



McGuffee Home Inspections

P. O. Box 1091
Santa Rosa Beach, FL 32459
Ph#: (850)585-7137

Doc #: 000000-00000 Inspector: Mark McGuffee

Date: 00/00/0000

Dwelling Address: 10 I Love the Beach Lane
Somewhere in Florida

Client Name:

Client's Agent: Real Estate Company:

We attempt to give the client a comprehensive, clear-cut, unbiased view of the home. The purpose of this inspection is to identify 'MAJOR' problems associated with the property being purchased or sold, although minor items may also be mentioned. Areas, which may be of concern to us, may not be of concern to the client and some items, which may be of concern to the client, may be considered minor to us. Therefore, it is advisable to read the entire report. Where repairs or replacements are suggested, we recommend licensed professionals in that field be called upon to make those repairs. We can perform verification of repairs to ensure repairs or corrections were made and also advise the client to obtain all paperwork from professionals concerning the work performed. These professionals will be happy to provide you with written statements concerning their work. We further recommend maintaining all paperwork on repairs for future reference. **FUTURE FAILURE:** Items in the home can and do experience failure without prior indications. This report is a snap shot of the condition of the home at the time of inspection. We cannot determine if or when an item will experience failure. Therefore, we cannot be held responsible for future failure. Carbon monoxide and smoke detectors have been proven to save lives. Client is advised to install carbon monoxide and smoke detectors if not already present in home. Suggest consulting with your local municipality and manufacture specifications as to the proper location and installation of these units.





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DEFINITION OF TERMS

Please take the time to analyze the following pages contained herein. This is your complete inspection report and must be reviewed carefully. Below is an index of the ratings used in this report.

SERVICEABLE: The item was inspected and appeared to function normally at the time of inspection.

NOT PRESENT: The item was not present at the time of inspection.

NOT INSPECTED: The item was not inspected due to inaccessibility, personal items, temperature, weather conditions or the item is not within the scope of the inspection. Items with the heading 'Not Inspected' will appear in the 'Summary Report'.

NOT OPERATED: The system or component was not operated due to inaccessibility, temperature, weather conditions or the item is not within the scope of the inspection. Items with the heading 'Not Operated' will appear in the 'Summary Report'.

COMMENT: The item was inspected and found to be deficient in some respect or in the inspectors opinion maintenance needs to be performed. Items with the heading 'Comment' will not appear in the 'Summary Report'. Items will appear in Blue in the Inspection Report.

REVIEW: The item was inspected and found to have deficiencies, was operating or installed incorrectly, is a possible health, fire, safety concern or in the inspector's opinion at or near the end of its useful life. Items with the heading 'Review' will appear in the 'Summary Report'. Items will appear in Red in the Inspection Report and the Summary Report.

GENERAL INFORMATION

MAJOR SYSTEMS Our evaluation of major systems is both visual and functional provided power and/or fuel is supplied to the component. Identifying or testing for the presence of asbestos, radon, lead-based products, or other potentially hazardous materials is not within the scope of this report. Judging the sufficiency of water flow in plumbing or the cooling efficiency of air conditioning is a subjective evaluation, therefore, we only note a poor condition if, in the inspector's opinion, the adequacy seems to be less than normal. There is a time period from inspection to closing that varies with each property. We can only state condition at time of inspection. Therefore, we urge you to evaluate and operate all major systems prior to closing.

This inspection does NOT take in account product / component or system recalls. It is beyond the scope of this inspection to determine if any system or component is currently or will be part of any recall in the future. Client may wish to subscribe or contact the CPSC (Consumer Product Safety Commission) web site for recall information regarding any system or component.

MHI General Home Inspection**GENERAL CONDITIONS**

| | | |
|-------|----------------------|--|
| 1001. | Inspector | Mark McGuffee, HI8841, Exp. 7/31/16. |
| 1002. | In Attendance | The inspection was performed in accordance with the terms outlined in the MHI Inspection Agreement. The inspection was not attended. |
| 1003. | Occupancy | The home is new construction. The home has not been lived in. |
| 1004. | Property Information | This is a single family home. |
| 1005. | Levels | 1 story structure. |
| 1006. | Estimated Age | This structure is new construction. |
| 1007. | Weather Conditions | Weather conditions at the time of inspection were clear with temperature in the 40's. |
| 1008. | Start Time | 4:30 PM. |
| 1009. | Stop Time | 6:30 PM. |

