



Seagate Inspections, Inc.
8860 Airport Hwy.
Holland, OH 43528

ph. 419.865.6238 / fx. 419.865.4425
www.seagate-inspections.com

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Inspected By:
Seagate Inspector

Referral Information
Selling Agent
A-1 Realtors

Client Information: Record Number Sample

Buyer, Home
1234 Any Street
Any Town, US

Inspected 4/16/12 8:30 AM

FRONT VIEW

THIS REPORT IS NOT TRANSFERABLE



Inspection Summary

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Record Sample - Buyer, Home 1234 Any Street, Any Town, US

Major Concern

CHIMNEY (Exterior)

Chimney Observations

The wood (OSB) panel at the bottom of the chimney chase is showing signs of decay due to moisture. There is also visible staining visible from the crawlspace in the general area of the chimney. The source of the moisture is or was the flashing at the roof and chimney juncture where roof runoff was allowed to penetrate and run in behind the vinyl siding. At the time of the inspection, the wood felt dry to the touch. Note that new and improved flashing may have been installed at the time of the re-roof. A qualified contractor should perform a more in-depth assessment that includes removal of siding to determine the extent of the damage to the chase structure itself as well as investigating any connection between this concern and the settlement noted in the firebox from inside. (see Fireplace).

COOLING

COOLING SYSTEM

Determining the effectiveness, distribution balance, and adequacy of the cooling system is outside the scope of a standard home inspection.

Operating A/C units when outdoor temperatures are at or have been below 60 degrees F. within 24 hours +/- leading to the inspection (or heat pumps in the cooling mode below 65 F. degrees) can damage the compressor. Please be advised that the cooling system was not tested during the inspection and is restricted from the report.

A full evaluation and service to the system by a qualified technician is recommended when outside temperatures are more suitable for safe operation.

Qualities of Home

QUALITIES OF THE HOME

Location

Well Built

Nicely Maintained

Newer Roof

Inspection Report Details

Record Sample - Buyer, Home 1234 Any Street, Any Town, US

EXTERIOR

Monitor & Maintain

EXTERIOR - Vegetation

Vegetation should not be in close proximity to the structure. Maintain vegetation to a cut back distance of at least 12 inches from the structure. Strongly consider removal of more dense vegetation that is closer than 12 inches to the building's exterior surfaces.

Service / Repair

Trim /Soffit /Fascia Type - Wood, Metal, Decaying Wood

A qualified contractor should provide a full evaluation of all wood used on the exterior of the house and make any necessary repairs. Wood used for trim, soffit, and fascia is prone to rot and must be regularly monitored and maintained.

Rot / Wood decay was found at the south rear corner(looking at the house from the rear it is located at the right hand corner - photos 1 and 2). This is an example and sampling of the wood used on the exterior of this home. Additionally there is wood decay visible from the rear at the north roof and sidewall juncture.



Siding Type - Generally Satisfactory Siding, Vinyl

Without further comment below on observations made during the siding assessment, it is the inspectors opinion that the condition of the installed siding material was considered satisfactory. The condition assessment takes into account the age, installation, and any perceived level of past maintenance.

EXTERIOR

Service / Repair **Siding Observations - Penetration Inadequately Sealed**

All penetrations through the siding should be better sealed. Open gaps or seams at penetrations allow infiltration of moisture, unwanted pests, etc.

Sealer should be applied where openings that allow a transfer point from the exterior to the interior are present.



Masonry Cladding - Brick Veneer

Entry Doors - Metal

Patio / Deck Access Doors - Sliding Door

Window Description - Exterior - Aluminum Clad Wood

Aluminum cladding on windows is designed to provide many years of maintenance free use. Metal cladding, or covering over a wood framed window sash does not allow for the condition of the wood frame to be readily observed. Diligence in monitoring this type of window during routine exterior homeowner maintenance is recommended.

Window Observations - Exterior - Vulnerable

Wood clad windows may be vulnerable to unseen water intrusion behind the cladding material. Wood rot, swelling, and/or decay can be the result. Some of these windows may require caulk or sealant where the cladding meets the glass. Regular monitoring and maintenance is recommended.

GROUNDS

Grading - Needs Some Improvement

Some improvement is needed in the landscape grading around the home. This is typically considered part of routine upkeep and should be monitored and improved where and when needed.

Driveway - Concrete

Walks/Patio/Steps - Concrete, Pavers, Minor Cracking

Minor cracking is evident. Larger cracks can be filled with a sealer to help prevent water intrusion and freezing in the winter months.

