



Home Inspection Report

123 Any Road
Any City, CT 06000

Prepared for: Mrs Client

Inspected by:
Mark Putorti
On The Mark Home Inspections

Marginal Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Lots and Grounds

Basement Stairwell: Concrete - Railings missing. New rails need to be installed



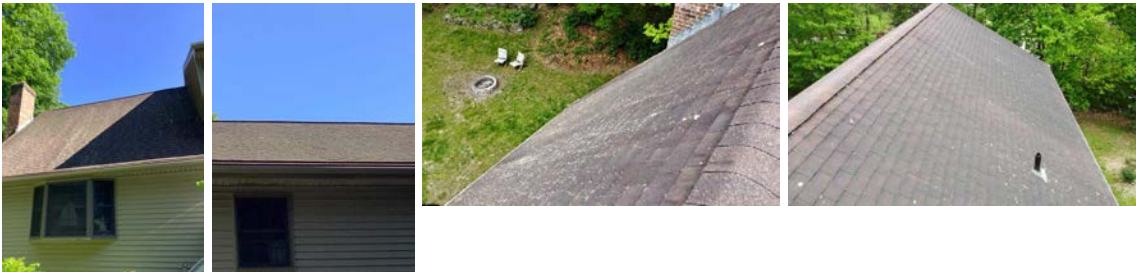
Exterior

East, South, North, West Exterior Surface Type: Vinyl siding - Siding needs to be repaired or replaced over the living room window.



Roof

Main Front Roof Surface Material: Asphalt shingle - Rear roof has signs of algae and moss. The front is in acceptable condition. The condition exists mostly over the garage in the rear.



Marginal Summary (Continued)

Electrical Mast: Surface mount - An additional support is needed



Leader/Extension: Missing on some - Extend runoff drains to move water away from foundation

East Chimney Flue/Flue Cap: Concrete, Clay - Unlined chimney flue. Crown cracked , Repair chimney mortar crown, Recommend adding rain/snow cap. A qualified contractor is recommended to evaluate and estimate repairs before using fireplace.



Fireplace/Wood Stove

Family Room Fireplace Fireplace Construction: Brick - A qualified contractor is recommended to evaluate and estimate repairs



Family Room Fireplace Flue: Tile - Recommend cleaning and re-inspection, A qualified contractor is recommended to evaluate and estimate repairs

Bathroom

2nd floor main Bathroom Toilets: Gerber - Water is very slow to drain. Upgrade to a more efficient model suggested.

Primary bedroom bath Bathroom Toilets: Gerber - **Water is very slow to drain. Upgrade to a more efficient model suggested.**

1st floor half Half Bathroom Toilets: Gerber - Water is very slow to drain. Upgrade to a more efficient model suggested

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Introduction

On The Mark Home Inspection performs all inspections in compliance with the Connecticut Regulations for Home Inspectors Home Inspectors (Title 20) and the Home Inspection Standards of Practice of the international Association Of Certified Home Inspectors (InterNachi).

Home inspectors are generalists. Our position is to discover basic visible defects in a home and either suggest action or recommend further evaluation by a specialist in the appropriate field. We are not licensed structural engineers and we cannot render an opinion as to the structural integrity of the building or its component parts. In many instances, generalists cannot diagnose conditions with major components or systems due to the lack of specific licenses. Only individuals who hold the proper license and credentials can make proper assessments.

Home inspectors perform a visual inspection of the property. We do not inspect every component of a building. A representative sampling of the readily accessible building components such as windows and electrical outlets are viewed. We cannot perform destructive testing, disassemble components, open walls, lift carpets, move insulation, move furniture or appliances or stored items, or excavate. Properties that are occupied and fully or partially furnished at the time of inspection often prevent home inspectors from seeing everything and accessing all areas. Concealed defects are not within the scope of the inspection. Not all defects will be identified during the inspection and unexpected repairs should be anticipated.

Systems and conditions which are not within the scope of the inspection include, but are not limited to: formaldehyde, lead paint, asbestos, mold or methamphetamine contamination, toxic or flammable materials, and other environmental hazards; pest infestation, wood destroying insects, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, any systems which are shut down or otherwise secured; water wells (water quality and quantity); intercoms; security systems; heat sensors; cosmetics or building code conformity. Any general comments about these systems and conditions are informational only.

Cosmetic deficiencies (paint, wall coverings, carpeting, window coverings, etc.) and minor flaws are not within the scope of this inspection. Although I may note minor flaws or cosmetic flaws in this report, it should not be considered a complete or exhaustive list.

When describing defects, photos are used to show an example of a defect but may not show every occurrence of the defect. When defects are noted, you are advised to seek professional opinions from licensed contractors and acquire estimates to repair or replace any defects mentioned in this report. We recommend that any professional providing estimates for repairs inspect the property further in order to discover and repair related problems that were not identified in the report. We recommend that all estimates for repairs be completed and documented prior to purchasing the property.

Introduction (Continued)

This report is the exclusive property of On The Mark Home Inspections and the Client whose name appears herewith, and its use by any unauthorized persons is strictly prohibited. Thank you for allowing On The Mark Home Inspection the opportunity to conduct your inspection.