MHI General Home Inspection

Exterior

Our exterior evaluation is visual in nature and is based on our experience and understanding of common building methods and materials. Our review does not take into consideration the normal wear associated with virtually all properties. Exterior surfaces should be kept well painted, stained or sealed to prevent deterioration. Grading & adjacent surfaces should be maintained and pitched away from the foundation to reduce the chances of water infiltration.

| Step # | Component | Comment |
|--------|------------------------|--|
| 1101. | Driveway | Serviceable. Concrete. |
| 1102. | Walkways | Serviceable. Concrete. |
| 1103. | Exterior Wall Cladding | Serviceable. |
| 1104. | Trim | The skirt trim all around the home is touching pine straw. Suggest keeping the pine straw pulled away from the trim. |
| 1105. | Window & Frames | Review. The window screens have not been installed. The screens are in the middle bedroom. |
| 1106. | Exterior Door(s) | Review. The door hardware and the weather stripping has not been installed on the exterior doors; front, rear and garage. |
| 1108. | Fences / Gates | Serviceable. Wood picket. |
| 1109. | Electrical | Serviceable. Ground fault interrupter provided for safety for the exterior receptacles. The resets are in the garage and on the exterior right side of the home by the main electrical panel. |
| 1110. | Electric Meter(s) | Serviceable. The electric meter is located on the exterior right wall of the home. |
| 1111. | Gas Meter(s) | Serviceable. 1. The gas meter is located on the exterior right side of the home. The main gas shut off valve is located at the meter. 2. A gas stub has been installed at the right rear corner of the home at the grill pad. |
| 1112. | Exterior Faucets | Serviceable. |
| 1114. | Bell / Chime | Serviceable. |

MHI General Home Inspection

- | | | |
|-------|-------------------------|---|
| 1115. | Lot / Grade Drainage | Serviceable. |
| 1116. | Foundation / Type | Concrete Block/Slab. Homes built with concrete block/slab construction may have heating duct work, plumbing, gas, and electrical lines running beneath the slab. As it is impossible to determine position of these items by a visual inspection, they are specifically excluded from the scope of this inspection. |
| 1118. | Patio | Review. Wood. Two wood patios. The rear patio has not been screened yet. |
| 1120. | Comments | Not Tested. A sprinkler system has been installed. Sprinkler systems are not within the scope of the inspection and are not inspected. The sprinkler did start running while the inspector was at the home. |

MHI General Home Inspection

Roof

Our evaluation of the roof is to determine if surface areas are missing and/or damaged and therefore subject to possible leaking. Portions of the roof, including underlayment, decking and some flashing are hidden from view and cannot be evaluated by our visual inspection; therefore, our review is not a guarantee against roof leaks or a certification. Some areas are not visible when we are unable to mount the roof due to weather conditions, height, pitch, etc. Areas most vulnerable to leaks are low slope areas, areas pitched toward walls, through-roof projections (chimneys, vents, skylights, etc.) roof slopes that change pitch or direction, and intersecting roof/wall lines. Flashing and shingle defects can cause hidden leaks and deterioration and should be immediately addressed. We advise qualified contractor estimates and review of the full roof system when defects are reported. Factors such as shingle quality, weather, ventilation, and installation methods can affect wear rate. As maintenance can be needed at any time, roofs should be professionally inspected annually.

| Step # | Component | Comment |
|---------------|----------------------------|--|
| 1201. | Methods Used To Inspect | The roof was inspected from the roof, the ground and a ladder. |
| 1202. | Material/Type | Gable; Asphalt composition shingle. |
| 1203. | Exposed Flashings | Serviceable. |
| 1205. | Conditions | Serviceable. Roof is new. |

MHI General Home Inspection

Garage

Our garage/carport evaluation is visual in nature and is based on our experience and understanding of common building methods and materials. Our review does not take into consideration the normal wear associated with virtually all properties. Exterior surfaces should be kept well painted, stained or sealed to prevent deterioration. Garage floors should not be covered with carpet, cardboard, wood or other combustible materials and, of course, flammable products should be properly stored. It is recommended all garage door openers be equipped with a regularly tested safety reverse device to reduce chances of injury. Attached garages should be separated from the house by a steel or solid wood door, and common walls should have a fully sealed fire resistant covering such as drywall to protect against fume entry and to slow the migration of smoke or fire from entering the house in the event of a garage fire. Mounting a self-closer on the door between the garage and the house is an additional suggested safety upgrade. We suggest you keep attic hatches closed, repair any holes or damage that exist or occur, and avoid creating openings between the home and garage. It is especially important to keep garage wall and ceiling areas directly beneath living space intact.

