

# HOME INSPECTION REPORT

*Prepared Exclusively For:*

**XXXX XXXX**

1234 XYZ Drive, Anywhere, MI 44444

Inspection Date: 05/26/2010



Prepared By:



438 W. Seventh St.  
Traverse City, MI 49684  
Phone: (231) 929-4528  
Fax: (231) 929-5181

May 27, 2010

XXXX XXXX

Traverse City, MI 49684

RE: 1234 XYZ Drive  
Anywhere, MI 44444

Dear Ms. XXXX:

At your request, a visual inspection of the above referenced property was conducted on May 26, 2010. This inspection report reflects the visual conditions of the property at the time of the inspection only. Hidden or concealed defects cannot be included in this report. No warranty is either expressed or implied. This report is not an insurance policy, nor a warranty service.

An earnest effort was made on your behalf to discover all visible defects, however, in the event of an oversight, maximum liability must be limited to the fee paid. The following is an opinion report, expressed as a result of the inspection. Please take time to review limitations contained in the inspection agreement.

## **REPORT SUMMARY**

Overall, the home was constructed in a workmanlike manner, consistent with the local building trades and codes in effect at the time of construction, and had average maintenance over the years. Certain issues were discovered and documented in the report and some of these items have been summarized below. Please thoroughly read the summary pages, the main report **and** review all of the photos.

### **GROUND**

#### LANDSCAPING:

##### *CONDITION:*

Trim plants and shrubs away from structure.

#### DECKS:

##### *OVERALL CONDITION:*

Flashing is missing between the wall and decking. It is recommended that flashing be used to keep water from backing up into house.

Signs of UV and/or water damage are noted, due to missing or improper maintenance procedures. Raised grain, splitting, cracking, warping, and cupping are all signs of UV/water damage and are prevented by maintaining a proper exterior finish on all wood components. It is recommended that the deck surface and all exposed wood components be stained/sealed to prevent water and UV damage and extend the life of the wood components. A good, high quality preservative should last a minimum of two years.

##### *POST & BEAM CONDITION:*

Floor joists are cantilevered too far at outside edge-currently the deck is sagging at the outside edge/corner. We suggest placing an additional post and beam set at the outside edge of the deck to take the bounce and deflection out.

### **EXTERIOR SIDING**

#### EXTERIOR WALLS & SIDING:

##### *CAULKING:*

**Attention Needed** - A few spots around the structure were noted that need to be caulked. Many of the pipe penetrations need to be caulked.

## **GARAGE - CARPORT**

### GARAGE:

#### *Outside Entry Door:*

Steel door has damaged jamb from forced entry.

#### *Floor Drain:*

Yes - There is a floor drain installed. This is a handy feature for easier cleanup from rain and snow dripping off the cars. The floor drain was not flood tested. Be sure to keep enough water in the trap to prevent unwanted gases from entering the garage.

#### *Garage Roof Condition:*

Staining noted at end of valley - older stain possibly ice damming.

We suggest inquiring with the owner as to the timing and duration of the stain-there does appear to have been some repair or maintenance at the valley in an attempt to address this issue.

## **ROOF SYSTEM**

### CHIMNEY:

#### *FLUE LINER:*

Framed chase with no flue.

### EXPOSED FLASHINGS:

#### *TYPE AND CONDITION:*

There has been some rubber/tar added in one valley-this is the valley over the garage and there is a moisture stain below near the eave. We suggest inquiring about valley flashing repair and stain with the current owner.

### GUTTERS & DOWNSPOUTS:

#### *CONDITION:*

Consider having a aluminum seamless gutter system professionally installed to help with site drainage and protect doors, decks, and trim from splash back.

## **KITCHEN - APPLIANCES - LAUNDRY**

### KITCHEN SINK:

#### *Faucet*

Faucet is serviceable-dummy sprayer noted to block hole.

### CABINETS

#### *CONDITION:*

Some cabinet doors appear to need adjustment or may have become warped. No fillers against walls/pantry-causes doors to rub when operated.

Paneling used as a toe kick.

### REFRIGERATOR:

#### *ICE & WATER DISPENSER*

There is a functioning ice dispenser.

### GARBAGE DISPOSAL:

#### *CONDITION:*

Unit makes unusual noises.

### INTERIOR COMPONENTS:

#### *WALLS/CEILINGS:*

Walls and ceilings appear serviceable,

Marks and holes from wall hangings noted on walls. Some minor repairs will be necessary as part of painting preparation.

*WINDOWS:*

Loose pin at crank handle noted on window sash.

*DOORS*

Condition, Door rubs at jamb a bit. Adjustments needed.

**LAUNDRY ROOM**

LAUNDRY:

*Laundry Basin:*

Yes - There is a laundry basin installed. The unit is functional. No leaks were noted.

Corrosion noted at faucet.

**BATHROOMS**

Bathroom #1

*TOILET CONDITION*

The toilet is not secure to the floor, allowing it to wobble and possibly leak. Action should be taken to re-secure it to the floor.

*DRAIN AND STOPPER CONDITION:*

The bathtub stopper does not hold water in the tub.

*CAULKING/WATER CONTACT AREAS:*

**Attention Needed** - The caulking in the water contact areas appears to need attention. Damage may result if not corrected. The seam where the tub or the shower meets the flooring needs to be caulked to prevent damage.

*WALLS:*

Minor moisture damage above tub.

Bathroom #2:

*VANITY CABINET:*

Doors rub on wall and hinges are a bit loose.

*CAULKING/WATER CONTACT AREAS:*

**Attention Needed** - The caulking in the water contact areas appears to need attention. Damage may result if not corrected. The wall at the tub or shower seam needs to be caulked to prevent moisture from entering the wallboard.

**ROOMS**

FOYER

*Walls:*

Satisfactory - The walls in the room appear to be satisfactory. Marks and holes from wall hangings noted on walls. Some minor repairs will be necessary as part of painting preparation.

DINING ROOM

*Door:*

Slider - latch is missing/damaged at unit.

LIVING ROOM

*Walls:*

Satisfactory - The walls in the room appear to be satisfactory. There were some nail pops noted in this room. Marks and holes from wall hangings noted on walls. Some minor repairs will be necessary as part of painting preparation.

*Floor:*

The floor covering material is carpet. Carpet is frayed at hearth near fireplace.

**MASTER BEDROOM***Walls:*

Satisfactory - The walls in the room appear to be satisfactory. Marks and holes from wall hangings noted on walls. Some minor repairs will be necessary as part of painting preparation.

**ROOM 1***Floor:*

The floor covering material is carpet. Satisfactory - The floors are in satisfactory condition. Squeaks Noted-this is usually caused by the subfloor being nailed and not screwed. The nails will eventually work loose and the wood subfloor rubbing on the wood floor joists is the squeaky noise that is heard.

**ROOM 2***Door:*

The door does not latch properly when closed in a normal fashion. This typically requires some adjustments to either the door or hardware or both.

*Ceiling:*

Satisfactory - The ceiling is functional and as expected. Some nail pops were noted in this room. Repair as needed.

**INTERIOR****INTERIOR:***Interior Doors:*

Minor adjustments at a few locations. Some door(s) rub on jamb(s), don't latch, or rub on floor/threshold.

**BASEMENT****BASEMENT:***CONDITION:*

Minor settlement cracks noted, not significant at this time,  
Staining was observed: Evidence of present water penetration is noted- Seen at deck area.

*RIM JOIST*

Moisture damage where deck is attached to house. Moisture has been getting into the rim joist area for quite a while and it is deteriorating the wood at both band joist areas where the deck attaches to the house.

Carpenter ants witnessed at the rotted rim joist. Suggest contacting a pest control specialist and licensed builder to further investigate and correct the issues.

*FLOOR JOIST CONDITION:*

Joist has been notched out at master shower drain-top flange has been severed. Suggest reinforcement at this area.

**PLUMBING****SUPPLY LINES:***Condition:*

Signs of condensation (sweating) noted at cold water pipes. This is especially common on systems that have water supplied by a well. The water from the well is typically 45° to 55° and it enter the house which is approximately 70° with high humidity in the lower level and the pipes will condensate and drip. Suggest installing insulation around the pipes and fittings to help reduce the moisture damage caused by the sweating pipes.

ADDITIONAL PLUMBING ITEMS:

Water Odor Present:

No odor noted during the inspection. However, there was quite a bit of sediment noted in the water when the tubs were filled and drained.

**ELECTRICAL SYSTEM**

MAIN POWER PANEL & CIRCUITRY

Ground Fault Protected Outlets:

At some areas - This structure is partially protected by using Ground Fault Circuit Interrupt outlets at some of these locations: outlets within 6' of a water source, any outside outlets, in the garage, and any outlets in an unfinished basement. Any areas not protected should be considered for installation as they afford inexpensive protection from electrical shock.

**ELECTRICAL SYSTEMS**

Electrical Outlets:

FOYER

None installed.

Other items were discussed on site and many are noted in the following report and should receive eventual attention, but none of them affect the habitability of the house and their correction is typically considered the responsibility of the purchaser. The majority are the result of normal wear and tear.

Thank you for selecting our firm to do your pre-purchase home inspection. If you have any questions regarding the inspection report or the home, please feel free to call us.

