

HOME CONDITION REPORT



Prepared for the exclusive use of:
Bobby Bought'um
3456 Old House
Soemwhere, KS 12345



1234 Great St Righthere, KS

Inspected By: Mr. Inspector
Inspect America, LLC
P. O. Box 186 Lansing, KS 66043
913-680-1757 Fax: 913-680-1758

Inspection Date: 08/08/2011



Inspection Summary

POSITIVE ASPECTS: In the opinion of the inspector, the noted items were of a better quality than what was expected to be found in relation to homes of similar construction, age, or price range. These items may benefit the owner in comfort and or value.

SITE

Site:

Street Lights Noted:

Good - Yes - Street lights were noted in the area of the property.

Fire Hydrant Noted:

Good - Yes - A fire hydrant was noted within 500' of the property.

Utility Services:

Electric Service:

Good - Underground.

HEATING

Heating Unit:

Thermostat Condition:

Good - Electronic thermostat controls for central heating and air conditioning are installed. Automatic controls were not tested or overridden.

ELECTRICAL SYSTEMS

Primary Power Source

Service/Entrance/Meter:

Underground/Good - Underground service to the structure is desirable for safety and appearance. Contact the utility company to mark the location of the underground cable before digging. The power transformer is located backyard of neighbors house to the right.

KITCHEN

Kitchen:

Countertops:

Good - The countertops in the kitchen appear to be new and should provide years of service.

Cabinets, Drawers, and Doors:

Good - The cabinets in this kitchen are of a better quality than expected.

GARAGE

Garage:

Number of Overhead Doors:

Good - The garage door is insulated. This is an energy saving benefit.

Heat installed:

Good - Yes - The garage is heated. This is a good feature.

DEFICIENCIES NOTED: In the opinion of the inspector, the noted items were **not** in a satisfactory condition. They were either incorrectly installed, per manufacturer's installation instructions, not functioning as intended, operating in an unsafe manner, or near the end of their economic life. Repair or replacement is recommended to achieve intended design and performance. Failure to take the necessary action relatively soon could result in failure of the component or system and may affect the habitability of the structure. Safety related items need immediate attention.

Other than certain critical deficiencies or life threatening situations, it is **not** possible for the inspector to rank these deficiencies in terms of importance. What is critical to one individual may not be to another. It is up to you, with the assistance of your professional REALTOR or other advisors, to determine what action, if any, needs to be taken prior to closing, in relation to the terms of your contract.

This listing is only a portion of the full report. Do **not** take any action until you read, understand, and consider the contents and meaning of the full report. Do not hesitate to obtain a second opinion of any of the items listed here or noted in the body of the report.

SITE

Fences and Gates:

Gates and Latches:

Action Necessary - There is some portion of the latch's hardware that is nonfunctional.

ROOF

ROOF:

Roof Gutter System:

Action Necessary - The gutter system on the roof edge does not appear to be working, possibly due to open seams or parts missing. There are small holes in the gutter, near the South end above the front entry.

STRUCTURAL

Structural:

Fiberboard Composition Panels:

Attention Needed - The exterior siding material or finish is in a condition that requires minor repair to prevent further deterioration. Swelling and deterioration of the fiberboard siding appears to be a result of some combination of: lack of paint on the bottom edge of the siding material allowing moisture to wick into the siding, nail heads that may have been driven in too deeply exposing the fibers to moisture, or inappropriately placed nails or open nail holes exposing the fibers to moisture. Noted at the lower edge of the panels where paint is insufficient. The worst areas are the lower edge along the East side of the structure.

Trim Condition:

Action Necessary - Some portion of the trim currently is deteriorated to the point that it needs replacement. There is at least one vertical trim board on the East side of the structure that is rotted and needs to be replaced.

There is at least one trim board at the soffit to roof edge at the Southwest rake that has animal chewing evidence. These trim boards need replacement.

Condition of Painted Surfaces:

Action Necessary - Portions of the exterior finish or painted surfaces are in a condition that calls for refinishing. Delay will cause further deterioration of the siding material. This condition exists in both the siding and trim.

Flashing - Doors:

Action Necessary - At least one window has no visible flashing installed. Metal flashing prevents water from getting behind the siding. As a result of this condition, frequent care will be needed to maintain protection from water intrusion. [Over the front entry door.

Structural Caulking:

Action Necessary - Caulking around all wall penetrations and most siding joints is necessary. There are areas of the structure that either were never caulked or need immediate caulking. This will help prevent further deterioration.

Deck:

Stairs Condition:

There is no handrail. Any staircase of over 30 inch in height must have a handrail for safety reasons. This staircase is over 30 inches high and needs a handrail installed.

Deck Railings:

Action Necessary - The railings are in a condition that require repair or replacement. Chair Rail seating is installed. This horizontal arrangement is not preferred since a child can slide off the deck under the seating area. Recommend installation of a guard, with no more than 4" spacing, on the outside of the seating area to prevent an unsafe condition.

Fireplace:

Firebox Condition:

Action Necessary - A condition exists that makes the fireplace unusable in its current condition. It is recommended that the fireplace not be used in its current condition. There is at least one brick that is loose and needs to be reset. During the repair to this condition i recommend further inspection of the firebox and smoke chamber. Making the needed repairs.

HEATING

Heating Unit:

Heat Exchanger Inspected Via:

Action Necessary - There is evidence of flame roll out. Services of a licensed HVAC Technician.

Secondary Air Adequacy:

Action Necessary - Availability of secondary air for combustion and flue draft appears to be inadequate. Services of a Qualified Licensed Professional are required. The lack of a secondary air source is a serious condition, and immediate action is needed. This lack of secondary air can increase the creation of carbon monoxide and/or the spillage of flue gases into the living area of the house. Secondary air is the air required in fossil fuel-fired appliances to mix with the products of combustion and for removal of the products of combustion up the flue.

PLUMBING SYSTEM

Water Heater:

Water Piping Condition:

Action Necessary - The current piping condition warrants immediate repair. The cutoff valve is leaking and has been for some time there is rust on the exterior shell of the water tank.

BATHROOM

Master Bathroom:

Basin and Drain Fixture:

Action Necessary - The basin or drainage fixture is damaged or deteriorated to the point that action is necessary. There is an accordion pipe installed. Services of a licensed plumber is needed,

Bathroom:

Basin and Drain Fixture:

Action Necessary - The basin or drainage fixture is damaged or deteriorated to the point that action is necessary. There is an accordion pipe installed. Services of a licensed plumber is needed,

GARAGE

Garage:

Automatic Overhead Door Opener:

Action Necessary - It was noted that an extension cord is being used for power for the garage door openers. This condition is not allowed. The door opener must be connected directly to an outlet, not an extension cord, according to the manufacturer's installation instructions. Two additional outlets are required.

Heat installed:

Action Necessary - No fire rated dampers are installed in the supply duct. Even if it was not required at the time of installation of the ducts, fire rated dampers are a safety feature that should be considered for prevention of smoke or fire from entering the heating system and delivering the heat or smoke to other living areas of the house.

ATTIC & VENTILATION

Attic:

Insulation Noted:

Action Necessary - The attic insulation appears to be insufficient to properly insulate the living spaces below.

SITE

Site:

Trees Condition:

Attention Needed - Some trees and/or shrubs on the site need to be trimmed. Tree hanging over the Northwest corner of the house, overhangs the roof..

Paving Condition:

Comments:

Attention Needed - The brick facade under the front porch has settled leaving a gap in one of the mortar seams. This joint needs to be cleaned out and mortared.

FOUNDATION

Foundation:

Perimeter Foundation Drainage Surface:

Attention Needed - The drainage around the foundation should slope away from the foundation at a rate of 1/2" per foot for 6' from the foundation. Portions of the ground around the perimeter do not meet this minimum standard. Most noted along the West side of the house.

Interior View of Basement:

Interior Staircase Condition:

Attention Needed - Some portion of the staircase needs attention to perform satisfactorily. There is a handrail installed but it is loose or needs repair. Rail to wall connection is loose.

ROOF

ROOF:

Ridges:

Attention Needed - Some portion of the ridge(s) needs attention. There is at least one nail head that needs to be sealed.. Noted at the center of the ridge. The ridge is showing some granular loss. It will need replacement before the remaining portion of the roof..

Roof Gutter System:

Attention Needed - The gutters need to be cleaned.

STRUCTURAL

Structural:

Brick Condition:

Attention Needed - The exterior siding material or finish is in a condition that requires minor repair to prevent further deterioration. At the East corner of the garage the brick is now below grade. The sheetrock on the interior of the garage shows evidence of moisture leakage through the brick. The soil needs to be pulled back along that wall. To prevent the brick from staying wet, and allowing water to wick into the wall.

Structural Caulking:

Attention Needed - The columns on the front porch are not sealed to the slab. Sealant needed to prevent further moisture deterioration.

