

Report: 1000000

Confidential Inspection Report

**Address
City and State**

Date



Prepared for: Your name here

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.

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GENERAL INFORMATION

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 observation by the inspector, based upon the standards of practices of ASHI 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. The inspection is performed in compliance with generally accepted standard of practice of ASHI, a copy of which is available upon request.

Systems and conditions which are not within the scope of the inspection include, but are not limited to: 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 the Inspection Company 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.

Client & Site Information:

Inspection Date:

August 1, 2015 1:00 PM

Client:

Your Name

Inspection Site:

Address

City, State

In Attendance:

Buyers

Buyers Agent

Occupancy:

This is a limited review of many areas in this home. Home was occupied at time of inspection. Efforts were made to inspect as much as possible, however due to the presence of personal items, many areas are not visible or accessible. Furniture, clothes, and other personal items are not moved for the inspection.

Estimated age of house:

The house is 50 - 75 years old. While lead paint detection, asbestos detection and other chemical testing are beyond the scope of this inspection, the inspectors experience leads him to suspect that this home may contain lead-based paint and/or asbestos. If client has any concerns regarding this possibly, EPA recommends an environmental lab should be consulted for testing. Any home built prior to 1978 may contain lead-based paint and/or asbestos.

Style of House:

This is a single family home.

Weather Conditions:

Partly Cloudy

Outside Temperature (F):

60-70

Soil Conditions:

Dry

EXTERIOR

All structures are dependent on the soil beneath them for support, but soils are not uniform. Some that appear to be firm and solid can become unstable during seismic activity or may expand with the influx of water, moving structures with relative ease and fracturing slabs and other hard surfaces. In accordance with our standards of practice, we identify foundation types and look for any evidence of structural deficiencies. However, minor cracks or deteriorated surfaces are common 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 curing 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. Areas hidden from view by finished walls or stored items cannot be judged and are not a part of this inspection. We will certainly alert you to any suspicious cracks if they are clearly visible. However, we are not specialists, and in the absence of any major defects, we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert. We also routinely recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs.

Our exterior evaluation is visual in nature and is based on our experience and understanding of common building methods and materials. Our review does not take into consideration the normal wear associated with virtually all properties which would be apparent to the average person. Exterior surfaces should be kept well painted, stained or sealed to prevent deterioration.

This inspection is not intended to address or include any geological conditions or site stability information. However, cracks in hard surfaces can imply the presence of expansive soils that can result in continuous movement, but this can only be confirmed by a geological evaluation of the soil. Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls. We cannot determine drainage performance of the site or the condition of any underground piping, including subterranean drainage systems and 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. Any areas too low to enter or not accessible are excluded from the inspection. We do not evaluate any detached structures such as storage sheds and stables, nor mechanical or remotely controlled components such as driveway gates. We do not evaluate or move landscape components such as trees, shrubs, fountains, ponds, statuary, pottery, fire pits, patio fans, heat lamps, and decorative or low-voltage lighting. Any such mention of these items is informational only and not to be construed as inspected.

Exterior:

Driveway Paving Material:

Concrete.

Driveway Condition:

The driveway surface material is in functional condition with only normal deterioration noted. Common cracks observed; primarily a cosmetic concern. Suggest sealing all concrete slab joints as well as any cracks in concrete/asphalt/brick surfaces to prevent water penetration as a routine maintenance effort.

Possible trip hazard noted at various locations. This is a safety concern. Suggest repair/replacement as needed to ensure safety.

Underground drains observed. Underground drainage systems are not within the scope of this inspection and a functional water flow test is not performed.

Walkway Paving Material:

Concrete.

Walkway Condition:

The walkway surface material is in functional condition with only normal deterioration noted. Common cracks observed; primarily a cosmetic concern. Suggest sealing all concrete slab joints as well as any cracks in concrete/asphalt/brick surfaces to prevent water penetration as a routine maintenance effort.

Possible trip hazard noted at various locations. This is a safety concern. Suggest repair/replacement as needed to ensure safety.