Sincerely,

**ABSOLUTE HOME SERVICES**



William Bageris  
Chief Inspector

enclosure

## Confidential Inspection Report

Prepared by: Absolute Home Services, LLC  
438 W. Seventh St.  
Traverse City, MI 49684  
231-929-4528 [absolute@chartermi.net](mailto:absolute@chartermi.net)

<p>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.</p>
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## INSPECTION CONDITIONS AND LIMITATIONS

### CLIENT & SITE INFORMATION:

DATE OF INSPECTION: 05/26/10.  
TIME OF INSPECTION: 2:30 PM.  
INSPECTION SITE: 1234 XYZ Drive.  
INSPECTION SITE  
CITY/STATE/ZIP: Anywhere, MI 44444.  
CLIENT NAME: XXXX XXXX.  
MAILING ADDRESS: XXXX XXXXXX Drive  
CLIENT CITY/STATE/ZIP: Traverse City, MI 49684.  
CLIENT PHONE #: 231-XXX-XXXX.  
CLIENT E-MAIL ADDRESS: [XXXXXXXX@XXXXX.com](mailto:XXXXXXXX@XXXXX.com).

### CLIMATIC CONDITIONS:

WEATHER: Clear.  
SOIL CONDITIONS: Dry.  
APPROXIMATE OUTSIDE  
TEMPERATURE: 84°F.

### BUILDING CHARACTERISTICS:

ESTIMATED AGE OF HOUSE: 1999.  
BUILDING TYPE: 1 family, Ranch.  
STORIES: 1.  
SPACE BELOW GRADE: Basement.

### UTILITY SERVICES:

WATER SOURCE: Private.  
SEWAGE DISPOSAL: Private.  
UTILITIES STATUS: All utilities on.

### OTHER INFORMATION:

AREA: Subdivision.  
HOUSE OCCUPIED? Yes.  
PEOPLE PRESENT: Yes.

### PAYMENT INFORMATION:

TOTAL FEE: \$350.



## REPORT LIMITATIONS

### REPORT LIMITATIONS:

This report is intended only as a general guide to help the client make his own evaluation of the overall condition of the home, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based on his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report.

Systems and conditions which are not within the scope of the building inspection include, but are not limited to: mold, mold like substance, fungus, formaldehyde, lead paint, asbestos, toxic or flammable materials, and other environmental hazards; pest infestation, playground equipment, 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) zoning ordinances; intercoms; security systems; heat sensors; cosmetics or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection.

The inspection report should not be construed as a compliance inspection of any governmental or non governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.

We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with trades people or benefits derived from any sales or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct.

Should any disagreement or dispute arise as a result of this inspection or report, it shall be decided by arbitration and shall be submitted for binding, non-appealable arbitration to the American Arbitration Association in accordance with its Construction Industry Arbitration Rules then obtaining, unless the parties mutually agree otherwise. In the event of a claim, the Client will allow Absolute Home Services to inspect the claim prior to any repairs or waive the right to make the claim. Client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency.

## GROUNDS

This inspection is not intended to address or include any geological conditions or site stability information. For information concerning these conditions, a geologist or soils engineer should be consulted. Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls. This inspection is visual in nature and does not attempt to determine drainage performance of the site or the condition of any underground piping, including municipal water and sewer service piping or septic systems. Decks and porches are often built close to the ground, where no viewing or access is possible. These areas as well as others too low to enter, or in some other manner not accessible, are excluded from the inspection and are not addressed in the report. We routinely recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs.

### DRIVEWAY:

TYPE:

Asphalt.



CONDITION:

Appears satisfactory.

### SIDEWALKS:

TYPE:

Concrete.



CONDITION:

Appears satisfactory.

### LANDSCAPING:

**CONDITION:**

Trim plants and shrubs away from structure.



**GRADING:**

*SITE TOPOGRAPHY:*

Flat site.

*SITE CONDITIONS:*

As you perform landscaping and maintenance around the site we suggest keeping soils pitched away from foundation. Slope should fall away from the foundation at a minimum of 1/2 inch per foot and extend at least 10 feet away from the foundation.



**DECKS:**

*TYPE:*

Treated deck top and substructure.

*OVERALL CONDITION:*

Flashing is missing between the wall and decking. It is recommended that flashing be used to keep water from backing up into house.

Signs of UV and/or water damage are noted, due to missing or improper maintenance procedures. Raised grain, splitting, cracking, warping, and cupping are all signs of UV/water damage and are prevented by maintaining



a proper exterior finish on all wood components. It is recommended that the deck surface and all exposed wood components be stained/sealed to prevent water and UV damage and extend the life of the wood components. A good, high quality preservative should last a minimum of two years.

**POST & BEAM CONDITION:**

Floor joists are cantilevered too far at outside edge-currently the deck is sagging at the outside edge/corner. We suggest placing an additional post and beam set at the outside edge of the deck to take the bounce and deflection out.



**EXTERIOR STAIRS/STOOPS:**

*STAIRS/STEPS CONDITION:*

Appears serviceable.

*HANDRAIL CONDITION*

There is no handrail at the deck. With the current height a railing is not necessary.

**A/C COMPRESSOR:**

*VISUAL CONDITON:*

None.



## EXTERIOR SIDING

### EXTERIOR WALLS & SIDING:

*WALL TYPE:*

Stick  
framed-conventional.



*EXTERIOR SIDING MATERIALS*

Vinyl Siding.

*SIDING CONDITION:*

Satisfactory - The siding is in serviceable condition.

*CAULKING:*

**Attention Needed** - A few spots around the structure were noted that need to be caulked. Many of the pipe penetrations need to be caulked.



*CONDITION OF PAINTED SURFACES:*

Satisfactory - The finish or exposed painted surfaces are satisfactory.

### TRIM:

*MATERIAL:*

Metal, Vinyl.

*TRIM CONDITION:*

Satisfactory - The trim is intact and satisfactory. Periodic inspection of trim, along with preventative caulking and painting (especially around windows and doors) are ongoing maintenance tasks that should not be neglected in the future.

## OVERHANGS

### **OVERHANGS:**

#### *SOFFITS*

MATERIALS: Aluminum soffits-these are typically maintenance free.

CONDITION: Satisfactory.

#### *FASCIA*

MATERIALS: Aluminum Fascia-these are typically maintenance free.

CONDITION: Satisfactory.

## GARAGE - CARPORT

Notice: Determining the heat resistance rating of firewalls is beyond the scope of this inspection. Flammable materials should not be stored within closed garage areas.

### GARAGE:

*Garage Type*

The garage is attached.



*Size of Garage:*

Two car garage.

*Number of Overhead Doors*

There is a single overhead door.

*Type Of Overhead Door(s)*

The overhead doors are made of steel and it is insulated. This is an energy saving benefit and considered an upgrade.

*Overhead Door and Hardware Condition:*

Some dents noted at the bottom section.



*Automatic Overhead Door Opener:* The overhead door opener appears to function appropriately.

*Safety Reverse Switch on the Automatic Opener:*

Yes - The door opener is equipped with an automatic reverse safety switch. There is an electronic beam safety reverse system installed. It appears to be functional.

*Outside Entry Door:*

Steel door has damaged jamb from forced entry.



*Floor Condition:*

Satisfactory - The garage floor is in satisfactory condition.

*Floor Drain:*

Yes - There is a floor drain installed. This is a handy feature for easier cleanup from rain and snow dripping off the cars. The floor drain was not flood tested. Be sure to keep enough water in the trap to prevent unwanted gases from entering the garage.

*Garage Interior Walls Condition:*

Unfinished -The wall covering appears to meet the minimum fire separation standards. However, it is not possible to verify after the sheetrock is finished.



*Fire Rated Entry Door to Structure:* Yes - There is a fire rated door separating the garage from the living areas of the house.

*Garage Foundation:*

Small crack noted at control joint under window. This appears to be typical.



*Garage Roof Condition:*

Staining noted at end of valley - older stain possibly ice damming.



We suggest inquiring with the owner as to the timing and duration of the stain-there does appear to have been some repair or maintenance at the valley in an attempt to address this issue.



*Type of Garage Siding and Exterior Walls*

Vinyl Siding-this is typically a maintenance free siding.

*Condition of Siding:*

Appears satisfactory.

*Water Source Installed:*

No.

*Comments:*

Some stored items limited viewing.



## ROOF SYSTEM

The foregoing is an opinion of the general quality and condition of the roofing material. The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. This report is issued in consideration of the foregoing disclaimer. The only way to determine whether a roof is absolutely water tight is to observe it during a prolonged rainfall. Many times, this situation is not present during the inspection.

Roof covering should be visually checked in spring and fall for any visible missing shingles, damaged coverings or other defects. If you must re-roof (not recommend-installing multi-layers of shingles, the underside of the structure and roof sheathing should be inspected to determine that the roof structure can support the additional weight of the shingles.

### ROOF:

STYLE:

Hip.



TYPE:

Composition shingles, Laminated (also called architectural, multi-thickness, and shake style) are heavier and more durable than typical (3 in 1) asphalt shingles.

ROOF ACCESS:

Walked on roof.



PITCH:

Steep.

ESTIMATED NUMBER OF LAYERS:

One (recommended)

ROOF COVERING STATUS:

Appears serviceable/within useful life.