| Step # | Component | Comment |
|---------------|----------------------|--|
| 1301. | Type | Attached two car garage |
| 1307. | Floor/Slab | Serviceable. Concrete. |
| 1308. | Garage Doors | Serviceable. |
| 1309. | Garage Door Hardware | Serviceable. |
| 1310. | Door Openers | Serviceable. 1. The garage door openers are equipped with safety reverse devices, which operated when tested at the time of our inspection. The U.S. Product Safety Commission recommends these devices be checked monthly for proper operation and safety. 2. The wall plates for the garage door eye beam wires have not been attached yet. |
| 1311. | Fire Door | Serviceable. |
| 1314. | Walls | Serviceable. |
| 1315. | Fire Barrier | Serviceable. |
| 1316. | Ceiling | Serviceable. |
| 1317. | Electrical | Serviceable. Ground fault interrupter provided for safety in the garage. The resets are in the garage. |

MHI General Home Inspection

Attic

Our evaluation of the attic is limited to lighting, personal storage and accessibility. If an attic is heavily insulated, the inspector will have a difficult time accessing and reviewing ceiling joists, electrical wiring, plumbing, ducting, etc. Water stains around roof penetrations such as chimneys, plumbing, and vents are very common. It is usually impractical to determine if these stains are active unless they are leaking at the time of inspection thus when stains are present further monitoring is advised. Viewing during a rainstorm would increase the chances of determining whether leaks exist or the current status of staining. Older roofs are, of course, more prone to water infiltration but new roofs can develop leaks as well. Regular monitoring and maintenance of all roofs is advised. We suggest checking roof surfaces each spring and fall and after each severe storm. Increasing insulation in the attic is one of the best ways to improve the energy efficiency of a home and to reduce the costs of heating and cooling. Most homes we view can benefit from additional insulation. The Dept. of Energy website (www.eren.doe.gov/consumerinfo) can help you to determine recommended upgrades and the payback period for insulation improvements in your geographical area.

| Step # | Component | Comment |
|--------|-------------------------------------|---|
| 1351. | Access location / Inspection method | Serviceable. 1. The attic was entered and inspected. A pull down located in the garage. 2. The pull down has not been painted. |
| 1352. | Framing | Serviceable. |
| 1353. | Sheathing | Serviceable. |
| 1355. | Insulation | Serviceable. Blown-in; Fiberglass. |
| 1356. | Ventilation | Serviceable. Soffit, ridge, slotted roof vents. |
| 1358. | Electrical | Serviceable. |

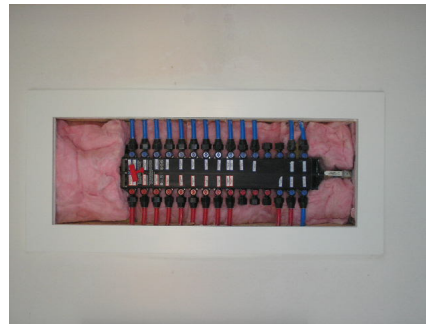
MHI General Home Inspection

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Plumbing

Our focus in the plumbing portion of the inspection is directed at identifying visible water damage and/or problems. We may not always mention common faults such as stuck stoppers or dripping faucets. If considered important, you should check these items independently. Shut-off valves and angle stops under the kitchen or bathroom sinks and toilets are not turned or tested during the inspection due to the possibility of leaking. All shut-off valves or angle stops should be turned regularly to ensure free movement in case of emergency. The water supply system was tested for its ability to deliver functional water pressure to installed plumbing fixtures and the condition of connected piping that was visible. Our plumbing inspection also consists of checking for functional drainage at all fixtures. We suggest you obtain the maintenance history for the home's plumbing and obtain receipts for any recent work or for anything for which a warranty may apply.