Deck:

Framing of Deck:

Attention Needed - There is some area of the framing that is in need of attention. There are joist hanger installed, however the nailing of the hangers does not appear to be correct. Some additional nails or fasteners are needed. The joist hangers manufacturer requires a specific nail to be used during installation. Screws were used and they may not be rated with the same shear strength as the manufacturer requires.

Fireplace:

Smoke Chamber:

Attention Needed - The smoke chamber walls are sloped towards the flue; however, the chamber walls are not smooth and produce turbulence in the chamber which may create drafting problems. Parge coating needed.

Chimney Cap or Crown:

Attention Needed - The chimney cap is made of mortar. Its function is to keep water from entering the masonry stack, causing deterioration. This cap needs some repair so that it can function as intended. There are cracks in the crown that need repair.

Comment:

Attention Needed - There are missing nails in the hangers under the hearth extension.

AIR CONDITIONING

Air Conditioning Unit:

Condensing Coil Condition:

Attention Needed - A condition exists which calls for some minor repair to the condensing coil. The condensing coil appears to be dirty, which will reduce the unit's efficiency. Cleaning is needed.

Evidence of Maintenance:

Attention Needed - There is no evidence of regular maintenance being performed.

HEATING

Heating Unit:

Heat Exchanger Inspected Via:

Attention Needed - The furnace heat exchanger needs to be cleaned. There is rust noted in the heat exchanger floor or in the flame spreader.

PLUMBING SYSTEM

Plumbing:

Visible Mineral Deposits or Encrustations:

Attention Needed - Yes - Visible build-up of mineral deposits or encrustations are early warning signs of deterioration. No action is necessary at this time, but at some time in the near future repairs may be necessary. Water cutoff valve for hot water tank.

KITCHEN

Kitchen:

Dishwasher:

Attention Needed - Through a visual or functional test, it was determined that the dishwasher needs some repair work. The drain line from the dishwasher is not installed with the appropriate trap or loop.

LAUNDRY

Laundry

Dryer Ventilation:

Attention Needed - The dryer ventilation as installed appears to need maintenance or repair. A vent clogged with lint can create a fire hazard.

BEDROOM

Bedroom 2:

Entry Door:

Attention Needed - The entry door or hardware needs some adjustment or repair for it to function appropriately. The latch or strike plate needs to be adjusted so that the door will latch correctly.

ATTIC & VENTILATION

Attic:

Inadequate Insulation Locations:

Attention Needed - The attic insulation appears to be incorrectly installed or needs attention. There is no insulation covering the attic side of the attic hatch. This is a significant energy drain in the winter months. There is no insulation over the whole house fan. This is a large energy drain because it creates the equivalent of a 3' x 3' hole that allows the escape of heat in the winter and cool in the summer. Addition of a movable insulation cover needed.

STRUCTURAL

Structural:

Structural Caulking:

Recommend - Recommended sealants include various brands of materials that are a combination of silicone and latex. The combination of materials allows for the sealants to be flexible and paintable. Use caution when using pure silicone since silicone is not a paintable material.

KITCHEN

Kitchen:

Electrical Outlets/Receptacles:

Recommend - This kitchen does not have Ground Fault Circuit Interrupt outlets installed. The age of the structure may predate the required installation; however, for safety considerations, it is strongly suggested that one be installed at any location within 6' of a water source.

OTHER LIVING SPACES

Front Entry and Main Hallway:

Front Entry Door:

The guest at the front door is not readily visible. Installation of a viewing lens in the door would be a beneficial safety feature.

ATTIC & VENTILATION

Attic:

Insulation Noted:

Recommend - In the Midwest it is recommended to have an insulating value in the attic of R-30. For example, R-30 requires 10" of fiberglass insulation. If adding batt type insulation, be sure to add insulation that does not have a vapor barrier (paper lining) attached. The vapor barrier could trap moisture in the insulation.



Home Condition Analysis - Pre Inspection Notice and Agreement

This inspection and attached report are for the exclusive and confidential use of the listed client. This report may not be assigned, or otherwise transferred, to any other parties. Liability is strictly limited to the party noted below as client.

This report is prepared by: **Inspect America, LLC**
P. O. Box 186
Lansing, KS 66043
Phone: 913-680-1757 Fax: 913-680-1758

This inspection conducted by: **Mr. Inspector**

CLIENT INFORMATION

Name: Bobby Bought'um
Address: 3456 Old House
City: Soemwhere
State: HE
Zip: 12345
Phone: 913 555 2345
Email:

Selling Agent:
Telephone:
Email:

PROPERTY INFORMATION

File #: **Sample AI Report**
Address: 1234 Great St
City: Righthere
State: KS
Zip: 65432
Access: Agent

GENERAL INFORMATION

Structure Type: Tri-Level
Square Footage: 2200
Age: 29
Stories: 2
Foundation: Walkout Basement (F)
Garage: 2 Under
Bedrooms: 3
Bathrooms: 2.5
Kitchens: 1
Fire Places: 1
Multiple Mechanicals:
Occupied: No
Utilities On: Yes
Water Source: City
Sewage Disposal: City
Current Weather: Clear
Current Temperature: 60's

Appointment Date: **08/08/2011**
Appointment Time: 09:00 AM
Person Ordering: Buyer
Attending:

FEES:
WHOLE HOUSE: \$ 345.00
STRUCTURAL: \$
MECHANICAL: \$
ROOF: \$
TERMITE: \$
RADON: \$
EIFS MOISTURE: \$
SEPTIC: \$
WATER: \$
RE-INSPECT: \$

Payment Method: At Inspection

Total Due: \$ 345.00

PRE-INSPECTION NOTICE AND AGREEMENT

Property Inspected: 1234 Great St Righthere KS 65432

Inspected By: Mr. Inspector
Phone:

Client: Bobby Bought'um
Phone: 913 555 2345

A Home Condition Analysis prepared by Inspect America, LLC is based on the Standards of Practice and Code of Ethics of the State of Kansas. (Use of these standards is part of our reporting system. Upon request, a copy is available to our clients.) The inspection is visual. It is not technically exhaustive and does not imply that every defect will be discovered. Latent defects or defects detectable only by invasive means are not addressed, nor are they covered under the scope of inspection. The inspection covers the items listed for function and safety only. Code compliance is not addressed or included under the scope of inspection. The inspection is not an environmental or air quality assessment (radon, asbestos, pesticides, mold, etc.). As a result, those items not specifically listed in the body of the report should be considered NOT inspected. Always check our opinions with specialists, prior to closing. Problems or areas of concern may be more extensive upon further investigation. This report is intended for the sole use of the client (named above) and is not to be relied upon or shared, in any way, with third parties. NO WARRANTY, EXPRESSED OR OTHERWISE, IS GIVEN CONCERNING THE BUILDING'S AND/OR EQUIPMENT'S FUTURE USEFULNESS. Client or agent authorization of the inspection of this property constitutes acceptance of this agreement, inspection and fees. It further authorizes Inspect America, LLC and its representatives to disclose information included in the reports to sellers, agents, lenders, and insurers intimate to this transaction; for the purposes of clarification or facilitation of repairs. Areas and/or Items not in the report or stated as "not addressed/not applicable" were not inspected, were inaccessible, or otherwise disclaimed.

NO DESTRUCTIVE TESTING OF ANY KIND WILL BE PERFORMED. This includes water hose flood testing, chimney smoke tests, heat exchanger gas tests, etc. Exceptions to the above may be made with prior arrangement and permission from the property owners. These are exceptions and will be performed at additional costs.

You have the right to a technologically exhaustive inspection of this property. This type of inspection usually requires 3 appointments, including today's session. Other experts will be called in for additional analysis. Delivery of the finished report will require 14 working days. Cost for this inspection will be \$6,000.

I hereby request this additional service. _____(Initial)

I hereby waive my right to this in depth inspection. _____(Initial)

TIME IS MONEY

Our fees are based on limited visual observations, typically requiring 2 to 3 hours to complete. Return trips, re-inspections, follow-up reports and interpretations will be payable at the rate of \$100.00/hour with a 1 hour minimum.

ARBITRATION CLAUSE

Any dispute, controversy, interpretation or claim; including claims for, but not limited to, breach of contract, any form of negligence, fraud or misrepresentation; arising out of, from or related to, this contract or inspection report shall be submitted to final and binding arbitration under the Rules and Procedures of the Expedited Arbitration of Home Inspection Disputes of Construction Arbitration Services, Inc. The decision of the arbitrator, appointed thereunder, shall be final and binding and judgment on the award may be entered in any court of competent jurisdiction. This agreement shall be governed by Kansas Law. If any portion of this agreement is found to be invalid or unenforceable by any court or arbitrator, the remaining terms shall remain in force between involved parties. To the extent allowed by law, it is understood and agreed by and between the parties hereto that the Inspector's/Inspection Company's and its officers', agents' or employees' LIMITATION OF LIABILITY FOR ERRORS OR OMISSION IN THE INSPECTION REPORT IS FIXED TO THE LIMIT SET BY KANSAS STATE LAW. This company and its inspectors shall not be held liable in any way for any items mentioned in the body of the report or Summary that is not specifically itemized in the Kansas Standards of Practice.

