walking; or if doing so may compromise the ceiling below. If any other restriction or obstruction is present our comments are only relevent to those areas easily observed. In most cases then, we inspect the attic from the access point only, with no comments or evaluations to areas not readily apparent from the hatch area. Regarding effective attic ventilation, we do not perform algorithmic calculated assessments, but instead observe systems, components and conditions as we find them and comment accordingly.

1. Attic Access

Attic Inspection Method: Viewed From Hatch • Inspectors will not crawl the attic area when they believe it is a danger to them or that they might damage the attic insulation, framing, or attached sheetrock. • Walkway &/or storage way not available.
Observations:
• Was found functional - with insulation solution over hatch door.

2. Insulation in Unfinished Spaces

Description: Attic Insulation:, blown in insulation, Cellulose, high density
Depth/R-Value: 12-14 inches
Observations:
• Insulation level in the attic is appropriate for homes this type and age.
• Apparently most interior walls are insulated for sound proofing. Good.

Insulated access panel. Good.

Insulation at kneewalls to vaulted ceilings.

Blown-in high density cellulose, ~ R-45.

3. Limitations of Attic and Insulation Inspection

• Any estimates of insulation R values or depths are rough average values.
• Insulation and vapor barriers are not disturbed and no destructive tests (such as cutting openings in walls to look for insulation) are performed.
• Any type of vent pipe, duct or flue, can create conditions for condensate when warmer, moisture-laden air comes in contact with cold surfaces and occasionally then direct, leak or drip the condensed moisture to non-apparent areas. BHIS disclaims any responsibility for condensation problems that occur where their effects were not clearly obvious during the course of the inspection, or where recommendations were not attended to.
• Access in and around attics is often limited due to clearances, insulation, obstructions and other aspects, which limits movement within attic due to safety and damage concerns.

Heating and Air Conditioning

The heating, ventilation, and air conditioning (HVAC) is the climate control system for the property. The HVAC is a sophisticated system whose complexity often requires speciality inspection. We are not HVAC specialists; it may be prudent to hire one for a more comprehensive evaluation of the system. This inspection, should be considered a top-level review of observable conditions at time of inspection only. Hence no warranty or guarantee is implied. All systems break, and this can happen at any time. We do not accept responsibility for problems that happen in the future, or were not observable according to our standards of practice. The HVAC system is usually powered by electricity, natural gas or propane. Systems powered by other sources (e.g., butane, oil, solar panels, etc.) or beyond the skills of a property inspector and require specialty inspection. The inspector will test the heating and air conditioner using the thermostat, as appropriate (A/C's and heat pumps can only be tested when no risk of damage is perceived due to exterior temperatures). HVAC systems will often have conditions or problems only discoverable by specialists, including but not limited to the heat exchanger, system balance, conditioning capacity, refrigerants and delivery, limit switches, air flow, flue approaches, combustion air sufficiency, fuel or toxic gas leaks, and ancillary components of the HVAC system. This is also the case for older systems (e.g., systems more than 30 years old and with no recent service tags apparent). In such cases the client should fully consider an HVAC specialist inspection to augment this top-level review. A service contract for these systems is recommended, and during servicing, items of concern can surface that were not obvious during this inspection. Every property should have a carbon monoxide detector located near any combustion appliance. Humidifiers, dehumidifiers, electronic filters, solar units and other ancillary systems are not inspected. Due to the inherent complexities mentioned, the seller's disclosure is critical as relates to the property's HVAC system. Any correction, service or repair recommended should occur prior to close of escrow, as the HVAC specialist may identify additional conditions not identified by the inspection.

1. Thermostat(s)

Description: Digital non-programmable type, Digital - programmable type.
Observations:
- No deficiencies noted. Furnaces & air conditioners responded rapidly and heated & cooled the home.
- No comment possible as to balance of conditioned air for various seasons is possible. See Limitations.
- Digital thermostat for radiant floor heat could not be confirmed functional. Check with seller.

Programmable thermostats are a good energy efficiency measure.

Unable to activate/change settings for infloor radiant heat thermostat.

2. Heating System

Description: Forced air Natural Gas Furnaces (two), On wall mount unit in garage. • High Efficiency type--over 90% efficient--forced draft fan • Carrier
Age and Heating Capacity: Approximately: • 6
Observations:
- No deficiencies observed, unless as noted.

Gas furnace in garage was functional.

High efficiency unit for apartment area of home.

No corrosion or rust observed inside cabinet.

Main furnace for home.

Furnace fired in proper sequence. No deficiencies observed.

3. Filter(s)

Description: Media disposable on furnace housing., Electronic Air Cleaner
Observations:
• No deficiencies noted.

4. Safety Switch

Description: within sight of furnace unit

5. Combustion Air

Observations:
• No deficiencies noted.

