

Home Inspection Report

Prepared for:



Prepared by:

This report is the exclusive property of the inspection company and the client whose name appears herewith and its use by any unauthorized persons is prohibited.



Our Rating System Is As Follows:

- A:** Item is functioning as originally intended.
- B:** This item is not functioning as originally intended. Maintenance, repair and upgrade required.
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- NR:** Not Inspected, not readily accessible or not present. No rating.
- D:** Further consultation with a contractor is advised.

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AN AGREEMENT

Congratulations on your expected purchase! You have made a wise decision in having your prospective home inspected. Our inspector will present you with an objective, general evaluation of the home, consistent with the professional practices and standards of the home inspection industry. To understand the report, you should read the entire document including all pre-printed and hand-written materials, also please read the Important Information and General Information section on each page. Each of these areas provides critical information. Please note that this inspection is limited in time and scope and not all repairs or defects may be discoverable at the time of this inspection.

Our inspectors present observations that are based on the visual examination of accessible areas of the property on the day of inspection. There is no destructive testing, probing or dismantling of any components. We cannot predict the future life expectancy or sudden failure of any component. This report is not an engineering study, or a substitute for an insurance policy, Home Warranty package, or a Manufacturer's Warranty.

You can certainly understand that we cannot see through walls, remove insulation or suspended ceiling tiles, nor enter crawl spaces that are less than 3 feet. We cannot enter attics that are not specifically designed for safe pass through. This report does not warranty the absence of wood-destroying insects. It is, however, a visual, non-destructive investigation for indications of previous or ongoing activity in readily accessible areas. Future repairs or renovations may reveal defects or wood-destroying insect activity that were not discoverable during the inspection. Tiger is not responsible for damage which is concealed or not readily accessible at the time of the inspection. If wood-destroying insect activity is discovered during the interior or exterior inspection, that activity will be documented on the report. No evaluation has been made regarding air, soil, lead, water, waste disposal or sewage systems, asbestos, urea formaldehyde, lead paint, molds, radon, piping outside the foundation, natural or propane gas fittings or regulations, swimming pools, wood stoves, telephone systems, alarm systems or out-buildings unless otherwise noted. This report does not include the detection of rodents or general pests. We do not make an assessment of compliance with building codes. Tiger is not responsible for pointing out repairs needed to bring the home in compliance with current building codes or other regulations, and we do not report on whether the property may be lawfully used for rental, business or any other purpose. _____ Intl.

Please be aware that only those components specifically mentioned in this report have been inspected and those components not included are not part of this report. We do not make any representation, implied or otherwise, concerning the condition of non-inspected areas. You should evaluate concerns about specific components with a qualified specialist and act upon any comments or recommendations before continuing with your purchase. Photographs of components may be taken but are not required. You acknowledge that not all deficiencies with the property will be photographed. **It is important that you further evaluate those areas not included in this report as well as those items recorded as B, C, or NR prior to continuing on with your purchase. Tiger is not responsible for repairs on any component rated B, C, or NR. This report will not necessarily reveal all defects on the property and should not be used for negotiations.** _____ Intl.

In the event that you believe the condition of a component has not been accurately disclosed or that a particular component has been omitted from the report, it is your responsibility to notify Tiger and permit us to investigate and evaluate the situation before you make any corrective action. It is agreed that Tiger is not responsible for costs associated with repairs made prior to Tigers investigation, except if such repairs are required due to an emergency. In the event that emergency repairs are required, you agree to notify Tiger as soon as possible and allow us to investigate.

If you or anybody on your behalf chooses to initiate any type of civil action or law suit against Tiger or its inspector as a result of this inspection, in which Tiger prevails, you agree to indemnify and reimburse Tiger for its attorney fees, costs and expenses. This inspection is for your use and benefit only it may not be assigned or relied upon by any other party without written consent from Tiger. You also agree to indemnify and hold harmless Tiger for any subrogation action filed by an insurance company or any other third party as a result of this inspection.

Tiger reserves the right to retain the Inspection Report if the fee is not paid for at the time of the inspection. If the Inspector is requested to go back to the property after the inspection to check a component that was turned off, not accessible, or rated NR, there will be a \$125.00 charge.

Now that you have read and understand our Agreement and wish to proceed please sign below.