VENTILATION SYSTEM:

Soffit vent, Ridge vent.

Even if the chimney liner has been updated, it still should be inspected annually. And don't forget that regardless of your heating system, all chimneys need to be kept clean and clear of debris.

**CHIMNEY:**

*FLUE LINER:*

Framed chase with no flue.



Valleys and flashings that are covered with shingles, rolled asphalt, and/or tar or any other material are considered not visible and are not part of the inspection.

**EXPOSED FLASHINGS:**

*TYPE AND CONDITION:*

There has been some rubber/tar added in one valley-this is the valley over the garage and there is a moisture stain below near the eave. We suggest inquiring about valley flashing repair and stain with the current owner.



**PLUMBING VENT(S):**



*Present:*

Plumbing vent(s)  
present.



Gutters and downspouts are an extremely important element in basement dampness control. Keep gutters clean and downspout extensions in place (4' or more). Paint the inside of galvanized gutters, which will extend the life. Shortly after a rain of thaw in winter, look for leaks at seams in the gutters. These can be recaulked before they cause damage to fascia or soffit boards. if no gutters exist, it is recommended that they be added.

#### **GUTTERS & DOWNSPOUTS:**

*TYPE:*

None.

*CONDITION:*

Consider having a aluminum seamless gutter system professionally installed to help with site drainage and protect doors, decks, and trim from splash back.

## ATTIC

### Attic & Ventilation:

*Attic Access Location:*

*Attic Accessibility:*

Bedroom closet ceiling.

Ceiling scuttle hole.  
Viewing was limited to  
observing from hatch  
areas only-no walk  
boards provided.



*Method of Inspection:*

*Attic Cavity Type:*

The attic cavity was inspected from the attic access only. Only the areas of the attic visible from the attic access way are included as a part of this inspection.

Crawl Through - The  
attic cavity is not useable  
for any storage due to  
size, framing, or  
insulation.



*Roof Framing:*

*Roof Framing Condition:*

*Roof Decking:*

*Overall Condition:*

*Ventilation Hi/Low:*

*Insulation Type:*

A truss system is installed in the attic cavity that is used to support the roof decking and transmit the roof load to the exterior walls.

Satisfactory - The roof framing appears to be in functional condition.

The roof decking material is oriented strand board sheathing. The builder installed ply clips when installing the sheathing to prevent the sheathing from sagging at the joints.

The attic appears satisfactory based on our view allowed at the time of the inspection. Improvements to efficiency can always be made. However, cost and benefit should be considered.

Proper vents have been installed at eave areas to keep insulation from falling into the overhangs and to allow air to flow from the soffit vents.

INFORMATION: Blown in cellulose insulation is 2-3 times denser than fiberglass insulation. Studies comparing Blown in cellulose insulation Vs fiberglass insulation show that cellulose insulation was 38% tighter and required 26% less energy. A Princeton University study shows, a group of homes with blown in cellulose insulation in the walls had an average of 24.5% reduction of air infiltration compared to fiberglass insulation,

with only the walls insulated. A similar study, the Leominster MA Housing Project for the Elderly found that, a building with blown in cellulose insulation compared to a building with R-13 fiberglass batt insulation in the walls and R-38 fiberglass batt insulation in the ceiling, had 40% lower leakage. However, when it comes to air infiltration, sheathing and drywall are better air barriers than any cavity insulation.

The following type of insulation was noted in the attic: Cellulose-blown in place. This typically has an R-Value of 3.7 per inch.

*Insulation Depth:*

There is an average of at least 10" of insulation installed.

*Whole House Ventilation System:*

None installed.

*Attic ventilation fan:*

None installed.

## FIREPLACE

All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage.

### **FIREPLACE #1:**

*LOCATION:*

Living room.



*UNIT TYPE:*

Gas burning type fireplace. A metal insert is installed.

*CHIMNEY TYPE:*

CHASE TYPE: Framed chase with siding applied.

*OVERALL CONDITION:*

Appears serviceable.



## KITCHEN - APPLIANCES - LAUNDRY

Inspection of stand alone freezers and built-in ice makers are outside the scope of the inspection. No opinion is offered as to the adequacy of dishwasher operation. Ovens, self or continuous cleaning operations, cooking functions, clocks, timing devices, lights and thermostat accuracy are not tested during this inspection. Appliances are not moved during the inspection. Portable dishwashers are not inspected, as they require connection to facilitate testing.

### COUNTERTOPS

TYPE:

Formica.



CONDITION:

General condition of the countertops is satisfactory, only minor wear has been noted.

### KITCHEN SINK:

TYPE:

Solid Surface.



Faucet

Drain

Faucet is serviceable-dummy sprayer noted to block hole.

Appears serviceable.

### CABINETS

TYPE:

Factory made pre-fabricated units.



**CONDITION:**

Some cabinet doors appear to need adjustment or may have become warped. No fillers against walls/pantry-causes doors to rub when operated. Paneling used as a toe kick.



**RANGE/COOK TOP AND OVEN:**

**TYPE/CONDITION:**

Gas, Appears serviceable.



**VENTILATION:**

**TYPE AND CONDITION:**

Internal. Fan/Hood operational.



**REFRIGERATOR:**

*TYPE AND CONDITION:*

Functioning at time of the inspection.



*ICE & WATER DISPENSER*

There is a functioning ice dispenser.

**DISHWASHER:**

*CONDITION:*

Dishwasher is dirty but functions.



**GARBAGE DISPOSAL:**

*CONDITION:*

Unit makes unusual noises.

**INTERIOR COMPONENTS:**

*WALLS/CEILINGS:*

Walls and ceilings appear serviceable, Marks and holes from wall hangings noted on walls. Some minor repairs will be necessary as part of painting preparation.

*FLOORS:*

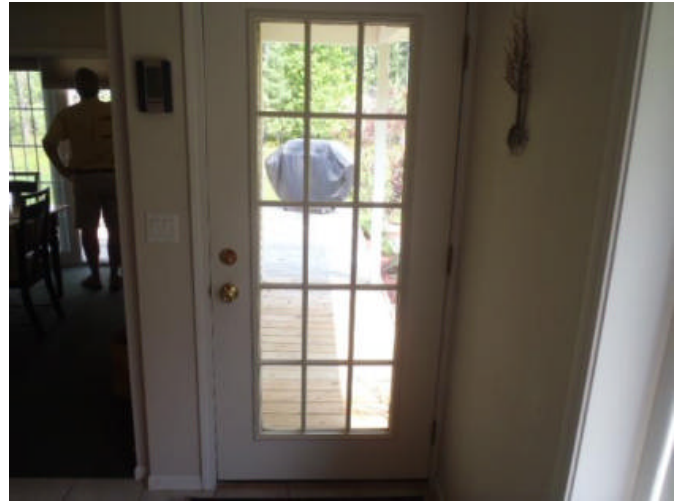
Floor covering tile, Appears serviceable.

*WINDOWS:*

Loose pin at crank handle noted on window sash.

*DOORS*

Condition, Door rubs at jamb a bit. Adjustments needed.



*SWITCHES/FIXTURES/OUTLETS* Appear serviceable.  
:

*HEAT SOURCE:* Heat source is present.

## LAUNDRY ROOM

Laundry appliances are not tested or moved during the inspection and the condition of any walls or flooring hidden by them cannot be judged. Drain lines and water supply valves serving washing machines are not operated. Water supply valves may be subject to leaking if turned.

### LAUNDRY:

*Location:*

Main floor.



*Door:*

Pocket door-Satisfactory - The door to the laundry room is functional.

*Walls:*

Satisfactory - The walls in the laundry room appear to be satisfactory.

*Ceilings:*

Satisfactory - The ceiling is satisfactory.

*Floor:*

The floor covering material is ceramic or glazed tile. Satisfactory - The floor coverings are in satisfactory condition.

*Clothes Washer:*

Appears serviceable.



*Clothes Dryer:*

Electric, Appears serviceable.

*Washer Hookup:*

There is a connection box installed in the wall with both hot and cold water and a drain pipe. The drain pipe was not flood tested.



*Dryer Hookup:*

Yes - There is a 220-volt outlet provided for an electric dryer. If you intend to use a gas clothes dryer, you will need to have a gas line installed.

*Dryer Ventilation:*

Satisfactory - The dryer ventilation as installed appears adequate.



*Laundry Basin:*

Yes - There is a laundry basin installed. The unit is functional. No leaks were noted.  
Corrosion noted at faucet.

## BATHROOMS

### Bathroom #1

LOCATION:

Main Floor, Hallway.



VANITY CABINET:

Doors hit wall when operated.

VANITY TOP/BACKSPLASH

The top and backsplash are in satisfactory condition.

SINK BASIN OR BOWL:

Satisfactory - The sink fixture appears to be satisfactory.

DRAIN & STOPPER

The drain and stopper at the sink is performing satisfactorily.

FAUCET AND SUPPLY LINES:

Satisfactory - Faucets and supply lines appear satisfactory.

TOILET CONDITION

The toilet is not secure to the floor, allowing it to wobble and possibly leak. Action should be taken to re-secure it to the floor.

TUB/SHOWER UNIT TYPE:

Fiberglass one piece unit.