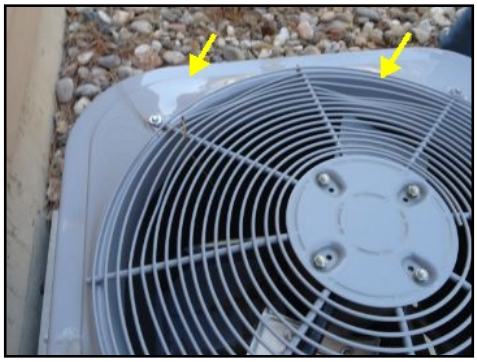
6. Venting, Flue(s), Chimney(s)

Materials: Plastic - PVC • Direct vent for gas log fireplace - to exterior or roof of structure. • See Limitations.

7. Cooling System

Description: Air Cooled Central Air Conditioners
Observations:
• Few to no deficiencies noted at the time of inspection (to the degree it was inspectable). That said, the effectiveness of the air conditioning system may not be fully understood until such time as the unit is stressed (e.g., under excessively hot weather conditions). No comment on tuning of components and refrigerants can be made. See limitations.
• Stain at refrigerant suction line of primary coolant system potentially indicates leakage. Confirm with seller that any leakage has been resolved. See last photo in sequence following.

A few significant hail impacts observed on this north wing A/C compressor.



Impact areas.

Unit was functioning properly.

This 5 Ton system will have sufficient capacity for this volume home, if kept properly serviced & tuned.

Large capacity unit also functional.

This appears as a refrigerant stain/leak at main furnace.

8. Condensate Drain

Observations:

• No deficiencies noted in the condensate collection and removal system.

9. Energy Source

For Heating: Natural Gas
For Cooling: Electric - 220/240 volt A/C

10. Distribution Systems

Description: Galvanized sheetmetal ductwork • Floor registers • Ceiling registers
Observations:

• No deficiencies noted. Warm and cool air delivery confirmed with A/C and Furnace activated. See Limitations.

11. Other Components

Description: Humidifier
Observation:
• This is a high capacity system at main furnace. No leakage observed at time of inspection.
• Humidifiers require routine annual service prior to each heating season. They easily become covered by lime deposits which cause them to become inoperative within short periods of time. This should be part of annual/seasonal HVAC service contract.

12. Solid Fuel Heating

Description: Masonry wood burning fireplace.
Observations:
• Appeared functional at time of inspection.

High-efficiency wood burning fireplace.

Damper was found functional.

13. Gas Fireplace(s)

Description: Prefabricated Direct Vent fireplace
Observations:
• Inspected functional with remote unit that also controls flame height, timer, etc.

14. Limitations of Heating and Air Conditioning Inspection

• Heat gain & cooling calculations, responsiveness, adequacy, efficiency, or the balanced distribution of air throughout the home, are not performed as part of a home inspection. Problems stemming from improper design (e.g., duct systems capacity) are disclaimed. Usually, these performance characteristics will not be discovered during the course of a home inspection and are therefore also disclaimed.
• A cracked heat exchanger in a furnace or boiler represents an end of life condition for the appliance and is often a safety risk To gain access and fully inspect the heat exchanger in most systems often requires significant disassembly of the unit and is therefore ALWAYS outside the scope of a home inspection. Client should consider having the furnace or boiler inspected by a specialist prior to closing, if these units are older or have no recent service record.
• There is no visible service tag present on the HVAC system possibly indicating delayed maintence. Recommend having the system cleaned, inspected and certified by a licensed and qualified HVAC contractor.
• Gas &/or propane pipes can leak at any and/or various points along the system, intermittently based on a variety of conditions present at any time, including: gas pressure, ambient pressure, temperature, load, seals, couplings, etc. As such, a home inspection should not be relied upon for confirmation of the entire gas piping system, unless explicitly contracted for.
• Humidifiers, dehumidifiers, air exchangers, and electronic filters are not inspected. An annual HVAC service contract should include servicing these items.
• This inspection does not involve igniting or extinguishing fires nor the determination of draft.
• To test the central air conditioner (A/C), the outside air temperature must be above 65 degrees Fahrenheit. Turning on the A/C if the outside temperature criteria have not been met will, more than likely, damage the compressor motor and other components. The A/C was therefore not tested. Client should consider having the A/C warranted by seller for one proper start in warmer weather.
• Interior surfaces of a chimney liner/flue are not inspected. Due to the small size of the flue, angles, soot, and lack of lighting, a visual inspection is not possible. While accessible parts of the chimney may appear functional, hidden problems could exist that are not documented in this report. Client is advised to have the fireplace and flue inspected (& potenitally cleaned) by a fireplace specialist prior to first use.
• Firescreens, fireplace doors, appliance gaskets and seals, automatic fuel feed devices, mantles and fireplace surrounds, combustion make-up air devices, and heat distribution assists (gravity or fan-assisted) are not inspected.
• Fireplace inserts, stoves, or firebox contents are not moved.
• Every HVAC systems needs to be cleaned and certified on a regular basis. Many systems will need occasional tuning, especially as relates to refrigerants, and systems can fail at any time, particularly if improperly cycled during cold or cooler seasons. As such, BHIS disclaims any responsibility for a system that is not properly performing, if the condition was not readily apparent at time of inspection.
• Estimating proper sizing for combustion flues and chimneys is beyond the scope of a home inspection. Several factors related to runs, rises, BTU capacities, number of appliances, fan assist, etc., make it not possible to account for within the time constraints (and pricing) of a typical home inspection. If a concern is noted, based on conditions observed, the client should consider having the system further certified by a professional HVAC specialist.
• Health is a personal responsibility. You should consider having the air quality tested and the ductwork cleaned as a prudent investment in environmental hygiene, especially if any family member suffers from asthma or allergies. BHIS disclaims responsibility for any indoor air quality issue(s), if not specifically contracted for.