****NOTICE AND STATUTE OF LIMITATIONS****

Client agrees that any claim for negligence, breach of contract or otherwise, be made in writing and reported to Company within ten (10) business days of discovery. Client further agrees to allow Inspector the opportunity to re-inspect the claimed discrepancy, with the exception of emergency conditions, before Client or Client's agents, employees or independent contractors repairs, replaces, alters or modifies the discrepancy, in any way. Client understands and agrees that any failure to notify Inspector, as stated above, shall constitute a waiver of any and all claims Client may have against Inspector. Any legal action or proceeding of any kind, including those sounding in tort or contract, against the Inspector/Inspection Company and its officers, agents or employees must be brought within one (1) year from the date of inspection or it will be deemed waived and forever barred. Time is expressly of the essence herein. _____(Initial)

OUR FEES FOR THIS REPORT DO NOT INCLUDE INSPECTION, CHECKING OR PERFORMING TESTS FOR THE FOLLOWING ITEMS OR CONDITIONS, UNLESS OTHERWISE SPECIFICALLY INDICATED IN WRITING:

1. Kitchen and laundry appliances
2. Accuracy of thermostats or timers on or across a range.
3. Efficiency of heating/cooling systems and alarms, etc.
4. Intercoms, security systems, alarms, etc; Antennae and associated wiring; Phone wiring.
5. Swimming pools, outdoor spas or hot tubs
6. Solar systems of any type for any purpose.
7. Water/air quality. Mold, fungi, bacteria, toxic or allergic substances.
8. Environmental issues including, but not limited to, Asbestos, Radon, Pesticides, Urea Formaldehyde, Lead, etc.
9. Items or conditions which cannot be seen or which require disassembly or removal: Well casing and pumps, sewer, water, electric lines, septic tanks, drain fields, water wells, heat exchangers, humidifiers, etc.
10. Inaccessible areas or areas likely to pose a hazard to the inspector.
11. Inability to inspect due to utilities not being turned on at time of inspection, or access to service panels, water tanks, or HVAC systems blocked or obstructed, in any fashion, by furniture, appliances, finished walls or ceilings or stored items.
12. Electrical outlets, windows, closets, cabinets or any areas blocked by furniture, appliances or stored items.
13. Defects beneath or behind wall or floor coverings, etc.
14. Secured, disconnected or tagged equipment or any mechanical operation expressly prohibited by the owner.
15. Radio frequencies for automatic doors or automatic garage door reversing mechanisms etc.
16. Installed smoke detectors; Battery operated or hard wired.
17. Drop light or video scan sighting in chimneys, fireplace drafting issues, etc.
18. Any mechanical operation expressly prohibited by the property owner.
19. Winterized, sealed or covered items or equipment.
20. Roofs not accessible with a 12' ladder or limited from view due to snow cover or any other condition.
21. Operational testing of water heater safety valves (T&P) or main water cutoff valves.
22. Removal of paneling, carpeting, wall or floor coverings, trim, drop ceilings, etc.
23. Lawn watering systems; Back flow prevention and cross connection devices.
24. Fire sprinkler systems; Back flow prevention and cross connection devices.
25. Inspections for termite or other wood destroying organisms and any resulting hidden damage.
26. Any recalls for any structural components of the house construction or contents within the house.

27. Presence of Chinese drywall. Accordingly the issue of Chinese drywall and its potential problems.
28. Inspection of any freestanding or outbuilding. Any building or structure not attached to the main structure.
29. Any issues which could be considered cosmetic, interior or exterior of the structure.

THE FOLLOWING POTENTIALS/TESTS/INSPECTIONS/OPINIONS ARE NOT INCLUDED WITH THIS INSPECTION BUT ARE RECOMMENDED FOR A MORE ACCURATE ASSESSMENT OF A PURCHASE RISK. AN APPROPRIATE SPECIALIST SHOULD BE CONSULTED.

Geologic, site and soil analysis, slide, tremor, wind, flood, noise (cars, planes, etc.).

Indoor Air Quality, Mold Presence & Testing

Heat exchanger testing: smoke, salt, gas, odor; Heat/cooling load surveys; Air/water flow/velocity measurements, etc.

Electrical circuitry: impedance, capacity, or compliance with national or local codes.

Plumbing: gas pressure, leakage, venting, and materials tests.

Underground piping or utilities or locations, impediments, electrical fields, septic systems, water wells, etc.

Easements, covenants, restrictions, right of ways, etc. (By City, Community or Homes Association.)

Conformance to statutes, laws, codes, regulations, occupancy, suitability for a specific use, other property influences.

Structural/durability analysis, wood destroying insects, pests, etc.

Water leakage and drainage test of any type: Roof, siding, outside faucets, underground, site drainage, etc.

Land: boundary surveys, site hazards, insurability, development potential, etc.

Expert Analysis: Structural, electrical, heating/air conditioning, plumbing, waterproof, roofing, siding, glazing, painting, plastering/masonry, swimming pool, hot tub, security, fire protections, etc.

DEFINITION OF TERMS

GOOD - The term Good implies that the inspector has determined that the referenced item is either in better than expected condition or that the item is new or near new condition.

SATISFACTORY - The term Satisfactory implies that the inspector has determined that the referenced item is in functional condition or that the item is performing as intended. This term is relative to its age and current usage.

ATTENTION NEEDED - The term Attention Needed implies that the referenced item needs some minor repair or adjustment so that it will function as intended. This term is relative to its age and current usage.

ACTION NECESSARY - The term Action Necessary implies that in order for the referenced item to perform as intended, repair or replacement of some part or the complete item will be necessary. This term is relative to its age and current usage.

The laws of the State of Kansas will govern this Agreement. If any parts of this Agreement are held to be invalid, the remaining parts of the Agreement will continue to be valid and enforceable. This Agreement contains the complete understanding of the parties with respect to the subject matter thereof. No waiver, alteration or modification of any provisions herein will be binding unless in writing and signed by duly authorized representatives of the party to be bound.

By affixing my signature to this document, I acknowledge that I have read and understand the document and I agree to its terms and conditions.

Client/Agent

Date

Inspector

Thomas G, Lauhon

Kansas State Licensed Home Inspector #0110-0100

Kansas Radon Measurement Technician KS-MS-0124

American Society of Home Inspectors ASHI #33086

MOLD Addendum

The presence of certain mold and mold spores in housing can result in mild to severe health effects in humans and can deteriorate the building materials in the dwelling, resulting in structural damage. Health effects include, but are not limited to: asthma, allergy symptoms, watery eyes, sneezing, wheezing, difficulty breathing, sinus congestion, blurry vision, sore throat, dry cough, aches and pains, skin irritation, bleeding of the lungs, headaches, memory loss and fever. As humans vary greatly in their chemical make-up, so does the individual's reaction to mold exposure. For some people, a small number of mold spores can cause ill effects. In others, it may take a longer, more concentrated exposure.

_____ Possible mold growth is visible in one or more areas of the property. It is recommended that the _____ area(s) of the dwelling be sampled to determine the type(s) of mold present. The test performed is a swab test, which will be sent to a laboratory for analysis to determine the type(s) of mold present at the time of sampling. Cost to provide this service is \$_____.

_____ A visible condition or visible mold growth exists in the property that may indicate water infiltration has occurred, or is occurring. This condition is conducive to mold growth that could be present in areas not readily visible. It is recommended that the _____ area(s) of the dwelling be sampled to determine the type(s) of mold present. The tests performed are indoor and outdoor air sampling, which will compare and identify the type(s) of mold present and the concentrations of mold spores. All samples will be sent to a laboratory to determine the type(s) of mold present at the time of sampling. The cost to provide this service is \$_____.

_____ At the time of inspection, no visible signs or conditions indicating mold growth were observed. However, mold may be present. As a precaution it is recommended that an indoor and outdoor air sample be taken. The samples will be sent to a laboratory to determine if mold spores are present in the property, and if so, what type(s) are present. The cost to provide this service is \$_____.

As conditions can change over time, please be advised that these tests are an indicator of conditions at the time sampling occurred. This is no guarantee that mold does not exist in other areas of the home. You may wish to seek the advice of a certified Industrial Hygienist or a mold remediation specialist for further consultation.

"I/We authorize and request the above-named company conduct the services outlined."

Authorized Signature (Buyer)

Date

_____ **THE CLIENT DOES NOT WANT ANY TESTING FOR MOLD PERFORMED AT THIS TIME**

"I/We the undersigned, acknowledge that we have been advised and encouraged to have the property tested for mold, and that I/We understand that the presence of certain types of mold prevalent in housing can cause severe health effects and/or structural damage to the dwelling. I/We **decline** the above-named company to conduct the services outlined. I agree to hold harmless the above named company for any damages or responsibility for building conditions which remain undiscovered regarding mold and mold spores."