Type of Foundation:

Basement.

Location of Wall Cracks and Description:

Common cracks observed, primarily a cosmetic concern. Suggest sealing any cracks in concrete/brick/block surfaces to prevent water penetration as a routine maintenance effort.

Entryway Stairs Material:

Brick and sandstone. Minor cracks in mortar are common and should be sealed as routine maintenance precaution.

Entryway Stairs Condition:

Serviceable.

Exterior Siding Materials:

Siding materials consist of vinyl. The inspector is unable to view the condition of the house behind the siding. It is important to keep siding well caulked, sealed/painted to prevent moisture penetration.

Siding Condition:

The siding is in serviceable condition.

Trim Materials

Trim materials consist of vinyl, metal and wood. The inspector is unable to view the condition of the house behind the trim. It is important to keep trim well caulked, sealed/painted to prevent moisture penetration.

Trim Condition:

Serviceable.

Exterior Doors Material:

Metal

Exterior Door Condition:

The outside entry door is serviceable.

Location of Electric Meter:

Electric meter is located at the right.

Type & Condition of Electric Meter:

Appears serviceable

Main Service Ground:

Serviceable.

Electric Meter Box:

Serviceable

Location of Gas Meter:

Gas meter and shut off located at basement. Since shut-off valves are operated infrequently, it is not unusual for them to become frozen over time. They often leak or break when operated after a period of inactivity. For this reason shut-off valves are not tested during a home inspection. We suggest caution when operating shut-offs that have not been turned for a long period of time. All shut-off valves and angle stops should be turned regularly to ensure free movement in case of emergency. Buried gas lines can leak, rust, corrode, and become unsafe without warning. Buried gas lines are not visible or accessible to the inspector and are beyond the scope of this inspection.

Type of Gas Supply:

Natural Gas.

Gas Line Primary Piping Material:

Black Iron Pipe.

Lot/Grade/Drainage:

Flat lot. Grading and/or adding dirt backfill to any low lying areas located around the foundation is recommended to ensure proper drainage away from the foundation at all times. The ground immediately adjacent to the foundation should slope away from the house a minimum of 6" in the first 6'.

Fencing Materials:

Wood materials used for fencing.

Chain link materials are used for fencing.

Fence/Gates:

The fencing materials appear to be serviceable.

ROOF

We generally attempt to evaluate various roof types with binoculars, we will indicate the method used to evaluate them. Every roof will wear differently relative to its age, number of layers, quality of material, method of application, exposure to weather conditions, and the regularity of its maintenance. We can only offer 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. The waterproof membrane beneath roofing materials is generally concealed and cannot be examined without removing the roof material. Although roof condition can be evaluated, it is virtually impossible for anyone to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our service. Even water stains on ceilings or on framing within attics will not necessarily confirm an active leak without some corroborative evidence, and such evidence can be deliberately concealed. We evaluate every roof conscientiously, but we will not predict its remaining life expectancy, or guarantee that it will not leak. Naturally, the sellers or the occupants of a residence will generally have the most intimate knowledge of the roof and of its history. Therefore, we recommend that you ask the sellers for additional information or that you obtain a roof certification from an established local roofing company. We do not inspect attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

Roofing:**Inspection Method:**

Binoculars were used to view the roof covering. The inspection was completed from the ground level.

Roof Covering Materials:

Asphalt/Fiberglass composition shingles. These consist of cellulose or fiberglass mat, asphalt impregnated with colored gravel on surface. Shingles are applied in horizontal rows.

Condition of Roof Covering Material:

Roof shows normal wear for its age and type. No damaged, deteriorated, or missing roofing materials were observed; it appears to be in serviceable condition.

Flashing Type:

Metal Flashings.

Flashing Condition:

The flashings around openings in the roof covering appear to be serviceable.

Roof Gutter System:

Downspouts exit into an underground drainage pipe. Underground drainage systems are not within the scope of this inspection and a functional water flow test is not performed.