This is a duplicate of the AGREEMENT that was signed by you or your representative at the time of inspection and issued at that time.

Client; [REDACTED]

Inspection [REDACTED]

Inspector; [REDACTED]

Inspection Date; [REDACTED]

TOTAL AMOUNT DUE; [REDACTED]

Address: [REDACTED]



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Inspection Information

Inspection Address:



Inspection Date: 01/06/2018.
Client Name: [REDACTED].
[Client Email:](#) [REDACTED].
Inspector: [REDACTED].
Individuals Present: Buyer, Family and Broker.
Outside Temperature: 5-10F.
Ground Conditions: Snow Covered.
Current Weather Conditions: Clear and Cold.
Past Day Weather Conditions: Clear and Cold.
Inspection Conditions: Vacant Property.
Inspection Start Time: 9:00 AM.
Inspection Finish Time: 1:30 PM.
Inspection Type and Cost: Single Family Home Inspection: \$ [REDACTED].
Radon Test: Radon Vials: [REDACTED], Vial Numbers: [REDACTED].
Other Services Provided: None.
TOTAL AMOUNT DUE: \$ [REDACTED].



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For a Home Maintenance Manual and other information for home buyers visit:
<http://www.tigerhomeinspection.com/en/info-for-home-buyers/resources/>



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Exterior

General Comments:

The roof is snow covered with a heavy build up of ice at the eave/gutter areas. The ice damming has lead to ice running down the siding of the house as well as water entry at the rear sill area. Ask for all ice damming history and consider further evaluation by a qualified contractor to identify the source/cause of the ice damming as well a a course of action.

Consult the local Natural Gas Provider regarding protective devices to limit ice build up on the gas meter and associated equipment.



Gutter section over gas & electric meters



Ice build up on the gas meter

Roof System:

Structure Type:

Pitched.

Surface Type:

Asphalt Shingles.

How inspected:

No access to roof surface due to snow cover. A roof re-inspection at the inspector's convenience is part of this inspection. However, during prolonged snow conditions and due to schedules, we can not guarantee when this re-inspection will take place. If you need your roof inspected before a certain date, it is advised to make arrangements with our office to schedule a roof inspection when snow cover is gone. In this case a re-inspection fee will apply.

Roof Penetrations:

Vent Stack and Ridge Vent.

Address:



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	A	B	C	NR	D	
Condition of Roof Structure:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Snow cover limits inspections.
Condition of Roof Surface:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Snow cover limits inspection.
Condition of Exposed Flashings:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Snow cover limits inspection.

Exterior Chimneys (Flue Liners not included):

Condition of Masonry Chimney: *Location:* Right

The chimney is constructed of concrete brick. There is a vertical crack running from top to bottom and smaller cracks off to the side of the larger crack. Consult a qualified mason to evaluate the chimney for the cause of the cracking and the extent of repair that is needed. Consider installing screened chimney weather cap. This will prevent water penetration and rodent/bird entry.



Siding:

Type and Condition: *Type:* Vinyl

Seal random holes in siding or replace with new sections. Siding penetrations should be installed with proper methods including mounting blocks and proper channel around it. Ice and water noted on siding under areas of ice build up at the eaves.



Trim: Eaves/Soffits/Cornerboard/Window



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Type and Condition: **A** **B** **C** **NR** **D**

Type: Vinyl Trim, Metal Wrap (condition of the material covered is not accessible), Wood Trim and Brick
 Paint random areas of wood trim.
 The rear bay window has settled as indicated by the tapered gap at the window top and bottom. Adjustment/repair makes for a better fitting and operating window.

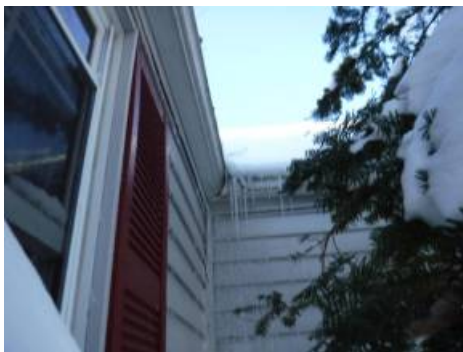


Tapered gap indicating settlement

Gutters and Downspouts:

Type and Condition

Type: Aluminum Gutters with Aluminum Downspouts
 There is bulging of downspouts and staining on gutters indicating a history of blockage and over flow. The gutter and downspout system needs to be fully cleaned out, adjusted to drain and then regularly maintained.
 Limited access to gutters and downspouts at this time due to snow and ice build up.



