HISTORIC DISTRICT COMMISSION
ADDITIONAL INFORMATION REQUEST

City of Detroit - Planning & Development Department
2 Woodward Avenue, Suite 808
Detroit, Michigan 48226

Date: 12/18/25

Application Number: HDC2025-00648

APPLICANT & PROPERTY INFORMATION

NAME: Michel Conway		**COMPANY NAME:** N/A	
ADDRESS: Michael Conway/ 19170 Warrington	**CITY:** Detroit	**STATE:** MI	**ZIP:** 48221
PROJECT ADDRESS: 19170 Warrington			
HISTORIC DISTRICT: Sherwood Forest			

REQUESTED INFORMATION

We have received your application, but it is not yet complete for review. Please provide additional details based on the comments and questions listed below. Should you need to attach additional files per this request, use the paperclip icons at the end of this form. You may attach up to (5) files per icon up to 25MB:

Thank you for this information. Do you or Mr. Quatro have photos of the rust, corrosion, oxidation, or deterioration, especially deterioration of the anchor points, that Mr. Quatro described in the document you provided? If so, please provide them. More detailed photos showing the conditions of the balcony as being beyond repair will be important for the Commission's review.

The next meeting of the Historic District Commission will be February 11, 2026.

All application materials for that meeting are due *Tuesday, January 20, 2026.*

Please let us know of any questions or concerns at hdc@detroitmi.gov. Thank you.

PSR: Ellen 251218et

APPLICANT RESPONSE

Response Date: 01/22/2026

It took a while to retrieve. I have attached the original inspection with pictures detailing some of the issues.

CNM
INSPECTION SERVICES
BUY RIGHT SELL RIGHT WE'LL DO IT RIGHT

Inspection Report

Michael Conway

Property Address:
19170 Warrington
Detroit MI 48221

CNM Inspection Services

Charles Shaver
22835 Kelly Rd
Eastpointe, MI 48021

Table of Contents

General Info

Property Address
19170 Warrington
Detroit MI 48221

Date of Inspection
12/20/2020

Report ID
cs202012203

Customer(s)
Michael Conway

Time of Inspection
03:00 PM

Real Estate Agent
Justin Johnson
River Shore Realty LLC

Inspection Details

Style of Home:
Two story single family dwelling

Age Of Structure:
71 to 75 years

Age Determination:
Reported when appointment booked

Attendees:
Client(s) and client's agent

Weather:
Cloudy

Temperature:
30 - 40 degrees

Soil Condition:
Damp

Lot Topography:
Generally flat

Standards of Practice:
NACHI National Association of Certified Home Inspectors

Items Reported as Structure Viewed From:
Street

Comment Key & Definitions

Scope
This inspection is a non-invasive examination of readily accessible systems and components as outlined in the Standards of Practice of the National Association of Certified Home Inspectors (NACHI) or your specific state standards. In compliance, our reports are subject to the Definitions, Scope, Limitations, Exceptions, and Exclusions as outlined in the Standards of Practice. A copy of the Standards of Practice may be obtained from your inspector or from the web site identified in our Inspection Agreement.

In general, home inspections include a visual examination of readily accessible systems and components to help identify material defects as they exist at the time of the inspection. This is **not** a technically exhaustive inspection and will not necessarily list all minor home maintenance or repair items. Latent, inaccessible, or concealed defects are excluded from this inspection. Inspectors do not move furniture, appliances, personal items, or other materials that may limit his/her inspection. We do **not** report on cosmetic or aesthetic issues. Unless otherwise stated, this is **not** a code inspection. We did **not** test for environmental hazards or the presence of any potentially harmful substance.

Use of Reports
If the inspection is performed in connection with the sale, exchange or transfer of the property, copies of the report may be provided to the principals in the transaction and their agents. However, the report is for your sole information and benefit. We do not intend for anyone but the person(s) listed on this report to benefit, directly or indirectly, from this agreement and inspection report. Our contractual relationship is only to the person(s) purchasing our report/service.

Inspection Agreement BY ACCEPTANCE OF OUR INSPECTION REPORT, YOU ARE AGREEING TO THE TERMS OF OUR INSPECTION AGREEMENT. A copy of this agreement was made available immediately after scheduling your inspection and prior to the beginning of your inspection. In addition, a copy is included on our website with your final inspection report. You should review the liability limitations and terms of the agreement carefully before accepting your inspection report. Should you discover a defect for which we may be liable to you, you must notify us and give us a reasonable opportunity to re-inspect the property before you repair the defect.

A part of many real estate transactions are contingencies limiting the time available for follow up inspections, repair work, or further inquiries. We are not responsible for any investigations that are not completed prior to the end of the contingency period.

Report Definitions
The following definitions of comment descriptions represent this inspection report.

Inspected: The item was visually observed and appears to be functioning as intended unless otherwise noted.

Not Inspected: The item was not inspected (reason for non-inspection should be noted):

Not Present: The item was not found or is not present.

Action Item: The item is not functioning as intended or needs repair or further evaluation.

Consideration Item: The item should be monitored and repair/replacement should be considered. (Includes definitions, helpful tips, recommended upgrades, conditions requiring repair due to normal wear, and conditions that have not significantly affected usability or function - but may if left unattended).

1.Introductory Notes

Items

1.0 CLIENT ADVICE

Comments: Inspected

(1) Any deficiency discussed in this report should be carefully considered by the client and reviewed with the real estate agent as appropriate. Because a report of a deficiency is often based on the experience of the inspector using visual clues, it should be understood more extensive problems can be present which can be more costly to resolve than simply correcting the visible symptoms. Further, it is beyond the scope of this inspection to list every instance of similar deficiencies. The inspector's notation of any given deficiency should be interpreted such that additional similar defects may be present or more extensive. Any reported deficiency may require additional investigation to better determine the number of similar defects and related problems in order to make an informed decision.
- SUGGESTION: Consult with your inspector and/or agent to gain a comfort level about any defect cited in this report. As needed, consult an appropriate contractor who can provide a detailed list of deficiency locations, specifications and costs of repairs BEFORE closing escrow.

(2) Please read the inspection report's "Action Summary" for a detailed description of conditions that need immediate attention, and details on repairs that are likely to be costly. Also, please read the report's "Considerations Summary" for a list of definitions, helpful tips, recommended upgrades, items that should be monitored, non-critical conditions requiring repair that arise due to normal wear and tear and the passage of time and conditions that have not significantly affected usability or function - but may if left unattended.

1.1 INSPECTION SCOPE

Comments: Inspected

The purpose of this inspection was to evaluate the building for function, operation and condition of its systems and components. The inspection does not include any attempt to find or list cosmetic flaws. You, the client, are the final judge of aesthetic issues. The presence of furnishings, personal items and decorations in occupied structures limits the scope of the inspection. For instance, the placement of furniture prevents access to every electrical receptacle. The presence or extent of building code or zoning violations is not the subject of this inspection nor is it included in this report. No information is offered on the legal use, or possible uses of the building or property. Information with regard to these issues may be available from the appropriate building and/or zoning agency. Important information about this property may be a matter of public record. However, a search of public records is not in the scope of this inspection. We recommend the buyer review all appropriate public records if this information is desired. We recommend that the buyer conduct a thorough pre-closing walkthrough inspection before closing escrow.

1.2 PICTURES

Comments: Inspected

Photographs have been provided asexamplesof some of the issues identified in this report but are not meant to represent every defect or every instance of a given defect that has been found. The full report should be consulted for further information.

1.3 WALK THROUGH INFORMATION

Comments: Inspected

During your final walk-through inspection you will have the opportunity to check the home for a final time. Things can change after the original inspection and issues may become apparent once belongings have been removed. Obtain from the owner any available operating manuals for equipment, along with any warranties that are available. You should operate kitchen equipment, plumbing fixtures, heating and air conditioning systems (warning: a/c units should not be started below 65 degrees F), and any other equipment that is included as part of the purchase. It is also important to check for any signs of water penetration problems in the house (interior and in the attic). If the owner has agreed to any repair work, the documentation for this work should be obtained.
--Suggestion: Use the attached Final Walk Through Checklist in conjunction with this report as a guide to your walk through.

1.4 CONCLUDING REMARKS

Comments: Inspected

While we make an effort to identify existing as well as potential problems, it is not possible for anyone to predict future performance of all the systems and appliances in a building any more that your Doctor can tell you when you might get a cold or suffer appendicitis.
- SUGGESTION: Budget annually for unforeseen repairs and the purchase of a comprehensive home warranty policy.

2.Exterior

Our inspection of the building exterior included a visual examination. Items are examined for defects, excessive wear, and general state of repair. Exterior wood components are randomly probed. We do not probe everywhere. Varying degrees of exterior deterioration could exist in any component. Vegetation, including trees, is examined only to the extent that it is affecting the structure.

Styles & Materials

Exterior Wall Cladding:
Brick veneer

Trim Material:
Wood and aluminum

Driveway Surface:
Concrete

Walkway Surface:
Concrete

Deck/Porch/Patio(s) at Structure:
Concrete slab at entry door(s)

Deck/Porch/Patio Cover Type(s):
Overhang at porch

Patio Surface:
Concrete on grade

Faucets/HoseBibs:
Left
Right
Rear

Examples of Accessory Items Not Reviewed:
Fence

Items

2.0 EXTERIOR PHOTO(S)

Comments: Inspected

Exterior Photos

2.0 Item 1(Picture)

2.0 Item 2(Picture)

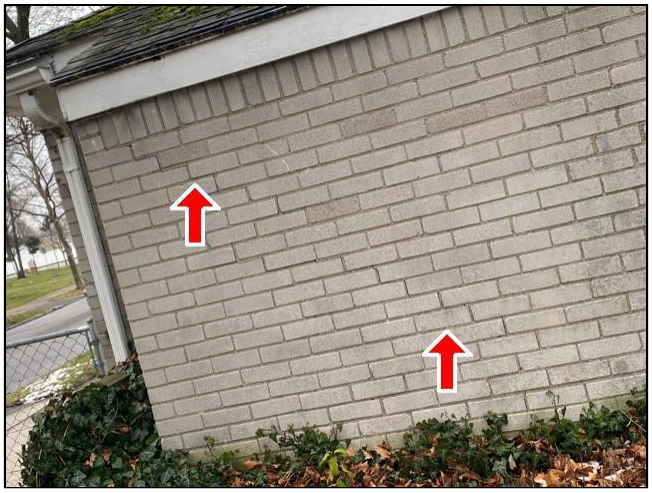

2.0 Item 3(Picture)


2.0 Item 4(Picture)

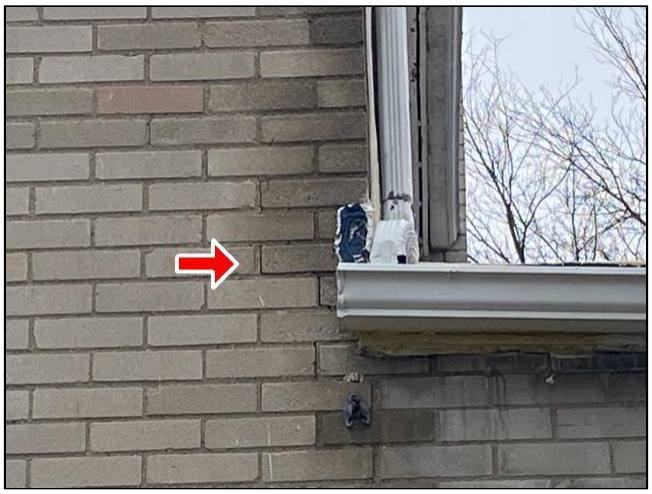
2.1 SIDING/WALL CLADDING

Comments: Inspected

(1) Small amount of step cracking noted in the brick veneer. This should be repaired to seal against the weather and monitored. If further cracking occurs, a qualified specialist should evaluate and make repairs as needed.


2.1 Item 1(Picture)


2.1 Item 2(Picture)



2.1 Item 3(Picture)

2.1 Item 4(Picture)

2.1 Item 5(Picture)

(2) Heavy brick and mortar deterioration noted at garage. A qualified contractor should evaluate and repair/replace as needed. Cost estimates should be obtained.