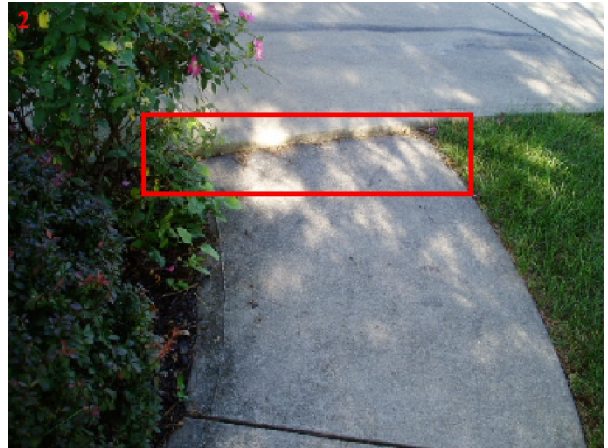
GROUNDS

Service / Repair

Observations at Walk/ Patio/ Step - Walkway Settlement, Tripping Hazard

Settlement has occurred at the front walkway. Improve as necessary. There are options to full replacement and slab/mud jacking may be an option. When any non-permeable surface settles towards the foundation rain or surface water is directed back against the foundation increasing the likelihood of seepage into below grade spaces.

Uneven surfaces at the walk and drive present a tripping hazard and should be addressed.



RESTRICTION

Storage Shed - As Is

Storage sheds are not inspected as part of a home inspection and therefore are restricted from the report.

Fences - Split Rail, Wire

Accessory Equipment - Restricted from report

Accessory equipment including, but not limited to TV antennas, satellite dishes, awnings, seasonal attachments, hot tubs, etc. are not included in a standard visual inspection of the home and are restricted from the report.

GUTTER AND DOWNSPOUTS

GUTTER / DRAIN SYSTEM - Aluminum

Downspout discharge - Above and Below Grade

Above grade discharge pipes should extend at least six feet away from the foundation to help prevent seepage into below grade spaces. Discharge pipes that go underground are generally the best option but cannot be inspected, therefore their condition is restricted from this report.

GUTTER AND DOWNSPOUTS

Service / Repair

Gutter/Spout Observations - Inadequate Extension

All above grade downspouts should be extended to discharge at least six feet away from the foundation. This will help ensure the prevention of seepage into below grade spaces and differential structural settlement caused by roof runoff water being dumped next to the structure.



ROOF

ROOF - General Comment

Many factors need to be considered regarding the life span of roofing materials. These include material type and thickness, material quality, past maintenance, and overall age.

The roof of any home can require maintenance to help prolong its useful life. Items including clearing any debris accumulating on the roof surface, repairing loose shingles, damaged shingles, or damaged flashings should be considered somewhat routine occurrences.

How Inspected - Walked On

The roof was viewed from walking the accessible / safe to traverse areas of the surface.



Number of Layers - Single Layer

Primary Roof Covering Type - Fiberglass/Asphalt Shingle

Primary Roof - Estimated Age - Less than 3 yrs

Primary Roof - 5 yr Replacement Probability - Low

Based on visible indicators of current condition and the inspector's estimate on age, the probability of replacement for the primary roof covering in the coming five years is LOW.

ROOF

Monitor & Maintain

Vulnerable Areas - All Roof Penetrations, Soil Stack Boots, Sidewalls, Valleys

Any penetration through the roof is vulnerable to leakage. Leaks often appear at penetrations, flashings, changes in direction or pitch, and material types. Monitor all penetrations and perform maintenance as necessary to prevent leaks. Note the photo shows the front bedroom window where caulking has been applied in the past.



Flashing Type - Aluminum, Galvanized, Plastic / Neoprene

Valley Style/Type - Closed Cut

Attached Garage Roof - Same as House

CHIMNEY (Exterior)

CHIMNEY (Exterior) - General Comment

At the time of the home inspection, the inspection of any chimney is restricted to what limited access is available from below if readily accessible and open, and from what can be seen from the attic and above the roof line while on the roof. During the visual assessment of the readily accessible chimney structure we are attempting to assess overall condition as well as conditions inside the chimney flue without specialized tools or equipment, and the condition of any spark arrestor or rain cap. It is not always possible to assess flue condition or positively identify flue material under certain conditions. The chimney should be thoroughly inspected anytime there is future service performed on appliances and/or fireplaces that are connected.

A homeowner can avoid unsafe conditions by having a Level 2 chimney inspection performed by a qualified chimney sweep / specialist. Check with local code and safety officials prior to the end of your inspection period to see if the NFPA codes and standards (National Fire Protection Association) are adopted locally. If so, the NFPA actually requires this inspection upon the sale or transfer of a property. Contact a local area chimney sweep or other chimney specialist for more information and to schedule this inspection.

Chimney Inspected From - Roof

RESTRICTION

Access Restricted - Cap Installed

The interior of the chimney could not be viewed due to the rain cap. Caps are not removed as part of the home inspection.

A qualified specialist should perform the more invasive testing required to offer a full evaluation of any chimney flue that is inaccessible at the time of the inspection.