CHIMNEY

Chimney

Chimney Type:

Masonry Furnace Chimney.

Visible Condition:

Limited review, chimney was viewed from the ground only. Our chimney review is limited to visible accessible components only. If further review is desired, we suggest review by a qualified professional prior to close.

Chimney Flue:

Clay Tile

Limited review, chimney was viewed from the ground only. Our chimney review is limited to visible accessible components only. If further review is desired, we suggest review by a qualified professional prior to close.

Flashing:

Flashings intact where visible.

Rain Cap:

Serviceable.

GARAGE

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 door openings are not standard, so you may wish to measure the opening to ensure that there is sufficient clearance to accommodate your vehicles. It is not uncommon for moisture to penetrate garages, particularly with slabs on-grade construction, and this may be apparent in the form of efflorescence or salt crystal formations on the concrete. You may want to have any living space above the garage evaluated further by a structural engineer, as it may be seismically vulnerable.

Garage:

Garage Type:

The garage is detached.

Exterior Siding Materials:

Siding materials consist of vinyl. The inspector is unable to view the condition of the garage behind the siding. It is important to keep siding well caulked, sealed/painted to prevent moisture penetration.

Siding Condition:

The siding is in serviceable condition.

Trim Materials

Trim materials consist of vinyl, metal, and wood.

The inspector is unable to view the condition of the garage behind the trim. It is important to keep trim well caulked, sealed/painted to prevent moisture penetration.

Trim Condition:

Loose/damaged trim observed at various areas; suggest repair or replacement as needed.

Roof Inspection Method:

The roof edge was the location of the inspection of the roof covering.

Roof Covering Materials:

Asphalt/Fiberglass composition shingles. These consist of cellulose or fiberglass mat, asphalt impregnated with colored gravel on surface. Shingles are applied in horizontal rows.

Rolled Asphalt. Rolled roofing material is a cellulose mat impregnated with asphalt and colored gravel surface. It is 36 inches wide rolled horizontally with at least a 2" overlap. It is installed over a 15# felt paper and generally covered with a granular surface to retard ultraviolet deterioration.

Condition of Roof Covering Material:

Roof shows normal wear for its age and type. No damaged, deteriorated, or missing roofing materials were observed; it appears to be in serviceable condition.

Roof Gutter System:

No gutter system is present, suggest client consider installing a full gutter system to more effectively divert roof runoff.

Roof Comments:

Recommend removing debris to allow for proper drainage and to prevent deterioration of roofing materials.

Number of Overhead Doors:

There is a single overhead door.

Overhead Door:

In the inspectors opinion the garage door is near the end of its useful life. Recommend review by qualified professional for repair or replacement as necessary.

Door Hardware:

Door hardware is loose, recommend tightening hardware as needed.

Door Openers:

The overhead door opener appears to function appropriately.

Safety Reverse Switch on the Automatic Opener:

Safety reverse mechanism did not respond to test, excessive force will damage the top door section. It is beyond the scope of this inspection to determine if device is present. Recommend review for repair or adjustment, as necessary to ensure safety.

Man Door Material:

Wood

Man Door Condition:

Deterioration observed. Suggest repairs/replacement as needed.

Floor Type:

Concrete

Floor Condition:

Cracking with differential settlement observed at floor/ foundation. These indicate some movement has occurred. Due to conditions observed, component may require some level of maintenance, repair or replacement in the foreseeable future. You should plan or budget for additional expenses on this component or have it evaluated further by a qualified specialist prior to closing on this property.

Heaving observed. Recommend review by a qualified contractor for review or replacement as needed.

Settlement was observed. Inspector is unable to determine when settlement occurred or if additional settlement is likely. Recommend review by a qualified contractor for repairs or replacement as needed.

Garage Walls/Ceilings Condition:

Wood, Walls are leaning. Recommend review by a qualified contractor or structural engineer for repair or replacement as necessary.