Electrical

We are not Electricians, you may wish to hire one for a more comprehensive electrical inspection. Nor are we code-compliance inspectors; as code adequacy easily moves the inspection beyond the range of affordability. This inspection should be considered a 'top-level' review of observed conditions at time of inspection, only. Lightning protection systems are outside the scope of this home inspection. If considered safe to open the electrical panel, we may do so to check interior conditions, although this is not required. Nor do we evaluate every instance of a component (electrical outlet, switch, breaker, wire, circuit, etc), but rather a representative sample of each, as a means of assessing a general status of electrical conditions. Unless clearly obvious, certain wiring systems are generally not diagnosed as suitable for external application. GFCI (and AFCI) outlets are required by certain codes, but usually not required as upgrades. Only actual GFCI outlets are tested and tripped. Some areas may have non-GFCI outlets- which are protected by a GFCI outlet in a remote area. Confirm with owner that apparent non-GFCI outlets within 6' of wet areas are thus protected. Most electricians agree that smoke detectors are good for about 5 years, and the breakers in your panel box have an expected life of ~ 20 years. Therefore, if this building is older than 20 years, consider having the panel box and breakers evaluated by a licensed electrician, as an overheated breaker can sometimes result in a fire. BHIS may report certain techniques as problematic, but in fact were appropriate at the time of installation &occasionally still permissible; examples include fuse panels and knob and tube wiring where upgrades are encouraged. . Any building that has a Bulldog, Pushmatic, Zinsco, Sylvania Zinsco or Federal Pacific Electric panel should have it evaluated by a licensed electrician, as these older types of panels and breakers are sometimes obsolete, have safety concerns, or are difficult to service. Any recommendation for correction made should be carried out prior to close of escrow, as an electrician might reveal additional recommendations for repair(s).

1. Service Drop & Meter

Description: Underground service lateral., Meter Location:, Outside wall of outbuilding garage
Observations:
- Service drop lateral to side of outbuilding was firmly attached.

2. Service Entrance Conductors

Description: Aluminum
Observations:
- No deficiencies noted.

3. Service Rating

Dual - 120/240 Volt, 3 Phase, 200 Ampere rating

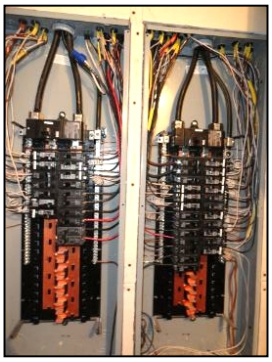
4. Main Disconnect

Description: One 200 Amp Breaker on each Main Service Panel.

5. Main Service Panel(s)

Description: Manufacturer: • Seimans
Observations:
- No deficiencies noted, well-marked.
- The main panels have sufficient room for future upgrades or additions to the system.

Proper inspection stickers on the dual 200 Amp main panels.



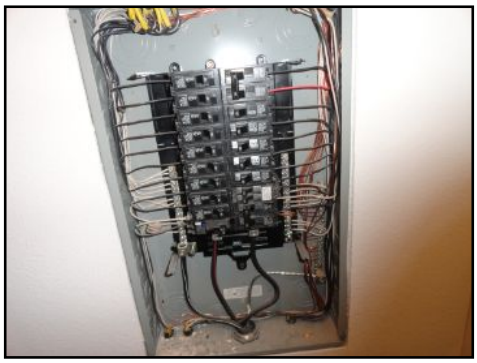
Professional installation, no discrepencies observed.

200 Amp Mains

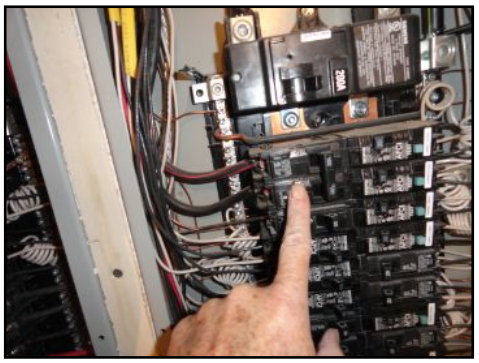
6. Sub Panel(s)

Description: 100 Amps

Well marked. Main breaker is at main panel.



Professional installation. No deficiencies observed.



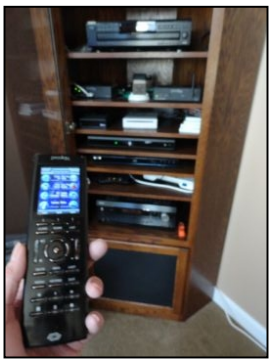
100 Amp breaker for sub panel here (the north-side main panel).