2.1 Item 6(Picture)

2.1 Item 7(Picture)

2.2 TRIM

Comments: Inspected

(1) The exterior trim needs painting soon. Paint always lasts longer when preceded by proper preparation. Make sure the wood is completely dry before painting; remove any loose paint and prime bare wood areas before applying a finish coat. Paint maintenance is especially important to prevent decay in the ""paint grade spruce"" wood trim now in common use. When areas are painted expect the painters to possibly find some soft wood from water damage that might need replacement. Budget for isolated wood replacements as part of the painting process.

2.2 Item 1(Picture)

2.2 Item 2(Picture)

2.2 Item 3(Picture)

2.2 Item 4(Picture)

2.2 Item 5(Picture)

(2) Spot decay/deterioration noted at Upper porch support and rear window ledge repair and refinishing needed These should be keep well sealed Against the weather to prevent damage.

(3) Gaps/holes should be sealed against the weather.

2.2 Item 7(Picture)

2.2 Item 8(Picture)

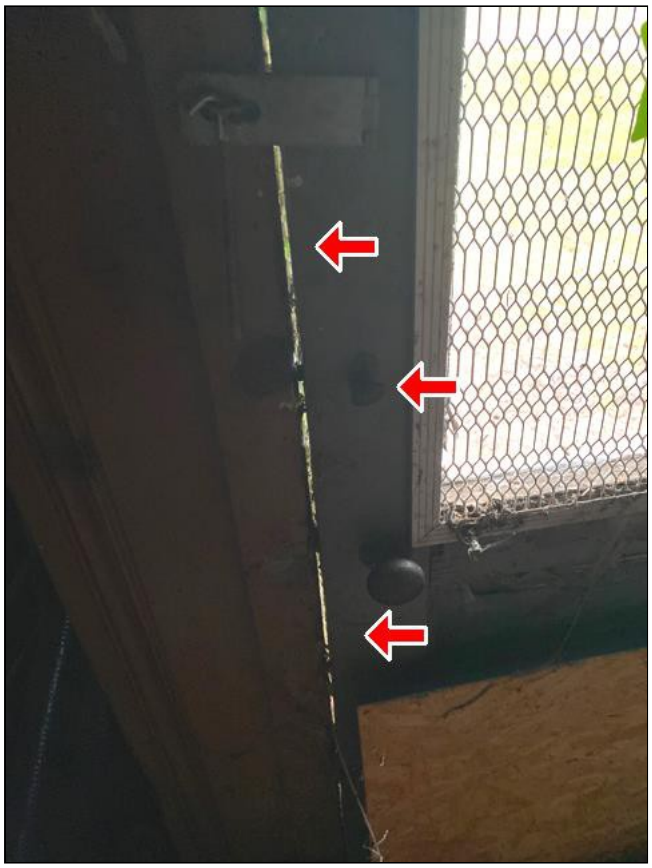
(4) Loose panels at rear should be repaired as needed.

2.2 Item 9(Picture)

2.3 DOORS (Exterior)

Comments: Inspected

(1) The garage does not lock and has loose/missing weather-stripping. Repairs are needed. A qualified contractor should repair or replace as needed.



2.3 Item 1(Picture)

(2) Keyed deadbolt(s) noted (lock requires a key from the inside to operate). These are no longer considered suitable because they can prevent quick exit in an emergency. We suggest upgrading to locks which can be operated with a hand motion. Typically this can be done when you have the locks rekeyed upon occupancy.

2.3 Item 2(Picture)

2.4 WINDOWS

Comments: Inspected

2.5 DRIVEWAYS/WALKS/PATIOS LEADING TO ENTRANCE(S)

Comments: Inspected

Common cracking and minor settlement noted. Sealing the cracks and gaps between slabs can help reduce the chances of settlement from water intrusion. If the settlement threatens to become a trip hazard it should be corrected.

2.5 Item 1(Picture)

2.6 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS

Comments: Inspected

2.7 GRADING, DRAINAGE, AND RETAINING WALLS (With respect to their effect on the condition of the building)

Comments: Inspected

(1) The below ground drain lines for downspouts are old and we are unable to determine if drains will function properly. It is common for these to become blocked, which can lead to foundation water intrusion. Many communities require these to be disconnected because municipal sewers are at or near capacity. As a proactive step, we suggest you disconnect and attached downspout leaders to direct water away from the structure.

2.7 Item 1(Picture)

(2) We suggest regrading as needed to assure all water drains away from the foundation without covering siding. Controlling water around the foundation is the single biggest factor in reducing the chances for water infiltration into the structure. Nearly every structure we inspect has room for improvement.

2.7 Item 2(Picture)

2.7 Item 3(Picture)

2.7 Item 4(Picture)

2.8 FAUCETS

Comments: Inspected

2.9 OTHER INFORMATION

Comments: Inspected

We suggest trimming vegetation well away from the structure to provide free airflow, reduce chances of damage and allow for routine observation and maintenance.

2.9 Item 1(Picture)

2.9 Item 2(Picture)

2.15 Limitations to the Inspection of the Exterior

Comments: Inspected

Portions of the building exterior and/or the grounds at the left side of the building are obstructed by dense piles of dead leaves and could not be inspected. The vegetation should be trimmed for inspection and maintenance purposes.

2.15 Item 1(Picture)

3.Air Conditioning

Our inspection of the heating and cooling system included a visual examination of the system's major components to determine defects, excessive wear, and general state of repair. Weather permitting, our inspection of a heating or cooling system includes activating it via the thermostat and checking for appropriate temperature response. Our inspection does not include disassembly of the furnace; therefore heat exchangers are not included in the scope of this inspection. Ceiling fans are not typically inspected as they are not within the scope of the inspection.

Styles & Materials

Number of AC Units:	Compressor/Heat Pump Location:	A/C Has Interuptible Service?:
One	Air handler is in the attic	Yes--see your electric utility for service terms and cost savings

Items

3.0 CLIENT INFORMATION

Comments: Inspected

A full technical evaluation of the condition of heating and cooling equipment requires extensive invasive testing that is beyond the scope of this inspection. Specialty systems, such as boilers and geothermal units should be separately evaluated by a qualified specialist. We suggest you inquire of the seller if any areas do not adequately heat or cool and obtain the paperwork for any recent repairs/evaluations.

Temperature permitting, inspection and evaluation of the condition of the cooling system was limited to visible components and their basic functions. We did not test amperage draw or refrigerant pressures. If your air conditioning fails it might be subject to the following. On January 1, 2010, the Environmental Protection Agency placed into effect a ban on the manufacture of new HVAC systems using R-22 refrigerant. General phase out of R-22 refrigerant is currently estimated to be complete by the year 2020, at which time chemical manufacturers will no longer be able to produce R-22 to service existing air conditioners and heat pumps. Existing units using R-22 can continue to be serviced with R-22 but it is expected to gradually become expensive and difficult to obtain. New, high-energy efficient systems, will utilize new non-ozone-depleting refrigerants such as 410-A. 410-A cannot be utilized in older systems which previously used R-22 without making some substantial and costly changes to system components

3.3 OTHER INFORMATION

Comments: Inspected

Old A/C unit found it the attic. Due to winter temperatures it was not tested but unit looks to be at the end of its useful life.

3.3 Item 1(Picture)

3.3 Item 2(Picture)

4.Roofing

Our inspection of the readily accessible roof system included a visual examination to determine damage or material deterioration. We walk on the roof only when is it safe to do so and is not likely to damage the roof materials. We look for evidence of roof system leaks and damage. We cannot predict when or if a roof might leak in the future.

Styles & Materials

Viewed roof covering from:
Ground
Height prevented mounting roof

Roof-Type:
Hip

Roof Slope:
Medium
Flat

Roof Covering:
Three-tab composition shingles
Modified bitumen

Valley Style:
Closed cut

Estimated roof covering age:
10 to 15 years

Gutters/Roof Drainage:
Metal gutters and downspouts

Items

4.0 CLIENT INFORMATION

Comments: Inspected

All roof systems require annual (or even more frequent) maintenance. Failure to perform routine roof maintenance will usually result in leaks and accelerated deterioration of the roof covering and flashings. Any estimate of remaining life expectancy must be based on the assumption that the roof will be conscientiously maintained. Our inspection of the roof surface, attic and interior spaces should not be interpreted as a certification that this roof is, or will be free of leaks. Key components that are vital in making a roof system work are concealed from view and cannot be verified without destructive testing, which is beyond the scope of this inspection.

4.1 ROOF PHOTO(S)

Comments: Inspected

Roofing Photos

4.1 Item 1(Picture)

4.1 Item 2(Picture)

4.1 Item 3(Picture)

4.1 Item 4(Picture)

4.1 Item 5(Picture)

4.1 Item 6(Picture)

4.1 Item 7(Picture)

4.1 Item 8(Picture)

4.1 Item 9(Picture)

4.1 Item 10(Picture)

4.1 Item 11(Picture)

4.1 Item 12(Picture)

4.1 Item 13(Picture)

4.1 Item 14(Picture)

4.1 Item 15(Picture)

4.1 Item 16(Picture)

4.1 Item 17(Picture)

4.1 Item 18(Picture)

4.1 Item 19(Picture)

4.1 Item 20(Picture)

4.1 Item 21(Picture)

4.2 ROOF COVERINGS

Comments: Inspected

(1) Damaged shingles should be replaced to reduce risk of leaks.

4.2 Item 1(Picture)

4.2 Item 2(Picture)

4.2 Item 3(Picture)

4.2 Item 4(Picture)

4.2 Item 5(Picture)

4.2 Item 6(Picture)

4.2 Item 7(Picture)

(2) Moss/lichen growth noted. An approved cleaner should be applied to kill off the growth as this can cause deterioration of the roofing materials. Appropriate roof safety caution is needed when working on the roof.

4.2 Item 8(Picture)

4.3 FLASHINGS

Comments: Inspected

We suggest securing/sealing the apron flashing to help prevent leaks. This is typically an easy

repair for the roofer.

4.3 Item 1(Picture)

4.3 Item 2(Picture)

4.3 Item 3(Picture)

4.4 VALLEYS

Comments: Inspected

Uneven valley cut noted; correction advised. Standard roof practice is to trim a straight line 2 inches back from the valley center-line to help properly shed water.

4.4 Item 1(Picture)

4.5 ROOF DRAINAGE SYSTEMS/GUTTERS & DOWNSPOUTS

Comments: Inspected

(1) The gutters are full of debris in areas and need to be cleaned. The debris in gutters can also conceal rust, deterioration or leaks that are not visible until cleaned.

4.5 Item 1(Picture)

(2) A section of the gutters were filled with water at the time of this inspection, indicating improper drainage, which could promote water penetration of the building and damage to exterior and interior building elements and finishes.
-SUGGESTION: All gutters should be cleaned. The condition of the gutters can be evaluated after the debris has been removed.

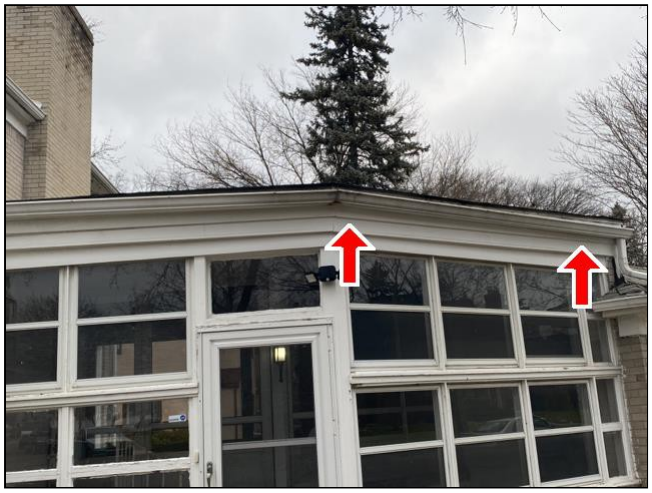
4.5 Item 2(Picture)

(3) We suggest extending downspout drainage well away from the foundation to reduce the chances of water intrusion into the structure.