Moisture damaged wood observed. The extent of damage could not be determined without destructive analysis (maintenance and/or repairs should be performed). Whenever there is water damage, there is the possibility of hidden mold growth and pest infestation. Because certain types of mold may be toxic and result in adverse health effects, or if you have concerns regarding mold, we suggest review by a qualified professional. Anytime there is a mold or mildew condition we suggest clean up be performed per EPA guidelines to correct the condition and the corrective measures be taken to limit moisture in the garage.

Wood deterioration observed. Suggest repairs/replacement as needed.

GFCI's:

Ground Fault Protected Outlets:

GFCI outlets are provided for safety.

Other Electrical Circuitry:

Electrical Comments:

Knob and tube spliced.

BEDROOMS

Our inspection of living space includes the visually accessible areas of walls, floors, cabinets and closets, and the testing of a representative number of windows and doors, switches and outlets. We do not evaluate window treatments, move furnishings or possessions, lift carpets or rugs, empty closets or cabinets, nor comment on cosmetic deficiencies. We may not comment on cracks that appear around windows and doors, along lines of framing members or along seams of drywall and plasterboard. These are typically caused by minor movement, such as wood shrinkage, common settling, and seismic activity, and will often reappear if they are not correctly repaired. Floor covering damage or stains may be hidden by furniture, and 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. 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. Testing, identifying, or identifying the source of environmental pollutants or odors (including but not limited to lead, mold, allergens, and odors from household pets and cigarette smoke) is beyond the scope of our service.

Bedrooms:

Entry Door:

1st and 2nd floor.

Closet Door:

The closet door to this room is functional.

Floor:

Floors are sloped or uneven in various areas throughout the home. This condition is possibly related to minor settlement, which is common in homes built on a conventional foundation. Inspector is unable to determine when settlement occurred or if additional settlement is likely.

Walls:

Drywall and/or plaster walls and ceilings are present in this home. Cracks in drywall and/or plaster walls and ceilings are quite common and are considered cosmetic unless otherwise noted.

Ceiling:

Drywall and/or plaster walls and ceilings are present in this home. Cracks in drywall and/or plaster walls and ceilings are quite common and are considered cosmetic unless otherwise noted.

Ceiling Fan:

There is a ceiling fan installed in this room. It appears to be serviceable.

Windows Type:

Double Hung.

Vinyl Frame

Insulated glass windows.

Windows:

The windows and associated hardware in this room are all serviceable.

Switches/Fixtures/Outlets:

Switches/Fixtures/Outlets:

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

Electrical Outlets:

General:

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

Ground Fault Protected Outlets:

Although GFCI's are present, they are ungrounded receptacles. These receptacles must be marked no equipment ground. Grounding type receptacles supplied through the GFCI shall be marked GFCI protected and no equipment ground. Equipment that has three prongs will not be protected.

BATHROOMS

Our focus in bathrooms is directed at identifying visible water damage and/or problems. We may not always mention common faults such as stuck stoppers or dripping faucets. If considered important, you should check these items independently. Shut-off valves and angle stops under kitchen or bathroom sinks and toilets are not turned or tested during the inspection due to the possibility of causing a leak. All shut-off valves or angle stops should be turned regularly by the homeowner to ensure free movement in case of emergency.

Bathroom #1:

Location:

1st Floor

Hallway

Entry Door:

The entry door to this room is serviceable.

Floor:

Floors are sloped or uneven in various areas throughout the home. This condition is possibly related to minor settlement, which is common in homes built on a conventional foundation. Inspector is unable to determine when settlement occurred or if additional settlement is likely.

Walls:

Drywall and/or plaster walls and ceilings are present in this home. Cracks in drywall and/or plaster walls and ceilings are quite common and are considered cosmetic unless otherwise noted.

Ceiling:

Drywall and/or plaster walls and ceilings are present in this home. Cracks in drywall and/or plaster walls and ceilings are quite common and are considered cosmetic unless otherwise noted.

Bath Ventilation:

Window.

Windows:

The windows and associated hardware in this room are all serviceable.