Perimeter Drainage and Grading:

Grading/Drainage Conditions:

Grade not visible due to snow coverage.
 Trim back crowding trees and shrubs to reduce maintenance of roof and gutter and reduce the chances of pest access.

Basement Windows:

Condition:

Snow cover limits inspection of the windows. Wood windows

Address: [REDACTED]



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need repair, prep and paint or upgrade.



Exterior Faucets:

Condition: **A** **B** **C** **NR** **D**
 Faucet handle is frozen or stuck at the time of inspection. Confirm with seller that water has been shut OFF at the interior and faucet is functional.

Electric Service Entry:

Type and Condition: *Type:* Overhead-Weather Head/Drip Loop with Conduit Drop, *Service Amperage:* Appears 100 Ampere.

Exterior Outlets:

Condition: GFCI outlet did not respond to tester. Evaluate and repair/upgrade faulty GFCI outlet. Upgrade all exterior outlets to properly functioning GFCI outlets.



Exterior Lighting:

Condition (on building):

Oil Fill/Vent:

Condition:

Front Porch:

Materials and Condition: *Materials:* Wood

Address: [REDACTED]



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Snow cover limits inspection.



Side Porch:

Materials and Condition: **A** **B** **C** **NR** **D** *Materials:* Wood
 Snow cover limits inspection.

Walkways:

Type and Condition: *Type:* Not Determined - Snow cover.

Driveways:

Type and Condition: *Type:* Not Determined Snow cover.

Patios:

Type and Condition: *Type:* Not Determined - Snow cover.

Additional Important Information:

-We suggest that you verify the age of the roof with the selling party. Roofing material performance estimates relate to typical conditions, assuming proper installation and maintenance. The actual life of the roofing material can be influenced by external sources like weather extremes, internal attic conditions, roof ventilation, house orientation, conditions caused by trees and vegetation or mechanical damages. It is advised that reserves be set aside for repairs or eventual roof replacement. Advise regular inspection of your roof flashing.

-Due to limited access to the flashing, the findings in this report only apply to the exposed flashing and/or accessible evidence of flashing failure.

-The condition of the flue liners or determining whether they are present is not part of this inspection. It is recommended that you further investigate this component. Local regulations in some communities require the presence of a flue liner when using certain fuels. Consult your local authorities.



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Basement

General Comments:

The left side of the front foundation wall appears to be a garage opening that has been sealed closed. Consult local authorities and seller for information regarding the visible change in the foundation in this area.

There is active and flowing water entry into the basement and crawlspace at the rear sill that appears to be the result of ice damming. Investigation and repair is needed.



Rear sill wet from ice damming

House Foundation:

Type and Condition: **A** **B** **C** **NR** **D**

Type: Concrete
 It appears that the left end of the front foundation wall had an opening for a garage under.
 There is a visible cold seam at the rear foundation wall that has no visible signs of movement or change.



Crawlspace Foundation:

Type and Condition:

Type: Concrete Block
 Limited visual access to the rear room foundation due to small access opening, hanging fiberglass insulation and hanging plastic vapor barrier.
 The foundation appears to be a concrete block set in a "mud puddle" type footing. There is a vertical crack at the right rear



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corner indicating settlement/movement. Seal the crack and monitor over time for movement or change. Continued movement may require involved and possibly costly repair. This foundation is not to today's standards and is not suitable to build or expand on.



Storage limits inspection



Water collecting in the vapor barrier.

Floor:

Type and Condition: **A** **B** **C** **NR** **D** *Type:* Concrete
 Rough areas of flooring where it appears a wall has been removed.

Crawl Space(s):

Condition: *How Viewed:* From Opening. Exterior snow build up and smaller access opening limited inspection to visual observations from the opening.
 There is active water entry into the crawlspace and collecting in the stapled up vapor barrier. Water entry appears to be from ice damming at the rear valley/eave, window with an AC unit installed and clogged gutters.
 Remove failing insulation and vapor barrier, remove stored items, fully inspect and then properly insulate and ventilate. The foundation and structure reflect a porch that has been enclosed rather than a structure purpose built for year round use.
 The sub-floor/sheathing is decking with gaps between the boards, foundation is a short concrete block wall with a shallow "mud puddle" type footing and there is visible bounce to the floor due to long span of joisting. A contractor should be consulted to evaluate and address above concerns.