7. Other Components

Materials:

• Security, entertainment and whole house vacumn systems are ancillary and outside the scope of a home inspection.

Security systems are ancillary and outside the scope of a home inspection.



Entertainment, and whole house audio systems are ancillary and outside the scope of a home inspection.

Whole house vacumn is considered ancillary to this home inspection.

8. Wiring Methods

Description: Wiring type: non-metallic sheathed cable "Romex"

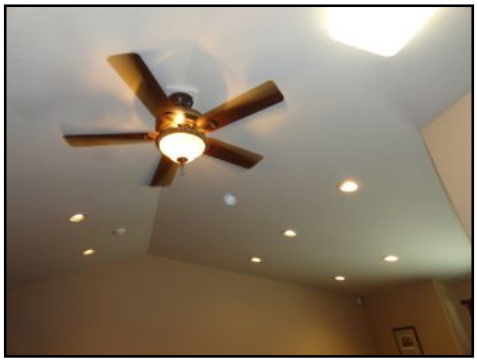
Observations:

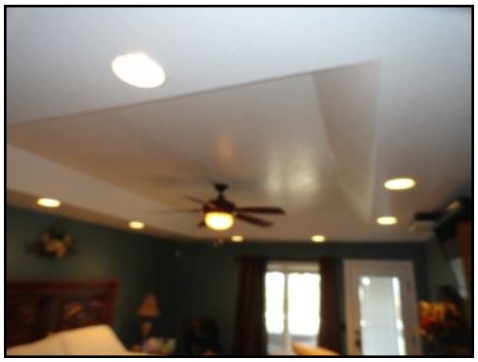
• Visible wiring appeared functional.

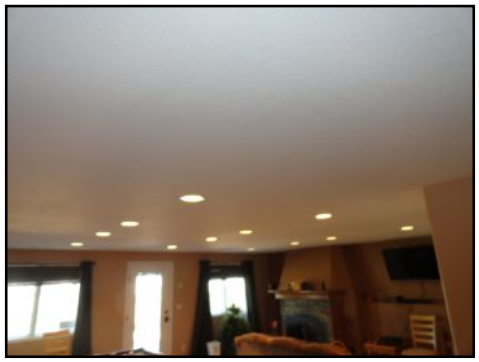
The exposed wiring here is for potential future satellite dish.

9. Lighting, Fixtures, Switches, Outlets

Description: Grounded
Observations:
• A representative number of receptacles,switches and lights were tested and are generally serviceable, unless otherwise noted.
• All outlets, switches and fixtures tested were found functional. Intuitive, comprehensive & well-lit home at interior and exterior.







10. GFCI

Definition: Ground Fault Circuit Interrupter - GFCI - is an electrical safety device that cuts power to an individual outlet and/or entire circuit when as little as .005 amps is detected leaking--this is faster than a person's nervous system can react! Kitchens, bathrooms. whirlpools/hot-tubs, unfinished basements, garages, and exterior circuits are normally GFCI protected. This protection is from electrical shock.
Locations & Resets: Present at:, Bathrooms, Kitchen, Exterior, Garage, Electrical Panel
Observations:
- Test GFCIs monthly to ensure proper operation.
- Operated when tested.



11. AFCI

Definition: Arc Fault Circuit Interrupter -AFCI - is a newer electrical safety device that helps protect against fires by detecting arc faults. An arc (or sparking) fault is an electrical problem that occurs when electricity moves from one conductor across an insulator to another conductor. This generates heat that can ignite nearby combustible material, starting a fire. As of January 1, 2002 the National Electric Code mandated AFCI's in NEW construction for all branch circuits to bedrooms.
Locations & Resets: Present at:, Electrical panel

12. Smoke/Heat Detector(s)

Description: One in each bedroom and distributed throughout each level.

13. Limitations of Electrical Inspection

- Electrical components concealed behind finished surfaces are not visible to be inspected.
- Labeling of electric circuit locations on Main Electrical Panel are not checked for accuracy.
- Only a representative sampling of outlets, switches and light fixtures were tested.
- The inspection does not include remote control devices, alarm systems, telecommunications systems, demand controllers, generators, low voltage wiring, systems, and components, ancillary wiring, systems, and other components which are not part of the primary electrical power distribution system.
- At least one CO detector meeting UL-2034 requirements shall be installed according to manufacturer's instructions in every home with an attached garage and/or combustion appliances. It is recommended that additional CO detectors are installed, as needed, to provide a separate detector for each floor of the building.
- Smoke detectors should be present in every home for safety considerations. Today's code, while not retroactive to existing homes, require a functioning detector in each bedroom and at each hallway. This is a reasonable configuration plan when retrofitting existing home for improved smoke detection coverage.