Chimney Description - Wood Frame w/Alum or Vinyl Siding

Chimney Flashing - Step Flashing

CHIMNEY (Exterior)

Flue Lining - Metal

Chimney Crown/Chase Pan - Metal



Chimney Flue Cap - Rain

Major Concern Chimney Observations - Further Evaluation Advised

The wood (OSB) panel at the bottom of the chimney chase is showing signs of decay due to moisture. There is also visible staining visible from the crawlspace in the general area of the chimney. The source of the moisture is or was the flashing at the roof and chimney juncture where roof runoff was allowed to penetrate and run in behind the vinyl siding. At the time of the inspection, the wood felt dry to the touch. Note that new and improved flashing may have been installed at the time of the re-roof. A qualified contractor should perform a more in-depth assessment that includes removal of siding to determine the extent of the damage to the chase structure itself as well as investigating any connection between this concern and the settlement noted in the firebox from inside. (see Fireplace).



COOLING

Major Concern COOLING SYSTEM - General Comment, Too Cold To Test Air Conditioning

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Operating A/C units when outdoor temperatures are at or have been below 60 degrees F. within 24 hours +/- leading to the inspection (or heat pumps in the cooling mode below 65 F. degrees) can damage the compressor. Please be advised that the cooling system was not tested during the inspection and is restricted from the report.

A full evaluation and service to the system by a qualified technician is recommended when outside temperatures are more suitable for safe operation.

Cooling System Type - Electric Compressor, Split System

A split system is basically two systems working together to separate the hot side from the cold side. A condenser and a coil are the main components to the typically central cooling system used in most homes today.

Approximate System Capacity - 2.5 Ton

Estimated Age of Condenser Unit - 16 to 20 yrs.

The estimated age of the cooling unit would indicate that it has met or even exceeded it's design life expectation. Expect to replace the system as part of routine homeowner expenses in the future.

5 yr Replacement Probability - High

There is a HIGH probability of replacement for this cooling system in the coming five years. Extended life and operation should not be expected.

Cooling System Electrical - Exterior Disconnect

Monitor & Maintain Condensate Drain - Evidence of Past Leakage

Evidence of past condensate leakage was observed at the evaporator coil and closet floor under the furnace/air handler unit.

Past condensate leakage evidence at any number of areas related to the air conditioning system is not uncommon. Stains and/or corrosion can be signs of a past or an ongoing issue. It is recommended that a qualified HVAC contractor evaluate the concern during routine service.



COOLING

Cooling System Observations - Damaged Cooling Fins

Damage to fins on the A/C unit can cause inefficient operation. The cooling fins can be "combed" by a qualified HVAC contractor to improve air flow over the condenser coil for improved efficiency. (hail damage?)



GARAGE

GARAGE - Attached

Note that any comment made in the Garage section related to service / maintenance / repair is intended to help direct a qualified contractor in the service of any issue noted.

Overhead Garage Door(s) - Auto Opener, Overhead

Overhead Garage Door - Operation/Controls - Photo Eye Safety Sensor

A basic test to evaluate the auto-reverse feature only (non-contact) on the automatic garage door opener was performed by obstructing the photo-eye beam during door operation.

A proper physical resistance test should be performed by a qualified overhead door technician.

Garage Floor - Concrete

Interior Descriptions - Contents, Drywall/Plaster

Storage in the garage and particularly along the walls limits the overall view of the structure and finishes by 85% +/-.



Wood Destroying Insects - Not Completely Seen

Consult with a licensed, qualified Pest Control Company for complete reporting and information on Wood Destroying Insects.

STRUCTURE

STRUCTURE - General Comment

Any part of the foundation below grade or not visible due to concealment by finish materials, stored items, or other obstructions can not be properly assessed and commented on regarding condition. Settlement cracks or other minor cracks are very common in many walls and foundations and most times do not present any structural concerns. Major cracking or substantial bowing or bulging observed will routinely result in a recommendation for further evaluation by a qualified structural specialist.

Type of Home - Wood Frame, Brick Veneer, 2 Story

Foundation Access - Partially Obstructed Access

CONSIDER INFORMATION PROVIDED ABOUT THE FOUNDATION TO BE INCOMPLETE.

Obstructions can include but are not limited to insulation, finish materials, and/or stored contents that restrict access to the foundation as well as installed mechanical systems.

Overall restriction at the time of the inspection was considered to be 95 % +/-.

Foundation Wall Material - Cement/Cinder Block

Columns and Beams - Masonry Piers

Floor Structure - Joists, OSB /Particle Board Subfloor

Monitor & Maintain

Floor Structure Observations - Dry Staining From Past Leakage

Evidence of past moisture staining on the floor structure appeared dry at the time of the inspection. Some minimal degree of damage should be expected to have occurred but the area does not appear to be compromised. It is advised that periodic inspection of the area be made to check for moisture.

Moisture staining was observed on the subfloor in areas beneath the hall bathroom.