TUB/SHOWER CONDITION:

Appears satisfactory.

TUB/SHOWER MIXING VALVE:

Satisfactory - The tub mixing valve and the tub unit are in satisfactory condition.

SHOWERHEAD CONDITION:

Appears satisfactory.

DRAIN AND STOPPER  
CONDITION:

The bathtub stopper does not hold water in the tub.

GLASS TUB/SHOWER DOOR:

No, There is a shower curtain installed.

CAULKING/WATER CONTACT  
AREAS:

**Attention Needed** - The caulking in the water contact areas appears to need attention. Damage may result if not corrected. The seam where the tub or the shower meets the flooring needs to be caulked to prevent damage.

HEAT SOURCE:

Satisfactory - There is a heat source in this room.

ENTRY DOOR:

Satisfactory - The entry door to the bathroom is functional.



**WALLS:**

Minor moisture damage  
above tub.



**CEILING:**

Satisfactory - The ceiling in this bathroom is satisfactory.

**WINDOWS:**

None - There is no window in this bathroom.

**FLOOR:**

The floor covering material is ceramic tile. Satisfactory - The flooring in this bathroom is satisfactory.

**LIGHTING:**

Satisfactory - The ceiling light and fixture in this bathroom are in satisfactory condition.

**VENTILATION FANS:**

Satisfactory - There is an exhaust fan installed in this bathroom, and it is performing satisfactorily.

**ELECTRICAL OUTLETS:**

Satisfactory - There is a functional Ground Fault Circuit Interrupt outlet installed in the area of the bathroom vanity.

**LIGHT SWITCH:**

Satisfactory - The light switch is satisfactory.

**Bathroom #2:**

**LOCATION:**

Master Bathroom.



**VANITY CABINET:**

Doors rub on wall and hinges are a bit loose.

**VANITY TOP/BACKSPLASH**

The top and backsplash are in satisfactory condition.

**SINK BASIN OR BOWL:**

Satisfactory - The sink fixture appears to be satisfactory.

**DRAIN & STOPPER**

The drain and stopper at the sink is performing satisfactorily.

**FAUCET AND SUPPLY LINES:**

Satisfactory - Faucets and supply lines appear satisfactory.

**TOILET CONDITION**

Satisfactory - The toilet in the master bathroom appears to be functional.

**WHIRLPOOL TUB:**

There is a spa tub installed. The tub was filled with water and the jets activated to observe for proper action. The tub appeared to function properly. However, one jet did not function.



**SHOWER ONLY TYPE:**

Fiberglass one piece shower.

**SHOWER PAN:**

**SHOWER PAN:** This is a visual inspection of the readily accessible portions of the shower stall and was not invasive. Therefore, it is a limited inspection and may not have noted any hidden defects. Flood testing of the shower pan was not included as part of this inspection. Fiberglass - The fiberglass shower pan does not appear to leak at this time.

**TUB/SHOWER MIXING VALVE:**

Satisfactory - The tub mixing valve and the tub unit are in satisfactory condition.

**SHOWERHEAD CONDITION:**

Appears satisfactory.

**DRAIN AND STOPPER  
CONDITION:**

Appears satisfactory- The tub/shower appears to drain at an acceptable rate.

**GLASS TUB/SHOWER DOOR:**

Yes, Safety Glass? - There is a set of sliding glass doors installed. I was not able to determine if they are made of safety glass.

**CAULKING/WATER CONTACT  
AREAS:**

**Attention Needed** - The caulking in the water contact areas appears to need attention. Damage may result if not corrected. The wall at the tub or shower seam needs to be caulked to prevent moisture from entering the wallboard.

**HEAT SOURCE:**

Satisfactory - There is a heat source in this room.

**ENTRY DOOR:**

Satisfactory - The entry door to the bathroom is functional.

**WALLS:**

Satisfactory - The walls in this bathroom are satisfactory.

**CEILING:**

Satisfactory - The ceiling in this bathroom is satisfactory.

**FLOOR:**

The floor covering material is ceramic tile. Satisfactory - The flooring in this bathroom is satisfactory.

**LIGHTING:**

Satisfactory - The ceiling light and fixture in this bathroom are in satisfactory condition.

**VENTILATION FANS:**

Satisfactory - There is an exhaust fan installed in this bathroom, and it is performing satisfactorily.

**ELECTRICAL OUTLETS:**

Satisfactory - There is a functional Ground Fault Circuit Interrupt outlet installed in the area of the bathroom vanity.

**LIGHT SWITCH:**

Satisfactory - The light switch is satisfactory.

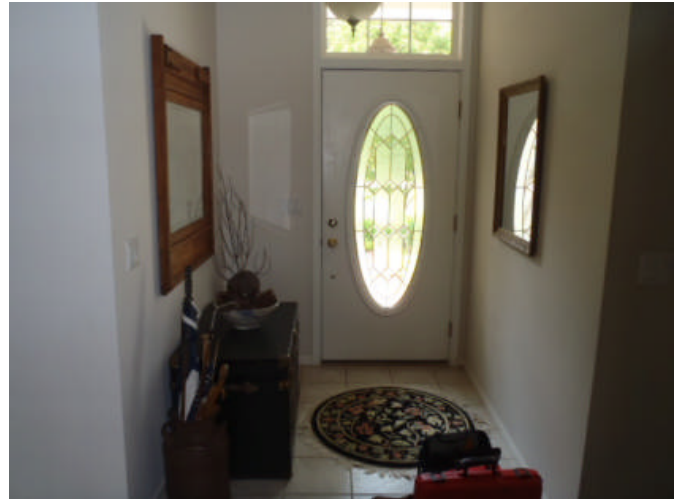


## ROOMS

### FOYER

*Entry Door:*

Satisfactory - The entry door is functional.



*Closet:*

Satisfactory - The closet is functional and of average size.

*Walls:*

Satisfactory - The walls in the room appear to be satisfactory. Marks and holes from wall hangings noted on walls. Some minor repairs will be necessary as part of painting preparation.

*Ceiling:*

Satisfactory - The ceiling is functional and as expected.

*Floor:*

The floor covering material is ceramic or glazed tile. Satisfactory - The floors are in satisfactory condition.

*Heat Source Noted:*

There is a heat source to this room. There is no comment as to the amount of air or temperature coming from the supply vent.

### DINING ROOM

*Location:*

Main Floor.



*Door:*

Slider - latch is missing/damaged at unit.

*Walls:*

Satisfactory - The walls in the room appear to be satisfactory.

*Ceiling:*

Satisfactory - The ceiling is functional and as expected.

*Floor:*

The floor covering material is carpet. Satisfactory - The floors are in satisfactory condition.

*Ceiling Fan:*

No ceiling fan was noted in this room.

*Heat Source Noted:*

There is a heat source to this room. There is no comment as to the amount of air or temperature coming from the supply vent.

## LIVING ROOM

*Location:*

Main Floor.



*Walls:*

Satisfactory - The walls in the room appear to be satisfactory. There were some nail pops noted in this room. Marks and holes from wall hangings noted on walls. Some minor repairs will be necessary as part of painting preparation.

*Ceiling:*

Satisfactory - The ceiling is functional and as expected.

*Floor:*

The floor covering material is carpet. Carpet is frayed at hearth near fireplace.

*Ceiling Fan:*

No ceiling fan was noted in this room.

*Windows:*

Satisfactory - A majority of windows and associated hardware were operated in this room, and they were found to be in satisfactory condition.

*Heat Source Noted:*

There is a heat source to this room. There is no comment as to the amount of air or temperature coming from the supply vent. There is an air return vent located in the room.

## MASTER BEDROOM

*Location:*

Rear bedroom.



*Door:*

Satisfactory - The door(s) in this room are functional.

*Closet:*

Satisfactory - The closet is functional and of average size.

*Walls:*

Satisfactory - The walls in the room appear to be satisfactory. Marks and holes from wall hangings noted on walls. Some minor repairs will be necessary as part of painting preparation.

*Ceiling:* Satisfactory - The ceiling is functional and as expected.

*Floor:* The floor covering material is carpet. Satisfactory - The floors are in satisfactory condition.

*Ceiling Fan:* No ceiling fan was noted in this room.

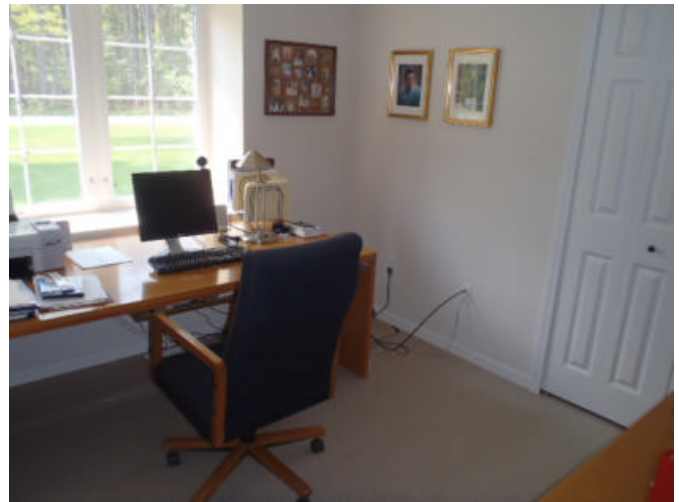
*Windows:* Satisfactory - A majority of windows and associated hardware were operated in this room, and they were found to be in satisfactory condition.