Windows:

Condition: Repair, prep and paint wooden windows. Consider upgrade for improved energy savings.

Girder(s):



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Type and Condition: **A** **B** **C** **NR** **D**
 Type: Wood
 The girder is not fully accessible due to ductwork and finished ceiling areas. There is checking noted at the right end of the girder.

Support Columns:
Type and Condition: *Type: Adjustable Jacks.* There column supporting the intersecting girders is not accessible. It is boxed in and not accessible with out destructive investigation. Advise replacing adjustable jacks with steel lally columns on proper footings. Adjustable jacks are considered a temporary support. Proper column sizing and location should be specified by a qualified professional.

Sill:
Type and Condition: *Type: Wood*
 There is ant frass and bodies noted at the front sill in the area of the front porch and at the crawlspace entry sill area. Consult an exterminator to evaluate and treat for carpenter ants. Sill is not accessible for inspection in areas due to duct work and finished ceiling surfaces.

Subfloor:
Condition: *Floor Type: Wood Plank*
Not accessible due to duct work and finished ceiling areas.



Joists:
Type and Condition: *Type: Wood, Limited access to joists due to finished areas.*

Bridging:
Condition: Limited access to bridging due to finished areas.

Wall Framing:
Type and Condition: *Type: Wood, Not accessible due to finished walls.*



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Chimneys (Flue Liners not included):

Type and Condition: **A** **B** **C** **NR** **D**
 Type: Masonry, Components: Cleanout in place under the fireplace. Cleanout needed for the heat and hot water appliance flue. There is water staining noted at the sill/chimney area. Ask for the history, cause and repair of the staining.

Basement Entrance:

Type and Condition: *Type: Metal Bulkhead
 The bulkhead was not opened or operated due to the exterior snow build up. Paint the metal bulkhead inside and out. The stone foundation of the bulkhead should be repointed to reduce the chances of water entry. Upgrade the interior bulkhead door for improved heat savings and security.*



Water Penetration and Dampness:

Comments: Evidence of water penetration and dampness noted at time of inspection. Water staining on floors, foundation walls, paneling and stored items. Efflorescence observed on foundation walls. The source and amount of water penetration may not be observable at the time of inspection. Tiger suggests you consult the owner for a historical perspective regarding previous water penetration.
Sump Pump: Sump pump in place.
French Drain: Not Present.
Dehumidifier: None Observed.
 There is a shut off valve at the base of the washing machine drain pipe the washing machine drain pipe is the lowest open drain in the house. The shut off indicates a concern with sewer back up a this location. Consult local authorities and the seller for any history of sewer back up and the use/need of the shut off valve.



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Addition Important Information:

-A separate Wood Boring Insect report is provided with your inspection on site.
Please review and follow through on directions as needed.



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Plumbing System

Supply Plumbing Information:

Water Service:

The water source is municipal. Verified by the broker.

Shut Off Location: The main shut off valve is located in basement, at front right.



Waste Plumbing Information:

Waste Service:

The waste system is municipal. Verified by the broker.



Final cleanout pit.



Accessible Water Supply Lines:

Type and Condition:

- | | | | | |
|--------------------------|-------------------------------------|--------------------------|--------------------------|-------------------------------------|
| A | B | C | NR | D |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Type: Copper

The water supply lines installation is not executed in a workman like fashion in all areas. Future plumbing work should include upgrades to these areas and consider installation of a "house side" shut off valve at the water meter.



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Accessible Drain/Waste Lines:

Type and Condition: **A** **B** **C** **NR** **D**
 Type: Cast Iron and PVC
 Anticipate upgrades and repairs of worn cast iron waste lines.
 Observed evidence of pitting and rust blisters.



Main Vent Stack:

Condition: Waste venting system is sealed inside walls and not accessible for inspection.