Ceiling /Roof Framing - Joists /Rafters

Wood Destroying Insects - Not Completely Seen

Consult with a licensed, qualified Pest Control Company for complete reporting and information on Wood Destroying Insects.

CRAWL SPACE

CRAWL SPACE - Full Crawlspace

CRAWL SPACE

Crawl Space Access - Entered from Inside House

The crawl space was accessed from a hatch inside the house. (pantry closet).



Crawl Space Floor - Gravel with Vapor Barrier

Insulation/Ventilation - Foam Board Insulation

Foam board insulation attached to the foundation walls restricts the visual inspection.

Some foam board applications that are included as part of an update or improvement are required by most jurisdictions to be protected by a fire retardant covering. Check with local code or fire officials for more specific information on what is permitted.

Moisture/Seepage Evidence - Efflorescence

Future Seepage Probability - Medium, Occasional Seepage/Damp Wall Possible

The probability of future seepage after all recommended changes have been made is medium. Changes are listed in this section and the "Grounds" section of this report. Should you have any questions, please do not hesitate to call our office.

ELECTRIC

ELECTRICAL SYSTEM - General Comment

Any comment made related to the upgrade or repair of any part of the electrical system should be considered a priority. All electrical issues have the potential to pose a safety concern and should be addressed only by a qualified, licensed electrician.

ELECTRIC

Main Electrical Service Feed - Underground

Main Electrical Service Entrance Conductors - Aluminum

Voltage Available - 110 / 220

Service Rating and Description - 200 Amp., Breakers

Location of Main Panel - Garage



Main / Service Disconnect Location - Main Disconnect Located at Main Service Panel

General Lighting Circuit Wiring - Copper

Major Appliance Circuit Wiring - Copper, Aluminum

Type of Wire - Romex

Grounding - Driven Rod

Device Bonding - Incomplete System Bonding

By today's standard, all "metallic systems" in a home that are capable of being energized are required to be bonded to the electrical grounding system. (metallic water supply and waste lines etc.) During the inspection, not all metallic systems were identified as having this bonding. With any future electrical work / upgrades performed in the home the bonding system should be more closely evaluated and brought to today's standard. Note that this observation is made as a reference only and not to be construed as identification of a defect.

ELECTRIC

AFCI Protection - Comment: Constructed Pre 2002

AFCI (Arc Fault Circuit Interrupter) protection was not required in this home when originally built.

The home was constructed prior to the local code authority's adoption of the National Electrical Code change regarding installation of AFCI devices in January 2002.

Our inspection is not a "code" inspection and although this opinion refers to part of the 2002 National Electrical Code, The ASHI standard of practice we operate under requires this observation.

With any major electrical upgrade, the installation of AFCI devices for safety MIGHT be required.

GFCI Protection - Panel, Kitchen, Bathroom, Garage, Exterior

Note: To reset the garage and exterior wall mounted receptacles after having been tripped via GFCI, locate the receptacle at the right of the overhead garage door and reset it by depressing the red reset button.



Electric Receptacles - 3 - Pin, Grounded

Switches and Fixtures - Representative Sample Tested, Recessed Fixtures, Paddle Fans

Smoke Detectors / Alarms - Present, Within 15 ft. of Bedrooms

Actual testing of Smoke and or Carbon Monoxide detectors / alarms is beyond the scope of ASHI standards. Our objective is to report on the presence or absence of the devices. However, testing in some cases for audible sound only (never tested for smoke or CO detection) may be performed on "battery powered only" units with a test button on the device or on wired devices known NOT to be connected with an alarm system or other monitoring device. (we will not pay any "response fee")

VERY IMPORTANT: It is preferable that smoke detectors be electrically tied together so that in the event of a fire all alarms would be designed to sound. This is standard in homes built from the early 90's and on. Current codes dictate that smoke detectors shall be installed in each sleeping room, outside of each separate sleeping area in the vicinity of the bedrooms, and on each additional story of the dwelling, including basements but not including crawlspaces and uninhabitable attic spaces. In dwellings with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level. Note: Smoke detectors should not be installed directly above ceiling fans. When running the fan, smoke filled air can be moved away from the detector causing a delay in signaling of an event.

Testing regularly for reliable operation is highly recommended. We recommend changing batteries and physically testing the smoke detectors on the first day the home is occupied and regularly thereafter based on manufacturers instructions. Any stand alone detectors (not wired in series with others) or smoke detectors that appear to be older than 7 to 10 years should be replaced at this time as well.

ELECTRIC

Carbon Monoxide Detectors / Alarms - Recommended

For personal safety, Carbon Monoxide (CO) detectors with a digital readout are recommended on each level of the home.

Battery operated or direct plug in with a cord are recommended so the detector can be mounted at or above eye level on the wall.

"Low Level" sensing type monitors are also recommended for the additional protection they provide.

PLUMBING

Water Source - Observed Flow, Municipal

Unless otherwise noted within the "Plumbing" section of this report, functional water flow was observed at the time of the inspection.