4.5 Item 3(Picture)

4.5 Item 4(Picture)

(4) Realignment is needed for proper drainage.



4.5 Item 5(Picture)

4.6 FLAT/LOW SLOPE ROOF

Comments: Inspected

(1) Alligatoring (scaly cracking of exposed bitumen). Such areas should be regularly maintained with an approved sealer. This helps prevent stress cracks in the membrane, particularly in cold weather.

4.6 Item 1(Picture)

4.6 Item 2(Picture)

(2) Areas appear to have an on-going "ponding" problem. When water remains on a roof longer than 48 hours there is an increased risk of leaks and accelerated roof wear. Steps should be taken to pitch the roof for adequate drainage.

4.6 Item 3(Picture)

4.6 Item 4(Picture)

5.Chimneys & Fireplaces

All fireplaces, gas logs, and their chimneys or vents should be inspected annually by a qualified chimney sweep (more often for those who heat with wood). Some chimney professionals have specialized equipment, including chimney cameras, for a detailed and specialized review of chimneys. The National Fire Protection Association (NFPA) recommends what is known as a Level II inspection (includes a camera scan) on a regular basis, including when a property ownership changes. A Level II inspection may identify problems we don't. Certified chimney sweeps can be located atwww.csia.orgor (800) 536-0118.

Styles & Materials

CHIMNEY TYPE(S):	FIREPLACE TYPE(S):	NUMBER OF FIREPLACES:
Masonry fireplace & furnace/water heater chimney	Masonry wood burner	One

Items

5.0 Client Information

Comments: Inspected

Chimneys are a common source of water infiltration, both at the roof and inside the structure. Maintaining the flashings and a proper weather cap will reduce the chances of a problem. Portions of the flashing and interior of the chimney are not visible during our inspection. The NFPA recommends having what is called a Level 2 inspection by a qualified chimney sweep, to include a camera scan of the interior of the chimney. A Level 2 inspection can identify problems not noted in our report. We agree with their recommendation. You can find a list of certified sweeps atwww.csia.org

5.1 CHIMNEY CONDITION

Comments: Inspected

(1) The cement chimney cap at the chimney should be sealed as part of routine maintenance. For longer term performance, client may wish to consider upgrading to a full overhanging crown with a sloping top and drip slot at the overhang.

5.1 Item 1(Picture)

5.1 Item 2(Picture)

(2) Metal weather cap for furnace vent/flue is missing. This can allow water and debris to enter the flue. Should the vent become obstructed, unsafe flue gasses can enter the home. The flue interior should be checked by a qualified contractor and a proper cover installed.

5.1 Item 3(Picture)

5.2 FIREPLACE CONDITION

Comments: Inspected

The damper arm and linkage for fireplace at the living room will fall out of alignment when operating. Repairs should be made so unit works properly. A qualified technician should inspect and repair as needed.

5.2 Item 1(Picture)

6.Garage

Our inspection of the garage included a visual examination of the readily accessible portions of the walls, ceilings, floors, vehicle and personnel doors, steps and stairways, fire resistive barriers, garage door openers and hardware if applicable.

Styles & Materials

Type of garage:
Attached via breezeway

Garage Door Type:
Sectional

Door Opener(s):
Genie

Garage Ceiling Finish:
Open to roof structure

Interior Garage Wall Finish:
Paneling

Garage Windows:
Fixed pane

Garage Floor:
Concrete

Items

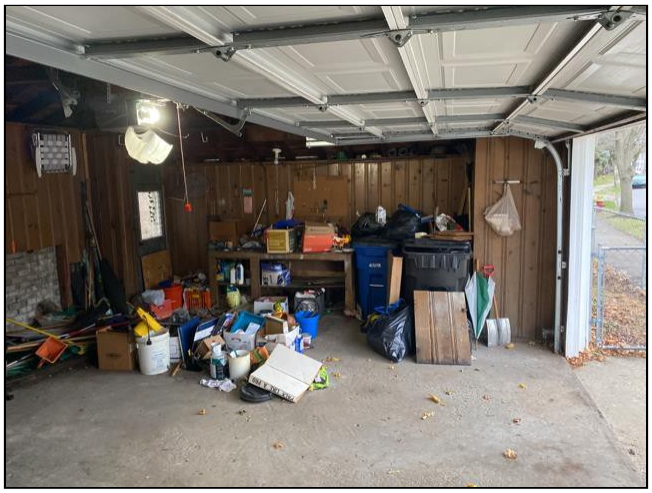
6.0 GARAGE PHOTO(S)

Comments: Inspected

Garage Photos

6.0 Item 1(Picture)

6.0 Item 2(Picture)



6.0 Item 3(Picture)

6.0 Item 4(Picture)

6.0 Item 5(Picture)

6.0 Item 6(Picture)

6.0 Item 7(Picture)

6.0 Item 8(Picture)

6.1 GARAGE CEILINGS

Comments: Inspected

The ceiling is deteriorated and reveals a water stain indicating a leak did or still exists. Repairs are needed. A qualified contractor should repair or replace as needed.

6.1 Item 1(Picture)

6.1 Item 2(Picture)

6.2 GARAGE WALLS (INCLUDING FIRE/FUME SEPARATION in ATTACHED GARAGES)

Comments: Inspected

6.3 GARAGE FLOOR

Comments: Inspected

6.4 GARAGE DOOR(S)

Comments: Inspected

6.5 GARAGE DOOR OPENER(S)

Comments: Inspected

The garage door opener raised and lowered the door, and it stopped and reversed when the light beam was interrupted. However, it did not stop or reverse when meeting resistance. Typically, this condition can be remedied by a simple adjustment of the door sensitivity. The sensitivity on the closing (downward) force exerted by the opener mechanism should be adjusted to a safe level.

6.5 Item 1(Picture)

6.6 OCCUPANT DOOR FROM GARAGE TO INSIDE HOME

Comments: Inspected

6.7 PEDESTRIAN DOOR INTO GARAGE

Comments: Inspected

6.8 GARAGE WINDOW(S)

Comments: Inspected

7.Kitchen

Our inspection of the kitchen included a visual examination of the readily accessible components to determine defects, excessive wear, and general state of repair. We tested basic, major built-in appliances using normal operating controls. Accuracy and/or function of clocks, timers, temperature controls and self cleaning functions on ovens is beyond the scope of our testing procedure. Refrigerators or other appliances were not tested or inspected unless specifically noted.

Styles & Materials

Cabinetry:
WOOD

Countertop:
LAMINATE

Sink(s):
2 BOWLS
STAINLESS STEEL

Visible Cooking Fuel Source(s):
Natural gas

Refrigerator:
KENMORE

Disposer Brand:
INSINK ERATOR (ISE)

Built In Dishwasher:
KENMORE

Exhaust/Range Hood:
UNKNOWN BRAND

Counter Mounted Cooktop:
MAGIC CHEF

Built In Oven(s):
FRIGIDAIRE

Items

7.0 CLIENT INFORMATION

Comments: Inspected

Inspecting appliances is beyond the scope of the NACHI Standards of Practice. As a courtesy to the client, we checked basic function of the listed appliances only.

Note that some realtors as well as local utility providers and private contractors offer annual service contracts covering gas or electric appliances.
- SUGGESTION: Consult with your agent and/or the utility provider regarding cost, scope of coverage and the availability of such programs. You agent may offer a full home warranty.If not, Information is available at our website cnminspections.com/more.

All appliances should be checked during your final walk through.

7.1 KITCHEN PHOTO(s)

Comments: Inspected

Kitchen Photos

7.1 Item 1(Picture)

7.1 Item 2(Picture)

7.1 Item 3(Picture)

7.1 Item 4(Picture)

7.2 CABINETS

Comments: Inspected

7.3 COUNTERTOP

Comments: Inspected

7.4 SINK(s)

Comments: Inspected

7.5 REFRIGERATOR

Comments: Inspected

7.6 RANGES/OVENS/COOKTOPS

Comments: Inspected

The range/cooktop was tested using normal operating controls. It functioned normally. However, it is likely near the end of its useful life.
- SUGGESTION: Budget for future replacement.

7.8 RANGE HOOD/EXHAUST

Comments: Inspected

7.9 WASTE DISPOSER

Comments: Inspected

7.10 DISHWASHER

Comments: Inspected

The dishwasher was tested using normal operating controls. It functioned normally. However, it is likely near the end of its useful life.
- SUGGESTION: Budget for future replacement.

7.11 Built In Oven(s)

Comments: Inspected

8(A) .Hall bath

Our inspection of the bathrooms included a visual examination to determine if there were any active leaks, water damage, deterioration to floors and walls, proper function of components, excessive or unusual wear and general state of repair. Bathroom fixtures are run simultaneously to check for adequate water pressure and volume. Unusual bath features like steam generators or saunas are not inspected unless specifically discussed in this report.

Styles & Materials

Number of Bathrooms:
One

Bathroom Floor Covering:
Tile

Countertop Material:
Porcelin

Bathrom Ventilation:
Fan(s) & window(s)

Shower Wall Material:
Ceramic Tiles

Plumbing Access Panel:
Plumbing access panel(s) provided

Bathtub stopper:
Stopper(s) present

Items

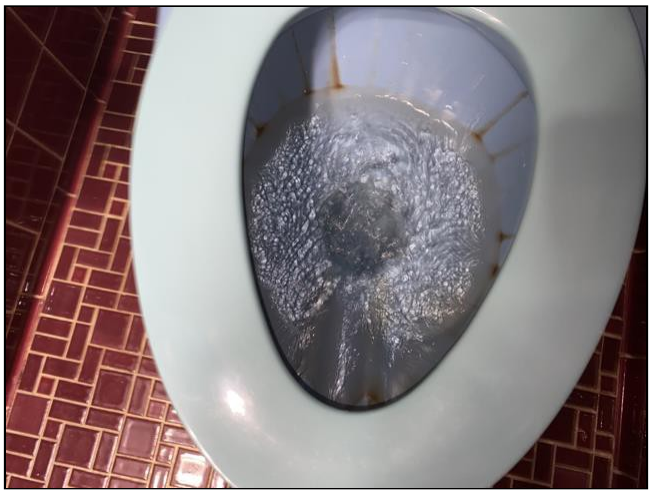
8.0.A BATHROOM PHOTO(S)

Comments: Inspected

Bathroom Photos

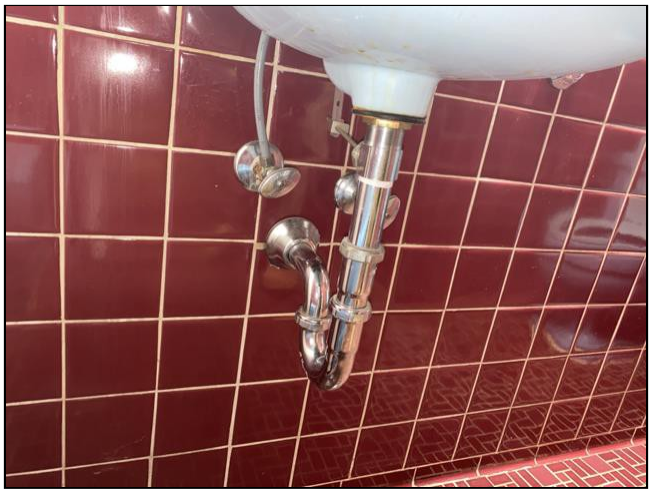
8.0.A Item 1(Picture)

8.0.A Item 2(Picture)

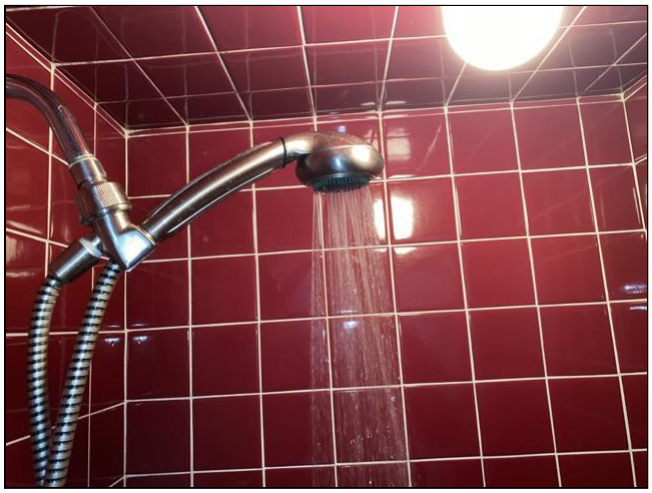


8.0.A Item 3(Picture)

8.0.A Item 4(Picture)



8.0.A Item 5(Picture)



8.0.A Item 6(Picture)

8.1.A WASH BASIN/SINK(S)

Comments: Inspected

The trap on waste line is leaking at the second floor hall bath sink. Repairs advised to help prevent damage.