Inspection Agreement

Inspector Name: Mark Putorti
Company Name: On The Mark Home Inspections
Address: 60 Bigelow Road
City State Zip: Colchester, CT 06415

Client Name: Mrs Client
Address: 123 Anystreet
City, State Zip: Smalltown, CT 06000

Property Address: 123 Any Road
City State Zip: Any City, CT 06000

{Inspection Agreement} {INTERNACHI}
InterNACHI Master Inspection Agreement

This is an Agreement between you, the undersigned Client, and us, the Inspector. This Agreement applies to all residential structures you ask us to inspect. This Agreement will remain in effect until terminated by either party in writing.

1. The fee for our inspection is \$ _____ per inspection, payable [in full / in part at \$ _____ at a time [before / after] the inspection.
2. On The Mark Home Inspections will perform a visual inspection of the home/building and provide you with a written report identifying the defects that we (1) observed and (2) deemed material. The report is only supplementary to the seller's disclosure.
3. Unless otherwise noted in this Agreement, or not possible, we will perform the inspection in accordance with the current Standards of Practice (SOP) of the International

Inspection Agreement (Continued)

Association of Certified Home Inspectors ("InterNACHI"), posted at www.nachi.org/sop. If your jurisdiction has adopted mandatory standards that differ from InterNACHI's SOP, we will perform the inspection in accordance with your jurisdiction's standards. You understand that InterNACHI's SOP contains limitations, exceptions, and exclusions. InterNACHI is not a party to this Agreement, has no control over us, and does not employ or supervise us.

4. Unless otherwise indicated in writing, we will not test for the presence of radon, a harmful gas. Unless otherwise indicated in writing, we will not test for mold. Unless otherwise indicated in writing, we will not test for compliance with applicable building codes or for the presence of (or for any potential dangers arising from the presence of) asbestos, lead paint, soil contamination, or other environmental hazards or violations. If any structure you want us to inspect is a log structure or includes log construction, you understand that such structures have unique characteristics that may make it impossible for us to inspect and evaluate them. Therefore, the scope of our inspection will not include decay of the interior of logs in log walls, log foundations or roofs, or similar defects.

5. Our inspection and report are for your use only. You must give us permission to discuss our observations with real estate agents, owners, repair persons, or other interested parties. You will be the sole owner of the report and all rights to it. We are not responsible for its use or misinterpretation by third parties, and third parties who rely on it in any way do so at their own risk, and release us (including employees and business entities) from any liability whatsoever. If you or any person acting on your behalf provide the report to a third party who then sues you and/or us, you release us from any liability and agree to pay our costs and legal fees in defending any action naming us. Our inspection and report are in no way a guarantee or warranty, express or implied, regarding the future use, operability, habitability, or suitability of the home/building or its components. We disclaim all warranties, express or implied, to the fullest extent allowed by law.

6. **LIMITATION ON LIABILITY AND DAMAGES.** We assume no liability for the cost of repair or replacement of unreported defects, either current or arising in the future. In all cases, our liability is limited to liquidated damages in an amount not greater than 1.5 times the fee you paid us. You waive any claim for consequential, exemplary, special, or incidental damages, or for the loss of the use of the home/building. You acknowledge that these liquidated damages are not a penalty, but that we intend them to: (i) reflect the fact that actual damages may be difficult or impractical to ascertain; (ii) allocate risk between us;

Inspection Agreement (Continued)

and (iii) enable us to perform the inspection for the agreed-upon fee. If you wish to eliminate this liquidated damages provision, we are willing to perform the inspection for an increased fee of\$ _____ , payable in advance.

7. We do not perform engineering, architectural, plumbing, or any other job function requiring an occupational license in the jurisdiction where the property is located. If we hold a valid occupational license, we may inform you of this and you may hire us to perform additional functions. Any agreement for such additional services shall be in a separate writing.

8. If you believe you have a claim against us, you agree to provide us with the following: (1) written notification of your claim within seven days of discovery, in sufficient detail and with sufficient supporting documents that we can evaluate it; and (2) immediate access to the premises. Failure to comply with these conditions releases us from liability.

9. You agree that the exclusive venue for any litigation arising out of this Agreement shall be in the county where we have our principal place of business. If you fail to prove any claim against us, you agree to pay all our legal costs, expenses and attorney's fees incurred in defending that claim, You agree that the exclusive venue for any legal action against InterNACHI itself, allegedly arising out of this Agreement or our membership in InterNACHI, will be in Boulder County, Colorado. Before bringing any such action, you must provide InterNACHI with 30 days written notice of the nature of the claim, in sufficient detail and with sufficient supporting documents that InterNACHI can evaluate it. In any action against us or InterNACHI, you waive trial by jury.

10. If a court declares any provision of this Agreement invalid, the remaining provisions remain in effect. This Agreement represents our entire agreement; there are no terms other than those set forth herein. All prior discussions are merged into this Agreement. No statement or promise by us shall be binding unless reduced to writing and signed by one of our authorized officers. Any modification of this Agreement must be in writing and signed by you and by one of our authorized officers. This Agreement shall be binding upon and enforceable by the parties and their heirs, executors, administrators, successors and assignees. You will have no cause of action against us after one year from the date of the inspection.

Inspection Agreement (Continued)

11. Past-due fees for your inspection shall accrue interest at 8% per year. You agree to pay all costs and attorney's fees we incur in collecting the fees owed to us. If the Client is a corporation, LLC, or similar entity, you personally guarantee payment of the fee.