Incoming Water Main - Black / Blue Poly Main

Location of Water Main Valve - Meter Pit

The municipal water main shutoff is located in a meter pit in the front yard. The main valve for shutting water off inside the home is located in the front corner of the crawlspace.



Location of Gas Main Valve - At Meter Outside

The gas shutoff valve to the house is at the meter located on the exterior of the home.

PLUMBING

Interior Water Supply Piping - Copper, Gray Polybutylene

Polybutylene piping systems were the subject of a large class action lawsuit. Most of the problems were with the system that had aluminum crimp rings and plastic insert fittings. Systems since have been installed with copper crimp rings and copper insert fittings. This system is still an acceptable installation today though very few are actually installed. Leakage has been most common at the fittings though there remains the concern of deterioration of the piping from the inside out due to chlorine content in the water.



Waste/Sewage Service - Municipal

Waste & Vent System Piping - PVC

Monitor & Maintain

Fixture Drains and Traps - Past Leakage

Some discoloration and staining was noted at areas under components of the plumbing system. (kitchen and bathroom sinks) Closely monitor areas under sinks and at drain connections as an example for any future leakage. Make repairs immediately if active leakage is detected. Light damage to materials in the area of the staining is to be expected and normally poses only a cosmetic concern.

Sinks / Faucets - Disclaimer

Please note that sinks are not filled to overflowing to test overflow drains where they are present. Sinks may overflow at anytime water is running into one and should never be left unattended when in use.

Toilets - Two Piece

Tub/Shower - Tub/Shower Combination, Fiberglass/Plastic

Tubs are NOT filled to overflowing to test the overflow drain connection. Never leave a tub filling unattended.

Bath Exhaust/Ventilation - Electric Fan to Unknown Location

The inspector was unable to determine the exact discharge point for the full bathroom exhaust fan(s). All bathroom exhaust fans for bathrooms with a tub or shower should exhaust to the outdoors to help mitigate moisture issues. Half bath exhaust fans can terminate within the structure since moisture is not normally a concern.

Type of Outside Spigots - Frost Free

Be certain to remove hoses in cold weather to prevent freeze damage to the frost free hose bib.

WATER HEATER

WATER HEATER - General Comment - Satisfactory

Water heater testing is a non-exhaustive, on-off cycling only.

The water heating assessment indicated that at the time of the inspection, basic functional operation was satisfactory.

WATER HEATER

Monitor & Maintain

Water Heater Location - Closet

Some evidence of might be past seepage from the T&P valve on the water heater. Dry stains noted at the time of the inspection.



Water Heater Estimated Age - 17 to 20 yrs. +/-

At an age of 17 to 20 years old +/-, the water heater has exceeded its design life expectation. Although it may continue to provide trouble free water heating, extended service life of the water heater should not be expected. You should budget for the replacement of the water heater.

5 yr Replacement Probability - High

The probability of replacement for this water heater in the coming five years is HIGH. Extended useful life is unpredictable based primarily on its advanced estimated age.

Water heaters typically have an average useful design life expectancy of between 10 and 16 years +/-.

Water Heater Capacity In Gallons - 40

Water Heater Energy Type - Gas

Water Heater Flue Pipe - Single Wall, Double Wall

Water Heater Gas Piping - Black Steel Pipe

Shut Off Valve/Supply Lines - Present

Temperature/Presssure Relief System - Satisfactory As Installed

Water Heater Exterior Jacket - OK

The water heater jacket showed no sign of significant deficiency at the time of the inspection.

FURNACE

FURNACE - General Comment

Not a technically exhaustive evaluation. On/Off Tests Only to observe system operation.

Any recommendations made related to service or further evaluation of the HVAC system should be carried out by a qualified contractor.

Determination of the efficiency, effectiveness, distribution balance and overall adequacy of the heating system is outside the scope of this inspection.

Approximate Furnace Heating Capacity / BTU Rating - 125,000

Estimated Age of Furnace - 16 yrs. +/-

Energy Type for Furnace - Natural Gas

RESTRICTION

Heat Exchanger Tests - In-Shot Burners - Restricted View

With the "In-Shot" burner configuration on the installed furnace, the heat exchanger is nearly 100% visually inaccessible.

Flue Piping - Corrosion, Single Wall, Double Wall

Rust and/or corrosion was evident at the flue pipe. At this age it is not uncommon however this issue should be further evaluated and repaired as necessary by a qualified HVAC contractor during the upcoming routine service.

Blower/Air Circulation - Direct Drive Forced Air

Filter System - Pleated Disposable

Airflow Distribution Type - Down Flow

Distribution System Material - Insulated Metal, Insulated Flexible, Insulated Duct Board

Thermostat - Single, Programmable

5 Yr Replacement Probability - High

Given its age, the probability of replacement for this furnace in the coming five years is HIGH. Budgeting for the replacement / upgrade is recommended. Consult with local HVAC companies for estimates.