| Step # | Component | Comment |
|--------|--------------------------------|---|
| 1702. | Supply Lines | Serviceable. Copper, Pex. |
| 1703. | Drain Waste Lines & Vent Pipes | Serviceable. PVC. |
| 1706. | Waste Disposal System | Serviceable. The waste disposal system appears to be connected to public sewer systems. |
| 1707. | Water Supply System | Serviceable. Water supply system appears to be public. 1. The main water meter is located in the front yard. The meter has a shut off valve installed. The shut off valve will shut off water to the entire house. 2. A Manabloc system is located in the garage. Water is supplied to the home through the Manabloc system. There is a shut off valve located at the bottom of the Manabloc that will shut water off to the entire Manabloc system. Also, individual water features in the home can be shut off at the Manabloc. |
| 1708. | Plumbing Comments | Review. The cover for the Manabloc has not been installed in the garage. |



MHI General Home Inspection

Electrical

Our electrical inspection meets the ASHI standards of practice and is done by sampling visibly accessible wiring and fixtures. Determining the actual capacity of the system requires load calculations, which are not within the scope of this report. Underground circuits and concealed components of the system are not inspected. While age is one factor, most homes have electrical issues created by amateur electricians. 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. Because electrical defects are safety concerns, we advise the use of a qualified licensed electrician for cost estimates, repairs and upgrades, prior to close.

| Step # | Component | Comment |
|--------|----------------------------------|--|
| 1801. | Electrical Main Service | Serviceable. Service entrance is underground. |
| 1802. | Main Electrical Panel & Location | Serviceable. Service entrance cables are aluminum; Branch circuit wiring is copper. The main electrical panel is located on the exterior right wall of the home. The panel is an Eaton panel. |
| 1803. | Wiring Method | Serviceable. Romex. |
| 1804. | Sub-Panel Comments & Location | Serviceable. The sub panel(s) is located in the following places around the home. The electrical sub-panel is located in the garage. The panel is a Square D panel. Arch fault service interrupters installed in the sub-panel for safety. |
| 1805. | Smoke Detectors | Serviceable. |
| 1806. | Service Amperage and Voltage | Serviceable. 120 & 240 volts. Service panel rating is approximately 200 amps. |

MHI General Home Inspection

Heating


Our evaluation of major systems is both visual and functional provided power and/or fuel is supplied to the component. Items not listed here as well as things we cannot see, such as utilities, drains, and ducts inside walls, floors and underground are beyond the scope of this inspection. **DISMANTLING AND/OR EXTENSIVE INSPECTION OF INTERNAL COMPONENTS OF ANY APPLIANCE, INCLUDING HEATERS AND HEAT EXCHANGERS, IS BEYOND THE SCOPE OF THIS REPORT. THE LOCAL UTILITY COMPANY MAY CONDUCT SUCH AN INSPECTION UPON REQUEST.** Our inspection is not a heat engineering or sufficiency review. We suggest you ask the sellers/occupants if any areas of the home do not properly heat or cool. We also suggest you obtain the maintenance history of the furnace as well as receipts for any recent repairs for which a warranty might apply. Clients are encouraged to purchase a home warranty plan, since furnaces can require repair or replacement at any time. Modern furnaces are complicated appliances and should be treated with care. Regular cleaning or replacement of furnace filters is vital to the health of your furnace and can improve the efficiency of attached central air conditioning. We suggest an annual cleaning and safety check by a licensed contractor who is trained in this furnace model. Flammable products should be stored away from the furnace and no fume-producing products such as paint cans should be in the same room. Don't forget that fuel-burning appliances need plenty of oxygen and should not be enclosed without supplying an adequate supply of combustion air. Identifying or testing for the presence of asbestos or other potentially hazardous materials is not within the scope of this report.

| Step # | Component | Comment |
|--------|------------------------|--|
| 1901. | Location of unit | Heating system is located in the laundry room utility closet and services the house. Brand: Trane, Model #: GAM580B36M31SBA, Serial #: 152921CRBV, Manufacture Date: 07/2015, Type: Electric Heat Pump. |
| 1903. | Energy Source | Serviceable. |
| 1905. | General Conditions | Serviceable. |
| 1907. | Thermostat | Serviceable. 1. Thermostat is located in the hall. |
| 1908. | Air Filters | Review. 1. Filter Size(s): 12" x 24" x 1" filter is located in the hall. 12" x 12" x 1" filters located in all three bedrooms and the office. No filters have been installed. 2. We suggest changing HVAC filters every month. |
| 1909. | Distribution / Ducting | Ducts/Registers. Efficiency and load calculations are beyond the scope of this inspection and expressly omitted from this report. If a detailed inspection is desired, a licensed heating contractor should be consulted prior to closing to ensure proper operation of this unit. |