*Heat Source Noted:* There is a heat source to this room. There is no comment as to the amount of air or temperature coming from the supply vent. There is an air return vent located in the room.

*Smoke Detector:* There is a functional smoke detector installed in the room. It is undetermined if the unit is hardwired or is battery operated.

## ROOM 1

*Location:* Main Floor-corner bedroom / office.



*Door:* Satisfactory - The door(s) in this room are functional.

*Closet:* Satisfactory - The closet is functional and of average size.

*Walls:* Satisfactory - The walls in the room appear to be satisfactory.

*Ceiling:* Satisfactory - The ceiling is functional and as expected.

*Floor:* The floor covering material is carpet. Satisfactory - The floors are in satisfactory condition. Squeaks Noted-this is usually caused by the subfloor being nailed and not screwed. The nails will eventually work loose and the wood subfloor rubbing on the wood floor joists is the squeaky noise that is heard.

*Ceiling Fan:* No ceiling fan was noted in this room.

*Heat Source Noted:* There is a heat source to this room. There is no comment as to the amount of air or temperature coming from the supply vent. There is an air return vent located in the room.

*Smoke Detector:* There is a functional smoke detector installed in the room. It is undetermined if the unit is hardwired or is battery operated.

## ROOM 2

*Location:*

Main Floor-wild game room.



*Door:*

The door does not latch properly when closed in a normal fashion. This typically requires some adjustments to either the door or hardware or both.

*Closet:*

None.

*Walls:*

Satisfactory - The walls in the room appear to be satisfactory.

*Ceiling:*

Satisfactory - The ceiling is functional and as expected. Some nail pops were noted in this room. Repair as needed.

*Floor:*

The floor covering material is carpet. Satisfactory - The floors are in satisfactory condition.

*Ceiling Fan:*

No ceiling fan was noted in this room.

*Windows:*

Satisfactory - A majority of windows and associated hardware were operated in this room, and they were found to be in satisfactory condition.

*Heat Source Noted:*

There is a heat source to this room. There is no comment as to the amount of air or temperature coming from the supply vent. There is an air return vent located in the room.

*Smoke Detector:*

There is a functional smoke detector installed in the room. It is undetermined if the unit is hardwired or is battery operated.

## INTERIOR

The condition of walls behind wall coverings, paneling and furnishings cannot be judged. Only the general condition of visible portions of floors is included in this inspection. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. Determining the source of odors or like conditions is not a part of this inspection. Floor covering damage or stains may be hidden by furniture. The condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information.

### INTERIOR:

*Interior Doors:*

Minor adjustments at a few locations. Some door(s) rub on jamb(s), don't latch, or rub on floor/threshold.

*Evidence of Mold Noted:*

Moisture damage noted at the basement rim joist at the deck ledger-suspect mold on the rotted board.

*Wall Covering Material:*

The wall covering material is sheetrock. General condition appears serviceable.

*Ceiling Covering Material:*

The predominant ceiling covering material is sheetrock. General condition appears serviceable.

*Flooring:*

Carpet & Tile

General condition appears serviceable.

## WINDOWS

Windows can waste an enormous amount of energy. Maintain the caulking around the frames on the exterior to maximize energy efficiency. Check for drafts in winter and improve the worst offenders first. Windows with leaky storm windows will usually have a lot of sweating. Likewise, well sealed storms that sweat will usually indicate a leaky window. It is the tighter unit that will sweat (unless the home has excess humidity to begin with).

### WINDOW FRAMES:

*WINDOW MANUFACTURER:* Simonton.  
*WINDOW STYLE:* Casement.  
*GLASS TYPE:* Majority of the windows have insulated glass windows.  
*WINDOW CONDITION:* Satisfactory - The window framing and glass are in a satisfactory condition.  
A few cranks/pins were loose.

The areas where the jambs meet the sills on exterior doors are extremely susceptible to moisture damage from splash back. Poor maintenance in this area can lead to moisture damage at the trim, brickmold, jamb, sill, subfloor, floor covering, and rim joist areas. Regular inspections of these areas along with caulking and painting will keep the moisture damage to a minimum.

### DOORS:

*MAIN ENTRY DOOR:* Type: Steel.  
Condition: Satisfactory.  
*SLIDER DOORS:* Sliding Glass Door, Satisfactory-latch knob was damaged and will need replacing to lock door.  
*SIDE OR REAR SERVICE DOORS* Side door at kitchen rubs a bit at jamb.

### EXTERIOR CHIMNEY:

*MATERIAL:* Framed chase and matching siding.  
*CONDITION:* The chimney is a dummy unit-the vent for the fireplace exits directly out the rear of the chase.



## BASEMENT

Areas hidden from view by finished walls or stored items can not be judged and are not a part of this inspection. Minor cracks are typical in many foundations and most do not represent a structural problem. If major cracks are present along with bowing, we routinely recommend further evaluation be made by a qualified structural engineer. All exterior grades should allow for surface and roof water to flow away from the foundation. All concrete floor slabs experience some degree of cracking due to shrinkage in the drying process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined.

### STRUCTURAL:

*Earth-to-Wood Clearance:*

Satisfactory - There appears to be adequate clearance between the earth and the wood.

*Framing Type:*

Platform framing was the chosen style of framing.

### BASEMENT:

*ACCESSIBILITY:*

Basement is fully accessible.

*BASEMENT WALLS - TYPE:*

Concrete block.

*CONDITION:*

Minor settlement cracks noted, not significant at this time,  
Staining was observed:  
Evidence of present water penetration is noted- Seen at deck area.



*BEAMS:*

Appears serviceable.

*RIM JOIST*

Moisture damage where deck is attached to house. Moisture has been getting into the rim joist area for quite a while and it is deteriorating the wood at both band joist areas where the deck attaches to the house. Carpenter ants witnessed at the rotted rim joist. Suggest contacting a pest control specialist and licensed builder to further investigate and correct the issues.



*FLOOR JOIST TYPE:*

11 7/8 TJI's- (engineered wood I-joists), Spacing: 16" On-center spacing.



*FLOOR JOIST CONDITION:*

Joist has been notched out at master shower drain-top flange has been severed. Suggest reinforcement at this area.



*COLUMNS/SUPPORTS:*

Appear serviceable.

*BASEMENT FLOOR AND DRAINAGE:*

Appears serviceable.



## HVAC SYSTEM

The inspector is not equipped to inspect furnace heat exchangers for evidence of cracks or holes, as this can only be done by dismantling the unit. This is beyond the scope of this inspection. Some furnaces are designed in such a way that inspection is almost impossible.

The inspector can not light pilot lights.

Safety devices are not tested by the inspector.

NOTE: Asbestos materials have been commonly used in heating systems. Determining the presence of asbestos can ONLY be preformed by laboratory testing and is beyond the scope of this inspection.

Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection.

Electronic air cleaners, humidifiers and de-humidifiers are beyond the scope of this inspection. Have these systems evaluated by a qualified individual.

The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. Subjective judgment of system capacity is not a part of the inspection. Normal service and maintenance is recommended on a yearly basis.

Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard which is sometimes costly to remedy.

### HEATING DEVICE:

MANUFACTURER OF SYSTEM: Trane XE 90.



LOCATION OF UNIT: Basement.  
SYSTEM TYPE: Forced Air.  
FUEL TYPE AND NOTES: Natural Gas.  
CAPACITY OF UNIT: 100,00 BTU.  
APPROXIMATE AGE IN YEARS: Original.

*VISUAL CONDITION OF UNIT:* Appears operational.



*OPERATION OF UNIT:* Unit was operating at 90.1% efficiency based on combustion analysis.  
*BLOWER FAN:* Appears Serviceable.  
*COMBUSTION AIR:* Appears serviceable.  
*VENTING:* Appears serviceable.  
*AIR FILTERS:* Appear serviceable.  
*THERMOSTAT:* Appear serviceable.

#### **DUCTWORK:**

*TYPE:* Sheet metal ductwork noted.  
*AIR PLENUM:* Appears serviceable.  
*DUCTS/AIR SUPPLY:* Appears serviceable.  
*SECONDARY SYSTEM DUCTWORK:* Appears serviceable.

#### **AIR CONDITIONING:**

*TYPE:* There is no functioning central A/C unit installed at this structure.

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## PLUMBING

Water quality or hazardous materials (lead) testing is available from local testing labs. All underground piping related to water supply, waste, or sprinkler use are excluded from this inspection. Leakage or corrosion in underground piping cannot be detected by a visual inspection. The temperature pressure relief valve, at the upper portion of the water heater, is a required safety valve which should be connected to a drain line of proper size terminating just above floor elevation. If no drain is located in the floor a catch pan should be installed with a drain extending to a safe location. The steam caused by a blow-off can cause scalding. Improper installations should be corrected.

### MAIN WATER SOURCE:

*Water Source:*

Private Water Source - A private water source may include a well, cistern, or exposed pond or lake. None of these sources have approved quality standards by the State or County Health Departments. It is the homeowner's responsibility to maintain continuous testing of the water source for potability. Testing of the private water source may be obtained by the Inspection Company under separate direction and cost.