FIREPLACES & SOLID FUEL BURNING APPLIANCES

FIREPLACE / SOLID FUEL BURNING APPLIANCES - General Comment - Gas Fireplace

Gas log fireplaces are On - Off tested only if the gas is on at the unit and/or the inspector is confident based on present conditions that the unit can be safely tested. (Using reasonable and normal operating controls). It is best to consult with the seller and become familiar with the manufacturer's operating instructions.

Fireplace / Solid Fuel Burning Appliances - Pre-Fab, Gas log, Chimney Vented

The National Fire Protection Association recommends that all fireplace chimneys be cleaned and inspected (Level 2) and any necessary repairs be completed by a qualified chimney sweep before using them.

With regular use, annual cleaning and service are strongly recommended and should be included as routine homeowner maintenance.

FIREPLACES & SOLID FUEL BURNING APPLIANCES

General Observations- Fireplace/Solid Fuel Burning - Firebox Settlement

Some settlement noted. This settlement may be directly linked to the issue noted with the chimney (see Chimney). The entire fireplace and related structure should be fully evaluated by a qualified specialist prior to closing.



INTERIOR

INTERIOR ROOMS - General Comment

The condition of walls behind finishes, coverings, paneling, furnishings and the like cannot be determined. The general condition of the visible sections of flooring and walls is all that is reported. As a rule, cosmetic deficiencies, including but not limited to minor settlement cracks, staining on floors and counter tops, are considered normal wear and are not generally reported.

Wall/Ceiling Description - Dry Wall, Wallpaper

Wall/Ceiling Observations - Previous Repair, Surface Cracks / Patch

As a home ages, some type of repair to wall and / or ceiling surfaces is inevitable. A past repair indicates that there was some type of damage that has been addressed. You are advised to check with the seller for the history of any repairs.

Nearly all homes will experience surface cracking on walls and ceilings. Temperature changes, normal shifting and settling of the structure, vibration and any number of other causes can be blamed for this cracking and sometimes related patching. Generally these are cosmetic issues and can be addressed at little expense.

Interior Floor Types - Carpet, Wood, Ceramic Tile, Sheet Vinyl

Window Description - Interior - Double Hung, Tested / Operated

An attempt was made to operate all windows that were readily accessible at the time of the inspection.

INTERIOR

Interior Door Description - Hollow Core Wood

Heat Supplied To All Rooms - Yes

All rooms that are used for bedrooms, and any rooms with exterior walls should have a heat source. Rooms off of hallways without exterior walls generally are not supplied with a direct heat source.

Stairway Observations - Stairways Inspected

Unless otherwise noted the Stairway(s) was/were inspected and found to be adequately designed and built with secure railings and relatively even step treads and risers.

KITCHEN

KITCHEN OBSERVATIONS - General Comment

As a courtesy to our client, kitchen appliances found to be fully installed and connected to necessary utilities at the time of the inspection will be given a cursory, non-exhaustive, ON/OFF check only. Testing does not include portable appliances or appliances that could be damaged by such testing.

Only appliances specifically listed in this section of the report with comment were tested and included in the inspection. (unless noted otherwise). Any "Kitchen Service Item" recommendations are noted within the context of individual systems noted below.

Seagate Inspections, Inc. will not accept any responsibility for any appliance that does not operate properly after the inspection.

Counters / Cabinets - Countertops And Installed Cabinets

Countertops and a representative number of installed cabinets were inspected.

Garbage Disposal - Continuous Feed - Tested, Satisfactory

The unit was on / off tested with no signs of major deficiency.

Dishwasher Description - 5-10 yrs old

Dishwasher Observations - Dishwasher Tested, Satisfactory Operation

Using normal controls, the dishwasher was cycled and showed no sign of major deficiency at the time of the inspection.

Microwave Observations - Installed Over Range, Satisfactory Operation Observed

Using manual controls, the microwave was on / off tested for a short period. Heat was detected in the substance used for the test and the unit showed no sign of major deficiency at the time of the inspection.

Exhaust Fan / Hood - Microwave Oven/Exhaust Combo

Oven - Satisfactory Operation Observed, Self Cleaning, Electric

The oven was on / off tested and operation was considered satisfactory. Heating adequacy or temperature setting accuracy is not reported on and can not be confirmed.

Note that the self cleaning option was not tested at the inspection. The inspection company will not be responsible for any issue related to the self cleaning option.

Cooktop - Satisfactory Operation Observed, Electric

Using normal controls, the cooktop was on / off tested only and showed no sign of major deficiency at the time of the inspection. Burner temps are not confirmed nor reported on.

KITCHEN

Refrigerator - Frost Free, Ice Maker, Ice Dispenser, Fountain, Appeared To Be Functioning As Intended

At the time of the inspection, the refrigerator-freezer visually appeared to be functioning as intended. No determination is made on cooling effectiveness.