Plumbing

Plumbing is often hidden behind finished surfaces, or conditions can be progressing in ways undetectable during the time and skill constraints of your inspection. While we endeavor to identify as many issues as possible, we are not professional plumbers. Consider hiring one if assurances beyond our scope are sought. A property inspection is a top-level review of conditions observed at the time of inspection only. Property inspectors are not required to: open access panels, light or ignite pilot lights, activate or test safety shutoff valves, test floor drains and/or sprinkler systems (for fire or irrigation), or activate systems that have been shut-down. The inspector is not required to determine water pressure, flow rates, functionality of water softening or filtering systems, the presence or condition of polybutylene piping, or the effectiveness/quality of well pumps or tanks. While the inspector may recommend water quality testing as an additional service, it is not normal practice. Among activities that go beyond the scope of this inspection are: design or sizing evaluations of any water/waste/venting component or system, and evaluating effectiveness of anti-siphon, back-flow prevention, or drain-stop devices. The inspector will not examine ancillary systems (e.g., solar water heating, hot water circulation, or recreational systems such as swimming pools, hot tubs, etc), unless otherwise contracted to do so. While the specific age and size of a water heater, boiler, furnace, etc., is occasionally apparent, adequacy or remaining service life cannot be estimated. This due to the many variables such as usage, maintenance, water quality and more. This is especially true of water heaters which can fail at any time. Inspection, testing, analysis, or opinion of condition and function of the sewer drain, or waste disposal systems and wells, is not within the scope of a property inspection. If a Septic System is on the property, specialty inspection is recommended and often required, and pumping is generally recommended prior to purchase.

1. Water Supply

Source: Community Well Water Supply

2. Main Service Piping

Materials: Polyethylene

3. Main Water Shut Off

Location: Basement • Utility Area
Observations:
• Main water supply entry was located and is identified

Meter and shutoff valve. Large volume 1.5" supply.

4. Water Supply, Distribution Systems

Description: Readily visible water supply pipes are:, Copper, Cross-Linked Polyethylene (PEX)
Observations:
• No deficiencies observed at the visible portions of the accessible supply piping. See Limitations- regarding leaks within a plumbing system.

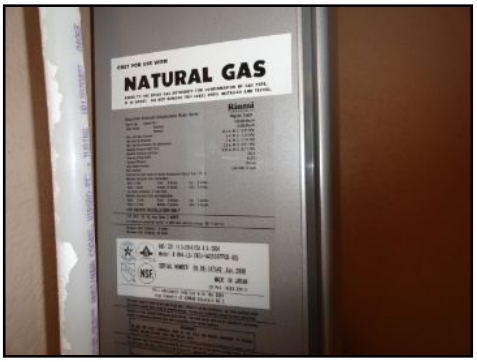
5. Water Heater(s)

Description: Rinnai commercial grade high capacity model

6. Water Heater(s) Condition

Age: 6 Years • FYI: Tankless water heaters have a typical life expectancy of at least 20 years.
Observations:
• No deficiencies noted with the Temperature Pressure Relief (TPR) valve and discharge pipe.

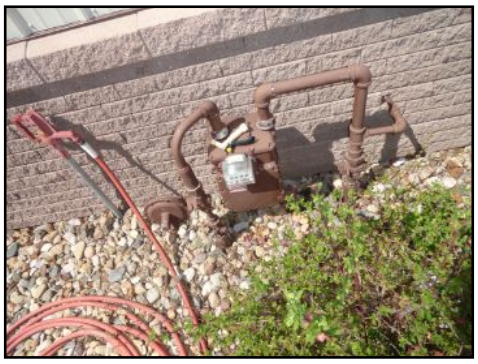
High capacity high efficiency on-demand gas boiler.



Rinnai commercial grade boiler has 199 kbtu/hr capacity. Impressive.

7. Fuel Storage, Distribution

Description: Black iron pipe used for gas branch/distribution service • Corrugated Stainless Steel Tubing (CSST) for branch/distribution service (see Limitations)
Shut Off: Main gas shut off located at outside meter
Observations:
• Meter located at exterior. All gas appliances have cut-off valves in line at each unit. No gas odors detected.



Gas Meter and main shutoff is at outbuilding garage.

A gas line is extended under deck for potential future barbecue system.

8. Waste, Drain, Vent Piping

Description: Thermoplastic PVC (Polyvinyl Chloride) - normally white in color
Observations:
• Visible piping appeared serviceable at time of inspection.
• Limited inspection of waste lines due to finished basement.
• Inspection of sewage lines exiting a house & sewage systems is a specialized function and not part of a home inspection.

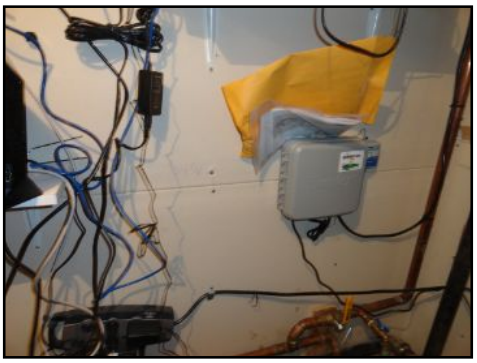
9. Drainage Sump, Pump(s), Piping

Description: NOT PRESENT. No sump basin/pump observed

10. Other Components

Description: Water softener • Sprinkler System • Water filtration systems. • See Limitations

Hot tubs are ancillary and not part of the home inspection.