Water Heater:

Type and Condition: *Manufacturer:* Bradford and White, *System Type:* Individual tank water heater. *Fuel Type:* Natural Gas, *Tank Size:* System Components: P&T Relief Valve, Vacuum Breaker Corrosion noted at the vacuum breaker. Repair is needed. The tank is hand marked with the install date of 04/21/06.



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Washer/Dryer Connections:

Washer Connections: **A** **B** **C** **NR** **D**

Why is there a shut off valve on the washer drain pipe, the washer hose is tightly taped into the pipe top, there is a bucket under the trap and there is signs of back up/over flow at the drain pipe. Further investigation is needed. Suggest upgrade to stainless steel (no-burst) washer feeds.



Dryer Connections:

Additional Important Information:

- Operation of main valves, individual fixture shut offs and other valves is beyond the scope of a home inspection.
- The type of sewage disposal system as noted above is determined by information provided by either seller, broker or client. It is not a determination of its actual type, design or condition. An optional inspection report is available to offer an opinion of the systems type, effectiveness and condition.
- Supply and waste line information is for reference purposes only. Tiger recommends you confirm this information with the municipality.
- The warranty period for water heaters vary from manufacturer to manufacturer; this should not be confused with the actual life expectancy which could be more or less. Please refer to the warranty for the extent and terms, if any.
- The laundry appliances are not operated during inspection. Observations are for identification purposes only, not determination of proper operation or termination.



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Electric System

System Information:

Supply Voltage: 120/240 Volts.
 Main Disconnect Amperage: 100 Ampere.
 Service Wire Size and Type: AWG #2, AL.
 Over-Current Devices Type: Circuit Breakers.
 Panel Location: Basement.
 Over-Current Devices Off: No over-current devices in the off position.
 CU/AL Compatible: Over-current protection devices are CU/AL rated.
 Anti-Oxidant Present: Anti-oxidant gel present on aluminum wire connections inside panel as required.

Accessible Wiring:

Type and Condition: **A** **B** **C** **NR** **D** Type: Copper, Romex - Cloth and plastic wrapped.

Service Panel:

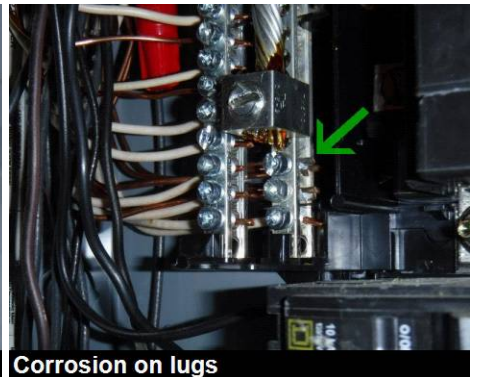
Condition: **A** **B** **C** **NR** **D** Panel Location: Basement, Devices Off: No over-current devices in the off position.
 Corrosion noted within the electrical panel, indicates that water penetration has occurred. Advise further evaluation by electrician. Corrosion may inhibit good electrical contact and moisture damage may cause breaker failure.
 Wire nut installation in the panel noted.



Panel with its cover removed.



Corrosion at the panel bottom



Corrosion on lugs

Ground Terminal Bar:

Condition: **A** **B** **C** **NR** **D** Terminal bars appear to be properly bonded to the panels.

Grounding/Bonding:

Condition: **A** **B** **C** **NR** **D** The ground wire is properly attached at both sides of the water meter.

GFCI Breakers:

Address: [REDACTED]



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Central Heating and Cooling

General Information:

System Location: Basement.
Fuel Source: Oil.
Emergency Shut Off: *Location:* Hallway.

Thermostat(s):

	A	B	C	NR	D	
<i>Condition:</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<i>Location:</i> Living Room.

Oil Tank:

<i>Condition:</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The oil tank and oil lines were inspected by an oil company during the home inspection. Please refer to the TankSure document from the Alvin Hollis Oil Co. representative.
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Exposed Flue/Damper:

<i>Type and Condition:</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<i>Flue Material:</i> Galvanized, <i>Thimble:</i> Thimble in place.
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Burner/Gun:

<i>Condition:</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Heat plant is a closed system with no access to burner. Proper combustion could not be determined during this inspection.
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Firebox Liner:

<i>Condition:</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Limited access into firebox due to small access port. Only limited section of firebox liner could be observed during inspection.
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Furnace:

<i>Type and Condition:</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<i>System Type:</i> Forced Hot Air Furnace, -Furnace worked as intended during inspection. -This report does not represent the condition of the heat exchanger.
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Circulator Fan:

<i>Condition:</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Address: [REDACTED]



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Air Filter(s):

Condition: **A** **B** **C** **NR** **D**

Air Filter Location: Inside return duct near heat plant. The filter slot should have a cover and be sealed to prevent air entry from the unconditioned basement.