12. If you request a re-inspection, the re-inspection is subject to the terms of this Agreement.

13. You may not assign this Agreement.

14. If a court finds any term of this Agreement ambiguous or requiring judicial interpretation, the court shall not construe that term against us by reason of the rule that any ambiguity in a document is construed against the party drafting it. You had the opportunity to consult qualified counsel before signing this.

15. If there is more than one Client, you are signing on behalf of all of them, and you represent that you are authorized to do so.

16. If you would like a large-print version of this Agreement before signing it, you may request one by emailing us.

17. If you elect to participate in InterNACHI's Buy-Back Guarantee Program, you will be bound by the terms posted at www.nachi.org/buy.

I HAVE CAREFULLY READ THIS AGREEMENT. I AGREE TO IT AND ACKNOWLEDGE RECEIVING A COPY OF IT.

Client Date ClientDate

of Certified Home Inspectors

Copyright 2021 International Association

Signature:

Inspection Date:

Definitions

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

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

General Information

Property Information

Property Address: 123 Any Road



City: Any City State: CT Zip: 06000

Client Information

Client Name: Mrs Client

Client Address: 123 Anystreet

City: Smalltown State: CT Zip: 06000

Phone: 860.555.1212 Email: somebody@aol.com

Referrer Name: Sally Referrer

Phone: 513-795-5791 Email: sally@goodagents.com

Inspection Company

Inspector Name Mark Putorti

Company Name On The Mark Home Inspections

Address: 60 Bigelow Road

City: Colchester State: CT Zip: 06415

General Information (Continued)

Phone: 860.794.0341
Email: Onthemarkhi@yahoo.com
Amount Due: 0 Amount Received: 0

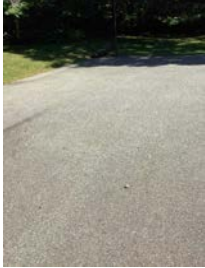
Conditions

Others Present: Home Owner Property Occupied: Occupied
Estimated Age: 20-30 years Entrance Faces: South
Inspection Date: 2022-07-10
Start Time: 1 pm End Time: 4 pm
Utilities On: Yes
Temperature: 85
Weather: Sunny Soil Conditions: Dry
Space Below Grade: Basement
Building Type: Single family Garage: Attached
Water Source: Well How Verified: Visual Inspection
Sewage Disposal: Septic How Verified: Owner
Additions/Modifications: New deck
Permits Obtained: N/A How Verified: Visual Inspection

General Information (Continued)

Lots and Grounds

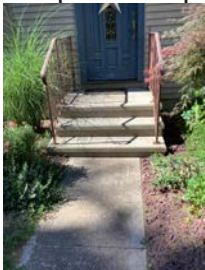
1. Acceptable Driveway: Asphalt



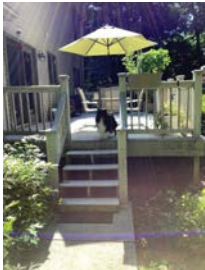
2. Acceptable Walks: Concrete



3. Acceptable Steps/Stoops: Concrete



4. Acceptable Deck: Manufactured Lumber



Lots and Grounds (Continued)

5. Acceptable Grading: Moderate slope



6. Acceptable Swale: Adequate slope and depth for drainage

7. Acceptable Vegetation: Trees



8. Marginal Basement Stairwell: Concrete - Railings missing. New rails need to be installed



9. Acceptable Basement Stairwell Drain: No drain

10. Acceptable Exterior Surface Drain: Curtain drain

11. Acceptable Fences: Stone - Circles the property nearly 90%



Exterior

Water can be destructive and cause problems with the exterior of a home. The ideal property will have the ground around the foundation slope away from the house and the interior floors will be several inches higher than the exterior grade. Properly installed roof gutters and downspouts help to discharge water away from the foundation. I recommend asking the Seller about water problems including water penetration into the lowest level of the structure. I recommend closely monitoring and inspecting the exterior of the house after a heavy rainstorm to observe the way the surface water is managed.

East, South, North, West Exterior Surface

1. Marginal Type: Vinyl siding - Siding needs to be repaired or replaced over the living room window.



2. Acceptable Trim: Vinyl



3. Acceptable Fascia: Vinyl



Exterior (Continued)

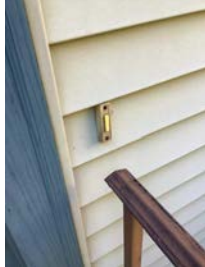
4. Acceptable

Soffits: Vinyl



5. Acceptable

Door Bell: Hard wired



6. Acceptable

Entry Doors: Wood, Metal, Metal Slider



7. Acceptable

Patio Door: Metal sliding



8. Acceptable

Windows: Aluminum double hung, Aluminum casement

9. Acceptable

Window Screens: Vinyl mesh

10. Acceptable

Basement Windows: Aluminum casement

Exterior (Continued)

11. Acceptable

Exterior Lighting: Surface mounted lamps front and rear



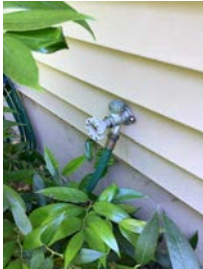
12. Acceptable

Exterior Electric Outlets: 110 VAC GFCI Front and rear



13. Acceptable

Hose Bibs: Gate, Front and Rear



Roof

The inspection of the roof is a visual assessment based on general roofing appearances. The verification of roofing materials, installation methods or roof age is not possible. We inspect the roof covering, roof drainage systems; the flashings; the skylights, chimneys and roof penetrations. We are not required to inspect antennae, interiors of flues or chimneys which are not readily accessible or other installed accessories. We are not professional roofers and this is not an exhaustive inspection of every installation detail of the roof system according to the manufacturers specifications or local building codes. It is virtually impossible to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our inspection. We cannot and do not offer a guarantee or warranty, express or implied, as to whether the roof leaks or may be subject to future leakage. We recommend that you obtain an inspection by a licensed roofing contractor if you have concerns regarding the installation or condition of the roof.