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Air Conditioning

Our evaluation of major systems is both visual and functional provided power and/or fuel is supplied to the component. Air conditioners can be damaged if operated in temperatures below 60 degrees or immediately after a cold night. Additionally, some units can be damaged if operated when the breaker or fuses have not been on for at least 12 hours. We do not test units in cold weather nor do we test units that have no power at the time of inspection. Air conditioners should be kept clean and free of debris. Dirty air conditioners and those with restricted air flow because of fin damage, vegetation, etc. can wear out quickly. Winter covers can accelerate corrosion and should not be used unless approved by the manufacturer. The client is encouraged to consult their agent concerning home warranty options as air conditioners can fail at any time and are expensive to repair or replace. We suggest obtaining the maintenance history of air conditioning units and inquiring of the sellers/occupants if any areas of the home do not cool well or are not supplied with air conditioning. You should obtain warranty paperwork, if applicable, and request receipts for any recent repairs. **DISMANTLING AND/OR EXTENSIVE INSPECTION OF INTERNAL COMPONENTS OF ANY APPLIANCE IS NOT WITHIN THE SCOPE OF THIS INSPECTION.**

| Step # | Component | Comment |
|--------|--------------------|--|
| 2001. | Location of unit | Air conditioning compressor is located on the left side of the home, with the A-coil located in the laundry room utility closet and services the downstairs. Brand: Trane, Model #: 4TWR036D1000AB, Serial #: 15423P3DBF, Size: 3 Ton, Refrigerant: R410-A, Manufacture Date: 10/2015, Type: Electric Heat Pump. |
| 2003. | General Conditions | Review. The condensate line is crimped where it comes through the exterior wall on the left side of the home and will not drain properly. Suggest repairing the condensate line so water can drain properly. |
| | |  |
| 2005. | Energy Source | Serviceable. Electric with disconnect provided. |

MHI General Home Inspection

Water Heater(s)

Our evaluation of the water heater is both visual and functional provided power and/or fuel is supplied to the unit. Since water heaters are capable of producing scalding temperatures, we suggest you measure your water temperature upon taking occupancy and adjust it to a safe temperature (typically 120 -130 degrees). For further protection, anti-scald faucets are available for sinks, tubs and showers. Due to the possibility of the water heater temperature pressure relief valve leaking after it has been opened, these valves are not tested during the inspection. Manufacturers suggest regular testing to help assure performance. Water heater blankets may void the warranty on some water heaters. Keep all combustibles away from the heater and store no paints or other chemicals in the same room. A spill pan and drain is advised if your heater is located in, adjacent to, or above a finished area. The client is encouraged to consult their agent concerning home warranty options as water heaters can fail at any time and are expensive to repair or replace.

| Step # | Component | Comment |
|---------------|--------------------------------------|---|
| 2101. | Location of unit | Water heater is located on the exterior right side of the home. Brand: Rheem, Model #: RTG-95XLN, Serial #: M521503568, Manufacture Date: 12/2015, Capacity: On Demand, Type: Tankless gas. |
| 2104. | Supply Lines | Serviceable. Copper, pex. |
| 2105. | Energy Source | Serviceable. Natural gas. Gas shut-off valve was observed near this appliance. |
| 2106. | Temperature / Pressure Release Valve | Serviceable. |
| 2107. | Combustion Chamber | Serviceable. |
| 2108. | Water Heater Condition | Serviceable. |
| 2109. | Flue Venting | Serviceable. Metal. |