Authorized Signature (Buyer)

Date

SITE

Site:

House faces:

The front of the house faces South.



Rear View:

The rear of the house faces North.



Right Side View:

The right side of the house faces East.



Left Side View:

The left side of the house faces West.



Style of House:

Split entry.

Estimated age of house:

The house is 25 - 30 years old.

Approximate Lot Size:

The lot appears to be an average size for the area.

Area Description:

This is a well-established area with homes of similar type construction.

Lot Landscape Condition:

Satisfactory - The landscape appears to be average for the area.

Site Drainage:

Satisfactory - The lot appears to have adequate drainage to prevent water from ponding.

Bushes and Shrubs Condition:

Satisfactory - The shrubs and/or bushes have a good appearance.

Trees Condition:

Attention Needed - Some trees and/or shrubs on the site need to be trimmed. Tree hanging over the Northwest corner of the house, overhangs the roof..

Address Identification:

Satisfactory - The address identification is easily read and readily visible.

Street Lights Noted:

Good - Yes - Street lights were noted in the area of the property.

Fire Hydrant Noted:

Good - Yes - A fire hydrant was noted within 500' of the property.

Insurance rates may be affected by the presence of or lack of a fire hydrant. Check with your insurance company for favorable treatment if a hydrant is noted.



Mailbox Noted:

Yes - There is an on-site mailbox. It is functional and at an acceptable height.



Paving Condition:

Street and Curb Condition:

Satisfactory - The street and/or curb in front of the property appears to be in satisfactory condition.

Street Drainage and Gutters:

Satisfactory - The street appears to have adequate slope and drainage.
A gutter system is installed.



Driveway Paving Material:

Concrete.

Driveway Condition:



Walkways and Stoop Materials:

Concrete.

Walkway Condition:

Satisfactory - The walkway surface material is in satisfactory condition with only normal deterioration noted. There is some slight settling noted.. There is evidence of prior mud jacking. It does not appear that movement is ongoing.



Entryway Stoop:

Satisfactory - The entry stoop is in functional condition.

Comments:

Attention Needed - The brick facade under the front porch has settled leaving a gap in one of the mortar seams. This joint needs to be cleaned out and mortared.



Fences and Gates:

Fencing Materials:

The fence is constructed using wood materials. The wood fence is constructed using pickets approximately 3' high.



Fence Materials Condition:

Satisfactory - The fencing materials appear to be in satisfactory condition.

Gates and Latches:

Action Necessary - There is some portion of the latch's hardware that is nonfunctional.



Utility Services:

Water Source:

City.

Water Meter Location:

Front yard several feet in from the street.



Electric Service:

Good - Underground.

Electric Service Condition:

The underground service appears to be in good condition. Contact the utility company before digging in the yard. Kansas residents can call 1-800-DIG-SAFE to have a representative come to the house to mark all the underground utilities on the property. Do this upon moving in and changing the utilities to your name. The reason is to protect yourself from digging and cutting into live utilities which could be life threatening. Once the yard is marked, take a photograph and tape the photo to the electrical panel door for future reference.



Cable Television Service:

Overhead.

Telephone Service:

Overhead - The overhead telephone lines are secure at the pole and at the structure.

Cable Television, Telephone Grounding Wire Verified:

Yes - The cable television and/or the telephone service lines appear to be grounded.

Fuel Source:

Natural gas is provided by a regulated service company or utility.

Sewage Disposal System:

Sewers.

Gas Services:

Gas-fired Equipment Installed:

Furnace. Water heater. There is also a gas starter in the fireplace or a gas log fireplace.

Location of Meter:

Left side of the house. Main cutoff valve is located adjacent to the meter.



Gas Line Primary Piping Material:

Black iron pipe.

Secondary Supply Piping:

Black iron pipe.

Piping Installation - Routing - Shutoffs - Hangers - Supports:

Satisfactory - Gas supply piping, as installed, appears adequate.

Gas Odors Noted:

No.

Vents Noted From Roof View:

There is at least one gas-fired vent stack through the roofline. The stacks appear to be installed at an appropriate height above the adjacent roofline.

Environmental Issues:

Underground Tanks:

The inspector was unable to determine the presence of any underground fuel tank installed on the property inspected. Note, however, that this inspection is not an environmental analysis of the property.

Lead Paint:

Residences built after 1978, when lead-based paints were no longer available to the general public, are much less likely to have lead-based paints and stains in the structure. This inspection does not include inspections for the presence of lead-based paints or stains. However, if further information is wanted, it can be obtained from this inspection company or the Environmental Protection Agency.

Radon:

There is a Radon Mitigation System installed. Without a screening test, there is no way to determine effectiveness of the installed system. Recommend having a Radon Screening performed.

Asbestos:

None visible.

FOUNDATION

Foundation:

Type of Foundation:

Walkout Basement Foundation - Refers to a basement with foundation walls tall enough to have living space and at least one exposed wall with access to the exterior at ground level.

Foundation Materials:

Poured-in-place concrete, 8" or more thick.

Visible Portions of Exterior Foundation Walls:

The exterior view of the foundation is limited to the portions visible above grade. Only about 10% to 25% of the foundation was visible. Areas not visible are not commented on as a part of this inspection. Satisfactory - The exposed portions of the perimeter foundation walls appear to be adequate. Limited visibility - A portion of the foundation is blocked from view and is not covered by this inspection.

Visible Foundation Wall Cracks Noted From Exterior:

Shrinkage cracks are hairline cracks that are caused by the evaporation of water in the mix. This is a normal condition. Seventy-five percent of all shrinkage cracks appear in the first year. Under the left side of the garage window. There is no evidence of recent movement. The crack has foundation paint inside the crack indicating that the crack is an old one.

Pictured is the interior view of the crack.



Evidence of Recent Movement:

No - There is no evidence of any recent movement.

Perimeter Foundation Drainage Surface:

Attention Needed - The drainage around the foundation should slope away from the foundation at a rate of 1/2" per foot for 6' from the foundation. Portions of the ground around the perimeter do not meet this minimum standard. Most noted along the West side of the house.



Interior View of Basement:

Interior of Basement Percentage Finished Into Living Space:

The interior of the basement is finished into living space. 50% to 75% of the interior foundation walls are covered with finishing materials. Areas of the foundation walls not visible are not commented on as a part of this inspection.

Basement Ceiling Exposed:

Only a limited amount of ceiling is visible. Only about 5% to 25% of the basement ceiling/floor joists were visible. Areas not visible are not commented on as a part of this inspection. Furnace room only.

Sill Plates Percentage Visible:

None - The sills are not available for viewing. As a result of the limited visibility, there is no comment given as to the condition of the sill plate and immediate surrounding area. Visibility is limited due to insulation of the sill cavities. This is a good energy saver, but it limits the areas available for inspection.

Insulated Sill Areas:

The sill spaces in the basement level appear to be insulated providing thermal protection from the exterior. This is a good energy saver.

Foundation Bolts Noted:

Yes - This inspection noted the presence of foundation bolts correctly used to secure framing to the foundation. There was only a random look at these bolts or brackets, and no warranty as to their performance is given.

Percent Interior Foundation Wall Exposed:

The interior view of the foundation is limited to the visible portions of the walls. Only about 10% to 25% of the interior foundation walls were visible. Areas not visible are not commented on as a part of this inspection.

Conditions Noted in Exterior Walls, interior View:

Satisfactory - The exposed portions of the interior foundation perimeter walls appear to be satisfactory.

Columns and Posts:

There are steel columns or posts installed. The post is an adjustable steel type.

Columns Condition:

Satisfactory - There is at least one post supporting an overhead beam in the basement. It appears to be adequately installed.

Main Beam:

The main beam is enclosed; therefore, it is impossible to determine its condition. The main beam is made of steel.

Slab Foundation Floor Type:

A floating slab inside the foundation is used for this structure.

The Listed Rooms Have This Slab Floor:

Family room. Bathroom. Laundry. Garage. Furnace Room.

These Slab Penetrations Were Noted:

Plumbing stack lines pass through the slab floor. There is a floor drain installed in the basement slab floor.

Floor Cracks Noted:

Yes - Cracks were noted in the slab floor. Unless otherwise noted, the cracks appeared to be nothing more than curing cracks.

Basement Windows:

There are basement level windows. The windows as installed appear to be satisfactory. The installed windows are above grade, and no leakage problems are anticipated.

Interior Stairway Access From:

Main entry.

Interior Staircase Condition:

Attention Needed - Some portion of the staircase needs attention to perform satisfactorily. There is a handrail installed but it is loose or needs repair. Rail to wall connection is loose.



Moisture on Exposed Basement Walls Noted:

No - There were no elevated moisture levels noted on the exposed areas of the basement walls.

Evidence of Water Entry in the Basement Noted:

None noted.