Tub:

Serviceable

Tub drain stopper did not operate properly, or is missing. Recommend review for repair or replacement as needed.

Tub drains slowly at the time of inspection, review by qualified plumber is needed for corrections/repairs as needed.

Chips/nicks/rust noted. Recommend repair to prevent further/future damage.

Tub Surround:

Plastic. Suggest that all edges and fixtures be kept caulked and sealed to prevent moisture penetration. All missing/damaged grouting should be replaced. Failure to keep walls sealed can cause deterioration and extensive moisture damage to the interior walls and surrounding sub-flooring. This damage is not always visible or accessible to the inspector at the time of inspection.

Tub Enclosure:

Not present.

Tub Faucet:

Serviceable

Shower Base:

Same as tub.

Shower Surround:

Same as tub.

Shower Faucet:

Same as tub.

Sink/Faucet/Drain:

Sink

Serviceable

Plastic

Faucet, Serviceable

Drain, Serviceable

Toilet:
Serviceable

Cabinets/Counters:
Serviceable

Ground Fault Protected Outlets:
GFCI outlets are provided for safety.

Switches/Outlets/Fixtures:
A representative sampling of switches and outlets were tested. As a whole, outlets throughout the room are in serviceable condition.

KITCHEN

Kitchen

Floor:
Floors are sloped or uneven in various areas throughout the home. This condition is possibly related to minor settlement, which is common in homes built on a conventional foundation. Inspector is unable to determine when settlement occurred or if additional settlement is likely.

Walls:
Drywall and/or plaster walls and ceilings are present in this home. Cracks in drywall and/or plaster walls and ceilings are quite common and are considered cosmetic unless otherwise noted.

Ceiling:
Drywall and/or plaster walls and ceilings are present in this home. Cracks in drywall and/or plaster walls and ceilings are quite common and are considered cosmetic unless otherwise noted.

Windows:
The windows and associated hardware in this room are all serviceable.

Cabinets/Counters:
Water damage observed in cabinet. Recommend repair or replacement as needed. Whenever there is water damage, there is the possibility of hidden mold growth and pest infestation. Because certain types of mold may be toxic and result in adverse health effects, or if you have concerns regarding mold, we suggest review by a qualified professional. Anytime there is a mold or mildew condition we suggest clean-up be performed per EPA guidelines to correct the condition and that corrective measures be taken to limit moisture in the home.

Sink/Faucets/Supply/Drain:
Sink, Serviceable

Stainless Steel

Faucet, Serviceable

The dish sprayer attachment is functional.

Drain

Serviceable

Dishwasher:

Portable unit. Did not test. Not within the scope of this inspection.

Cook Top/Oven:

Natural gas with shut off valve provided.

Ground Fault Protected Outlets:

GFCI outlets are provided for safety.

Switches/Outlets/Fixtures:

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

OTHER LIVING SPACES

Our inspection of living space includes the visually accessible areas of walls, floors, cabinets and closets, and the testing of a representative number of windows and doors, switches and outlets. We do not evaluate window treatments, move furnishings or possessions, lift carpets or rugs, empty closets or cabinets, nor comment on cosmetic deficiencies. We may not comment on cracks that appear around windows and doors, along lines of framing members or along seams of drywall and plasterboard. These are typically caused by minor movement, such as wood shrinkage, common settling, and seismic activity, and will often reappear if they are not correctly repaired. Floor covering damage or stains may be hidden by furniture, and 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. 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. Testing, identifying, or identifying the source of environmental pollutants or odors (including but not limited to lead, mold, allergens, odors from household pets and cigarette smoke) is beyond the scope of our service, but can become equally contentious or difficult to eradicate. We recommend you carefully determine and schedule whatever remedial services may be deemed advisable or necessary prior to close.

Front Entry & Main Hallway:

Stairs:

Wood

No safety glass at stairs recommend installing safety glass as a safety enhancement.

Living Room:

Entry Door:

The entry door to this room is serviceable.

Closet Door:

The closet door to this room is functional.