Accessible Ductwork:

Type and Condition:

Type: Galvanized Steel and Aluminum
 The heat supplies are found on the interior walls of the rooms and the returns are at the outside walls. This is the reverse of what would generally installed today. There are joisting bays being used as return ducts and ductwork is poorly fit and leaky and the duct work is not insulated.
 Upgrades including the installation of Central Air Conditioning may require the upgrade of ductwork.

Electric Baseboard(s):

Condition:

Location: Rear "porch" room
 Note: For safety all combustible materials (curtains, bedding, furniture, etc.) must be kept clear of contact with electric baseboards.
 The temperature control for this unit is located on the baseboard.

Additional Important Information:

- This report indicates the condition of the heat plant on the day of the inspection without regard to life expectancy. We suggest that you obtain a major service policy for the heat plant from a dealer or HVAC contractor, which should include annual servicing, adjustments, efficiency testing, warranty and emergency service.
- Relief valves, valves, gauges, control components, switches, and other safety devices can not be tested. They are listed on the report to denote that they were observed in place in the system.
- To determine the condition of the heat exchanger in forced hot air units, major disassembly by a heating technician is required. **This report does not represent the condition of the heat exchanger** and we recommend that you have this evaluated. **Defects in the heat exchanger may require replacement of the entire furnace.**
- Identification of asbestos containing materials is beyond the scope of a home



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inspection. Further evaluation by a licensed specialist is suggested if potentially asbestos containing materials were noted at accessible areas during your inspection.
-Gas piping and meters are not part of this inspection. Consult a licensed contractor or gas provider for evaluation.



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Kitchen and Interior Accessories

Kitchen:

	A	B	C	NR	D	
Sink:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Temp: 138F, Suggest lowering water temperature to 120F at source. The temperature recorded is at a potentially hazardous level. Staining and corrosion noted on drain and water pipes under the sink. Clean, tighten and monitor for leakage.



Counters:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Cabinets:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Ceiling:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Type: Gypsum.
Walls:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Type: Gypsum.
Floor:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Type: Linoleum.
Windows:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Electrical Outlets:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Ground Fault Circuit Interrupter protected outlets are advised wherever a user may come in contact with water.
Heat Source:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Type: Diffuser, Temp: 110F.

Appliances:

Stove:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Fuel Type: Gas.
Ventilation:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The visibly worn exhaust fan over the stove appears to be a recirculation unit but there is no air movement when it is run. Repair/replace is needed.
Dishwasher:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The dishwasher produces excessive noise when operating. Evaluate, anticipate upgrade.

Interior Accessories:

Main Door:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Side Door:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Basement Stairway/Railings:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Interior Stairway/Railings:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



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	A	B	C	NR	D
Hallways:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fireplace:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Location: Living Room

Repair disconnected damper mechanism. Have the fireplace evaluated along with the vertical cracking of the brick visible at the exterior.

Additional Important Information:

-Unless otherwise noted, all appliances listed are working on the day of the inspection. Tiger Home Inspection, Inc. does not represent a guarantee or warranty of the continuous operation of the appliances. Self-cleaning features, oven convection systems, timers, clocks, thermostats, gasket or seal performance and cosmetic blemishes are not part of this inspection report. Fridges, microwaves, laundry machines, dryers, trash compactors and central vacuum systems are not included.

-The fireplace flue liners are not included in the inspection. Test fires are not started as a part of this inspection. Fireplaces are inspected visually only. When purchasing a home with a fireplace it is good practice to have the fireplace and flue inspected by a licensed CSIA chimney sweep prior to use.