Sprinkler systems are ancillary and not part of the home inspection.

11. Faucets

Observations:

- No deficiencies unless noted.

R.O. filtering system installed for drinkable water.

Kitchen faucet spray nozzle with R.O. water dispenser.

Flow was good at all faucets.

12. Sinks

Observations:

- No deficiencies observed, unless noted.

13. Traps and Drains

Observations:

- Water was run through the fixtures and drains. Functional drainage was observed.
- No leakage was apparent at time of inspection, unless as noted.





14. Flow and Pressure

Observations:

- The water flow was overall functional at tubs, sinks, showers, etc.
- We also tested the pressure at outside hydrant, and it was found to be 95 psi. Good for this volume/capacity system.

15. Exterior Hose Bibs/Spigots

Description: Frost free type

Hydrant had no leaks and water pressure was 95 psi. Good.

Hydrant had no leaks.

16. Limitations of Plumbing Inspection

- Shower & tub surrounds and drains can sometimes leak under specific conditions, without observable evidence or detection during the short time available during a home inspection. This is especially true of custom & speciality shower/tub installations and surrounds where the proper implementation of protective water-proofing measures is not observable.
- The sections of the plumbing system concealed by finishes and/or storage (below sinks, etc.), below the structure, or beneath the ground surface are not inspected. It is preferable to have access panels to so-called wet walls, or anywhere key plumbing components are hidden behind cabinets or walls.
- Home inspectors do not test filters, water softeners, sprinkling systems, well pumps & components, hot tubs, and other such components of the plumbing system.

Bathrooms

Bathrooms can consist of many features from jacuzzi tubs and showers to toilets and bidets. Because of all the plumbing involved it is an important area of the house to look over. Moisture in the air and leaks can cause mildew, wallpaper and paint to peel, and other problems. Certain shower surrounds, especially custom installed ones can have concerns that are not readily apparent. The home inspector will identify as many issues as possible but some problems may be undetectable due to being inobvious and/or not- readily accessible, or problems hidden within the walls or under the flooring, or otherwise not clearly present at the time of inspection. No plumbing valves that are in the off position will be turned on, as they may be in that position for a reason, or could begin leaking when activated. If any of these conditions exist, ask the seller to correct or warrant the condition, if there is any concern of latent or related problems to the condition.

1. Tub(s)

Description: Whirlpool (hydromassage) tub in Master Bath • Plastic/Fiberglass
Observations:
• Appeared satisfactory and functional, at time of inspection.
• Whirlpool tub was filled to a level above the water jets and operated to check intake and jets. The tub was then drained to check for leaks and/or damage. Pump and supply lines were not completely visible or accessible. The items tested appeared to be in serviceable condition, at time of inspection. If a more detailed report is desired, the client is advised to consult a licensed plumber for a complete review prior to closing.

Specialized tile surround.

Jetted garden tub activated properly.

No concern of leakage of area under tub(s).

2. Shower(s)

Description: Plastic, fiberglass, and/or tile • Same as the tub • Doors are tempered glass
Observations:
• No discrepancies noted

3. Toilet(s)

Observations:
• Operated when tested. No deficiencies noted.

Toilets each flush properly, are not loose, do not leak.

Tank looks good, no mold/mildew present.

4. Bathroom Exhaust Fan(s)

Observations:

- Appeared functional, at time of inspection.

5. A Word About Caulking and Bathrooms

- Areas which should be examined periodically are vertical corners, horizontal corners/grout lines between walls and tubs/shower pans and at walls near floor areas. Also, the underside of shower curbs, the tub lip, tub spouts, faucet trim plates and any other areas mentioned in this report.

6. Limitations of bathroom appliances

Materials:

- The sections of the plumbing system concealed by finishes and/or storage (below sinks, etc.), below the structure, or beneath the ground surface are not inspected. It is preferable to have access panels to so-called wet walls, or anywhere key plumbing components are hidden behind cabinets or walls.
- Plumbing valves are generally not tested as part of the home inspection, in that this may produce a leak if valve has not been operated for a significant period of time. No control devices in the off-position are turned on, as there may exist a reason (sometimes hidden) for the valve not to be on (e.g., a latent leak may exist). Such items or concerns should be part of the homeowner's disclosure.
- Shower & tub surrounds and drains can sometimes leak under specific conditions, without observable evidence or detection during the short time available during a home inspection. This is especially true of custom & speciality shower/tub installations and surrounds where the proper implementation of protective water-proofing measures is not observable.

Even though we check diligently for evidence of leaks or leak potential, BHIS disclaims responsibility for tub/shower leaks that were not observable, or apparent at time of inspection.