*Well Main Line Piping Material:*

Poly pipe-plastic pipe.

*Main Water Pipe Size:*

1" water service line from the well or meter to the main cutoff.

*Visible Mineral Deposits or Encrustations:*

No.

### SUPPLY LINES:

*Interior Supply Piping Size:*

The interior water supply piping is 3/4" in diameter. It then reduces to 1/2" or 3/8" risers.



*Interior Supply Piping Material:*

The interior supply piping in the structure is predominantly copper.

*Condition:*

Signs of condensation (sweating) noted at cold water pipes. This is especially common on systems that have water supplied by a well. The water from the well is typically 45° to 55° and it enter the house which is approximately 70° with high humidity in the lower level and the pipes will condensate and drip. Suggest installing insulation around the

*Water Pressure:*

Water pressure from 30 to 60 pounds per square inch is considered within normal/acceptable range.

*Exterior Hose Bibs Functional:*

Satisfactory - The exterior hose bib(s) appeared to function normally.

*Functional Supply:*

Satisfactory - By testing multiple fixtures at one time, functional flow of the water supply was verified.

## WASTE LINES

*Sewage Disposal Type: This inspection merely identifies the type of sewage waste disposal system. It does not comment on the adequacy or effectiveness of the system. For further evaluation, this Inspection Company may perform further testing under separate contract and direction.*

Septic System.

*Waste Line Materials*

PVC-rigid plastic pipe (generally white in color).

*Waste Piping Condition:*

Satisfactory - The visible plumbing waste piping appears functional.



*Vent Piping Material*

The vent material, as it passes through the roof, is plastic.

*Vent Piping Condition:*

Satisfactory - The visible plumbing vent piping appears functional.

*Supply/Waste Piping Supports:*

Satisfactory - The tie straps and hangers supporting supply and waste piping appear adequate.

*Functional Drainage:*

Yes - Functional drainage has been verified. Water drained from a random sample of fixtures or drains flows at a rate faster than was supplied.

*Objectionable Odors Noted:*

No.

*Location of Noted Floor Drains:*

Furnace area.

## WASTE AND SUMP PUMPS:

*Sewage Ejector Pump Installed:*

No.

*Sump Pump:*

No - There is no sump pump installed. This does not mean that there is no need for one.

## ADDITIONAL PLUMBING ITEMS:



*Water Odor Present:*

No odor noted during the inspection. However, there was quite a bit of sediment noted in the water when the tubs were filled and drained.



*Water Softener:*

There is currently no water softener installed on this plumbing system. Determination of necessity for a water treatment system is outside of this inspection's scope of work.

*Lawn Sprinkler System:*

The inspection of the installed lawn sprinkler is beyond the scope of this inspection. Recommend further inspection by a licensed plumber or lawn sprinkler company.

## **WATER HEATER:**

*Location:*

Basement.



*Brand Name:*

Rheem.

*Serial Number:*

RHNG 0899D06928.

*Manufactured Date:*

1999.

*Tank Capacity:*

A 40 gallon water heater is installed.



*Fuel Source for Water Heater:*

The water heater is gas-fired.



*Exposed Water Heater Condition:*

Satisfactory - It shows some age, but it appears sound.

*Firebox Condition*

The underside of the tank appears to be in normal condition in relation to its age.

*Drip Leg Installed for Natural Gas-Fired Unit:*

Yes - There is a drip leg installed on the incoming gas line to the water heater.

*Gas Valve:*

Satisfactory - There is a gas valve cutoff installed adjacent to the hot water tank.

*Flue/Exhaust Pipe Condition:*

Satisfactory - The exhaust flue appears to be correctly installed. The exhaust flue pipe is plastic. A high efficiency unit's gas temperature is low enough that plastic pipe can be used.

*Water Piping Condition:*

Satisfactory - The incoming and output piping is installed correctly.

*Water Heater Valve Installed:*

Yes - There is a fill valve installed on the incoming water line. This valve can be used to cut off the water supply to the water heater.

*Temperature Controls:*

Temperature controls for the most economical and relatively safe condition would be set at 120 to 130 degrees F. Temperatures in excess of 130 degrees F. are not recommended for both economic and safety reasons. Checking water temperatures is beyond the scope of this inspection, but it can be determined by the use of a simple cooking thermometer.

*Drain Valve:*

Yes - There is a drain valve installed on the lower side of the water heater.

*Temperature & Pressure Relief Valve:*

Satisfactory - The temperature and pressure relief valve is of the correct rating for the water heater.

*Water Heater Insulation Jacket:*

No.

*Overall Condition:*

Satisfactory - Unit was functioning at the time of the inspection.

## ELECTRICAL SYSTEM

Any electrical repairs attempted by anyone other than a licensed electrician should be approached with caution. The power to the entire house should be turned off prior to beginning any repair efforts, no matter how trivial the repair may seem. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. Light bulbs are not changed during the inspection, due to time constraints. Smoke Alarms should be installed within 15 feet of all bedroom doors, and tested regularly.

### EXTERIOR MAIN POWER SOURCE

*Service Voltage:*

The incoming electrical service to this structure is 120/240 volts.



*Service/Entrance/Meter:*

Underground/Good - Underground service to the structure is noted. This is desirable for safety and appearance. Contact the utility company to mark the location of underground cable before digging.

### MAIN POWER PANEL & CIRCUITRY

*Main Panel Location:*

Basement.



*Main Power Panel Size:*

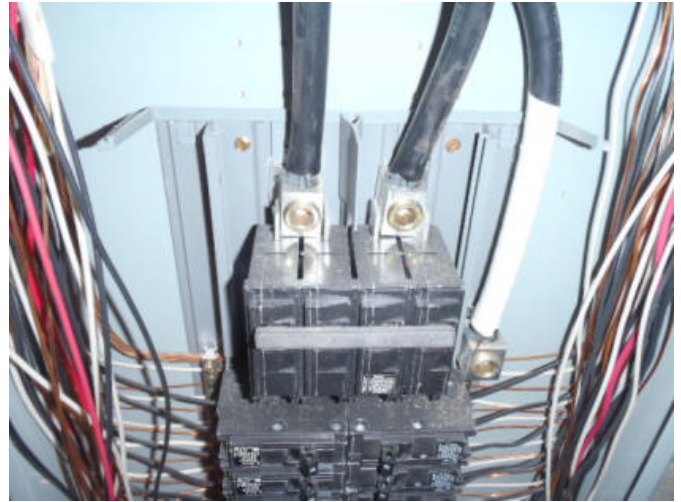
150 amp - The ampacity of the main power panel appears to be adequate for the structure as presently used.

*Main Panel Type:*

Breakers - The structure is equipped with a breaker type main power panel. This is the desirable type; when a breaker trips off, it can easily be reset. Caution: If a breaker is reset and trips back off, this is an indication that there is a short or weakened condition in the circuit. Call a qualified licensed electrician for analysis of the existing problem.

*Main Entrance Cable:*

Aluminum.



*Is Panel Accessible:*

Yes - The electrical panel is in a location that makes it readily accessible.

*Panel Condition:*

Satisfactory - The power panel, as a container for safely covering electrical circuitry and components, is functioning as intended, minimizing the risk of electrical shock.

*Labels Available:*

Yes - Identification of the breakers and the appliances or areas they control are clearly marked. This inspection does not verify the accuracy of this legend.

*Panel Cover Removed:*

Yes.

*Breaker/Fuse to Wire  
Compatibility:*

Satisfactory - The breakers/fuses in the main power panel appear to be appropriately matched to the circuit wire gauge.

*Condition of Wiring in Panel:*

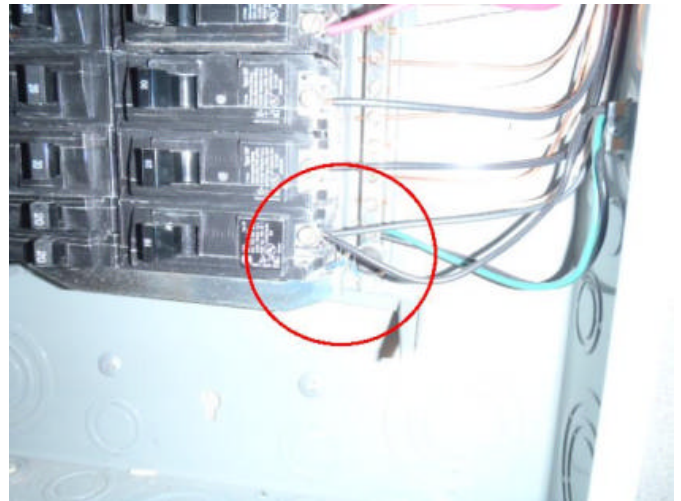
Satisfactory - Electrical circuitry wiring in the panel appears neatly arranged with no unallowable splices.

*Branch or Circuit Wiring Type:*

Copper - The structure is wired using plastic insulated copper single conductor cables commonly referred to as Romex.

*Circuit Wiring Condition:*

Multiple wires are connected to a single lug on a circuit breaker where only one wire should be connected.



*Ground Fault Protected Outlets:*

At some areas - This structure is partially protected by using Ground Fault Circuit Interrupt outlets at some of these locations: outlets within 6' of a water source, any outside outlets, in the garage, and any outlets in an unfinished basement. Any areas not protected should be considered for installation as they afford inexpensive protection from electrical shock.