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	A	B	C	NR	D	
<i>Electrical Outlet(s):</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Ground Fault Circuit Interrupter protected outlets are advised wherever a user may come in contact with water.
<i>Ventilation Fan:</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	It could not be determined during this inspection if fan is properly ducted to exterior. Consult with seller for discharge location. Correct as needed.
<i>Heat Source:</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<i>Type:</i> Diffuser There is heat coming from under the vanity. There is not an accessible functioning diffuser. Investigation and upgrade is needed.

Additional Important Information:

-Inspection is limited to visual conditions at tub/shower wall. Conditions behind finished surfaces are not accessible (NR). Maintain all caulk and grout seals to prevent negative effects of moisture. Poor grouting will cause water penetration, lifting of tiles and deterioration of flooring, plaster, drywall and structural members.



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Interior - Rooms

General Comments:

The doors throughout the house are warped, poorly fit and have poor working knobs/mechanicals.



Living Room:

	A	B	C	NR	D	
Ceiling:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Type: Gypsum.
Walls:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Type: Gypsum.
Floor:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Type: Carpet.
Windows:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Door(s):	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Electrical Outlets:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Heat Source:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Type: Diffuser, Temp: 115F.

Rear Room (converted porch):

Ceiling:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Type: Gypsum.
Walls:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Type: Paneling. There is active water entry due to ice damming and a window AC unit in place.



Melting snow appears to be entering



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outlets to bring rooms up to current standard. Ungrounded 2-prong outlets observed. Recommend upgrade to grounded 3-prong type outlets.

Heat Source: **A** **B** **C** **NR** **D**
 Type: Diffuser, Temp: 105F & 113F.

2nd Floor Bedrooms (2):

Ceiling: *Type: Gypsum*
 Rough poorly installed ceilings.

Walls: *Type: Gypsum*
 Rough and poorly installed walls.



Floor: *Type: Wood.*

Windows:

Door(s):

Electrical Outlets: Insufficient number of outlets present. Suggest adding more outlets to bring rooms up to current standard. Ungrounded 2-prong outlets observed. Recommend upgrade to grounded 3-prong type outlets.

Heat Source: *Type: Diffuser, Temp:105F & 108F.*

Additional Important Information:

- Cosmetic defects such as: worn carpets, fading or peeling paint, and holes and blemishes on walls, ceilings, flooring, doors and trim are not reported.
- Hairline cracks are not unusual on interior wall and ceiling surfaces, due to minor shrinkage and settlement.
- Due to the nature of the deficiency, insulated double-pane windows and skylights may have broken thermal seals that may not be detected.



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Attic - Ventilation - Insulation

General Comments:

There is limited access to the rear knee wall attic space. The front knee wall and the upper attic spaces are not accessible at this time.
 There was active and on going ice damming at the time of the inspection. A comprehensive plan that addresses exterior maintenance needs such as clogged gutters, clogged downspouts and over hanging trees and interior needs such as properly installed insulation and ventilation is needed.

Attic Access:

	A	B	C	NR	D	
<i>Type and Condition:</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<i>Type:</i> Knee Wall Door Gain access to the front knee wall areas and the upper attic to inspect.

Structural Components:

<i>Roof Framing:</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>Support Type:</i> Wood Rafters - Insulation and finished surfaces limit inspection.
<i>Roof Backing:</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>Type:</i> Wood Planks - Insulation and finished surfaces limit inspection.
<i>Ceiling Joists:</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>Type:</i> Wood Timbers, No access to joists due to flooring.

Insulation (attic only):

<i>Type and Condition:</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<i>Type:</i> Fiberglass There are limited quantities of poorly installed insulation that should be removed and replaced with properly installed insulation. The majority of the 2nd floor/attic is not insulated and needs to be upgraded to today's standards to prevent heat loss and reduce ice damming.
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Ventilation:

<i>Type and Condition:</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<i>Type:</i> Ridge Vent on the main house and Gable Vent on the rear addition.
<i>Bathroom Fan(s):</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Locate the destination of the bathroom exhaust fan.

Water Penetration:

Evidence of Water Penetration: There is active water entry at the eaves areas with water collecting at floor and basement areas.
 Observed evidence of prior water penetration at chimney, Consult with seller for history.
 Ice damming occurs during snow conditions when snow builds up at eaves and/or valleys and melting water from higher regions of the roof backs up and freezes.
 Maintaining a well vented, cold roof will reduce ice damming.