We are not certified chimney professionals. Only a licensed chimney sweep can determine the condition of the flue and whether the fireplace is safe to use. Creosote, the black or brown residue that collects

Roof (Continued)

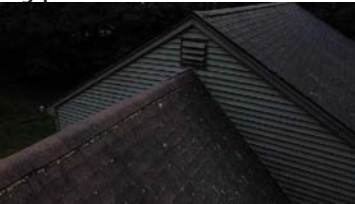
on the inner surfaces of a chimney flue liner, is highly flammable and if it is allowed to build up, it can catch on fire. We recommend that you have the chimney inspected and cleaned by a licensed chimney sweep to determine if the flue is safe to use.

Main Roof Surface

1. Method of Inspection: Ground level, Drone



2. Acceptable Material: Asphalt shingle
3. Type: Gable



4. Approximate Age: 20 years

Main Front Roof Surface

5. Method of Inspection: Ground level, Drone

6. Marginal Material: Asphalt shingle - Rear roof has signs of algae and moss. The front is in acceptable condition. The condition exists mostly over the garage in the rear.



Roof (Continued)

7. Type: Gable

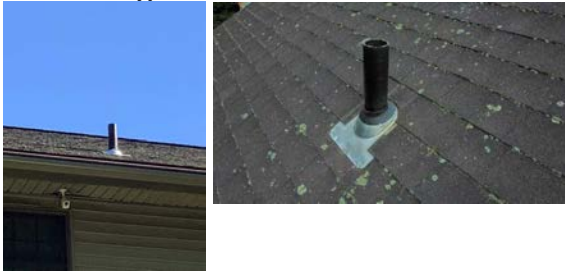
8. Approximate Age: 20 years

9. Acceptable Flashing: Aluminum



10. Acceptable

Plumbing Vents: PVC



11. Marginal

Electrical Mast: Surface mount - An additional support is needed



12. Acceptable

Gutters: Aluminum - Leaf guard system present



13. Acceptable

Downspouts: Aluminum

14. Marginal

Leader/Extension: Missing on some - Extend runoff drains to move water away from foundation

East Chimney

Roof (Continued)

15. Acceptable

Chimney: Brick



16. Marginal

Flue/Flue Cap: Concrete, Clay - Unlined chimney flue. Crown cracked , Repair chimney mortar crown, Recommend adding rain/snow cap. A qualified contractor is recommended to evaluate and estimate repairs before using fireplace.



17. Acceptable

Chimney Flashing: Aluminum



Garage/Carport

Attached Garage

1. Type of Structure: Attached Car Spaces: 2
2. Acceptable Garage Doors: Insulated aluminum
3. Acceptable Door Operation: Mechanized
4. Acceptable Door Opener: Chamberlain



Garage/Carport (Continued)

- 5. Acceptable Exterior Surface: Vinyl siding
- 6. Acceptable Roof: Asphalt shingle



- 7. Acceptable Roof Structure: Rafter
- 8. Acceptable Service Doors: Metal



- 9. Acceptable Ceiling: Paint



- 10. Acceptable Walls: Paint



Garage/Carport (Continued)

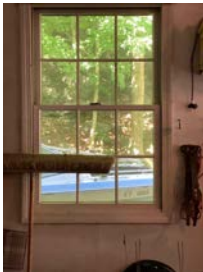
11. Acceptable Floor/Foundation: Poured concrete



12. Not Present Hose Bibs:
13. Acceptable Electrical: 110 VAC GFCI



14. Not Present Smoke Detector:
15. Not Present Heating:
16. Acceptable Windows: Wood double hung



17. Acceptable Gutters: Aluminum



18. Acceptable Downspouts: Aluminum

Garage/Carport (Continued)

19. Acceptable Leader/Extensions: Plastic



Electrical

Our inspector is not a licensed electrician. We shall inspect the service drop; the service entrance conductors, cables, and raceways; the service equipment and main disconnects; the service grounding; the interior components of service panels and sub panels; the conductors; the over current protection devices; a representative number of installed lighting fixtures, switches, and receptacles; and the ground fault circuit interrupters. Only visible electrical wires, devices and connections can be inspected. Any electrical wiring behind walls, dropped ceilings or hidden under insulation cannot be fully evaluated. All electrical below grade or under slabs is also disclaimed. We are not required to measure amperage, voltage, or impedance. This is not an exhaustive inspection of every component. We are limited due to obstructions, and hidden issues could go unnoticed.