8.1.A Item 1(Picture)

8.2.A CABINETS/COUNTERTOP

Comments: Inspected

8.3.A BATHROOM VENTILATION
Comments: Inspected

8.4.A TOILET(S)
Comments: Inspected

The toilet in the hall bathroom won't flush unless lever is held down. Repairs are needed. A qualified licensed plumber should repair or correct as needed.

8.4.A Item 1(Picture)

8.5.A BATHTUB(S)
Comments: Inspected

8.6.A SHOWER
Comments: Inspected

8.7.A SHOWER WALLS
Comments: Inspected

8.8.A GLASS SHOWER ENCLOSURE(S) & SHOWER DOOR(S)
Comments: Inspected

8(B) .Half bath

Our inspection of the bathrooms included a visual examination to determine if there were any active leaks, water damage, deterioration to floors and walls, proper function of components, excessive or unusual wear and general state of repair. Bathroom fixtures are run simultaneously to check for adequate water pressure and volume. Unusual bath features like steam generators or saunas are not inspected unless specifically discussed in this report.

Styles & Materials

Number of Bathrooms:
One

Bathroom Floor Covering:
Tile

Countertop Material:
Porcelin

Bathrom Ventilation:
Window

Plumbing Access Panel:
No plumbing access panels provided

Items

8.0.B BATHROOM PHOTO(S)

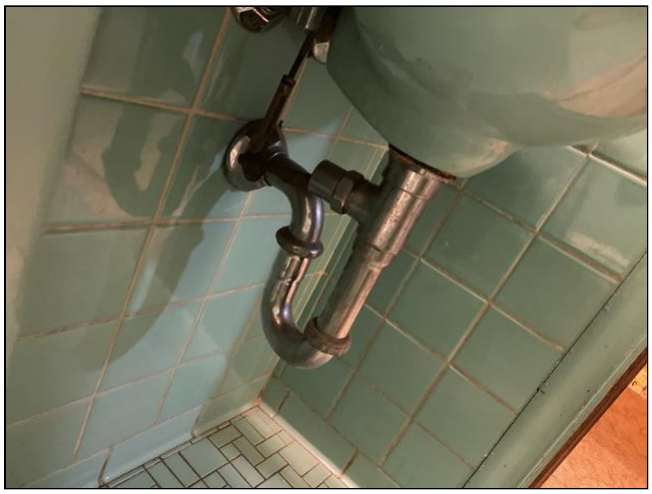
Comments: Inspected

Bathroom Photos

8.0.B Item 1(Picture)

8.0.B Item 2(Picture)


8.0.B Item 3(Picture)


8.0.B Item 4(Picture)

8.1.B WASH BASIN/SINK(S)

Comments: Inspected

8.2.B CABINETS/COUNTERTOP

Comments: Inspected

8.3.B BATHROOM VENTILATION

Comments: Inspected

The bathroom has a sealed window and no vent fan. A lack of adequate ventilation in a bathroom can cause a variety of problems, including deterioration of interior finishes and the growth of mold. We suggest having adequate ventilation provided.


8.3.B Item 1(Picture)

8.4.B TOILET(S)

Comments: Inspected

8(C) .Master bath

Our inspection of the bathrooms included a visual examination to determine if there were any active leaks, water damage, deterioration to floors and walls, proper function of components, excessive or unusual wear and general state of repair. Bathroom fixtures are run simultaneously to check for adequate water pressure and volume. Unusual bath features like steam generators or saunas are not inspected unless specifically discussed in this report.

Styles & Materials

Number of Bathrooms:
One

Bathroom Floor Covering:
Tile

Countertop Material:
Porcelin

Bathrom Ventilation:
Window

Shower Wall Material:
Ceramic Tiles

Plumbing Access Panel:
Plumbing access panel(s) provided

Bathtub stopper:
Stopper(s) present

Items

8.0.C BATHROOM PHOTO(S)

Comments: Inspected

Bathroom Photos

8.0.C Item 1(Picture)

8.0.C Item 2(Picture)

8.0.C Item 3(Picture)

8.0.C Item 4(Picture)

8.0.C Item 5(Picture)

8.1.C WASH BASIN/SINK(S)

Comments: Inspected

The faucet is leaking at the master bath sink. Repairs advised to help prevent damage.

8.1.C Item 1(Picture)

8.2.C CABINETS/COUNTERTOP

Comments: Inspected

8.3.C BATHROOM VENTILATION

Comments: Inspected

The fan in master bathroom is inoperable and should be repaired or replaced to help prevent excess moisture build up in the structure.

8.3.C Item 1(Picture)

8.4.C TOILET(S)

Comments: Inspected

The toilet bowl in the master bathroom is loose at the floor anchor bolts. The wax ring inside the unit must have a snug, secure fit in order to prevent leaks and damage. Resealing, leveling and re-securing this unit is advised, prior to use.The flooring in this area should be checked for damage.

8.4.C Item 1(Picture)

8.5.C BATHTUB(S)

Comments: Inspected

The diverter valve for the shower does not operate at the master bathroom. Repairs are needed. A qualified licensed plumber should repair or correct as needed.

8.6.C SHOWER

Comments: Not Inspected

8.7.C SHOWER WALLS

Comments: Inspected

8.8.C GLASS SHOWER ENCLOSURE(S) & SHOWER DOOR(S)

Comments: Inspected

8(D) .Basement Bath

Our inspection of the bathrooms included a visual examination to determine if there were any active leaks, water damage, deterioration to floors and walls, proper function of components, excessive or unusual wear and general state of repair. Bathroom fixtures are run simultaneously to check for adequate water pressure and volume. Unusual bath features like steam generators or saunas are not inspected unless specifically discussed in this report.

Styles & Materials

Number of Bathrooms:	**Bathroom Floor Covering:**	**Countertop Material:**
One	Tile	Porcelin
Bathrom Ventilation:	**Plumbing Access Panel:**	**Bathtub stopper:**
Window	No plumbing access panels provided	No stopper(s) present

Items

8.0.D BATHROOM PHOTO(S)

Comments: Inspected

Bathroom Photos

8.0.D Item 1(Picture)

8.0.D Item 2(Picture)

8.0.D Item 3(Picture)

8.0.D Item 4(Picture)

8.1.D WASH BASIN/SINK(S)

Comments: Inspected

The faucet is leaking at the basement bathroom. Repairs advised to help prevent damage.

8.1.D Item 1(Picture)

8.2.D CABINETS/COUNTERTOP

Comments: Inspected

8.3.D BATHROOM VENTILATION

Comments: Inspected

8.4.D TOILET(S)

Comments: Inspected

9.Interiors

Our inspection of the interior included a visual examination for structural and safety deficiencies. Please note that only a representative sample of accessible components was inspected.

Styles & Materials

Interior Access:
Standard amount of belongings in home

Floor Covering(s):
Tile
Wood
Area rugs

Window Material:
Wood
Metal

Window Type/Design:
Mixture of single and double pane
Glass block
Fixed
Casement Windows

Ceiling Material(s):
Drywall/plaster

Wall Material(s):
Drywall/plaster

Items

9.0 INTERIOR PHOTO(S)

Comments: Inspected

Interior Photos

9.0 Item 1(Picture)

9.0 Item 2(Picture)

9.0 Item 3(Picture)

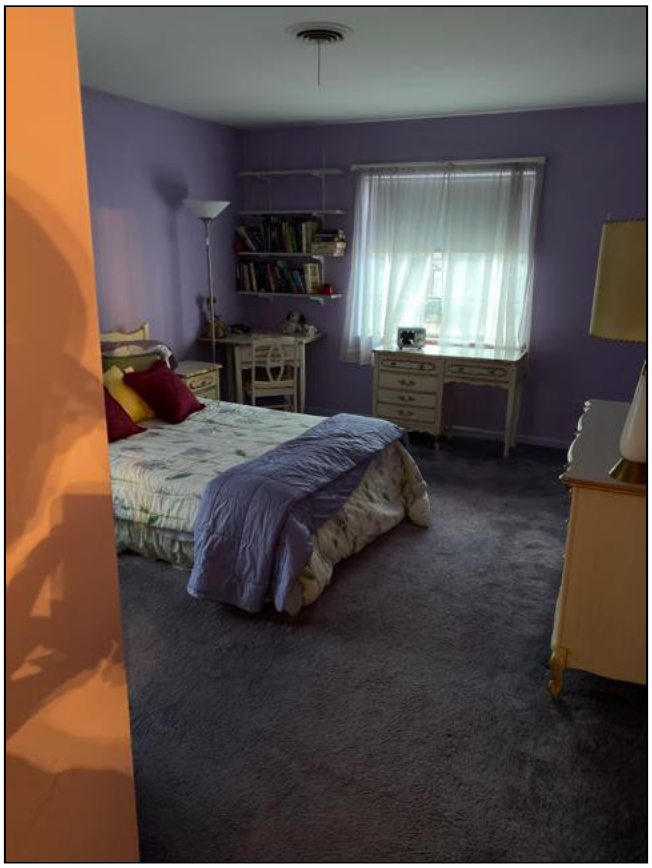
9.0 Item 4(Picture)

9.0 Item 5(Picture)

9.0 Item 6(Picture)

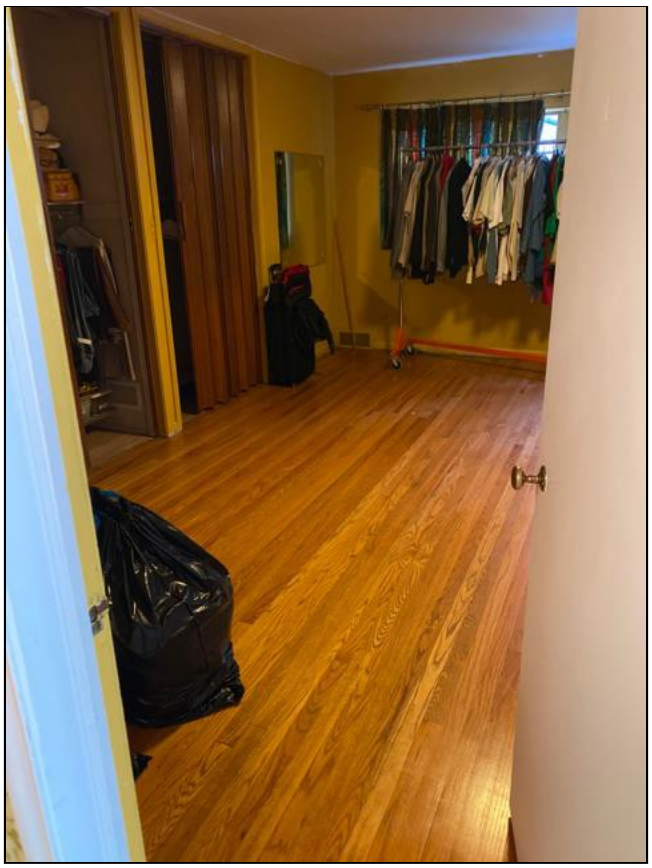
9.0 Item 7(Picture)

9.0 Item 8(Picture)



9.0 Item 9(Picture)

9.0 Item 10(Picture)



9.0 Item 11(Picture)

9.0 Item 12(Picture)

9.1 GENERAL COMMENTS ABOUT THE INTERIOR

Comments: Inspected

9.2 WINDOWS (REPRESENTATIVE NUMBER)

Comments: Inspected

(1) One window at the dining room and others in the right front and left middle bedrooms are both cracked at glass pane. A repair is needed. A qualified contractor should repair or replace as needed.