LAUNDRY

LAUNDRY - General Comment: ON/OFF Only

Inspection of household laundry appliances goes beyond the scope of a standard inspection as described by ASHI.

As a courtesy, laundry equipment may be ON / OFF tested if transferring with the home. Note: Only if there are no contents in the units, and water and/or electric/gas are on at the appliances at the time of the inspection.

Regular monitoring of hose connections (supply and drain) as well as dryer vent hose is advised. Consult with the seller for past performance. The inspection company will not accept any responsibility for any appliance that fails to operate properly after the inspection.

Laundry Sink - Fiberglass/Plastic

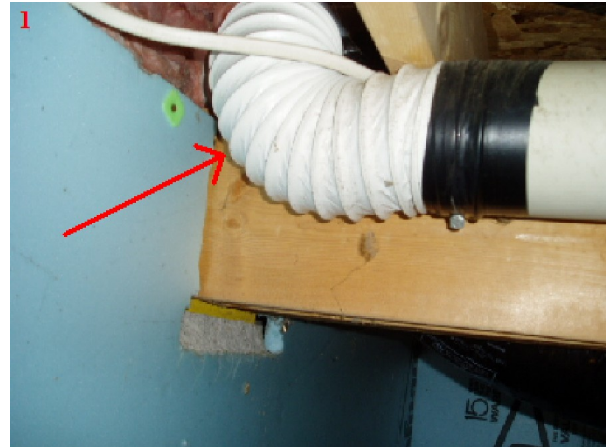
Washer Drains - In The Wall

Dryer Vent Discharge - Terminates Outside

Available Dryer Energy Source - 220 Electric

Laundry Observations - Replace Vinyl Dryer Vent Hose

The dryer vent hose is currently plastic/vinyl and should be replaced with an approved metal vent hose/pipe.



ATTIC

ATTIC - General Comment

Attic spaces should be adequately insulated and properly ventilated. Attics in many older homes do not meet today's requirements for proper ventilation or insulation amounts. When recommended, improvements to these areas, unless noted otherwise in this report, are generally considered to be upgrades, not repairs of defects, and can even help with utility costs.

The inspection of the insulation, readily visible vapor retarder, and ventilation system of this home is limited to unfinished, exposed to view and readily accessible areas. No invasive inspection methods were used, therefore the presence or absence of insulation and insulation density (R-value), and the presence or absence of required vapor retarder concealed by finish materials could not be verified.

ATTIC

Attic Entry Access - Visual From Access

The attic was viewed from the access hole only and therefore information provided about it should be considered incomplete.

Roof Deck - OSB



Attic Insulation - Fiberglass, Loose Fill/Blown Insulation, Vapor Retarder Not Readily Visible

During the attic inspection a spot check was performed to determine the presence or absence of a vapor retarder. Based on this spot check there does not appear to be a vapor retarder. Where a vapor retarder is not used the attic typically requires additional ventilation.



Attic Insulation Thickness - 9 to 12 inches

Attic Ventilation - Ridge, Gable End, Soffit Continuous, Soffit Baffles

Attic Wiring - Covered with Insulation

Plumbing Vent Pipes - Vented Outside

ENVIRONMENTAL CONCERNS

ENVIRONMENTAL CONCERNS - General Comment

While Environmental Issues or Concerns are beyond the scope of the standard visual inspection the inspector will note those areas or items that are readily apparent based on his visual inspection of the property. This information is provided simply as a courtesy and neither the inspector nor the inspection company will accept any liability for inaccurate or incomplete reporting of such. If you have any concerns with regard to these types of issues it is recommended that you contact a qualified, environmental company, or otherwise issue related specialist to perform a complete inspection of the home and any testing they may feel is necessary.

It is important to remember that there are many opinions out in the market place and some of those opinions change frequently. You may also want to visit the federal EPA website (www.epa.gov) to gain more understanding of any of these issues.

QUALITIES OF THE HOME

Qualities of Home Location -

Qualities of Home Well Built -

Qualities of Home Nicely Maintained -

Qualities of Home Newer Roof -

CONDITIONS AT INSPECTION

CONDITIONS AT INSPECTION - Weather

The weather on any given day brings advantages and disadvantages to the home inspection. On a cold winter day the inspector will be able to get a good sense of the heat source's ability to heat the home, but he will not be able to operate the air conditioner or provide you with a sense of its operation. On a hot summer day the opposite is true. During periods of rain is a great time to inspect roofs, attics, basements, and crawlspaces for leaks or seepage but heavy rains or conditions worsened by a wet roof surface may prevent the inspector from being able to safely walk the roof. Likewise during long periods of dry weather it is difficult to assess these same leakage issues.

It is important for you to understand that the weather can and does bring restrictions to the inspection and there may be repairs you will encounter that neither you nor the inspector were able to predict.