1. Service Size Amps: 200 Volts: 110-240 VAC

2. Acceptable Service: Aluminum



3. Acceptable 120 VAC Branch Circuits: Copper, Aluminum

4. Acceptable 240 VAC Branch Circuits: Copper

5. Acceptable Aluminum Wiring: No branch circuit aluminum wiring detected. Service entry is aluminum with is acceptable and widely used.

Electrical (Continued)

6. Acceptable Conductor Type: Romex



7. Acceptable Ground: Rod in ground only

8. Acceptable Smoke Detectors: Hard wired with battery back up

9. Acceptable Carbon Monoxide Detectors: Hard wired with battery back up

Basement Electric Panel

10. Acceptable Manufacturer: General Electric



11. Maximum Capacity: 200 Amps

12. Acceptable Main Breaker Size: 200 Amps

13. Acceptable Breakers: Copper

14. Acceptable GFCI: Basement, garage, kitchen, bathrooms, breaker for pool



15. Is the panel bonded? Yes

Structure

On The Mark Home Inspection will inspect the structural components including foundations and framing. We will probe a representative number of structural components where deterioration is suspected or where clear indications of possible deterioration exist. Probing is not required when probing would damage any finished surface or where no deterioration is visible. The inspector is not a structural engineer and is not required to provide any engineering service. The report is not intended to be a guarantee or warranty, express or implied, of the present or future adequacy or performance of the structure, its systems, or their component parts.

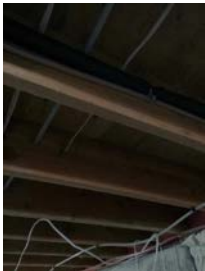
- 1. Acceptable
 - 2. Acceptable
- Structure Type: Wood frame
Foundation: Poured



- 3. Not Present
 - 4. Acceptable
- Differential Movement:
Beams: Solid wood



- 5. Acceptable
 - 6. Acceptable
- Bearing Walls: Frame
Joists/Trusses: 2x10



- 7. Acceptable
- Piers/Posts: Steel posts

Structure (Continued)

8. Acceptable Floor/Slab: Poured slab, Composite wood or plywood



9. Acceptable Stairs/Handrails: Wood stairs with wood handrails

10. Acceptable Subfloor: Plywood

Attic

We inspect the ventilation of the attic and may describe the absence, if any, of insulation. However, a home inspector is not required or permitted to disturb insulation or determine air quality

North Attic

1. Method of Inspection: In the attic walk up access

2. Acceptable Roof Framing: Rafter



3. Acceptable Sheathing: Plywood



4. Acceptable Ventilation: Gable, roof and soffit vents, Attic fan

Attic (Continued)

5. Acceptable Insulation: Blown in



6. Acceptable Insulation Depth: 12

7. Not Present Vapor Barrier:

8. Acceptable Attic Fan: Window Fan on Gable vent

9. Acceptable Wiring/Lighting: 110 VAC lighting circuit plus outlets

10. Not Present Moisture Penetration:

11. Acceptable Bathroom Fan Venting: Electric fan - Venting through framework to damper

Basement

The structure has a basement. We try to enter and inspect all accessible areas looking for evidence of structural material defects, cracks and water penetration. Small cracks or cracks that do not exhibit any vertical or horizontal displacement are generally not regarded as being material structural defects and are therefore not reported. The inspector is not required to provide any engineering service.

If the basement is finished, our inspection may be restricted. If the basement has drop down ceiling tiles, we will have limited visual access. We will lift and move a representative number of tiles to inspect above them. However, much of the electrical wires, water and sewer pipes, heating ducts/pipes, and floor structure cannot be seen. There may be components above the ceiling tiles that need maintenance or correcting that the inspector cannot see.

In the short time of this inspection, it is not possible to determine prior or future ground water penetration problems. Conditions that affect the structure's dryness vary greatly, such as weather and temperature. We recommend that you review the Seller's disclosure document and ask the Seller about past water penetration problems.

Main Basement

Basement (Continued)

1. Acceptable Ceiling: Exposed framing



2. Acceptable Walls: Concrete

3. Acceptable Floor: Poured concrete

4. Acceptable Floor Drain: Covered - The basement has been fitted with a foundation water removal system that appears to have been working without fail



5. Acceptable Doors: Metal

6. Acceptable Windows: Aluminum casement



7. Acceptable Electrical: 110 VAC GFCI

8. Acceptable Smoke Detector: Combo Smoke/CO Hardwired with battery backup

9. Acceptable HVAC Source: Heating system register

10. Acceptable Insulation: Batting



Basement (Continued)

- 11. Acceptable Ventilation: Windows
- 12. Acceptable Sump Pump: Submerged
- 13. Acceptable Moisture Location: None observed
- 14. Acceptable Basement Stairs/Railings: Wood stairs with wood handrails
- 15. Acceptable Radon System There is a Radon system in place and appears to be installed by a professional and is in good working order



Air Conditioning

Main AC System

- 1. Acceptable A/C System Operation: Functional



- 2. Acceptable Condensate Removal: Electric pump, Plastic tubing
- 3. Acceptable Exterior Unit: Pad mounted



Air Conditioning (Continued)