Interior

This inspection does not include testing for radon, mold or other hazardous materials unless specifically contracted for. Inspection focus will center on primary building and not out-buildings or other structures, unless agreed to and established in the inspection agreement. Exposed walls, ceilings and floors will be generally observed, but we are not inspecting for cosmetic details. Keep in mind you are likely not buying a new home. Your inspection will report observed visible damage, wear and tear, and moisture problems that might represent a concern. Cracks at sheetrock seams, plaster, and at transitions of structure, and doors and windows, often are a result of wind vibration, initial settlement, or drying of framing members, and usually don't represent more than a cosmetic affect, unless significant and/or wide-spread. Such conditions are not atypical in older homes, particularly homes that deploy lath and plaster finishes, and properties that have had structural modifications over time (see Structure Limitations section). In limiting the expense of property inspections, standards of practice require only inspection of a representative sample of components, (e.g., not every window is opened, not every outlet tested, and so on). Although excluded from inspection requirements, we may inform you of broken gas seals in windows, only if obvious. When problems are observed on a few windows it is probable that other windows may have similar concerns, even if not observed during the short time of a complete home inspection. In such a case, we recommend that a more complete inspection by a window specialist is made. Storage, furniture, shelving, floor coverings, appliances, plants, clothing, wall hangings, and other items may prevent the inspector from viewing certain areas, as the inspector will not move personal items. We typically will not report on odors from pets, or smoking.

1. Door Bell

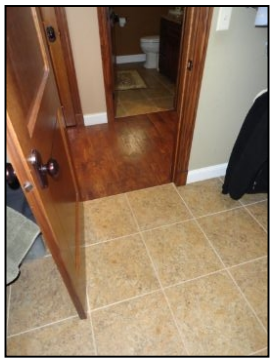
Observations:
• Operated normally when tested.

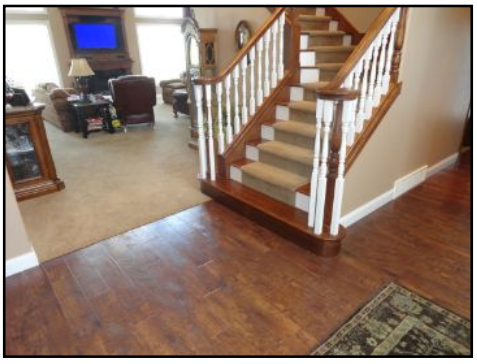
2. Wall and Ceiling Finishes

Materials: Textured Drywall
Observations:
• General condition of walls and ceilings appeared very good condition. No cracks or blemishes of any significance observed.

3. Floor Finishes

Materials: Carpet • Laminate • Vinyl • Ceramic tile
Observations:
• No significant deficiencies noted - with normal wear and age. Most in good condition, except as noted.





4. Windows

Description: Aluminum-clad wood, Vinyl, Crank/casement, Sliders, Double-glazed thermal seal type: two panes of glass separated by a layer of air/inert gas, then sealed. (see limitations as relates to dual pane windows, at end of section).
Observations:
• In accordance with InterNachi Standards, we do not test every window in the house, and particularly if it is furnished. We do test every unobstructed window in every bedroom to ensure that at least one provides an emergency exit.
• The windows that were tested, are functional.

Screens for windows next to upstairs furnace unit and are labeled.

The windows appeared to function properly.

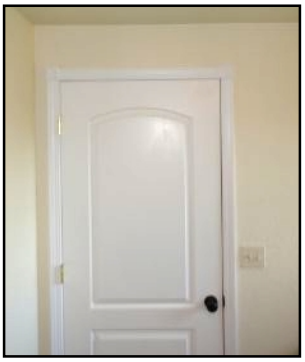
Slider at basement bedroom here.

5. Interior Doors

Description: Solid core wood doors • Hollow core wood door (basement bedroom)
Observations:
• No discrepancies. The doors are in good condition.

Each door closed and latched properly.

Doors fit jams properly, no structural settlement translation concern(s).

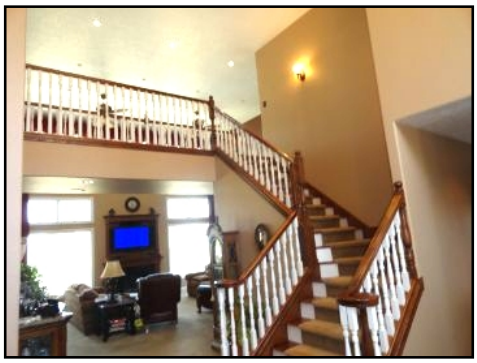


No concerns found at doors.

6. Interior Trim

7. Stairways, Steps, Railings

Observations:
• Appeared functional, no discrepancies.



8. Countertops

Materials: Granite
Observations:
• No discrepancies noted, good condition.


9. Cabinets, Vanities

Materials: Upgraded cabinets • Cultured surface vanities • Custom built cabinets
Observations:
• Appeared functional and in satisfactory condition, at time of inspection.


Lighted cabinets above.


Integrated wine rack.


Floor lit cabinets.

10. Garage Door(s)

Description: Three - single 7', steel panel, sectional roll-up doors.
Observations:
• No deficiencies observed.

11. Garage Door Opener(s)

Description: Three automatic openers
Observations:
• Appeared functional using normal controls, at time of inspection.

12. Garage Door Safety Features

Safety Reverse: Present
Safety Sensor: Present
Observations:
• Safety sensors operated normally, reversing the door when tested..
• Garage door safety reverse by force did not operate when tested. This is usually an easy adjustment at opener.