*Wire Protection/Routing:*

Satisfactory - Visible wiring appears to be installed in an acceptable manner.

*CONDITION:*

A representative sampling of switches and outlets was tested. As a whole, outlets and switches throughout the house are in serviceable condition.

*Smoke Detectors:*

Disclaimer - The existing smoke detectors were not tested, but they are only noted as to presence. We do not test the smoke detectors because they may work today but not work when you need them to work. This is why it is important for **you** to test them on a regular basis, monthly at least.

*Doorbell :*

Yes - At least one exterior door has a working doorbell.

## ELECTRICAL SYSTEMS

### Electrical Service:

*GARAGE:*

Satisfactory - The electrical outlets in the garage tested as correctly grounded.

### Electrical Outlets:

*LAUNDRY:*

Satisfactory-The outlet(s) were tested and functioned appropriately.

*FOYER*

None installed.

*DINING ROOM*

Satisfactory - The outlets tested in this room are correctly wired and grounded.

*LIVING ROOM*

Satisfactory - The outlets tested in this room are correctly wired and grounded.

*MASTER BEDROOM*

Satisfactory - The outlets tested in this room are correctly wired and grounded.

*ROOM 1*

Satisfactory - The outlets tested in this room are correctly wired and grounded.

*ROOM 2*

Satisfactory - The outlets tested in this room are correctly wired and grounded.

### Light Switch:

*FOYER*

Satisfactory - The light and light switch were functional at the time of the inspection.

*DINING ROOM*

Satisfactory - The light and light switch were functional at the time of the inspection.

*LIVING ROOM*

Satisfactory - The light and light switch were functional at the time of the inspection.

*MASTER BEDROOM*

Satisfactory - The light and light switch were functional at the time of the inspection.

*ROOM 1*

Satisfactory - The light and light switch were functional at the time of the inspection.

*ROOM 2*

Satisfactory - The light and light switch were functional at the time of the inspection.

## **INSPECTION STANDARDS**

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Note: Underlined words are defined in the Glossary.

### **1. INTRODUCTION**

- 1.1 These Standards were developed by a not-for-profit professional society established in 1976 whose volunteer membership consists of private fee-paid home inspectors. Their objectives include promotion of excellence within the profession and continual improvement of its member's inspection services to the public.
- 1.2 **These Standards of Practice:**
  - A. Provide inspection guidelines.
  - B. Make public the services provided by private fee-paid inspectors.
  - C. Define certain terms relating to these inspections.

### **2. PURPOSES AND SCOPE**

- 2.1 Inspections performed to these guidelines are intended to provide the client with a better understanding of the property conditions, as observed at the time of the inspection.
- 2.2 **Inspectors shall:**
  - A. Observe readily accessible installed systems and components listed in these Standards.
  - B. Submit a written report to the client, which shall:
    1. Describe those components specified to be described in sections 4-12 of these Standards.
    2. State which systems and components designated for inspection in these Standards have been inspected.
    3. State any systems and components so inspected, which were found to be in need of immediate major repair.
- 2.3 **These Standards are not intended to limit inspectors from:**
  - A. Reporting observations and conditions in addition to those required in Section 2.2.
  - B. Excluding systems and components from the inspection if requested by the Client.

### **3. GENERAL LIMITATIONS AND EXCLUSIONS**

- 3.1 **General limitations:**
  - A. Inspections done in accordance with these Standards are visual and are not technically exhaustive.
  - B. These Standards are applicable to buildings with four or less dwelling units and their garages or carports.



### 3.2 General exclusions:

#### A. Inspectors are NOT required to report on:

1. Life expectancy of any component or system.
2. The causes of the need for a major repair.
3. The methods, materials and costs of corrections.
4. The suitability of the property for any specialized use.
5. Compliance or non-compliance with applicable regulatory requirements.
6. The market value of the property or its marketability.
7. The advisability or inadvisability of purchase of the property.
8. Any component or system that was not observed.
9. The presence or absence of pests such as wood damaging organisms, rodents, or insects.
10. Cosmetic items, underground items, or items not permanently installed

#### B. Inspectors are NOT required to:

1. Offer or perform any act or service contrary to law.
2. Offer warranties or guarantees of any kind.
3. Offer or perform engineering, architectural, plumbing, or any other jobfunction requiring an occupational license in the jurisdiction where the inspection is taking place, unless the inspector holds a valid occupational license in which case he/she may inform the client that he/she is so licensed, and is therefore qualified to go beyond the ASHI Standards of Practice, and for an additional fee, perform additional inspections beyond those within the scope of the basic inspection.

4. Calculate the strength, adequacy, or efficiency of any system or component.

5. Enter any area or perform any procedure which may damage the property or its components or be dangerous to the inspector or other persons.

6. Operate any system or component, which is shut down or otherwise inoperable.

7. Operate any system or component, which does not respond to normal operating controls.

8. Disturb insulation, move personal items, furniture, equipment, plant life, soil, snow, ice, or debris which obstructs access or visibility.

9. Determine the presence or absence of any suspected hazardous substance including but not limited to toxins, carcinogens, noise, contaminants in soil, water, and air.

10. Determine the effectiveness of any system installed to control or remove suspected hazardous substances.

11. Predict future conditions, including but not limited to failure of components.

12. Project operating cost of components.

13. Evaluate acoustical characteristics of any system or component.

### 3.3 Limitations and exclusions specific to individual systems are listed in following sections.

## 4. SYSTEM: STRUCTURAL COMPONENTS

### 4.1 The inspector shall observe:

#### A. Structural components including:

1. foundations
2. floors
3. walls
4. columns
5. ceilings
6. roofs

### 4.2 The inspector shall:

#### A. Describe the type of:

1. Foundation
2. Floor structure
3. Wall structure
4. Columns
5. Ceiling structure
6. Roof structure

B. Probe structural components where deterioration is suspected. However probing is NOT required when probing would damage any finished surface.

C. Enter under floor crawl spaces and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected.

D. Report the methods used to observe under floor crawl spaces and attics.

E. Report signs of water penetration into the building or signs of abnormal or harmful condensation on building components.

## **5. SYSTEM: EXTERIOR**

### **5.1 The inspector shall observe:**

- A. Wall cladding, flashings and trim.
- B. Entryway doors and representative number of windows.
- C. Garage door operators.
- D. Decks, balconies, stoops, steps, areaway, and porches including railings.
- E. Eaves, soffits and fascias.
- F. Vegetation, grading, drainage, driveways, patios, walkways and retaining walls with respect to their effect on the condition of the building.

### **5.2 The inspector shall:**

- A. Describe wall cladding materials.
- B. Operate all entryway doors and representative number of windows including garage doors, manually or by using permanently installed controls of any garage door operator.
- C. Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing.

### **5.3 The inspector is NOT required to observe:**

- A. Storm windows, storm doors, screening, shutters, awnings and similar seasonal accessories.
- B. Fences.
- C. Safety glazing.
- D. Garage door operator remote control transmitters.
- E. Geological conditions.
- F. Soil conditions.
- G. Recreational facilities.
- H. Outbuildings other than garages and carports.

## **6. SYSTEM: ROOFING**

### **6.1 The inspector shall observe:**

- A. Roof coverings.
- B. Roof drainage systems.
- C. Flashings.
- D. Skylights, chimneys and roof penetrations.
- E. Signs of leaks or abnormal condensation on building components.

### **6.2 The inspector shall:**

- A. Describe the type of roof covering materials.
- B. Report the methods used to observe the roofing.

**6.3 The inspector is NOT required to:**

- A. Walk on the roofing.
- B. Observe attached accessories including but not limited to solar systems, antennae, and lightening arrestors.

**7. SYSTEM: PLUMBING**

**7.1 The inspector shall observe:**

- A. Interior water supply and distribution system including:
  - 1. Piping materials, including supports and insulation.
  - 2. Fixtures and faucets.
  - 3. Functional flow.
  - 4. Leaks.
  - 5. Cross connections.
- B. Interior drain, waste and vent system including:
  - 1. Traps; drain, waste, and vent piping; piping supports and pipe insulation.
  - 2. Leaks.
  - 3. Functional drainage.
- C. Hot water systems including:
  - 1. Water heating equipment.
  - 2. Normal operating controls.
  - 3. Automatic safety controls.
  - 4. Chimneys, flues, and vents.
- D. Fuel storage and distribution systems including:
  - 1. Interior fuel storage equipment, supply piping, venting, and supports.
  - 2. Leaks.
- E. Sump pumps.

**7.2 The inspector shall:**

- A. Describe:
  - 1. Water supply and distribution piping materials.
  - 2. Drain, waste, and vent piping materials.
  - 3. Water heater equipment.
- B. Operate all plumbing fixtures, including their faucets, and all exterior faucets attached to the house.

**7.3 The inspector is NOT required to:**

- A. State the effectiveness of anti-siphon devices.
- B. Determine whether water supply and waste disposal systems are public or private.
- C. Operate automatic safety controls.
- D. Operate any valve except toilet flush valves, fixture faucets and hose faucets.
- E. Observe:
  - 1. Water conditioning systems.
  - 2. Fire and lawn sprinkler systems.
  - 3. On-site water supply quantity and quality.
  - 4. On-site waste disposal systems.
  - 5. Foundation irrigation systems.
  - 6. Spas, except as to functional flow and functional drainage.