9.2 Item 1(Picture)

9.2 Item 2(Picture)

(2) "Be advised that casement windows tend to operate inconsistently and have a tendency to stick dependent upon type of hardware, sash/frame design, paint thickness and humidity level; be prepared for this occurrence. Be sure to keep the window jamb and bottom areas of the windows well sealed to prevent wood rot. Also, the bottom edge and hinge area of the windows can become water damaged and it's difficult for the inspector to see and many times screens or other items prevent feeling the bottom edge; keep bottom windows wedges well painted/sealed".

9.2 Item 3(Picture)

9.2 Item 4(Picture)

(3) Sampled windows operated stiffly and some were stuck or painted shut. We suggest that you loosen and clean as necessary for easier operation. All windows should be cycled at least once a year as a good maintenance practice. We recommend that there is at least one easily operable

window and storm unit in each room for fire egress.

9.2 Item 5(Picture)

9.2 Item 6(Picture)

9.2 Item 7(Picture)

9.3 CEILINGS

Comments: Inspected

(1) Patching noted at breezeway. We suggest obtaining the maintenance history.

9.3 Item 1(Picture)

(2) Water stains noted underneath upstairs hall bathroom. We suggest obtaining the maintenance history and having corrected as needed.

9.3 Item 2(Picture)

9.4 WALLS

Comments: Inspected

9.5 DOORS (REPRESENTATIVE NUMBER)

Comments: Inspected

9.6 FLOORS

Comments: Inspected

Cracked tiles noted at the breezeway and in basement should be checked for asbestos and repaired/replaced as needed.

9.6 Item 1(Picture)

9.6 Item 2(Picture)

9.6 Item 3(Picture)

9.7 STEPS, STAIRWAYS, BALCONIES AND RAILINGS

Comments: Inspected

Loose railing(s) at the stairs to second story should be properly secured to help prevent slip and fall

9.7 Item 1(Picture)

9.8 SMOKE DETECTORS

Comments: Not Inspected

Experts recommend that smoke detectors be installed in and outside all sleeping areas, on on each level of the structure, in accordance with industry standards. Interconnected detectors are preferred so that if one sounds, the others sound. We suggest upgrading as needed.

9.9 CARBON MONOXIDE DETECTORS

Comments: Not Inspected

Experts advise the installation of carbon monoxide detectors in all structures. These detectors have limited useful lifespans so we suggest you acquire new detector(s) and install upon occupancy in accordance with manufacturer specifications. Regular testing should follow.

10.Basement/Structure

Our inspection of the structure included a visual examination of the exposed, readily accessible portions of the structure. These items were examined for visible defects, excessive wear, and general condition. Many structural components are inaccessible because they are buried below grade or are behind finished surfaces. Therefore, much of the inspection was performed by looking for visible symptoms of movement, damage and deterioration. Where there are no symptoms, conditions requiring further review or repair may go undetected and identification is not possible without destructive testing. We make no representations as to the internal conditions or stability of soils, concrete footings and foundations, except as exhibited by their performance. We cannot predict when or if foundations or roofs might leak in the future.

Styles & Materials

Foundation Type and Material:
CMU masonry block

Basement Finish:
Mostly finished

Access to Foundation Walls (Interior):
The walls are mostly concealed by finish

Columns or Piers:
Masonry center support wall

Beams/Girders:
Center support wall

Visible Basement Wall Insulation:
Unable to Determine

Floor Structure:
Conventional wood framing

Ceiling Structure:
Not visible due to finish

Exterior Wall Structure:
Framing not visible due to finish

Items

10.0 Basement Photos

Comments: Inspected

Basement Photos

10.0 Item 1(Picture)

10.0 Item 2(Picture)

10.0 Item 3(Picture)

10.0 Item 4(Picture)

10.0 Item 5(Picture)

10.0 Item 6(Picture)

10.2 BASEMENT/LOWER LEVEL/FOUNDATION MOISTURE CONDITIONS

Comments: Inspected

No evidence of moisture penetration was visible in the basement at the time of the inspection. We cannot predict whether moisture penetration will pose a problem in the future. The vast majority of basement leakage problems are the result of insufficient control of storm water at yard surface. The ground around the building should be sloped to encourage water to flow away from the foundation. Gutters and downspouts should be used to collect roof water and discharge the water at least five (5) feet from the foundation or into a approved, functional storm sewer. Downspouts that are clogged or broken below grade level, or that discharge too close to the foundation are a contributor to basement leakage. - SUGGESTION: If basement leakage problems are experienced, lot grading and roof drainage improvements should be undertaken as a first step. Please be wary of contractors who recommend expensive solutions. Excavation, damp proofing and/or the installation of exterior or interior drainage systems should be considered a last resort. In some cases, however, it is necessary. Your plans for using the basement may also influence the approach taken to curing any dampness that is experienced.

10.3 FOUNDATION WALLS

Comments: Inspected

10.4 FOUNDATION INSULATION
Comments: Inspected

10.5 Subflooring Conditions (as visible from basement or crawl space)
Comments: Inspected

10.6 Structural Beam Conditions
Comments: Inspected

10.7 Framing conditions
Comments: Inspected

10.8 Structural Post & Column Conditions
Comments: Inspected

11.Laundry

Testing of clothes washers, dryers, water valves and drains are not within the scope of this inspection. We inspect the general condition and accessibility of the visible water supply, drain and electric and/or gas connections and visible portions of the dryer vent. If present, laundry sink features will be inspected.

Styles & Materials

Laundry Location:
Basement

Laundry Tub:
Plastic

Clothes Washer:
Kenmore/Sears

Clothes Dryer:
Kenmore/Sears

Dryer Power Source:
Gas

Items

11.0 LAUNDRY PHOTO

Comments: Inspected

Laundry Photo

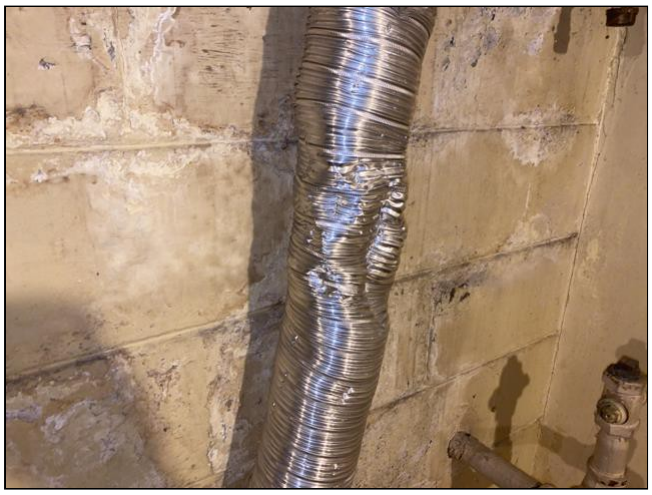
11.0 Item 1(Picture)

11.0 Item 2(Picture)

11.1 CLOTHES DRYER VENT

Comments: Inspected

The clothes dryer vent is kinked/ restricted. Clothes dryer vents that are not vented properly can cause moisture/lint problems and could be a fire hazard. A qualified contractor should repair or replace as needed.



11.1 Item 1(Picture)

11.2 CLOTHES DRYER CONNECTION

Comments: Inspected

Copper/Aluminum gas line should be replaced with approved flexible appliance gas connector. We suggest you look for one with an excess flow valve that help prevents leaks to further enhance safety.

11.2 Item 1(Picture)

11.3 CLOTHES WASHER HOOK UP

Comments: Inspected

11.4 LAUNDRY TUB

Comments: Inspected

12.Plumbing

Our inspection of the plumbing system included a visual examination to determine defects, excessive wear, leakage, and general state of repair. Plumbing leaks can be present but not evident in the course of a normal inspection. A sewer lateral test to determine the condition of the underground sewer lines is beyond the scope of this inspection. Our review of the plumbing system does not include landscape irrigation systems, water wells, on site and/or private water supply systems, water quality, off site community water supply systems or private (septic) waste disposal systems unless specifically noted.

Styles & Materials

Water Source:
Public

Main Water Shutoff Location:
Basement

Fuel Shutoff Location:
Exterior gas meter

Visible Water Supply Entry Pipe Material:
Copper

Visible Plumbing Waste Material:
Plastic

Sewer Cleanout Location:
Basement

Plumbing access:
Plumbing mostly unexposed due to finish and slab construction

Water Heater Location:
Basement

Water Heater Power Source:
Natural gas

Visible Water Distribution Material (inside structure):
Copper

Water Heater Manufacturer(s):
G.E.

Water Heater Capacity:
40 Gallon

Water Heater Age:
16 years

Items

12.0 CLIENT INFORMATION

Comments: Inspected

Valves may leak when operated after a period of inactivity. For this reason, we did not test service valves during the inspection. Expect to find many of these difficult to operate or stuck in position.

During the inspection, we only operate the valves or faucets that are normally operated by the occupants in their daily use of the plumbing system. Be aware that we will not operate:

1.The main water supply shutoff (although we will report on its existence and location when accessible)

2.The temperature & pressure relief valve on the water heater (although we will note its existence and check its installation)

3.The water heater tank supply or drain valves

4.Any stop valves supplying water to plumbing fixtures

5.The laundry supply shutoff valves.

Any valve that is not operated on a daily basis may fail; that is, start leaking or dripping, when tested. If you want to know if seldom-used valves and faucets are functional, we encourage you to operate them in the presence of the seller, before escrow closing. If the seller is not available for this exercise, we recommend that you have a plumber present so that he can make any

repairs or replacements.

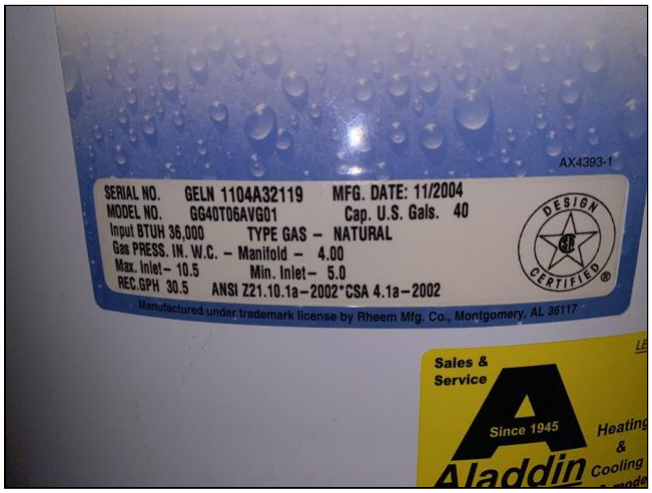
Water system pressure tests are not within the scope of this inspection. Likewise, we cannot determine the function of underground drains. You can reduce your risk by having a plumber snake the drains and perform a camera scan to help determine condition of these concealed areas.

12.1 WATER HEATER

Comments: Inspected

Water Heater ok

12.1 Item 1(Picture)



12.1 Item 2(Picture)

12.2 WATER HEATER VENTS/FLUES/VENT CONNECTORS

Comments: Inspected

12.3 MAIN WATER SHUT-OFF DEVICE

Comments: Inspected

An electrical bonding jumper is present at the meter as desired and no leaks or corrosion are visible.

12.3 Item 1(Picture)

12.4 WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

Comments: Inspected

12.5 DRAIN, WASTE AND VENT SYSTEMS

Comments: Inspected

12.6 FUEL PIPES AND STORAGE SYSTEMS

Comments: Inspected

13.Heating

Our inspection of the heating and cooling system included a visual examination of the system's major components to determine defects, excessive wear, and general state of repair. Weather permitting, our inspection of a heating or cooling system includes activating it via the thermostat and checking for appropriate temperature response. Our inspection does not include disassembly of the furnace; therefore heat exchangers are not included in the scope of this inspection. Ceiling fans are not typically inspected as they are not within the scope of the inspection.