MHI General Home Inspection

Kitchen / Dining Area

Appliance inspection is beyond the scope of the American Society of Home Inspectors Standards of Practice but, as a courtesy to our clients, we perform a visual and operational inspection of all built-in appliances. The appliances listed in this report are operated, if accessible and power is supplied. Cooking systems are checked for burner operation but not for calibration, timers, special features or cleaning cycles. Built-in dishwashers are run through a full normal wash cycle to determine if the system is free of leaks and excessive corrosion. Please double-check appliance operation just before closing and re-check for secure cabinets, counters and appliances. Upon occupancy, the client should secure any freestanding oven so it cannot tilt forward when weight is applied to the door. (Most ovens come with directions on how to do this.) Individuals have been injured when sitting on or standing on these doors. Clients are advised to purchase a home protection plan because appliances, including new appliances, can fail at any time, including immediately after the inspection. Older appliances (five years or older), of course, are more prone to failure.

| Step # | Component | Comment |
|--------|------------|--|
| 2201. | Floor | Serviceable |
| 2202. | Walls | Serviceable. |
| 2203. | Ceiling | Serviceable. |
| 2204. | Doors | Serviceable. |
| 2206. | Windows | Serviceable. |
| 2208. | Electrical | Ground fault interrupter provided for safety in the kitchen. Resets are in the kitchen. |
| 2209. | Cabinets | Review. The drawer on the right side of the oven hits the oven when opening. Adjust the stove/oven in the counter opening so the drawer does not hit. |



| | | |
|-------|--------------|--------------|
| 2210. | Counter Tops | Serviceable. |
|-------|--------------|--------------|

MHI General Home Inspection

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|-------|----------------------------|--|
| 2211. | Sinks | Serviceable. |
| 2212. | Faucets | Serviceable. |
| 2213. | Traps / Drains / Supply | Serviceable. |
| 2214. | Disposals | Serviceable. |
| 2215. | Dishwasher(s) | Serviceable. Dishwasher was operational at the time of inspection. Dishwashers most commonly fail internally at the pump, motor or seals. We do not disassemble these units to inspect these components. Our inspection is limited to operating the unit on the 'normal wash' cycle only. We recommend you operate this unit prior to closing. |
| 2217. | Stove / Cook Top / Oven | Serviceable. Gas stove, electric oven combination. The stove and oven elements were tested and were working at the time of the inspection. Also, the oven convection fan was tested. 1. The stove grates have not been installed. They should be installed after the painting has been completed. |
| 2219. | Hood / Fan / Light | Serviceable. Recirculating. |
| 2220. | Microwave | Serviceable. Built-in microwave ovens are tested using normal operating controls. Unit was tested and appeared to be serviceable at time of inspection. Leak and/or efficiency testing is beyond the scope of this inspection. If concerned, client should seek further review by qualified technician prior to closing. |

MHI General Home Inspection

Bathrooms (master, front, middle)

Our focus in bathrooms is directed at identifying visible water damage and/or problems. We may not always mention common faults such as stuck stoppers or dripping faucets. If considered important, you should check these items independently. Shut-off valves and angle stops under kitchen or bathroom sinks and toilets are not turned or tested during the inspection due to the possibility of causing a leak. All shut-off valves or angle stops should be turned regularly by the homeowner to ensure free movement in case of emergency. Bathrooms require regular maintenance to prevent the possibility of water damage and maintenance should be performed without delay. Since leaks can occur at any time, plumbing should be checked just before closing and then regularly during occupancy. We advise that all floors, tile edges and tub/shower walls be caulked and sealed to prevent moisture penetration. When found soft, you should have checked for leaks and hidden damage. All leaks should be repaired and missing/damaged grouting and caulk should be replaced at once to help prevent future/further damage. Even tile that appears to be in good shape can take on water, so we suggest that you apply a sealant to tiled surfaces upon occupancy. If sluggish or noisy drains are noted, the drain waste vent system should be checked for blockage, damage or other restriction before close. Operating an exterior vented exhaust fan helps to reduce the chances of mold growth and harmful condensation.

| Step # | Component | Comment |
|--------|---------------|---|
| 2301. | Floor | Serviceable. |
| 2302. | Walls | Serviceable. |
| 2303. | Ceiling | Serviceable. |
| 2304. | Doors | Review. Master Bath – The closet door does not latch. Adjust the door as needed. |
| 2306. | Windows | Serviceable. |
| 2308. | Electrical | Serviceable. Ground fault interrupter provided for safety in all three bathrooms. The reset for all three bathrooms is in the front bathroom by the sink. |
| 2309. | Exhaust Fan | Serviceable. |
| 2310. | Tub/Whirlpool | Serviceable. |
| 2311. | Tub Surround | Serviceable. |
| 2313. | Tub Faucet | Serviceable. |
| 2314. | Shower Base | Serviceable. |