**8. SYSTEM: ELECTRICAL**

**8.1 The inspector shall observe:**

- A. Service entrance conductors and distribution panels.
- B. Service equipment, grounding equipment, main over current device, main and distribution panels.
- C. Amperage and voltage ratings of the service.

- D. Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages.
- E. The operation of a representative number of installed lighting fixtures, switches and receptacles located inside the house, garage, and on its exterior walls.
- F. The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures.
- G. The operation of Ground Fault Circuit Interrupters.

**8.2 The inspector shall:**

- A. Describe:
  - 1. Service amperage and voltage.
  - 2. Service entry conductor materials.
  - 3. Service type as being overhead or underground.
  - 4. Location of main and distribution panels.
- B. Report any observed aluminum branch circuit wiring.

**8.3 The inspector is NOT required to:**

- A. Insert any tool, probe or testing device inside the panels.
- B. Test or operate any over current device except Ground Fault Circuit Interrupters.
- C. Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panel.
- D. Observe:
  - 1. Low voltage systems.
  - 2. Smoke detectors.
  - 3. Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution systems.

**9. SYSTEM: HEATING**

**9.1 The inspector shall observe:**

- A. Permanently installed heating systems including:
  - 1. Heating equipment.
  - 2. Normal operating controls.
  - 3. Automatic safety controls.
  - 4. Chimneys, flues, and vents.
  - 5. Solid fuel heating devices.
  - 6. Heat distribution systems including fans, pumps, ducts, and piping, with supports, dampers, insulation, air filters, registers, radiators fan-coil units, convectors.
  - 7. The presence of an installed heat source in each room.

**9.2 The inspector shall:**

- A. Describe:
  - 1. Energy source.
  - 2. Heating equipment and distribution type.
- B. Operate the systems using normal operating controls.
- C. Open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance.

**9.3 The inspector is NOT required to:**

- A. Operate heating systems when weather conditions or other circumstances may cause equipment damage.
- B. Operate automatic safety controls.
- C. Ignite or extinguish solid fuel fires.
- D. Observe:

1. The interior of flues.
2. Fireplace insert flue connectors.
3. Humidifiers.
4. Electronic air filters.
5. The uniformity or adequacy of heat supply to the various rooms.

## **10. SYSTEM: CENTRAL AIR CONDITIONING**

### **10.1 The inspector shall observe:**

- A. Central air conditioning including:
  1. Cooling and air handling equipment.
  2. Normal operating controls.
- B. Distribution systems including:
  1. Fans, pumps, ducts, and piping, with supports, dampers, insulation, air filters, registers and fan-coil units.
  2. The presence of an installed cooling source in each room.

### **10.2 The inspector shall:**

- A. Describe:
  1. Energy sources.
  2. Cooling equipment type.
- B. Operate the systems using normal operating controls.
- C. Open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance.

### **10.3 The inspector is NOT required to:**

- A. Operate cooling systems when weather conditions or other circumstances may cause equipment damage.
- B. Observe non-central air conditioners.
- C. Observe the uniformity or adequacy of cool-air supply to the various rooms

## **11. SYSTEM: INTERIORS**

### **11.1 The inspector shall observe:**

- A. Walls, ceilings, and floors.
- B. Steps, stairways, balconies, and railings.
- C. Counters and a representative number of cabinets.
- D. A representative number of doors and windows.
- E. Separation walls, ceilings, and doors between a dwelling unit and an attached garage or another dwelling unit.
- F. Sumps.

### **11.2 The inspector shall:**

- A. Operate a representative number of primary windows and interior doors.
- B. Report signs of water penetration into the building or signs of abnormal or harmful condensation on building components.

### **11.3 The inspector is NOT required to observe:**

- A. Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors.
- B. Carpeting.
- C. Draperies, blinds, or other window treatments.
- D. Household appliances.
- E. Recreational facilities or another dwelling unit.

## **12. SYSTEM: INSULATION & VENTILATION**

### **12.1 The inspector shall observe:**

- A. Insulation and vapor retarders in unfinished spaces.
- B. Ventilation of attics and foundation areas.
- C. Kitchen, bathroom, and laundry venting systems.

### **12.2 The inspector shall describe:**

- A. Insulation and vapor retarders in unfinished spaces.
- B. Absence of same in unfinished space at conditioned surfaces.

### **12.3 The inspector is NOT required to report on:**

- A. Concealed insulation and vapor retarders.
- B. Venting equipment, which is integral with household appliances.

## **GLOSSARY**

### **AUTOMATIC SAFETY CONTROLS:**

Devices designed and installed to protect systems and components from excessively high or low pressures and temperatures, excessive electrical current, loss of water, loss of ignition, fuel leaks, fire, freezing, or other unsafe conditions.

### **CENTRAL AIR CONDITIONING:**

A system, which uses ducts to distribute, cooled and/or dehumidified air to more than one room or uses pipes to distribute chilled water to heat exchangers in more than one room, and which is not plugged into an electrical convenience outlet.

### **COMPONENT:**

A readily accessible and observable aspect of a system, such as a floor, or wall, but not individual pieces such as boards or nails where many similar pieces make up the component.

### **CROSS CONNECTION:**

Any physical connection or arrangement between potable water and any source of contamination.

### **DANGEROUS OR ADVERSE SITUATIONS:**

Situations which pose a threat of injury to the inspector, and those situations which require use of special use of special protective clothing or safety equipment.

### **DESCRIBE:**

Report in writing a system or component by its type, or other observed characteristics, to distinguish it from other components used for the same purpose.

### **DISMANTLE:**

To take apart or remove any component, device or piece of equipment that is bolted, screwed, or fastened by other means and that would not be dismantled by a homeowner in the course of normal household maintenance.

### **ENGINEERING:**

Analysis or design work requiring extensive preparation and experience in the



use of mathematics, chemistry, physics, and the engineering sciences.

**ENTER:**

To go into an area and to observe all visible components.

**FUNCTIONAL DRAINAGE:**

A drain is functional when it empties in a reasonable amount of time and does not overflow when another fixture is drained simultaneously.

**FUNCTIONAL FLOW:**

A reasonable flow at the highest fixture in a dwelling when another fixture is operated simultaneously.

**HOUSEHOLD APPLIANCES:**

Kitchen and laundry appliances, room air conditioners, and similar appliances.

**INSPECTOR:**

Any person who examines any component of a building, through visual means and through normal user controls, without the use of mathematical sciences.

**INSTALLED:**

Attached or connected such that the installed item requires tools for removal.

**NORMAL OPERATING CONTROLS:**

Homeowner operated devices such as a thermostat, wall switch, or safety switch.

**OBSERVE:**

The act of making a visual examination.

**ON-SITE WATER SUPPLY QUALITY:**

Water quality is based on the bacterial, chemical, mineral, and solids content of the water.

**ON-SITE WATER SUPPLY QUANTITY:**

Water quantity is the rate of flow of water.

**OPERATE:**

To cause systems or equipment to function.

**PRIMARY WINDOWS AND DOORS:**

Windows and/or exterior doors that are designed to remain in the respective openings year round and not left open for the entire summer.

**READILY OPERABLE ACCESS PANEL:**

A panel provided for homeowner inspection and maintenance which has removable or operable fasteners or latch devices in order to be lifted off, swung open, or otherwise removed by one person, and its edges and fasteners are not painted in place. Limited to those panels within normal reach or from a 4-foot stepladder, and which are not blocked by stored items, furniture, or building components.

**RECREATIONAL FACILITIES:**

Spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities.

**REPRESENTATIVE NUMBER:**

For multiple identical components such as windows and electric outlets - one such component on each side of the building.

**ROOF DRAINAGE SYSTEMS:**

Gutters, downspouts, leaders, splash blocks, and similar components used to carry water off a roof and away from a building.

**SAFETY GLAZING:**

Tempered Glass, laminated glass, or rigid plastic.

**SHUT DOWN:**

A piece of equipment or a system is shut down when it cannot be operated by the device or control which a home owner should normally use to operate it. If its safety switch or circuit breaker is in the "off" position, or its fuse is missing or blown, the inspector is not required to reestablish the circuit for the purpose of operating the equipment or system.

**SOLID FUEL HEATING DEVICE:**

Any wood, coal, or other similar organic fuel-burning device, including but not limited to fireplaces whether masonry or factory-built, fireplace inserts and stoves, woodstoves (room heaters,) central furnaces, and combinations of these devices.

**STRUCTURAL COMPONENT:**

A component which supports non-variable forces or weights (dead loads) and variable forces or weights (live loads.)

**SYSTEM:**

A combination of interacting or interdependent components, assembled to carry out one or more functions.

**TECHNICALLY EXHAUSTIVE:**

An inspection is technically exhaustive when it involves the extensive use of measurements, instruments, testing, calculations, and other means to develop scientific or engineering findings, conclusions, and recommendations.

**UNDERFLOOR CRAWL SPACE:**

The area within the confines of the foundation and between the ground and the underside of the lowest floor structural component.