Floor:

Floors are sloped or uneven in various areas throughout the home. This condition is possibly related to minor settlement, which is common in homes built on a conventional foundation. Inspector is unable to determine when settlement occurred or if additional settlement is likely.

Walls:

Drywall and/or plaster walls and ceilings are present in this home. Cracks in drywall and/or plaster walls and ceilings are quite common and are considered cosmetic unless otherwise noted.

Ceiling:

Drywall and/or plaster walls and ceilings are present in this home. Cracks in drywall and/or plaster walls and ceilings are quite common and are considered cosmetic unless otherwise noted.

Windows Type:

Double Hung.

Vinyl Frame

Insulated glass windows.

Windows:

The windows and associated hardware in this room are all serviceable.

Switches/Fixtures/Outlets:**Switches/Fixtures/Outlets:**

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

Electrical Outlets:**General:**

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

Ground Fault Protected Outlets:

Although GFCI's are present, they are ungrounded receptacles. These receptacles must be marked no equipment ground. Grounding type receptacles supplied through the GFCI shall be marked GFCI protected and no equipment ground. Equipment that has three prongs will not be protected.

AIR CONDITIONER

Our evaluation of major systems is both visual and functional provided power and/or fuel is supplied to the component. We are testing temperature difference only. Judging the adequacy of the cooling efficiency of air conditioning and heating is a subjective evaluation, therefore, we only note a poor condition if, in the inspector's opinion, the adequacy seems less than normal. DISMANTLING AND INSPECTION OF INTERNAL COMPONENTS OF THE AIR CONDITIONING SYSTEM IS NOT WITHIN THE SCOPE OF THIS INSPECTION.

Air Conditioning- Primary Unit:**Location:**

Rear of building

AC Design:

Electric split system with disconnect was observed.

General Conditions:

The air conditioner was activated to check the operation of the motor and the compressor, both of which appear to be in serviceable condition. As a detailed review of the cooling capacity of this unit is beyond the scope of this inspection, we make no warranty as to the system's adequacy.

Temperature at Return Registers:

72 F

Temperature at Supply Registers:

54 F

Temperature Differential:

The temperature differential is between 14 and 22. This is within the normal range. The system appears to be functional at the time of the inspection.

Thermostat:

General conditions appears to be serviceable.

Air Filters:

Same as heating system.

Distribution/Ducts Condition:

Serviceable.

Ducts/Registers.

HEATING

Our evaluation of major systems is both visual and functional provided power and/or fuel is supplied to the component. Judging the adequacy of the cooling efficiency of air conditioning and heating is a subjective evaluation, therefore, we only note a poor condition if, in the inspector's opinion, the adequacy seems less than normal. If a humidifying system is present on the furnace. As per the Inspection Agreement, humidifiers are beyond the scope of this inspection, because of the way a humidifier operates. Suggest client verify operation with sellers. DISMANTLING AND/OR EXTENSIVE INSPECTION OF INTERNAL COMPONENTS OF ANY APPLIANCE, INCLUDING HEATERS AND HEAT EXCHANGERS, IS BEYOND THE SCOPE OF THIS REPORT.

Heating Plant- Primary Unit:

Heating System Location:

The heating system is located in the basement and services the whole house.

Heating System Design:

Gas Forced Air. Due to inaccessibility of many of the components of this unit, the review is limited. Holes or cracks in the heat exchanger are not within the scope of this inspection as heat exchangers are not visible or accessible to the inspector.

Energy Source:

Natural Gas w/Shutoff

Burners Chamber:

Serviceable

General Conditions:

The furnace was tested using normal operating controls and appeared to function properly at time of inspection.

Flues, Vents:

The flue pipe is metal

Loose at chimney. Recommend properly securing and sealing at once for safety. Recommend review by a qualified contractor for repair or replacement, as necessary, prior to close.

Condensate Line:

There is a condensate pump installed to remove the water from the furnace cabinet.

Thermostat:

General conditions appears to be serviceable.

Air Filters:

The filter is clean and correctly installed.