MHI General Home Inspection

| | | |
|-------|----------------------------|---|
| 2315. | Shower Surround | Serviceable. |
| 2316. | Shower Door | Serviceable. Tempered safety glass installed for safety. |
| 2317. | Shower Faucet | Review. Front Bath – The shower head leaks at the mast connection. Suggest tightening the shower head. |
| 2318. | Sinks | Serviceable. |
| 2319. | Sink Faucets | Serviceable. |
| 2320. | Traps / Drains / Supply | Serviceable. |
| 2321. | Toilet | Serviceable. |
| 2323. | Counter / Cabinets | Serviceable. |
| 2326. | Bathroom Comments | Serviceable. |

MHI General Home Inspection

Laundry Room

The supply hoses to the washer are not disconnected during the inspection, nor are the valves operated. These can leak at any time and should be considered a part of normal maintenance. If the washer and dryer are present, they are not moved to prevent floor damage and the review of the area behind the washer/dryer is limited. It is beyond the scope of the inspection to inspect the washer and dryer. If these appliances are included in the sale of the property, we suggest consulting the sellers as to proper operation prior to close. We suggest that you clean exhaust pipes upon occupancy and then regularly to enhance safety/performance. Water hoses that discharge into laundry tubs can cause contamination by creating a "cross connection" if they discharge below the tub rim. We suggest you keep these elevated above the flood rim of the tub.

| Step # | Component | Comment |
|--------|-------------------|--|
| 2501. | Floor | Serviceable. |
| 2502. | Walls | Serviceable. |
| 2503. | Ceiling | Serviceable. |
| 2504. | Doors | Serviceable. |
| 2507. | Cabinets | Serviceable. |
| 2511. | Electrical | Serviceable. |
| 2512. | Washer Hookups | Serviceable. |
| 2513. | Dryer Hookups | Serviceable. The dryer vents to the exterior left side of the home. The electrical connection is a 4 prong connection. |

MHI General Home Inspection

Living / Halls

Our interior review is visual and evaluated with similar aged homes in mind. Cosmetic considerations and minor flaws such as a torn screen or an occasional cracked window can be overlooked, thus we suggest you double check these items, if concerned. Inspections are limited to visible and/or accessible areas. Personal belongings and furniture restrict access to receptacles, windows, walls, and flooring.

| Step # | Component | Comment |
|---------------|------------------|--|
| 2641. | Floors | Serviceable. |
| 2642. | Walls | Serviceable. |
| 2643. | Ceilings | Serviceable. |
| 2644. | Doors | Serviceable. |
| 2646. | Windows | Serviceable. |
| 2648. | Electrical | Serviceable. Living Room – one of the floor outlets is controlled by a switch at the triple switch by the hall entrance. |

MHI General Home Inspection

Bedrooms (master, front, mid) & Office

Our bedroom review is visual and evaluated with similar aged homes in mind. Inspections are limited to visible and/or accessible areas. Bedroom windows should be kept in good repair in the event they are needed for an emergency exit. We suggest making sure that they always operate freely (without use of force or a key or tool) and place furniture so as to keep windows accessible for emergency use. Older homes may have windows that do not meet current size and height safety standards for emergency exit. Keeping them accessible and in good operating condition enhances their safety. Providing an escape ladder is a recommended safety enhancement for all upper level bedrooms. Rooms used for sleeping should have functional exits to both the interior and exterior of the home. Personal belongings and furniture restrict access to receptacles, windows, walls, and flooring. These areas should be reviewed during your final walk through to reveal hidden or concealed damage.

| Step # | Component | Comment |
|--------|----------------------|---|
| 2681. | Floors | Serviceable. |
| 2682. | Walls | Serviceable. |
| 2683. | Ceilings | Serviceable. |
| 2684. | Doors | Serviceable. |
| 2685. | Closet / Wardrobe | Serviceable. |
| 2686. | Windows | Serviceable. |
| 2688. | Electrical | <p>Review. 1. The blades have not been installed on the ceiling fans in all three bedrooms and the office.</p> <p>2. Master Bed – The bottom outlets in the receptacles located on the wall where the bed will be placed are controlled by a switch by the entry door.</p> |