4. Manufacturer: Ameristar



5. Model Number: M4AC3048B1000NA Serial Number: 165040216M

6. Area Served: Whole building Approximate Age: 2 years

7. Fuel Type: 220 VAC Temperature Differential: Adequate

8. Type: Central A/C Capacity: 3 Ton

9. Acceptable Refrigerant Lines: Suction line and liquid line

10. Acceptable Electrical Disconnect: Pull Block, Breaker disconnect



11. Acceptable Exposed Ductwork: Metal

12. Acceptable Blower Fan/Filters: Belt drive with disposable filter

13. Acceptable Thermostats: Programmable, Wi Fi Accessible

Fireplace/Wood Stove

Family Room Fireplace

1. Marginal Fireplace Construction: Brick - A qualified contractor is recommended to evaluate and estimate repairs



2. Type: Wood burning

Fireplace/Wood Stove (Continued)

3. Acceptable

Smoke Chamber: Brick



4. Marginal

Flue: Tile - Recommend cleaning and re-inspection, A qualified contractor is recommended to evaluate and estimate repairs

5. Acceptable

Damper: Metal



6. Acceptable

Hearth: Raised, Brick and slate



Heating System

On The Mark Home Inspection inspectors are not HVAC professionals. The inspection of the heating system is a visual inspection that uses the normal operating controls of the system. The inspector is not required to determine heat supply adequacy or distribution balance. A detailed inspection or evaluation of the interior components of the heating system is beyond the scope of a home inspection. If you have concerns about the heating system, it is recommended that you have it inspected by a licensed HVAC professional.

The heating system should be serviced every year.

Basement Heating System

1. Acceptable Heating System Operation: Adequate, Appears functional
2. Manufacturer: Olsen



3. Model Number: HML80 C2 Serial Number: 4718B102189
4. Type: Forced air Capacity: 7600 BTUHR
5. Area Served: Whole building Approximate Age: 1 to 5 years
6. Fuel Type: Oil
7. Acceptable

Heat Exchanger: 1 Burner - Most furnace heat exchangers are hidden by the supply air plenum and cannot be accessed for inspection without damaging the existing system. For this reason the heat exchanger was not inspected.



8. Unable to Inspect: 100%
9. Acceptable Blower Fan/Filter: Belt drive with disposable filter

Heating System (Continued)

10. Acceptable Distribution: Metal duct



11. Acceptable Flue Pipe: Single wall



12. Acceptable Controls: Zone Board

13. Acceptable Devices: Motorized dampers

14. Not Present Humidifier:

15. Acceptable Thermostats: Programmable, Wi Fi Accessible

16. Acceptable Fuel Tank: Oil tank



17. Tank Location: Basement

18. Suspected Asbestos: No

Plumbing

On The Mark Home Inspection inspects the interior water supply and distribution systems, including all fixtures and faucets, the drain, waste and vent systems; the water heating equipment; the fuel storage and fuel distribution systems. We are not required to inspect clothes washing machine connections; wells, well pumps, or water storage related equipment; water conditioning systems; solar water heating systems; fire and lawn sprinkler systems; or private waste disposal systems. We are not required to determine whether water supply and waste disposal systems are public or private or the quantity or quality of the water supply, well yields, well pump longevity, or the internal condition of water storage equipment. The inspector is not required to operate safety valves or shut-off valves.

On The Mark Home Inspection will inspect all bathroom fixtures, including toilets, tubs, showers, and sinks, for leaks. We inspect visible water supply and drain pipes. We do not perform water leak tests on drain lines or shower pans.

1. Acceptable Service Line: Copper



2. Acceptable Main Water Shutoff: Basement



3. Acceptable Water Lines: PEX

4. Acceptable Drain Pipes: PVC



Plumbing (Continued)

5. Acceptable Service Caps: Accessible



6. Acceptable Vent Pipes: PVC
Basement Water Heater

7. Acceptable Water Heater Operation: Adequate, Functional at time of inspection
8. Manufacturer: Bradford-White



9. Model Number: CF-32-6 Serial Number: EA10125775
10. Type: Oil fired Capacity: 40 Gal.
11. Approximate Age: 5 to 10 years Area Served: Whole building
12. Acceptable Flue Pipe: Single wall



Bathroom

Your home inspector is not a licensed plumber. We will inspect all bathroom fixtures, including toilets, tubs, showers and sinks for leaks. Readily visible water supply and drain pipes are inspected. We do not perform water leak tests on drain lines or shower pans. If you have concerns about leaks or plumbing fixtures, a licensed plumber should be hired to inspect and repair any plumbing concerns

2nd floor main Bathroom

1. Acceptable Closet: Small - Located in the hall to the right of the bathroom entry door

2. Acceptable Ceiling: Texture paint



3. Acceptable Walls: Wallpaper



4. Acceptable Floor: Tile



5. Acceptable Doors: Solid wood



Bathroom (Continued)

6. Acceptable Windows: Wood double hung



7. Acceptable Electrical: 110 VAC GFCI



8. Acceptable Counter/Cabinet: Laminate and wood



9. Acceptable Sink/Basin: Pedestal



10. Acceptable Faucets/Traps: Delta fixtures with a PVC trap



Bathroom (Continued)

11. Acceptable Tub/Surround: Fiberglass tub and fiberglass surround



12. Marginal Toilets: Gerber - Water is very slow to drain. Upgrade to a more efficient model suggested.

13. Acceptable HVAC Source: Air exchange ventilation

14. Acceptable Ventilation: Electric ventilation fan and window

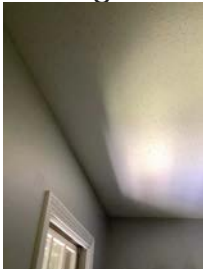


Primary bedroom bath Bathroom

15. Acceptable Closet: Large



16. Acceptable Ceiling: Texture paint



Bathroom (Continued)