13. Garage Floor, Sill Plates

Description: Concrete
Observations:
• Sill plates behind finished surfaces could not be viewed.

14. Garage Firewall, Ceiling

Observations:
• Appeared mostly satisfactory, at time of inspection.

15. Limitations of Interior Inspection

• Window treatments, recreational facilities, paint, wallpaper, and other finish treatments are not inspected.
• Home Inspectors cannot determine the integrity of the thermal seal in double-glazed windows. Evidence of failed seals may be more or less visible from one day to the next depending on the weather and inside conditions (temperature,humidity, sunlight, etc.). All seals eventually break (often within 5-7 years), but the window is still water-tight, even though condensate may occasionally appear between panes, The now non-gas sealed air break still provides energy efficiencies over single pane systems.
• Recommend thorough review of interior areas during final walk-through inspection prior to closing.
• S. Dakota and Internachi standards do not require a home inspector to evaluate every instance of an interior component; such as windows, doors, cabinets, etc. Rather, to keep home inspections affordable, inspectors evaluate a representative sample of each component, and if concerns become apparent, a larger sample set may occur.
• This home is equipped with a central vacuum system which is outside the scope of this inspection and was not tested. Recommend you confirm functional operation prior to closing.

Appliances

The inspection is a general overview of observed conditions at time of inspection only. Appliances, if tested as a courtesy, are checked only for basic functionality, and not in every configuration or intended use. Appliances, and their components can fail at any time, even during, or after the inspection. We assume no responsibility for future failures, and you should test each appliance during final walkthrough, if possible. Do not rely on this home inspection to confirm or guarantee that appliances operate as intended. NO WARRANTY IS IMPLIED. Appliances may be already running, loaded, or prepared to run by the occupant, or even placed out of service. Appliances may have controls that are not intuitively understood &operated. Certain conditions can occur only at random intervals. Unless contracted for separately, the inspection does not include the identification of appliances and other items that may have been recalled or have had a consumer safety alert issued about it. Product recalls and consumer product safety alerts are added almost daily by the Consumer Product Safety Commission. We recommend visiting the following Internet site if recalls are a concern to you: http://www.cpsc.gov. The seller's disclosure regarding the appliances, is particularly important, especially as relates to full functionality. Also, be sure to get all operational manuals for each appliance. Appliance warranties (which can be purchased prior to closing) provide added assurance and protection.

1. Dishwasher

Observations:

- Operated through one cycle and appeared to be in working order at time of inspection. Their is no guarantee against future failure(s).
- The effectiveness of the drying cycle is not tested.

2. Garbage Disposal

Observations:

- Operated - appeared functional at time of inspection.

3. Ranges, Ovens, Cooktops

Description: Cooktop: Gas Burners • Oven(s): Natural Gas

Observations:

- All heating elements operated when tested.
- Oven(s) operated when tested.

4. Microwave

Observations:
• We do not evaluate microwaves, it is outside the scope of a home inspection. Please consult the seller's disclosure.

5. Refrigerator

Description: Side by side - Ice and water dispenser on door
Observations:
• Appeared functional, at time of inspection.
• Ice and water dispenser tested.



6. Washer/Dryer

Observations:
• Operated as designed using normal controls

7. Limitations of Appliances Inspection

• Client should carefully consider seller's disclosure &/or ask seller directly about conditions of conveyable appliances and their condition and proper functioning prior to closing.
• We may check some of the appliances for basic operability only as a courtesy for you. We do not evaluate them for their performance nor for the accuracy of their settings or cycles. Appliances break or have unusual functionality that can occur at any time. We are not responsible for future problems with appliances. Check with the homeowner via the disclosure process and/or consider a home appliance warranty if you have particular concerns regarding appliances in this home.
• Drain lines and water supply lines serving clothes washing machines are not operated--as they may be subject to leak if turned.

Summary: Notable Aspects

This summary is a quick reference to items that we are drawing special attention to; more details and photos are in the body of the report. If no items are presented here, no areas of significant concern were identified. The summary is included here, but please read the entirety as there are key comments made throughout, that might be missed or otherwise overlooked. Concerns not summarized may be deemed more critical by you, than the inspector considered it. Within time and especially cost constraints, it's not possible to uncover every detail or concern for every aspect of each configuration. Hence, do not consider this work as all-encompassing, or representing any form of guarantee... you may purchase those assurances from system-specific contractors, warranty companies, and insurance providers, at a considerably different rate &coverage than provided by this top level inspection. Thank you for employing us.

Exterior		
Page 3 Item: 4	Grading, Surface Drainage	• One downspout could be improved by extending beyond paver patio & behind retaining wall- see photo (it carries roof run-off for a large roof plane above).
Heating and Air Conditioning		
Page 14 Item: 1	Thermostat(s)	• Digital thermostat for radiant floor heat could not be confirmed functional. Check with seller.
Page 15 Item: 7	Cooling System	• Stain at refrigerant suction line of primary coolant system potentially indicates leakage. Confirm with seller that any leakage has been resolved. See last photo in sequence following.