Distribution/Ducts Condition:

Serviceable.

Ducts/Registers.

ELECTRICAL SYSTEMS

We are not electricians and in accordance with the standards of practice we only test a representative number of switches and outlets and do not perform load-calculations to determine if the supply meets the demand. However, every electrical deficiency or recommended upgrade should be regarded as a latent hazard that should be serviced as soon as possible, along with evaluation and certification of the entire system as safe by a licensed contractor. Therefore, it is essential that any recommendations that we may make for service or upgrades should be completed prior to close, because an electrician could reveal additional deficiencies or recommend additional upgrades for which we disclaim any responsibility. Any electrical repairs or upgrades should be made by a licensed electrician.

Inoperative light fixtures often lack bulbs or have dead bulbs installed. The inspector is not required to insert any tool, probe, or testing device inside the panels, test or operate any over-current device except for ground fault interrupters, nor dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels. Any ancillary wiring or system that is not part of the primary electrical distribution system is not part of this inspection but may be mentioned for informational purposes only, including but not limited to low voltage systems, security system devices, heat detectors, carbon monoxide detectors, telephone, security, cable TV, intercoms, and built in vacuum equipment.

Arc-Fault Circuit Interrupters (AFCI) may not have been required when the home was built. Suggest client consider upgrading with AFCI's at all receptacles bedrooms to enhance safety. Arc-Fault Circuit Interrupters contain solid state circuitry that will recognize the unique voltage and current wave form combinations that are the "signature" or an electrical arc, and they open the circuit when arcing occurs. Upgrades should be performed by a qualified electrician to enhance safety. Upgrades should be performed by a qualified electrician for review or replacement as needed.

Main/Sub Electrical Panels:

Main Panel:

Location

Basement

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.

Service entrance cables are copper.

Branch circuit wiring is copper.

Sub Panel #1:

Location, Basement

Breakers - The structure is equipped with a breaker type sub 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.

Futures provided for possible expansion.

Service entrance cables are copper.

Branch circuit wiring is copper.

Smoke Detectors:

Smoke detectors should be present on all levels and in all sleeping areas. Suggest installing additional smoke detectors in appropriate areas as needed. Periodic testing is suggested to ensure proper working order and to enhance fire safety. Most alarms installed today have a life span of about 8-10 years. After this time, the entire unit should be replaced. It is a good idea to write the date of purchase with a marker on the inside of your alarm so you will know when to replace it. Some of the newer alarms already have the purchase date written inside. In any event, always follow the manufacturer's instructions for replacement.

Amperage & Voltage:

Service panel amperage is 100 amps; 120/240 volts.

WATER HEATER

Water Heater:

Brand:

System is Kenmore

Location:

The water heater is located in the basement.

Tank Capacity:

A 40 gallon water heater is installed.

Supply Lines:

Copper

Ground jumper cable not observed between hot and cold water lines, recommend qualified electrician install jumper cable to insure proper grounding and safety.

Energy Source:

Gas shut-off valve was observed near this appliance.

Temperature & Pressure Relief Valve:

Discharge pipe is short; recommend the discharge pipe be extended to six inches above the floor.

Burner:

Serviceable

Water Heater Condition:

The water heater was tested and appeared to function properly at time of inspection.

In the inspectors opinion the water heating unit has exceeded its designed life expectancies. We make no warranty, guarantee or estimation as to the remaining useful life of this unit.

Flue Venting:

The visible portions of the flue/vent system appear to be installed correctly and appear to be serviceable.

The flue pipe is metal.

Water Temperature:

The water temperature at time of inspection was in the normal operating range of 115 to 125 degrees.

PLUMBING SYSTEM

Plumbing:

Shut Off Valve Location:

Main shut-off is located in basement. Since main shut-off valves are operated infrequently, it is not unusual for them to become frozen over time. They often leak or break when operated after a period of inactivity. For this reason main shut-off valves are not tested during a home inspection. We suggest caution when operating shut-offs that have not been turned for a long period of time.