Lighting on the Basement Level:

Satisfactory - Overall lighting in the nonliving areas of the basement level is acceptable.

Electrical Service to Basement Level:

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

Evidence of Insect Infestation:

No - There was no visible evidence of insect infestation on the lower level.

Radon:

Radon Screening:

There is a Radon Screening underway. Testing equipment was present during inspection.

Existing Radon Mitigation System:

Yes - There is an existing Subslab Radon Mitigation System installed. This report excludes the function or need for such a system, but it merely reports on its presence. The U Tube is installed, and it does not appear to be broken or disconnected. Determining its functionality is beyond the scope of this inspection.

Walkout Basement:

Walkout Basement - Number of Exposed Walls:

Overhead door area is exposed to daylight.

Drainage in Area of Walkout:

Satisfactory - The area around the walkout door appears to have adequate drainage.

ROOF

ROOF:

Type Roof:

Gable.

Roof Covering Materials:

Fiberglass mat backed, multi-layered, architectural shingles are installed. These shingles have multiple depths by adding random overlying tabs. This increases the weight of the roofing materials, but also adds depth to the appearance. Most shingles of this style have a longer life and warranty over standard weight shingles.

Cover Layers:

The roof covering on the main structure appears to be the first covering. The number of layers was determined by counting the number of layers of shingles or material at the lower edge with consideration given to the starter course. attic vent from the underside.

Underlayment Noted:

Asphalt impregnated felt underlayment was noted under the roofing material in at least 2 locations that were checked.

Condition of Roof Covering Material:

Satisfactory - The roof covering material is in a condition that is consistent with its age and method of installation, showing no deficiency or cause for immediate concern.

Estimated Life Expectancy of Roof:

The roof covering material appears to have a remaining life expectancy of 8 to 10 years, assuming proper maintenance is completed as needed.

Slope:

High slope is considered to be 7 in 12, or higher.

Flashing:

Satisfactory - The flashings around openings in the roof covering appear to be watertight and caulked as needed.

Means of Roof Inspection:

The roof covering was inspected by walking on the roof.

Skylights:

Satisfactory - The skylight(s) appears to be satisfactory and shows no signs of leaking.



Valleys:

Satisfactory - The valleys appear to be in satisfactory condition. The valleys on the roof are open with metal valleys.



Ridges:

Attention Needed - Some portion of the ridge(s) needs attention. There is at least one nail head that needs to be sealed.. Noted at the center of the ridge. The ridge is showing some granular loss. It will need replacement before the remaining portion of the roof..



Evidence of Leakage:

No - There is no visible evidence of water leakage from the exterior.

Roof Gutter System:

Action Necessary - The gutter system on the roof edge does not appear to be working, possibly due to open seams or parts missing. There are small holes in the gutter, near the South end above the front entry. The downspouts appear to be clear and functional. The splashblocks appear to be able to carry the run-off water far enough away from the foundation to be considered satisfactory. Installation of the downspout extensions help carry the water further away from the foundation.



Attention Needed - The gutters need to be cleaned.



STRUCTURAL

Structural:

Type of Construction:

Frame.

Exterior Siding Materials:

Combination of: Fiber composite panels. The inspector was unable to determine what brand of fiberboard material is installed. Brick.

Fiberboard Composition Panels:

Attention Needed - The exterior siding material or finish is in a condition that requires minor repair to prevent further deterioration. Swelling and deterioration of the fiberboard siding appears to be a result of some combination of: lack of paint on the bottom edge of the siding material allowing moisture to wick into the siding, nail heads that may have been driven in too deeply exposing the fibers to moisture, or inappropriately placed nails or open nail holes exposing the fibers to moisture. Noted at the lower edge of the panels where paint is insufficient. The worst areas are the lower edge along the East side of the structure.



Brick Condition:

Attention Needed - The exterior siding material or finish is in a condition that requires minor repair to prevent further deterioration. At the East corner of the garage the brick is now below grade. The sheetrock on the interior of the garage shows evidence of moisture leakage through the brick. The soil needs to be pulled back along that wall. To prevent the brick from staying wet, and allowing water to wick into the wall.



Trim Condition:

Action Necessary - Some portion of the trim currently is deteriorated to the point that it needs replacement. There is at least one vertical trim board on the East side of the structure that is rotted and needs to be replaced.

There is at least one trim board at the soffit to roof edge at the Southwest rake that has animal chewing evidence. These trim boards need replacement.



Soffit/Eaves:

Satisfactory - Soffit/eaves appear to be in satisfactory condition and show only signs of normal wear.

Condition of Painted Surfaces:

Action Necessary - Portions of the exterior finish or painted surfaces are in a condition that calls for refinishing. Delay will cause further deterioration of the siding material. This condition exists in both the siding and trim.

Windows Type:

Double hung. Casement. Stationary. Insulated glass windows.

Window Condition:

Satisfactory - The window framing and glass are in a satisfactory condition.

Flashing - Doors:

Action Necessary - At least one window has no visible flashing installed. Metal flashing prevents water from getting behind the siding. As a result of this condition, frequent care will be needed to maintain protection from water intrusion. | Over the front entry door.



Earth to Wood Clearance:

Deck columns are in contact with soil.

Structural Caulking:

Action Necessary - Caulking around all wall penetrations and most siding joints is necessary. There are areas of the structure that either were never caulked or need immediate caulking. This will help prevent further deterioration. Caulk should be applied to areas where brick and wood siding meet, trim around window frames or doors, and piping and service penetrations. Also, any cracks that allow moisture or wind entry should be caulked to prevent deterioration. Recommend -

Recommended sealants include various brands of materials that are a combination of silicone and latex. The combination of materials allows for the sealants to be flexible and paintable. Use caution when using pure silicone since silicone is not a paintable material.



Attention Needed - The columns on the front porch are not sealed to the slab. Sealant needed to prevent further moisture deterioration.



Framing Type:

Platform framing was the chosen style of framing.

Exposed Wall Framing Location:

Basement level. Utility room.

Framing members sizing.

The framing is 2" x 4" wood members. The visible portions of the walls are framed with 16" centers.

Exposed Wall Framing Members Condition:

Satisfactory - The exposed wall framing members were in satisfactory condition. The exposed percentages of wall framing members is minimal. Therefore, no assumption should be made as to the condition of the unexposed framing members.

This is only a comment on the visible portions of the wall framing.

Exposed Floor/Ceiling Framing Location:

Basement level ceiling. Utility room.

Floor Framing Members Size.

The floor framing is constructed with 2" x 10" members. The floor/ceiling is framed with 16" centers.

Exposed Floor/Ceiling Framing Condition:

Satisfactory - The exposed portions of the floor framing and ceiling joist members are in satisfactory condition. The inspection only refers to the exposed ceiling/floor framing members. This is only a visual inspection and does not comment on unexposed framing members.

Subfloor Materials:

Plywood panels.

Subfloor Condition:

Satisfactory - The exposed portions of the subfloor viewed appear to be in satisfactory condition. Usually only a small amount of the subflooring materials can be viewed during an inspection, due to covered ceilings below the floor joists.

Wall Covering Material:

The wall covering material is Sheetrock.

Ceiling Covering Material:

The ceiling covering material is Sheetrock.

Deck:

Location:

North side of structure.



Deck Materials:

Framing is CCA treated lumber.

Condition of Wood Materials:

Satisfactory - The wood materials are in a condition typical of their age. There is evidence of animals chewing on at least one column under the deck. Not serious enough to warrant repairs.

Framing of Deck:

Attention Needed - There is some area of the framing that is in need of attention. There are joist hanger installed, however the nailing of the hangers does not appear to be correction. Some additional nails or fasteners are needed. The joist hangers manufacturer requires a specific nail to be used during installation. Screws were used and they may not be rated with the same shear strength as the manufacturer requires.



Deck Flooring Material:

Good - The deck flooring materials are new.



Supporting Posts:

Satisfactory - The supporting posts appear to be in satisfactory condition.

Stairs Condition:

There is no handrail. Any staircase of over 30 inch in height must have a handrail for safety reasons. This staircase is over 30 inches high and needs a handrail installed.



Staircase Landing:

There is a solid surface for the bottom of the staircase landing.

Deck Railings:

Action Necessary - The railings are in a condition that require repair or replacement. Chair Rail seating is installed. This horizontal arrangement is not preferred since a child can slide off the deck under the seating area. Recommend installation of a guard, with no more than 4" spacing, on the outside of the seating area to prevent an unsafe condition.



Fireplace:

Location of Fireplace:

Living room.



Type of Fireplace:

Masonry - There is a masonry fireplace installed.

Fireplace Fuel:

Wood - The fireplace is designed to burn wood. The fireplace has a gas starter. It was not lighted. Only an on/off test was performed to determine fuel accessibility.

Gas Valve Location:

There is a gas valve installed in the floor in front of or adjacent to the hearth.