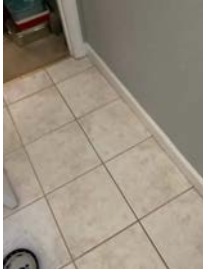
17. Acceptable

Walls: Paint



18. Acceptable

Floor: Tile



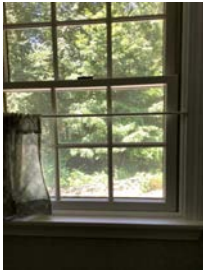
19. Acceptable

Doors: Solid wood



20. Acceptable

Windows: Wood double hung



21. Acceptable

Electrical: 110 VAC GFCI



Bathroom (Continued)

22. Acceptable

Counter/Cabinet: Laminate and wood



23. Acceptable

Sink/Basin: Porcelain



24. Acceptable

Faucets/Traps: Delta fixtures with a PVC trap



25. Acceptable

Tub/Surround: Fiberglass tub and fiberglass surround



26. Marginal

Toilets: Gerber - **Water is very slow to drain. Upgrade to a more efficient model suggested.**

27. Acceptable

HVAC Source: Air exchange ventilation

Bathroom (Continued)

28. Acceptable Ventilation: Electric ventilation fan and window



1st floor half Half Bathroom

29. Not Present Closet:

30. Acceptable Ceiling: Texture paint



31. Acceptable Walls: Wallpaper



32. Acceptable Floor: Hardwood



Bathroom (Continued)

33. Acceptable Doors: Solid wood



34. Not Present Windows:
35. Acceptable Electrical: 110 VAC GFCI



36. Acceptable Counter/Cabinet: Laminate and wood
37. Acceptable Sink/Basin: Porcelain



38. Acceptable Faucets/Traps: Kohler with metal trap



39. Marginal Toilets: Gerber - Water is very slow to drain. Upgrade to a more efficient model suggested

40. Acceptable HVAC Source: Air exchange ventilation

41. Acceptable Ventilation: Electric ventilation fan

Kitchen

Inspection of appliances is not within the scope of a home inspection. We may test appliances for basic functionality, but we do not evaluate them for performance nor for the accuracy of their settings or cycles. Any information provided on appliances is offered as a courtesy to the client only.

1st Floor Kitchen

1. Acceptable Cooking Appliances: General Electric - There is a 4 burner cooktop and 2 stacked ovens



2. Acceptable Ventilator: Rangeaire - This is a self venting unit. It may be possible to convert to an external vent



3. Acceptable Dishwasher: General Electric



4. Air Gap Present? No

5. Acceptable Refrigerator: General Electric



Kitchen (Continued)

6. Acceptable Microwave: General Electric



7. Acceptable Sink: Porcelain



8. Acceptable Electrical: 110 VAC GFCI



9. Acceptable Plumbing/Fixtures: Chrome, PVC
10. Acceptable Counter Tops: Laminate



11. Acceptable Cabinets: Wood

Kitchen (Continued)

Cabinets: (continued)



12. Acceptable Ceiling: Texture paint



13. Acceptable Walls: Paint



14. Acceptable Floor: Hardwood



15. Not Present Doors:
16. Acceptable Windows: Wood double hung

Kitchen (Continued)

Windows: (continued)



17. Acceptable HVAC Source: Heating system register

Bedroom

2nd floor Primary Bedroom Bedroom

1. Acceptable Closet: Walk In



2. Acceptable Ceiling: Texture paint



3. Acceptable Walls: Paint



Bedroom (Continued)

4. Acceptable

Floor: Carpet



5. Acceptable

Doors: Solid wood



6. Acceptable

Windows: Wood double hung



7. Acceptable

Electrical: 110 VAC



8. Acceptable

HVAC Source: Heating system register



Bedroom (Continued)

9. Acceptable Smoke Detector: Hard wired with battery back up

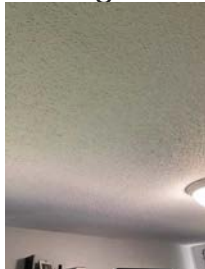


2nd floor - Front corner Bedroom

10. Acceptable Closet: Typical fair sized



11. Acceptable Ceiling: Texture paint



12. Acceptable Walls: Paint



13. Acceptable Floor: Carpet

Bedroom (Continued)

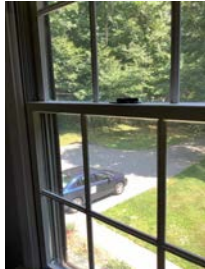
Floor: (continued)



14. Acceptable Doors: Solid wood



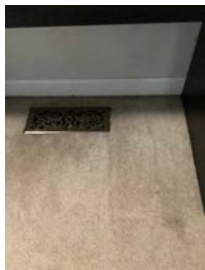
15. Acceptable Windows: Wood double hung



16. Acceptable Electrical: 110 VAC



17. Acceptable HVAC Source: Heating system register



Bedroom (Continued)

18. Acceptable Smoke Detector: Hard wired with battery back up



2nd floor- front center Bedroom

19. Acceptable Closet: Typical fair sized



20. Acceptable Ceiling: Texture paint



21. Acceptable Walls: Paint



22. Acceptable Floor: Carpet

Bedroom (Continued)