Styles & Materials

Number of Heat Systems:
One

Heat Type:
Forced Air

Energy Source:
Natural gas

Heat Source in Each Bedroom/ Living Room:
Yes

Heat System Location:
Basement

Thermostat Location:
Hall

Heat System Brand:
Lennox

Furnace/Boiler/Air Handler Age:
8 years

Blower Compartment:
Sealed blower compartment--not accessed

Filter Type:
20 x 25 x 1

Items

13.0 CLIENT INFORMATION

Comments: Inspected

A full technical evaluation of the condition of heating and cooling equipment requires extensive invasive testing that is beyond the scope of this inspection. Specialty systems, such as boilers and geothermal units should be separately evaluated by a qualified specialist. We suggest you inquire of the seller if any areas do not adequately heat or cool and obtain the paperwork for any recent repairs/evaluations.

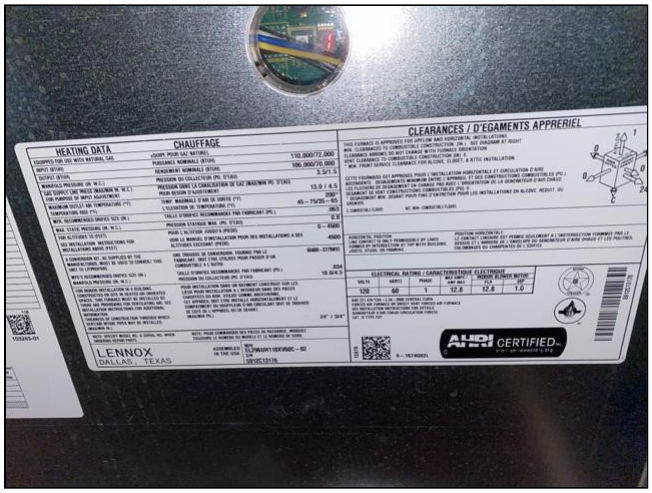
Temperature permitting, inspection and evaluation of the condition of the cooling system was limited to visible components and their basic functions. We did not test amperage draw or refrigerant pressures. If your air conditioning fails it might be subject to the following. On January 1, 2010, the Environmental Protection Agency placed into effect a ban on the manufacture of new HVAC systems using R-22 refrigerant. General phase out of R-22 refrigerant is currently estimated to be complete by the year 2020, at which time chemical manufacturers will no longer be able to produce R-22 to service existing air conditioners and heat pumps. Existing units using R-22 can continue to be serviced with R-22 but it is expected to gradually become expensive and difficult to obtain. New, high-energy efficient systems, will utilize new non-ozone-depleting refrigerants such as 410-A. 410-A cannot be utilized in older systems which previously used R-22 without making some substantial and costly changes to system components

13.2 FORCED AIR FURNACE

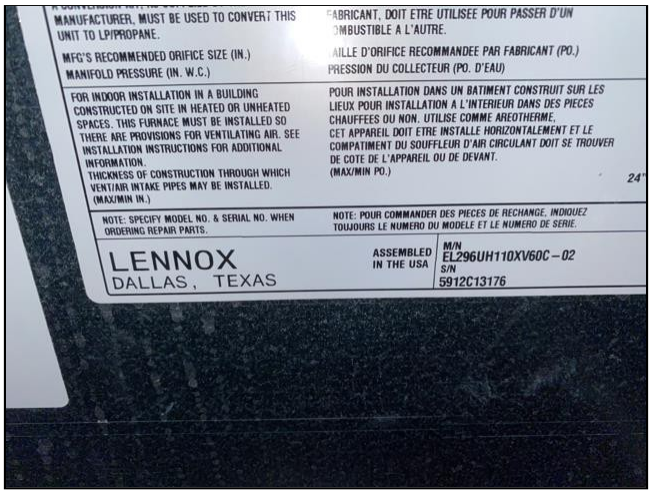
Comments: Inspected

Furnace ok

13.2 Item 1(Picture)



13.2 Item 2(Picture)



13.2 Item 3(Picture)

13.3 COMBUSTION CHAMBER

Comments: Inspected

Combustion chamber ok

13.3 Item 1(Picture)

13.4 BLOWER COMPARTMENT

Comments: Inspected

Blower compartment(s) ok

13.5 FILTERS & DUCTWORK

Comments: Inspected

13.6 VENTS/FLUES/VENT CONNECTORS

Comments: Inspected

Advise properly sealing where the vent enters the chimney to help prevent toxic flue gas escape. Although important, this is typically an easy repair.

13.6 Item 1(Picture)

13.7 THERMOSTAT & DISCONNECTS

Comments: Inspected

14.Electrical

Our inspection of the electrical system included a visual examination of readily accessible components including a random sampling of electrical devices to determine adverse conditions and improper wiring methods, grounding, bonding and overcurrent protection. Performing voltage tests, load calculations or determining the adequacy of the electrical system for future usage is outside the scope of this inspection. Telephone, video, audio, security system, landscape lighting, and other low voltage wiring was not included in this inspection unless specifically noted.

Styles & Materials

Electrical Service Conductors:
Overhead service

Main Panel Location:
Basement

Electric Panel Manufacturer:
Square D

Service Ampacity:
200 amps

Ground Fault Circuit Interupters (GFCIs) Locations:
None: See the Electrical Addendum

Wiring Type(s):
Type NM (Romex)

Main Disconnect Location:
Inside of the main distribution panel

Circuit Protection Type:
Circuit breakers

Visible 120 Volt Branch Circuit Wiring:
Copper

Items

14.0 CLIENT INFORMATION

Comments: Inspected

Our inspectors test a random sample of receptacles, switches and fixtures. We typically test not less than one receptacle outlet per room and all outlets within 6 feet of a water source. Each and every wiring device will not be evaluated. Wiring devices blocked by furniture or personal goods will not be tested.

Testing the function of the main disconnect and individual breakers is not in the scope of this inspection.

Electrical defects are considered to be safety concerns and all such defects should be corrected by a qualified electrician.

Evaluation of any low voltage wiring systems, including but not necessarily limited to telephone, security systems, data transfer lines, TV antenna and cables, alarm, intercom, and stereo systems is beyond the scope of this inspection. Have the seller demonstrate or a qualified technician evaluate the low voltage wiring as desired.

Please see the Electrical Addendum for additional important information and definitions of terms used in the report.

14.1 SERVICE ENTRANCE CONDUCTORS/ELECTRIC METER/EXTERIOR DISCONNECT

Comments: Inspected

Service entry ok

14.1 Item 1(Picture)

14.1 Item 2(Picture)

14.2 EXTERIOR, GARAGE & ATTIC ELECTRIC

Comments: Inspected

Exterior outlet won't reset.

14.2 Item 1(Picture)

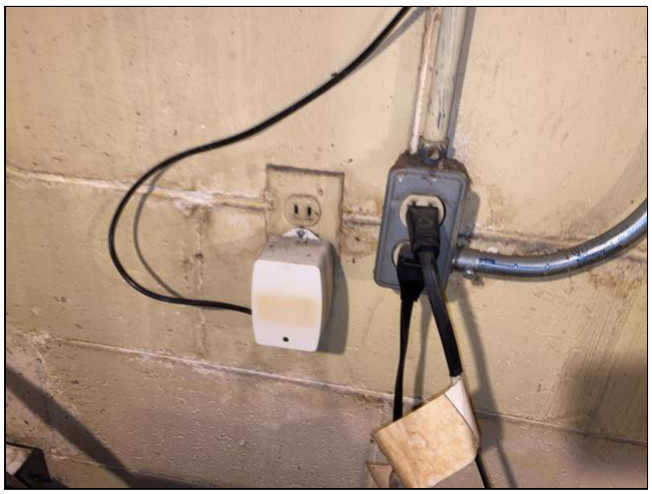
14.3 INTERIOR LIVING SPACE ELECTRIC

Comments: Inspected

(1) Missing coverplates should be installed to prevent accidental contact with electrical wires.

14.3 Item 1(Picture)

(2) Some receptacle outlets are not a three-prong GFCI (Ground Fault Circuit Interrupt) in the basement. Electrical issues are considered a hazard until repaired. We recommend further evaluation by a qualified electrician who can make any repairs as needed.



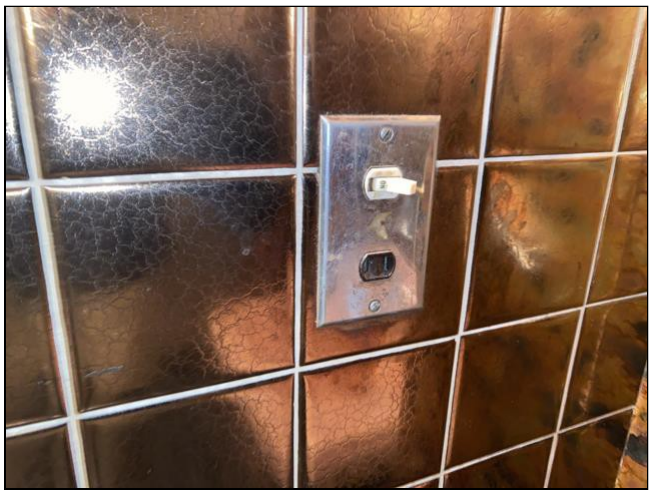
14.3 Item 2(Picture)

14.4 BATHROOM ELECTRIC

Comments: Inspected

GFCI protection is missing at all bathrooms. Correction advised. GFCI receptacle outlets are relatively inexpensive but are an important modern electrical safety component.

14.4 Item 1(Picture)



14.4 Item 2(Picture)

14.5 KITCHEN ELECTRIC

Comments: Inspected

(1) GFCI protection is missing at the kitchen. Correction advised. GFCI receptacle outlets are relatively inexpensive but are an important modern electrical safety component.

14.5 Item 1(Picture)

(2) Light flickering under cabinet needs repair.

14.5 Item 2(Picture)

14.6 GENERAL PANEL ENCLOSURE COMMENTS

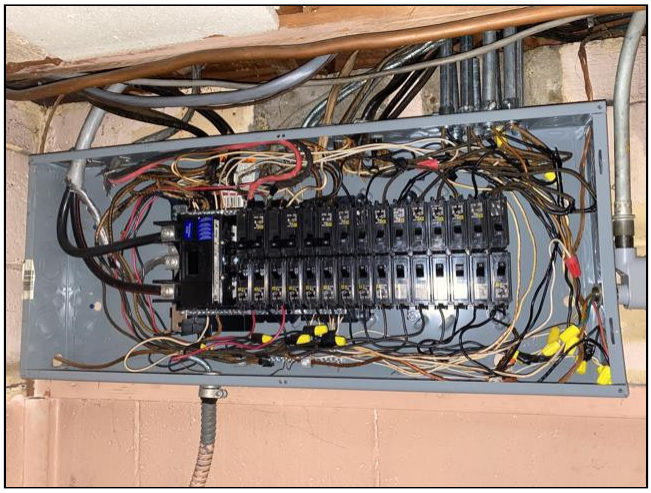
Comments: Inspected

Panel Ok

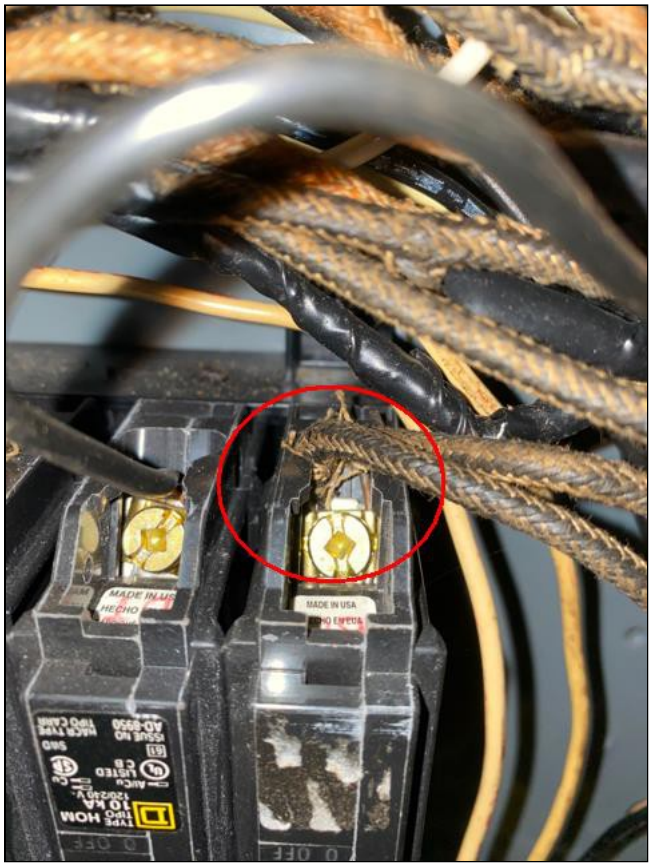
14.7 MAIN PANEL BRANCH CIRCUIT CONDUCTORS & OVERCURRENT DEVICES

Comments: Not Present

Multiple wires are installed on one or more terminals. The connectors do not appear to be designed to accommodate two circuits. This can overload the circuit and/or cause loose connections and should be corrected by a qualified electrician. In cases where there is no overloading, this can often be fixed with a minor wiring change.