Supply Lines:

Copper

Drain Lines/Vent Pipes:

Drain lines are mostly original & will likely need ongoing maintenance and replacement. Older drains are more likely to be of poor material, have hidden damage, root problems or other blockage, which can affect drainage or increase risk of sewer gas escape. We suggest you obtain the maintenance history for the home's plumbing and obtain receipts for any recent work or for anything for which a warranty may apply.

Galvanized lines rust from the inside out and can become restricted over time. We suggest further review by a qualified plumber if slow drainage is noticed for repairs or replacement as needed to ensure proper water flow.

Waste Disposal System:

The waste disposal system appears to be connected to public sewer systems. 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.

Water Supply System:

Water Pressure at the time of the inspection was between 40 & 80 PSI. Recommended normal pressure is 40 - 80 PSI.

Water supply system appears to be public.

BASEMENT

Water seepage and moisture penetration are common problems in basements usually resulting from inadequate water management above ground. Improving drainage and grading can correct most causes. Our review of the basement cannot always detect the past or future possibility of water in this area. If you are concerned about this possibility, we suggest that you inquire with the owner. NOTE: Most causes of moisture or water penetration at the foundation can be corrected by improving the drainage at the exterior. Prolonged or heavy rains may occasionally bring seepage. Moisture in a basement can promote wood decay, therefore basements should be adequately ventilated.

Basement:

Access:

Hall

Stairs:

Serviceable, Wood

Floor:

Concrete

Common cracks observed, primarily a cosmetic concern. Suggest sealing all joints as well as any cracks in surfaces to prevent water penetration as a routine maintenance effort.

Underground drain observed. Underground drainage systems are not within the scope of this inspection and a functional water flow test is not performed.

Walls:

Block

Common cracks observed, primarily a cosmetic concern. Recommend monitoring cracks for future/further movement.

Efflorescence observed. This is a mineral deposit left behind from exterior water infiltration. See explanation in header.

Evidence of past water penetration observed. Recommend review sellers disclosure statement or have reviewed by qualified professional for repair as needed.

Joists and Subfloor:

Convention wood framing.

Support/Beams

Metal Post

Metal Beams

Windows Type:

Glass Block

Windows:

The windows and associated hardware in this room are all functional.

Ground Fault Protected Outlets:

GFCI outlets are provided for safety.

Switches/Fixtures/Outlets:

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

Ventilation:

Windows

Insulation:

No insulation was visible; suggest adding insulation as a cost management issue.

Sink/Faucet/Drain:

Sink, Plastic

Sink is loose; suggest securing as necessary to prevent damage.

Faucet, Serviceable

Drain, Serviceable

Washer & Dryer Hookups:

Electric dryer.

ATTIC

Attic & Ventilation:

Access Location:

The attic access is located in the bedroom.

Framing:

Joist

A rafter system is installed in the attic cavity to support the roof decking.

Sheathing:

The roof decking material is solid wood planks

Limited review due to finished attic area. Client is advised to consult sellers for additional information.

Insulation:

Fiberglass.

0 to 3 inches of insulation present, suggest adding insulation as a cost management issue and to limit the possibility of snow and

ice damage in the future.

Insulation has been installed at the underside of the roof deck without proper venting. This will lead to mildew and moisture/condensation damage to the roof deck. Recommend review by qualified professional for repair or replacement as needed.

Insulation is blocking soffit vents. Recommend clearing vents for proper ventilation.

Ventilation:

When an unfinished attic space is converted into a finished living area, ventilation requirements change. We recommend review by a qualified professional for required ventilation adjustments, to avoid heating/air conditioning, moisture/condensation related problems.

Attic area appears to be inadequately vented. This can cause moisture/condensation build-up, which can cause damage/deterioration to the structure framing in the attic. Suggest further review by a qualified contractor prior to closing for repairs/replacement as needed to ensure proper attic venting.

Recommend adding additional ventilation to avoid premature aging of roof and help maintain proper humidity and temperature control.