Firebox Condition:

Action Necessary - A condition exists that makes the fireplace unusable in its current condition. It is recommended that the fireplace not be used in its current condition. There is at least one brick that is loose and needs to be reset. During the repair to this condition i recommend further inspection of the firebox and smoke chamber. Making the needed repairs.

Damper Condition:

Satisfactory - The flue damper appears to be functional and fully adjustable.

Flue Condition from Firebox:

NFPA 211 Class 2 Inspection is recommended. This inspection includes a camera guided inspection of the fireplace stack which allows the inspector to determine the condition of the flue tile in areas that offset and the ability to see the seams between the stacked tiles. This type of inspection is completed after a thorough cleaning of the stack when creosote is present that would limit the view of the tile condition. The inspection is limited to the visible portions of the fireplace flue. Drop light, mirrors, and smoke testing are not a part of the inspection. Visibility in the flue is limited to as little as 10 percent. If further investigation is necessary, a Qualified Professional Chimney Sweep is recommended.

Smoke Chamber:

Attention Needed - The smoke chamber walls are sloped towards the flue; however, the chamber walls are not smooth and produce turbulence in the chamber which may create drafting problems. Parge coating needed.



Flue Condition From Roof:

Satisfactory - The fireplace flue, as viewed from the roof, appears to be in satisfactory condition. The inspection is limited to the visible portions of the fireplace flue. Drop light, mirrors, and smoke testing are not a part of the inspection. Visibility is limited to as little as 20% of the flue. If further investigation is indicated, a Qualified Professional Chimney Sweep is recommended.

Exterior Stack Material:

The exterior fireplace stack is made of mortar and brick.

Exterior Stack Condition:

Satisfactory - The exterior stack is in satisfactory condition.



Flue Lined:

Yes - The fireplace flue appears to be lined with tile.

Chimney Cap or Crown:

Attention Needed - The chimney cap is made of mortar. Its function is to keep water from entering the masonry stack, causing deterioration. This cap needs some repair so that it can function as intended. There are cracks in the crown that need repair.



Spark Arrestor:

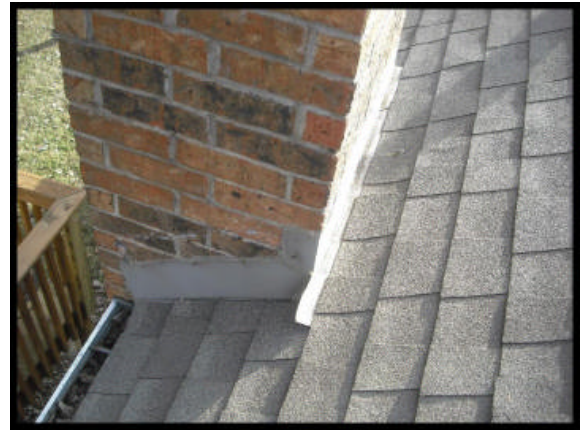
Yes - There is a metal spark arrestor installed. In addition to preventing fires, it will also keep animals and birds out of the flue.

Chimney Height and Clearance:

Yes - The chimney installation appears to meet clearance requirements.

Flashing:

Satisfactory - The installed flashing around the chimney stack appears to be functional.



Ash Pit Present:

Yes - There is an ash pit below the fireplace.



Source of Combustion Air:

Room air is used for combustion in the fireplace. It would be best to have a window open while using, since a roaring fire consumes approximately 300 to 400 cubic feet of air per minute.

Hearth Condition:

The hearth extends at least 16" in front of the firebox and extends at least 8" to either side.

Mantle:

Yes - A mantle is installed.

Comment:

Attention Needed - There are missing nails in the hangers under the hearth extension.



AIR CONDITIONING

Air Conditioning Unit:

Brand of System Installed:

Carrier.



Model/Serial Number/Size:

Model # - 38BRC036320 ; Serial # - 0403#15030 3 ton cooling capacity.

Approximate Date of Manufacture:

2003.

Type:

Refrigerator/Split System. Electricity-powered.

Unit/Condenser Location:

Rear of the house.

Unit Tested:

No - The air-conditioning unit was not tested either due to ambient temperatures or because the unit was shut down. The inspector may not activate a unit that has been disconnected or does not activate using normal controls. The inspector may not activate a unit if the ambient temperature is below 65 degrees or below the temperature recommended by the manufacturer.

Insulation Wrap on the Suction Line:

Satisfactory.

Condenser Clear of Obstruction:

Satisfactory.

Condenser Cabinet Level:

Satisfactory.

Condensing Coil Condition:

Attention Needed - A condition exists which calls for some minor repair to the condensing coil. The condensing coil appears to be dirty, which will reduce the unit's efficiency. Cleaning is needed.

Service Disconnect:

Satisfactory - The installed service disconnect is located within sight of the condensing coil cabinet and not more than 50' from the unit.

Condensate Line:

Satisfactory - The condensate drain line appears to be adequately installed. Periodic checking to make sure that the line is clear will help to maintain the system.

Evidence of Maintenance:

Attention Needed - There is no evidence of regular maintenance being performed.

HEATING

Heating Unit:

Heating System Location:

Basement level.



Heating System Type:

A forced-air furnace is installed as the primary source of heat.

Fuel Source:

The fuel source is natural gas.

Brand of System Installed:

Westinghouse.

Model/Serial Number/Size:

Model # - ; Serial # - ; Unable to read.

Approximate Date of Manufacture:

1988 The typical service life for a forced-air, natural gas furnace is 18 - 20 years. As this unit approaches or exceeds this age, you should consider the replacement cost and budget accordingly.

Flue Type:

The flue pipe is metal.

Flue Condition:

Satisfactory - The furnace/boiler flue as installed appears to be in satisfactory condition.

Unit Tested:

Yes.

Furnace Cabinet Condition:

Satisfactory.

Furnace Gas Valve:

Present.



Electric Disconnect

There is an electrical power disconnect present, allowing easy disconnect of power to the furnace.

Heat Exchanger Inspected:

Yes.

Heat Exchanger Inspected Via:

The heat exchanger was tested by a visual inspection with the aid of a flashlight and mirrors. No cracks or voids were noted. **Attention Needed** - The furnace heat exchanger needs to be cleaned. There is rust noted in the heat exchanger floor or in the flame spreader. **Action Necessary** - There is evidence of flame roll out. Services of a licensed HVAC Technician.



Secondary Air Adequacy:

Action Necessary - Availability of secondary air for combustion and flue draft appears to be inadequate. Services of a Qualified Licensed Professional are required. The lack of a secondary air source is a serious condition, and immediate action is needed. This lack of secondary air can increase the creation of carbon monoxide and/or the spillage of flue gases into the living area of the house. Secondary air is the air required in fossil fuel-fired appliances to mix with the products of combustion and for removal of the products of combustion up the flue.

Blower Condition:

Satisfactory - The blower assembly appears to be performing as expected.

Filter Type-Size:

16" x 25" x 1" disposable spun glass.

Filter Condition:

Satisfactory - The filter is clean and correctly installed. It is recommended that the filter(s) be changed or cleaned every 30 to 45 days for best performance.

Duct Materials

Metal.

Ducts Condition:

Satisfactory - The visible portions of the ductwork appear to be properly installed and supported.

Does each habitable room have a heat source?

Yes.

Adequate Returns or Undercut Doors:

Yes.

Supply/Returns:

Satisfactory - The supply and returns appear to be satisfactory.

Humidifier Installed:

Yes, there is a humidifier installed. If functioning properly, it can add comfort to the home during heating season. The scope of this inspection does not include determining if the unit is operational since activation is humidity controlled. Most units will require service annually. The water was off to the unit. The water control valve for the humidifier is located within sight of the humidifier. It is recommended that the water supply be turned off during the portion of the year that the air conditioning is being used. Humidistat located on the downstairs hallway wall.

Thermostat Location:

Main level hallway.

Thermostat Condition:

Good - Electronic thermostat controls for central heating and air conditioning are installed. Automatic controls were not tested or overridden.

ELECTRICAL SYSTEMS

Primary 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 desirable for safety and appearance. Contact the utility company to mark the location of the underground cable before digging. The power transformer is located backyard of neighbors house to the right.



Main Power Panel and Circuitry

Main Power Distribution Panel Location:

Lower level furnace room.

Main Power Panel Size:

100-amp - The ampacity of the main power panel appears to be within the normal parameters for the structure's age. However, a load analysis is recommended if you anticipate adding more circuits or load to the system.

Service Cable to Panel Type:

Aluminum.

Is Panel Accessible?

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

Main Panel Type:

Breakers - The structure is equipped with a breaker type main power panel. This is the desirable type; because 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 an analysis of the existing problem.

Legend 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.

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.

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 Circuit Wiring:

Copper - The structure is wired using plastic insulated copper single conductor cables commonly referred to as Romex. Romex is a brand of wiring, nonmetallic sheathed cables consisting of a current carrying conductor, a grounded conductor referred to as a neutral conductor and a grounding conductor either a bare copper wire or a green insulated.