Floor: (continued)



23. Acceptable Doors: Solid wood



24. Acceptable Windows: Wood double hung



25. Acceptable Electrical: 110 VAC



26. Acceptable HVAC Source: Heating system register



Bedroom (Continued)

27. Acceptable Smoke Detector: Hard wired with battery back up



28. Acceptable Carbon Monoxide Detector: Bonus room over garage

Living Space

Our inspection of the living space is limited to visually accessible areas. We will check a representative number of doors and windows. We do not inspect paint, wallpaper, floor coverings, window treatments or screens. We do not move furniture, lift carpet or rugs, empty closets or cabinets, and we do not comment on cosmetic deficiencies.

Family Room Living Space

1. Acceptable Ceiling: Texture paint



2. Acceptable Walls: Paint



Living Space (Continued)

3. Acceptable Floor: Carpet



4. Acceptable Windows: Wood double hung



5. Acceptable Electrical: 110 VAC



6. Acceptable HVAC Source: Heating system register



Living Room Living Space

7. Acceptable Ceiling: Paint

Living Space (Continued)

Ceiling: (continued)



8. Acceptable

Walls: Paint



9. Acceptable

Floor: Carpet, Hardwood



10. Acceptable

Doors: Solid wood

11. Acceptable

Windows: Wood double hung



12. Acceptable

Electrical: 110 VAC outlets and lighting circuits

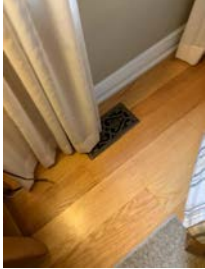
Living Space (Continued)

Electrical: (continued)



13. Acceptable

HVAC Source: Heating system register



11st Floor Hall Living Space

15. Acceptable

Closet: Large



16. Acceptable

Ceiling: Paint

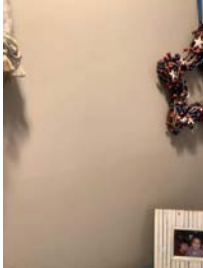


17. Acceptable

Walls: Paint

Living Space (Continued)

Walls: (continued)



18. Acceptable Floor: Hardwood, Carpet



19. Acceptable Electrical: 110 VAC outlets and lighting circuits



20. Acceptable HVAC Source: Heating system register

21. Acceptable Smoke Detector: Hard wired with battery back up



22. Acceptable Carbon Monoxide Detector: Hard wired with battery back up
Dining Room Living Space

Living Space (Continued)

23. Acceptable Ceiling: Paint



24. Acceptable Walls: Paint, Wallpaper



25. Acceptable Floor: Carpet



26. Acceptable Electrical: 110 VAC outlets and lighting circuits

27. Acceptable HVAC Source: Heating system register



2nd Floor Hall Living Space

28. Acceptable Closet: Single small - Located in the hall to the right of the bathroom entry door

Living Space (Continued)

29. Acceptable Ceiling: Texture paint



30. Acceptable Walls: Paint



31. Acceptable Floor: Carpet



32. Acceptable Electrical: 110 VAC

33. Acceptable HVAC Source: Heating system register



34. Acceptable Smoke Detector: Hard wired with battery back up

Living Space (Continued)

Smoke Detector: (continued)



35. Acceptable

Carbon Monoxide Detector: Battery operated



Finished bonus room Living Space

36. Not Present

Closet:

37. Acceptable

Ceiling: Texture paint



38. Acceptable

Walls: Paint



Living Space (Continued)

39. Acceptable

Floor: Hardwood



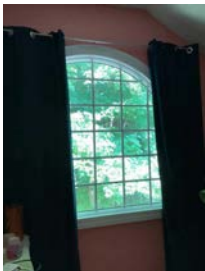
40. Acceptable

Doors: Solid wood



41. Acceptable

Windows: Non-opening - Window does not open so it is suggested not to utilize this room as a bedroom



42. Acceptable

Electrical: 110 VAC

43. Acceptable

HVAC Source: Heating system register



Living Space (Continued)

44. Acceptable Smoke Detector: Combo Smoke/CO Hardwired with battery backup



45. Acceptable Carbon Monoxide Detector: Combo Smoke/CO Hardwired with battery backup

Laundry Room/Area

Basement Laundry Room/Area

- 1. Acceptable Ceiling: Exposed framing
- 2. Acceptable Walls: Concrete
- 3. Acceptable Floor: Poured concrete
- 4. Acceptable Windows: Aluminum slider
- 5. Acceptable Electrical: 110 VAC/220 VAC



- 6. Acceptable Smoke Detector: Combo Smoke/CO Hardwired with battery backup
- 7. Acceptable HVAC Source: Heating system register
- 8. Acceptable Laundry Tub: PVC



- 9. Acceptable Laundry Tub Drain: Electric pump

Laundry Room/Area (Continued)

10. Acceptable Washer Hose Bib: Gate valves



11. Acceptable Washer and Dryer Electrical: 110-240 VAC

12. Acceptable Dryer Vent: Metal flex

13. Acceptable Washer Drain: Wall mounted drain

14. Acceptable Floor Drain: Covered - The basement has been fitted with a foundation water removal system that appears to have been working without fail