14.7 Item 1(Picture)



14.7 Item 2(Picture)

15.Attic

Our inspection of the readily accessible areas of the attic included a visual examination to determine any signs of defects, excessive wear, and general state of repair. When low clearance, framing design or obstructions, deep insulation and mechanical components prohibit walking safely in an unfinished attic, inspection is conducted from the available service platforms or access openings only.

Styles & Materials

Attic Access:
Hatch

Method used to observe attic:
Entered and walked

Attic Insulation:
Blown

Roof Decking/Sheathing:
OSB (Oriented Strand Board)
Wood plank

Attic Ventilation:
Soffit Vents
Hooded vents

Roof Framing:
Conventional rafters

Attic Vapor Retarder:
None--Maintaining proper ventilation is important

Attic Moisture:
No signs of current water entry

Items

15.0 CLIENT INFORMATION

Comments: Inspected

When inspections are conducted shortly after or during periods of prolonged rain, active roof leaks can often be identified by dampness at the interior of the structure. See the General Information section of this report for weather conditions at the time of this inspection. Most inspections, however, are not conducted under wet weather conditions and in such cases we cannot determine whether a leak is active or not. Further, some leaks occur only under severe or unusual wind driven conditions. Even during prolonged rain, an inspection may not reveal the exact circumstances under which water entry occurs.

15.1 Attic Photo(s)

Comments: Inspected

Attic Photos

15.1 Item 1(Picture)

15.1 Item 2(Picture)

15.1 Item 3(Picture)

15.1 Item 4(Picture)

15.1 Item 5(Picture)

15.1 Item 6(Picture)

15.1 Item 7(Picture)

15.2 GENERAL ATTIC CONDITIONS

Comments: Inspected

15.3 ATTIC INSULATION

Comments: Inspected

15.4 ATTIC VENTILATION

Comments: Inspected

15.5 ATTIC MOISTURE CONDITIONS

Comments: Inspected

We found no visible evidence of adverse moisture-related conditions at the accessible areas of the attic. As part of ongoing maintenance, all visible areas should be monitored for moisture intrusion, and corrective measures taken as necessary.

15.6 EXHAUST FANS

Comments: Inspected

15.7 ROOF FRAMING

Comments: Inspected

15.8 ROOF SHEATHING

Comments: Inspected

Tar was found in the attic on the underside of the roof sheathing. Recommend further evaluation by qualified contractor to repair/ replace as necessary.

15.8 Item 1(Picture)

16.Bar

Styles & Materials

Sink:
2 Bowl
Stainless Steel

Counter Top:
Laminate

Items

16.0 Bar Photo

Comments: Inspected

Bar Photo(s)

16.0 Item 1(Picture)

16.0 Item 2(Picture)

16.1 Sink(s)

Comments: Inspected

16.2 Countertop

Comments: Inspected

17.Additional Information

Items

17.0 Water Intrusion Addendum

Comments: Inspected

Water Intrusion and Mold Addendum

Where does the water go?Water is probably the number one nemesis of the building owner. Basement, wall and roof leaks, plumbing leaks and condensation are a constant possibility. When water is allowed to intrude or condense within the structure, the possibility of hidden damage, decay and/or mold exists.

In our report we tell you about conditions we see that can lead to water intrusion. We discuss the importance of proper grade, of monitoring and maintaining the roof, siding/trim & windows and of keeping the building envelope in good condition. If you keep your siding intact, if you maintain your roof and respond immediately to exterior, roof, attic, basement and crawl space maintenance issues, and if you keep water away from the foundation, you go a long way towards reducing the chances of water infiltration and the insidious problems water can cause. Further, it is vital to respond to plumbing leaks at once and to provide adequate attic, bathroom and crawl space ventilation.

When water problems are noted, immediate steps should be taken to identify the source(s) of intrusion and correct as needed.

A Word About Mold and Other Indoor Air Contaminants

Susceptibility to mold spores has become a hot topic and a controversial issue among home inspectors, lawyers, and experts in the field. Numerous companies have entered the very profitable business of delivering mold testing seminars and test results to the home inspection community. While it is understood that there is a relationship between mold and health, the fact is there are no acceptable or unacceptable levels of mold contamination set by the Center for Disease Control, the Environmental Protection Administration, or any other independent authoritative source. Further, there is no currently recognized standard for mold testing or interpretation of results. Without accepted thresholds, or a nationally recognized test standard, test results can be interpreted very differently depending on the test protocols and methodologies used as well as the tester/interpreter's personal opinion.

What do we know for sure? If you can see or smell mold, there is water, moisture or condensation that needs to be corrected. Some molds can cause health problems for some people. Any visible mold should be cleaned up or removed.

Our clients are very important to us and we believe that the testing and interpretation of mold spore counts should be left to the true experts in the field, such as immunologists and toxicologists. We do not want to mislead our clients. No matter how profitable the service, we are simply not capable of rendering sound opinions based on the level of expertise we currently have. That is why we specifically disclaim these issues in our agreement and do not inspect for

or provide an opinion on the potential for, or the existence of mold or related damage in the structure.
If you have concerns about mold or other indoor air quality issues we recommend that you contact specialists in the field such as the CDC the EPA and other true experts. Be prepared to receive differing opinions from different experts. One thing that the experts agree on is the need to identify the source(s) of the mold which is related to unwanted moisture and to eliminate the source of moisture and to clean up or remove the mold. Please see a specialist for further advice. For further information regarding the issues of mold and other indoor air contaminants we recommend that you start by visiting the Center for Disease Control at http://www.cdc.gov (insert "mold" in their search box) and the Environmental Protection Administration at http://www.epa.gov/iaq/molds/moldguide.html Other informative articles from a nationally recognized indoor air quality (IAQ) specialist can be found at www.buildingscience.com.

Don't have a computer? You can log onto these sites for free at almost any local library.

Tips for limiting the chances of a mold problem--Think: Clean. Dry. Well Ventilated

Here's a few of the things you can do to reduce the risk that mold will become a problem in your home:

- Keep relative humidity low. Excessive condensation from humidifiers, for example, can cause mold to grow.
- Fix leaks immediately whether they are plumbing or structural in nature.
- Consider getting an infrared insulation scan to find cold spots which need more insulation. Cold spots can allow moisture to condense on hidden surfaces within walls.
- Run bath fans when bathing or showering and long enough afterwards to remove all excess moisture.
- Install an exterior vented kitchen fan. Run the fan when cooking and long enough afterwards to remove excess moisture.
- Use ceiling fans to keep air circulating.
- Thoroughly dry any spills that occur, especially on carpeted surfaces.
- Be sure your dryer vents to the exterior. Clean the lint filter after every load. Clean the vent pipe regularly.
- Don't block heat registers or cold air returns. Allow air to circulate along walls, windows and inside closets. Avoid tightly packed storage against walls as this will restrict air flow and can lead to moisture buildup.
- Have your furnace and air conditioner cleaned and serviced annually.
- Consider a make-up air kit (if not already installed) for your furnace.
- When you replace your furnace and water heater, consider sealed combustion direct vent units.
- Avoid or limit use of ventless gas fireplaces as they can generate significant amounts of water vapor during operation. Have fireplaces and chimneys serviced annually.
- Remove visible moisture on windows and other surfaces.
- Run a dehumidifier in basements.
- Seal attic penetrations, such as wiring chases, plumbing vent chases and recessed lights. (**Caution**: Follow the manufacturer's instructions for recessed lights to avoid overheating).
- Fix water intrusion concerns listed in your inspection report, including roof, siding, grade at the foundation, and gutter and downspout issues as well as any reported signs of

leaks.

- Keep gutters clean and well extended away from the home.
- Avoid using vinyl wallpaper; vinyl can hold moisture hidden in areas where mold can form.
- Keep your home clean.
- Don't store things in a damp basement. Provide plenty of ventilation around stored items even in a dry basement.
- Open windows in good weather.
- Think: Clean. Dry. Well ventilated.
    - Now, let's review drainage at the foundation:
    - We know that a high percentage of leaks can be prevented by the intelligent use of gutters & downspouts and by keeping the grade pitched away from the foundation (yet below siding, including brick).
    - Gutters are important and so are downspouts. Rain and snowfall shed a surprisingly large volume of water from roofs to the ground below. We suggest you extend downspout discharge at least 6 feet away from the foundation to reduce the chances of below grade leaks or foundation problems.
    - Even slab-on-grade structures can suffer from water problems these tips apply to allstyles of construction. Note that water problems might also lead to foundation problems, thus our concern is not only with water intrusion into the structure, but also with the foundation itself. Some soils will exert excess pressure on foundation walls if they hold too much water. Unless you have a geotechnical engineer test your soils and examine the underground drainage system for the home, you should assume that the best course is to get the water away from the structure while keeping it below the level of siding and masonry veneers.
    - Occasionally, even the best roof and grade drainage won't prevent a below-grade leak. In this case, you may need the services of a professional foundation contractor to stop water intrusion. Be sure to check their credentials, verify that they are fully insured and compare estimates. Be careful some companies propose unnecessary and expensive repairs. Some use a shotgun to kill a fly.

17.1 Electrical Addendum

Comments: Inspected

Electrical Addendum

General Notes.Our electrical inspection meets the ASHI standards of practice and is done by sampling visibly accessible wiring and fixtures. We do not move belongings and do not examine every fixture, outlet, wiring run, etc., nor do we remove insulation, or wall coverings. Covers are not removed, with the exception of the cover of the main electrical panel, when this can be done safely and without risking damage to finish. Much of the wiring in the home is not visible and not reviewed. Once the current occupant's belongings have been removed, it's a good idea to check all outlets with a tester and to look inside cabinets, closets and other obstructed areas before moving in your own belongings. We use a standard electrical tester to check a sample of outlets. While the tester is generally reliable, it can be fooled by certain

improper wiring practices, which we cannot detect during a general home inspection. More extensive electrical testing and review can be arranged with a licensed electrician for an additional fee, to be billed at an hourly rate.

Following is a glossary of some of the electrical terms that you may find in your report as well as information on some upgrades that can enhance the electrical system. This addendum should help you better understand the terms used in our report, why certain recommendations are given, and why various conditions are a concern. Even ifno electrical defects were discovered in your home, be sure to read the sections on Arc-Fault Circuit Interrupters and Ground-Fault Circuit-Interrupters and, if you have an electric oven or dryer, the section on **Dryers and ovens.**

Remember,because electrical defects are a safety concern, a qualified electrician should perform all electrical repairs without delay under a municipal permit. You should ask the electrician to report on any additional deficiencies he sees and make suggestions for upgrades.

Arc-Fault Circuit-Interrupters (AFCI)are a device intended to reduce the chance of electrical fire by recognizing arcing (generally from poor connections you can't see) and then shutting down power to the circuit. AFCI's are a new technology that only became required by the in recent years. At this time, AFCI's are installed for protection of bedroom circuits in new homes. They are worth considering as an upgrade for all dwellings; please check with your electrician for further information.

Abandoned or Cut Off Wiringis wiring that is no longer in service. In some cases it is still live, which is a safety concern; in others, it can be confused with functional wiring. Common areas to find abandoned wiring are garages, basements and attics. We recommend that you have wiring that is not in use checked for connection to a live source, and then removed or properly capped/terminated within an approved junction box.