Feeder and Circuit Wiring Type:

Copper - The structure is wired using plastic insulated copper single conductor cables commonly referred to as Romex. Copper multi-strand feeders are installed to deliver power to a downstream panel or power hungry appliances.

Circuit Wiring Condition:

Satisfactory - The exposed wiring appears to be in satisfactory condition including connections, routing, fasteners, and insulation.

Ground Fault Protected Outlets:

At all locations needed - This structure is adequately protected by using Ground Fault Circuit Interrupt outlets at all locations within 6' of a water source and any of these locations: all outside outlets, in the garage, and in an unfinished basement, except for dedicated circuits.

Receptacle Wiring Condition:

Satisfactory - After a random check of a representative number of the 3-prong outlets, all tested outlets were correctly grounded and polarized. This does not imply that all are considered correctly wired. Unless noted otherwise none were removed from the wall to visually inspect.

Main Service Ground Verified:

Yes - The main service ground wire was located by the inspector. I was not able to determine if the wire was continuous to the grounding electrode. No resistance testing was performed to verify function. The ground driven rod, solid conductor, and connection were located. It was not verified to determine is set to the full 8' length of soil contact.

Wire Protection/Routing:

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

Smoke Detectors:

Yes - The structure is equipped with functioning smoke or heat detectors. They should be tested periodically in accordance with manufacturer's specifications. This does not imply that there is adequate coverage by the existing detector(s). The installed smoke detector(s) is battery operated.

Doorbell:

Yes - The exterior door(s) has a working doorbell.

Exterior Lighting:

Satisfactory - The exterior lighting appears functional. Also, this is a benefit for security.

Outdoor Convenience Outlets:

Satisfactory - There is a grounded outlet correctly installed. It is a functional Ground Fault Circuit Interrupt outlet. Noted next to the garage.

PLUMBING SYSTEM

Plumbing:

Water Source:

City/Municipal.

Plumbing Service Piping Size to Structure:

3/4" water service line from the meter to the main cutoff.

Public Service Piping Material:

The main service line to the structure is copper.

Main Water Line Cutoff Location:

Under the entry stairway landing. West corner.

Visible Mineral Deposits or Encrustations:

Attention Needed - Yes - Visible build-up of mineral deposits or encrustations are early warning signs of deterioration. No action is necessary at this time, but at some time in the near future repairs may be necessary. Water cutoff valve for hot water tank.

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.

Water Pressure:

Water pressure from 40 to 80 pounds per square inch is considered within normal/acceptable range. Water pressure was checked at an exterior hose bib.



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.

Leaks in the Supply Piping Noted:

No.

Sewage Disposal Type:

Public Sewer System.

Waste Line Materials:

The predominant waste line material is plastic. The inspector was unable to identify which brand ABS piping is installed. Watch for signs of failure.

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. ABS - Black Plastic Pipe noted.

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 drains at a rate faster than was supplied.

Objectionable Odors Noted:

No.

Location of Waste Line Cleanouts:

Base of stacks in garage. Northwest corner.



Location of Noted Floor Drains:

Furnace area.

Floor Drains Functional:

Floor drains were not flood tested. Be sure to keep enough water in the trap to prevent unwanted gases from entering the room.

Water Heater:

Location:

Next to the furnace.



Brand:

Genera Electric.

Model & Serial Numbers:

Model # - ;GEN40212AVH00 Serial # - GTELN0807534002.

Approximate Date of Manufacture:

2007.

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.



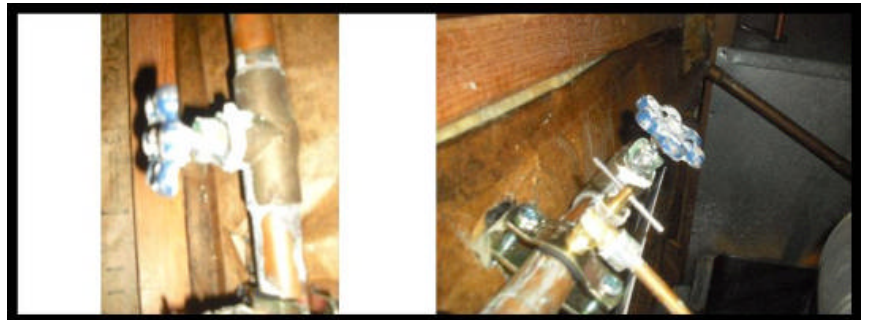
Flue/Exhaust Pipe Condition:

Satisfactory - The exhaust flue appears to be correctly installed. The exhaust flue pipe is metal.



Water Piping Condition:

Action Necessary - The current piping condition warrants immediate repair. The cutoff valve is leaking and has been for some time there is rust on the exterior shell of the water tank.



Water Heater Fill 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:

Satisfactory - The thermostat and temperature controls appear to function normally. Temperature controls for most economical and relatively safe condition would be set at 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 the temperature 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. The purpose of the drain valve is to flush sediments out of the bottom of the water heater and to drain for service or replacement.

Temperature & Pressure Relief Valve:

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

Safety Overflow Pipe:

Satisfactory - The overflow pipe is correctly installed.

KITCHEN

Kitchen:

Location:

Upper level, rear of house.



Windows:

Satisfactory - The windows and associated hardware in this kitchen are satisfactory.

Walls:

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

Ceiling:

Satisfactory - The ceiling is functional and as expected.

Ceiling Fan:

Satisfactory - There is a ceiling fan installed, and it appears to be functional. Used correctly, this can make the room feel more comfortable.

Floor:

Satisfactory - The flooring in the kitchen is satisfactory. The floor covering material is Laminate Flooring.

Lighting:

Satisfactory - The ceiling lights in the kitchen are in satisfactory condition.

Light Switch:

Satisfactory - The light switch is satisfactory.

Electrical Outlets/Receptacles:

Satisfactory - The outlets tested in the kitchen are correctly wired and grounded. **Recommend - This kitchen does not have Ground Fault Circuit Interrupt outlets installed. The age of the structure may predate the required installation; however, for safety considerations, it is strongly suggested that one be installed at any location within 6' of a water source.**

Countertops:

Good - The countertops in the kitchen appear to be new and should provide years of service.

Cabinets, Drawers, and Doors:

Good - The cabinets in this kitchen are of a better quality than expected. There is an island cabinet installed in the kitchen. The island appears to be adequately secured to the floor.



Faucet and Supply Lines:

Satisfactory - Faucets and supply lines appear satisfactory with no leaks noted. There are shutoffs installed for both the hot and cold water pipes under the basin. The dish sprayer attachment is functional.



Sink and Drain Lines:

Satisfactory - The sink and drainage lines appear to be satisfactory.

Caulking Water Contact Areas:

Satisfactory - The caulking in water contact areas appears to be satisfactory.

Food Waste Disposal:

Satisfactory - The food waste disposal appears to be functional. No food was ground up in this inspection. The inspector was unable to determine if the unit will grind food waste adequately.

Dishwasher:

The dishwasher was tested on one cycle, and it appeared to function normally. This dishwasher is a multi-cycle unit, but only one cycle was tested. This does not imply that the other cycles also work, nor does it imply that the dishwasher will clean the dishes to your requirements. [Attention Needed - Through a visual or functional test, it was determined that the dishwasher needs some repair work. The drain line from the dishwasher is not installed with the appropriate trap or loop.](#)

Range Hood:

Satisfactory - The range hood and exhaust fan appeared to work correctly on one or both speeds. There is a filter installed, and it will require periodic cleaning. The exhaust hood is a filter and recirculating type.

Range/Oven Fuel Source:

Electricity - There is a 220-volt hookup for an electric range/oven.

Range/Oven:

Freestanding - There is a removable range/oven installed. It appeared to function correctly at the inspection. The timers and temperature settings were not tested and are not a part of this inspection.

Microwave Oven:

Built-In - There is a built-in microwave oven. The unit was only tested for on and off. The unit functioned as intended.

Satisfactory - There is a countertop microwave oven. The unit was only tested by turning on and off. The unit functioned as intended. The microwave oven was tested for microwave leakage. There was no measurable amount of leakage in excess of the 1.0 milliwatt per sq. cm. acceptable standard as set by the U.S. Bureau of Radiological Health.

Refrigerator:

There is a refrigerator installed; however, it was not included as a part of this inspection.

Water for Refrigerator:

There is a water line for the refrigerator.

Heat Source:

Satisfactory - There is a heat register in this room.

Comments:

There is a functional wine cooler installed in the island.

LAUNDRY

Laundry

Location:

Lower Level.



Entry Door:

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

Walls:

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

Ceiling:

Satisfactory - The ceiling is satisfactory.

Floor:

Satisfactory - The floor coverings are in satisfactory condition. The floor covering material is vinyl.

Windows:

Satisfactory - The windows and associated hardware in the laundry room are satisfactory.

Electrical Outlets/Receptacles :

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

Lighting:

Satisfactory - Lighting in the laundry room is adequate.