Dry weather conditions were the norm in the days leading up to and at the time of the inspection.

Inspection Duration - 3 to 3-1/2 hours

Client Attention - Partial - Good

Property Vacant or Occupied - Occupied

Approx. Age Of Home - 15 - 18 yrs.

Office Reference - Roof: Y, Structure: Y, Heat: Y, Plumbing: Y, Electrical: N

CONDITIONS AT INSPECTION

Disclosure Consent - YES

General Perspective - Average Quality / Aging Systems

The home was found to be average in quality with some older / aging systems that will require upgrade soon. The repair recommendations that are listed in this report are typical for a home of this age and style. As with any home new or old, maintenance is to be expected along with occasional repair and/or age related replacement.

INSPECTION DEFINITIONS

Inspection Report Comment Key - Descriptions

The "Whole House Inspection" is conducted according to the Standards of Practice set forth by The American Society of Home Inspectors (ASHI) for the purpose of identifying major deficiencies that might affect your decision whether to purchase. Where an item is listed without recommendation, a system or component's condition may show wear typical of its age and/or environment, however it operated or functioned as it was intended to at the time of the inspection. This applies to its condition at the time of the inspection only; repairs and/or maintenance may be required as the system or component continues to age.

As an inspection client of Seagate Inspections, Inc we offer free phone consultation for as long as you own the home. Please read the information printed on each page of the report and call us regarding any aspect of the report that is not fully understood. Should questions arise in the future, please contact our office.

Defects or issues are noted only when there is "a condition that does not allow a system to function as intended or age as expected". Please refer the "HOME OWNER'S MANUAL" (on our website or your CD) for diagrams & descriptions of issues that might be reported in your inspection report.

MAJOR CONCERN - A system or component of a system that may affect the safety of the occupants of the home or is currently considered defective and will have a substantial monetary value to repair (generally in excess of \$1,000.00).

SERVICE / REPAIR - A recommendation made for an item in need of some level of service at the time of the inspection. The expected cost of that service should be at a level less than that of a major concern. Repair work and/or maintenance that is continually deferred can lead to major problems or safety issues if not properly corrected by qualified contractors.

MONITOR / MAINTAIN - A recommendation to be mindful of a system or component that currently appears to be functioning as it was intended but also appears to have a higher level of risk based on its visual appearance. Homeowners should expect ongoing routine maintenance of all systems but your inspector will attempt to note those that may require special attention.

RESTRICTION - A notation about a situation or system or component that the inspector feels he was not adequately able to inspect or test. There could be numerous reasons for the restriction (i.e. weather, homeowner contents, finish materials, etc.) Systems or components listed with restriction could not be adequately inspected and are therefore restricted from the report. Furthermore the weather will bring various advantages and disadvantages. The inspection company will not return to inspect systems or components that were unable to be inspected due to weather or other issues beyond the control of the inspector. Re-inspections are performed at additional cost.

It is important for you to understand exactly what your professional inspector is able to do for you, and what the limitations are in his inspection. Although "Service / Repair" may be recommended for various systems and/or components of the home, the purpose of the inspection is NOT to create an exhaustive listing of every minor repair throughout the home. The focus of the inspection is on "Major Concerns" and is performed on readily accessible areas of the building. It is limited to visual observations on the day and time of the inspection only. Moving of furniture or personal property, or dismantling any appliances aside from removing lift off access covers on furnaces or boilers, electrical panels, etc. is beyond the scope of the inspection.

The results of this home inspection are not intended to make any representation regarding latent or concealed defects that may exist. Your home inspector is a generalist and is not a licensed specialist in any field whose license authorizes the rendering of a technical analysis of the structural integrity of a building or its other component parts. You may be advised to seek a licensed engineer or contractor's opinion as to any defects or concerns mentioned in this report. Carefully chosen qualified experts should be directed to thoroughly inspect the "entire suspect system" and not be limited to specific areas sighted in the home inspection report. This report is not a guarantee or warranty, expressed or implied. Warranty programs may be available from a third party to insure you against failure of some of the major systems of the house. These warranties generally do not cover all of the components in a home, therefore you should read any documents provided with warranty programs carefully.

Home buyers, after occupying the home, sometimes overlook important information and warnings contained in their reports. This can result in failure of equipment or other damage, which could have been prevented if the inspector's advice and recommendations had been followed. The home inspection is two parts; verbal and written. Those who do not attend the inspection miss the opportunity to interact directly with the inspector during the inspection and the additional information provided during that interaction. After occupancy, all homes will have some defects that may not be identified in the inspection report. If a problem occurs of which you feel our inspector's report did not give you sufficient warning, please call our office. A phone consultation may be helpful to you in deciding what corrective measures to take, and the inspector may be able to advise you in assessing job proposals offered by contractors. We cannot help you if repairs are already performed prior to consultation with our office.