Ceiling fans that wobble or are too low We suggest having wobbling fans re-balanced or re-mounted as needed to reduce the chance of a fan or fan parts coming off and causing injury. Wobbling fans can be a sign of improper installation, loose blades, a loose or missing mounting bracket or other deficiency. Balancing kits for ceiling fans are available at some lighting stores. We suggest checking the mounting brackets to be sure they are capable of properly holding the fan. When fans are low, there is risk of a personal injury. An informative article can be found on the web atwww.faninfo.com.

Copper and Aluminum conductors at same terminalis improper, because copper and aluminum expand and contract at different rates. Putting the two under the same terminal, unless that terminal is specifically designed for that purpose, increases the risk of loose wiring, which can cause unsafe arcing and corrosion to occur.

Damaged WireWhen a wire is frayed, nicked or poorly connected, the wire is effectively smaller and more likely to overheat in the damaged area. Damage also makes contact with live wiring more likely. Due to the potential safety hazard, it is important that damaged wiring be replaced promptly.

Doubled-up circuitry **This is a very common electric panel defect. Most electric panel termination lugs (breakers, fuses, etc.) are not designed or approved for multiple wires being attached. Adding additional wires where not approved can overload a circuit, causing nuisance tripping or loss of power. More importantly, adding additional wires can mean loose connections, which can cause unsafe arcing. Wires should be independently attached for better protection/performance, unless the devices they are attached to are approved for this use. In some cases, the connection can be made ahead of the breaker or fuse; in others, additional circuits are needed and sometimes a new panel is needed.**

Electric baseboard heaters and electric cords **Electrical cords should not be draped over electric baseboard heaters due to the risk of melting the cord, which could cause a fire. For this reason, current standards typically prohibit outlets directly above electric baseboard heat. If you have this style heating in any rooms in your home, be sure to take precautions against allowing cords to touch the heater(s) (and keep furnishings, drapes etc. safely away as well).**

Dryers and ovens (240 volt) **Recently, electric codes have been updated to improve the safety of electric dryers and ovens. The electric supply for dryers and ovens used to be three-wire-type with three prong cords. New installations must be four-wire-type with four-prong cords. If you replace an existing electric dryer or oven or move either to a new location, you may be required to have the electric supply (wire from the electric panel to the outlet) and the appliance adapted to the four-wire-type. Also, if upgrading from an old style connection to a new one, there is a required safety alteration (a bonding strap or screw needs to be removed) inside the appliance. Without the internal wiring change, the old appliance can actually become unsafe to use. To assure a safe installation, be sure to use a qualified installer.**

Exposed wiring **refers to wiring that is installed without protection from physical damage. Examples include when an electric wire is run under floor joists or rafters, along the front of studs, or is installed down or across walls. Appropriate installations might include: installing the wire through holes in floor joists, above rafters, or by enclosing the wire in conduit to meet the requirements for protection from physical damage. Exposed wiring at the exterior, inside cabinets and down walls is particularly prone to damage and should be corrected as soon as possible.** **Note:** **Do not store things on top of or against wiring-even wiring that does not meet the technical definition of "exposed" can be damaged, causing a hazard.**

Extension Cords **should not be used for any purpose other than as a temporary power source. Permanent approved wiring is advised in place of extension cords to any permanently installed electrical component. Extension cords should never run through walls or floors and should not be run inside cabinets as they can be more easily damaged in these areas.**

Grounding. **Until the late 1950s, Groundingin residential systems was required only on the main electric panel. Afterward, grounding became a requirement for all branch circuits including lights and outlets. The ground wire is normally idle. If there is a defect, the ground wire acts as an escape route for the electricity, inducing the**

current to flow through this wire to the ground, reducing the risk of shock or fire. We use a tester at three-prong outlets to check a sample of outlets for ground; however, this tester can be fooled by some types of miswiring. Verifying the integrity of grounding systems is a technically sophisticated procedure that is beyond the scope of a visual building inspection.

Ground-Fault Circuit-Interrupters (GFCI or GFI)are inexpensive devices that do a great job protecting folks from shocks at outlets. Once you've closed on the property, we suggest having GFCI protection installed wherever not present on exterior outlets and near all interior water sources. These specialized outlets (or breakers) shut the power off to a circuit when as little as .005 amp of electricity is leaking. Under normal conditions, the power flowing out through the black (or hot) wire will be equivalent to the power flowing back through the white (or neutral) wire. GFCI outlets are designed to detect these power leaks by comparing the amount of electricity going out through the black wire with the amount coming back through the white wire. Under current standards, GFCI protection should be provided in kitchens (allcountertop outlets), bathrooms, near all sinks, in garages and unfinished basements, and at exterior outlets. GFCI's should be tested at least monthly,to assure proper performance. To test a GFCI outlet,plug in a night-light or lamp and push the test button. If the light goes out, your GFCI is currently working. You may now press the reset button to restore power. The test a GFCI breaker, just push the test button. Note the GFCI receptacle outlets will protect all other outlets downstream on the same circuit so you might have a reset button in a bathroom, for example, that protects other receptacles or even lights.

Ground-Fault Circuit-Interrupters-Ungrounded.GFCI's may also be used for protection on old circuits where grounding is not feasible. In fact, the only time one can use an ungrounded three-prong outlet is if it is GFCI protected. An ungrounded GFCI device should be labeled "No Equipment Ground" and any protected outlets downstream of the actual GFCI device should be marked "No Equipment Ground" and "GFCI Protected." Keep in mind that appliances such as refrigerators and computers (or any appliance with a three-prong plug)need the ground; so do not use a GFCI in place of proper grounding in such instances.

Knob and tube electric wiring.This type of wiring was standard many years ago but is now considered outdated. Often the insulation is dried out and worn, and may be deteriorated in areas that are not visible. When knob and tube wiring is present, we suggest having an electrician evaluate the integrity of the wiring. In most cases, upgrading is advised. Attic or wall insulation and belongings should not be placed over this wiring.

Loose Wiring.All electrical wiring should be firmly attached to framing and at fixtures. Wiring should also be fastened near each fixture, junction box, etc. to help prevent live wires being pulled loose.

Open Knockouts.Knockouts are openings in electrical boxes that are intended for wiring runs. Open knockouts are those that are not currently in use but that expose live wires in the box. Openings in electrical boxes should be sealed with appropriate

covers to prevent accidental contact with electrical power. Knockout plugs are generally readily available and easily installed.

Open splices.Open splicingrefers to electrical wiring that has been improperly cut and spliced without proper protection from physical damage or contact with live wires. Whenever an electric wire is cut, it should be properly spliced and protected at once. The splice should be encased in a covered, secure junction box to prevent shocks and other risks, including separation of the splice.

Ovens and Electric dyers.SeeDryers and Ovens.

Overfusingis another common electric panel defect. Amateur electricians often create a dangerous situation when they fail to match the right size wire to the right size overcurrent (breaker/fuse) device. This can allow excessive current to be carried by the branch wire conductor, which is a fire hazard. Overfusing should be corrected at once. In some cases, the fix is a simple as installing a properly sized breaker. In others, the wire must be replaced to meet the power demand of the circuit. If so, this could be much more expensive because it might involve removing wall coverings to run new wires.

Recessed lightingmay be a safety concern if insulation is too close and/or lights are improperly installed. Some units are rated for insulation contact (IC rated) meaning the manufacturer has approved them to be installed in areas where insulation contact is likely. There are specific requirements as to bulb size and installation practices. Please check all recessed lights upon occupancy for the manufacturer's recommendations for proper installation instructions (generally located inside each light). It is common to need to move insulation away from lights as well as to exchange bulbs with the proper type and wattage.

Reversed polarityis a sign of amateur work and refers to improper wiring of an outlet or circuit where the hot (usually black) and neutral (usually white) wires are placed on the each other's terminals (reversed). The hot wire should be installed on the brass screw (short slot side of the outlet) and the neutral wire should be installed on the silver screw (taller slot side of the outlet). Reversed polarity is generally easily corrected by minor wiring adjustments at the receptacle. It is important that this correction be made for the safe use of the outlet and those items powered off the receptacle. Note:An improperly wired outlet anywhere "upstream" of other outlets (on the same circuit) could cause corresponding (and appropriately wired) "downstream" outlets to show reverse polarity.

Three-prong ungrounded outlet(s).In homes built before the late 1950s, it is common to have ungrounded branch electrical circuits. Since then, the addition of a third (ground) wire has enhanced safety and is required for modern circuits and the appliances they service. Two-prong ungrounded outlets may continue to perform well when used with appliances that come with two-prong cords. They should not be used with three prong cords. A grounded outlet must be used wherever a grounded (three-prong) appliance is used (refrigerators, laundry appliances, computers, etc.).

We find that many homeowners have improperly changed ungrounded two-prong outlets to newer three prong style outlets without providing a proper ground. For safe operation, we suggest grounding these outlets. Any circuit added after the late 1950s was required to be grounded. In some cases, a three prong ungrounded GFCI protected outlet can be used. See the **Ground-Fault Circuit-Interruptersfor further information.**

Ungrounded outlets.See "Three-prong ungrounded outlets".

Uncovered electrical fixture(s).Whenever electrical connections are made, they are required to be made within an approved, coveredwiring or junction box. Open junction boxesshould have an approved secure cover to prevent risk of shock or fire. Uncovered receptacles and outlets should also have approved covers.

17.2 Final Walkthrough Checklist

Comments: Inspected

Final Walkthrough Pre-Closing Checklist

Please use our complimentary pre-closing checklist on your final walk through of the property. There is a time period between our inspection and closing that varies with each property. Systems can fail at any time and defects can become visible under different viewing conditions (weather change, belongings removed etc.) so we urge you to operate all systems prior to closing and check all areas that may have been hidden from view due to occupant belongings or other obstructions. Bring a couple of light bulbs to check inoperable light fixtures.

- Obtain all operational manuals, well/septic records, records of sale (disclosure statement, offer to purchase, and closing documents), warranties and receipts for recent repairs. Keep them in a file.
- Check the exterior. Pay particular attention to the roof, especially if there has been a storm since the inspection. Run the sprinklers if weather permits.
- Check all interior rooms. Check for moving damage if the homeowner moved out between the inspection and closing. Operate all windows and doors and check for broken thermal pane seals, loose hardware, etc. Check ceilings for water stains.
- Check countertops and interiors of all drawers, cabinets and closets.
- Check all areas that may have been inaccessible during the inspection due to personal storage, furniture, area rugs, etc. and check items we don't review such as cosmetic concerns, alarms, intercoms and sound systems.
- Operate all systems/appliances, sump pump and the garage door. Obtain door transmitters. Do not operate air conditioners if the temperature is below 65 degrees. Check lights (bring a couple bulbs).
- Run all faucets and toilets. Fill tubs and sinks. Check for leaks. Run whirlpool tubs.
- Check basement and/or crawl space. Look for active stains and leaks at walls, floors and under and near plumbing.
- Check for signs of pests. Many folks do preventative pest control before taking occupancy.
- If possible, check inside of the attic.
- Verify that the seller has correctly completed any promised repairs (look at receipts,

permits, etc).
- Verify that the seller has notified you of any changes in the condition of the property since the inspection.
- If you haven't purchased a home warranty, check with your agent and the web and consider purchasing.

We would like to thank you for allowing us to work with you and we wish you the very best in the future. Remember that we are here for advice at anytime. Whether it's counsel on something that breaks down or suggestions on a remodeling project, feel free to give us a call.

Finally, please don't hesitate to recommend us to your friends. We won't mind a bit!

The Appreciative Staff of CNM Inspection Services

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2.2 Item 1(Picture)

2.2 Item 2(Picture)

2.2 Item 3(Picture)

2.2 Item 4(Picture)

2.2 Item 5(Picture)

(2) Spot decay/deterioration noted at Upper porch support and rear window ledge repair and refinishing needed These should be keep well sealed Against the weather to prevent damage.

(3) Gaps/holes should be sealed against the weather.

2.2 Item 7(Picture)

2.2 Item 8(Picture)