Ground Fault Interrupt Outlets:

Yes, Satisfactory - There is a Ground Fault Circuit Interrupt outlet installed in the laundry room.

Washer & Dryer:

A washer and dryer are installed. Testing of either is not included as a part of this inspection.

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 120/240-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:

Attention Needed - The dryer ventilation as installed appears to need maintenance or repair. A vent clogged with lint can create a fire hazard.



Area Ventilation:

Satisfactory - The area ventilation seems adequate.

Laundry Basin:

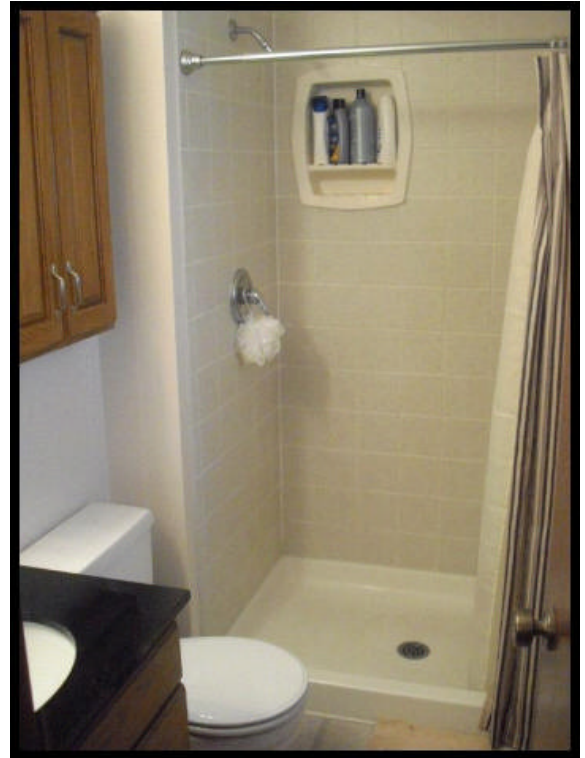
Yes - There is a laundry basin installed.

BATHROOM

Master Bathroom:

Location:

Adjacent to Master Bedroom.



Entry Door:

Satisfactory - The entry door to the bathroom is as expected and is functional.

Walls:

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

Windows:

Satisfactory - The windows and associated hardware in this bathroom are satisfactory.

Ceiling:

Satisfactory - The ceiling is functional and as expected.

Floor:

Satisfactory - The floors are in satisfactory condition. The floor covering material is, Laminate Flooring.

Lighting:

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

Light Switch:

Satisfactory - The light switch is satisfactory.

Ventilation Fans:

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

Ground Fault Interrupt Outlets:

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

Electrical Outlets/Receptacles :

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

Vanity Cabinet:

Satisfactory - The vanity cabinet and top in this bathroom are satisfactory.

Basin and Drain Fixture:

Action Necessary - The basin or drainage fixture is damaged or deteriorated to the point that action is necessary. There is an accordion pipe installed. Services of a licensed plumber is needed,



Faucet and Supply Lines:

Satisfactory - Faucets and supply lines appear satisfactory. There are shutoffs installed for both the hot and cold water pipes under the basin.

Toilet Condition:

Satisfactory - The toilet in this bathroom appears to be functional.

Shower/Shower Head and Mixing Valves:

Satisfactory - The shower, shower head, and mixing valves are all performing as required.

Shower Pan:

Fiberglass - The fiberglass shower pan does not appear to leak at this time.

Tub & Shower Walls:

Satisfactory - The walls appear to be in satisfactory condition.

Tub/Shower Drain:

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

Glass Tub/Shower Door:

No, There is a shower curtain installed.

Caulking/Water Contact Areas:

Satisfactory - The caulking in the water contact areas appears to be satisfactory.

Heat Source:

Satisfactory - There is a heat source in this room.

Bathroom:

Location:

On the upper floor level in the hall outside of the bedrooms.

Entry Door:

Satisfactory - The entry door to the bathroom is as expected and is functional.

Walls:

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

Windows:

None - There are no windows in this bathroom. There is a fixed skylight installed.



Ceiling:

Satisfactory - The ceiling is functional and as expected.

Floor:

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

Lighting:

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

Light Switch:

Satisfactory - The light switch is satisfactory.

Ventilation Fans:

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

Electrical Outlets/Receptacles :

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

Vanity Cabinet:

Satisfactory - The vanity cabinet and top in this bathroom are satisfactory.

Basin and Drain Fixture:

Action Necessary - The basin or drainage fixture is damaged or deteriorated to the point that action is necessary. There is an accordion pipe installed. Services of a licensed plumber is needed,



Toilet Condition:

Satisfactory - The toilet in this bathroom appears to be functional.

Tub:

Steel Tub OK - The bathtub is a steel material with a solid finish applied. It appears to be in satisfactory condition.

Tub Mixing Valve & Stopper:

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

Shower Diverter Valve:

The diverter valve correctly diverts 100%, or nearly so, of all water to the shower head.

Shower/Shower Head and Mixing Valves:

Satisfactory - The shower, shower head, and mixing valves are all performing as required.

Tub & Shower Walls:

Satisfactory - The walls appear to be in satisfactory condition.

Tub/Shower Drain:

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

Glass Tub/Shower Door:

No, There is a shower curtain installed.

Caulking/Water Contact Areas:

Satisfactory - The caulking in the water contact areas appears to be satisfactory.

Heat Source:

Satisfactory - There is a heat source in this room.

Bathroom2:

Location:

Laundry Room.

Entry Door:

Satisfactory - The entry door to the bathroom is as expected and is functional.

Walls:

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

Windows:

Satisfactory - The windows and associated hardware in this bathroom are satisfactory.

Ceiling:

Satisfactory - The ceiling is functional and as expected.

Floor:

Satisfactory - The floors are in satisfactory condition. The floor covering material is vinyl. There is a crack in the concrete floor angled from the toilet. No evidence of movement since the vinyl was installed.

Lighting:

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

Light Switch:

Satisfactory - The light switch is satisfactory.

Ventilation Fans:

None - There is no installed ventilation fan. There is a window installed; and if it is used correctly, there is no need for a fan.

Ground Fault Interrupt Outlets:

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

Electrical Outlets/Receptacles :

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

Basin and Drain Fixture:

Satisfactory - The basin or drainage fixture appears to be satisfactory.

Faucet and Supply Lines:

Satisfactory - Faucets and supply lines appear satisfactory.

Toilet Condition:

Satisfactory - The toilet in this bathroom appears to be functional.

BEDROOM

Master Bedroom:

Location:

Upper Level. Northeast.



Entry Door:

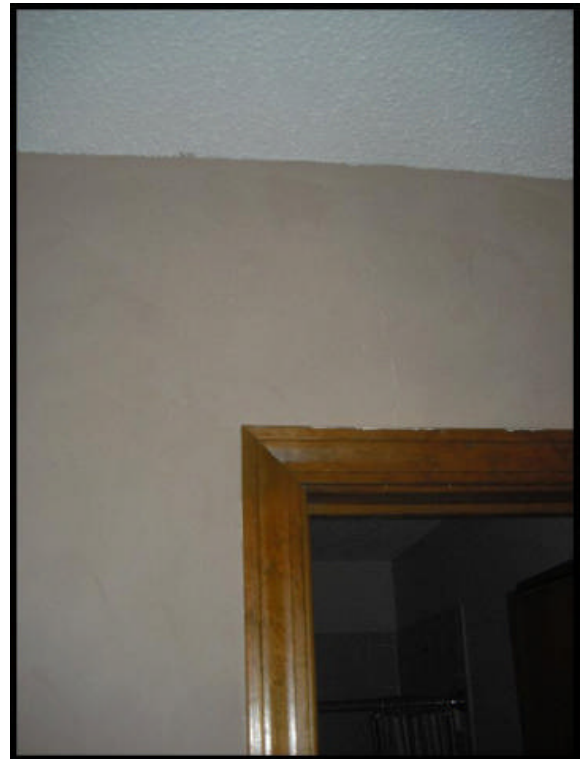
Satisfactory - The entry door is as expected and is functional.

Closet:

Satisfactory - The closet is functional and of average size. Mirrored door glass in at least one door.

Walls:

Satisfactory - The walls in the bedroom appear to be satisfactory. There is some minor cracking in the sheetrock. Most likely this is due to slight settlement or shrinkage.



Ceiling:

Satisfactory - The ceiling is functional and as expected.

Light and Light Switch:

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

Ceiling Fan:

Satisfactory - There is a ceiling fan installed in this bedroom. It appears to be functional.

Floor:

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

Windows:

Satisfactory - The windows and associated hardware in the master bedroom are satisfactory.

Electrical Outlets/Receptacles:

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

Cable TV:

Yes, Jack - There is a television jack installed in this bedroom. The cable company must activate it. The jack was not tested for quality of performance.

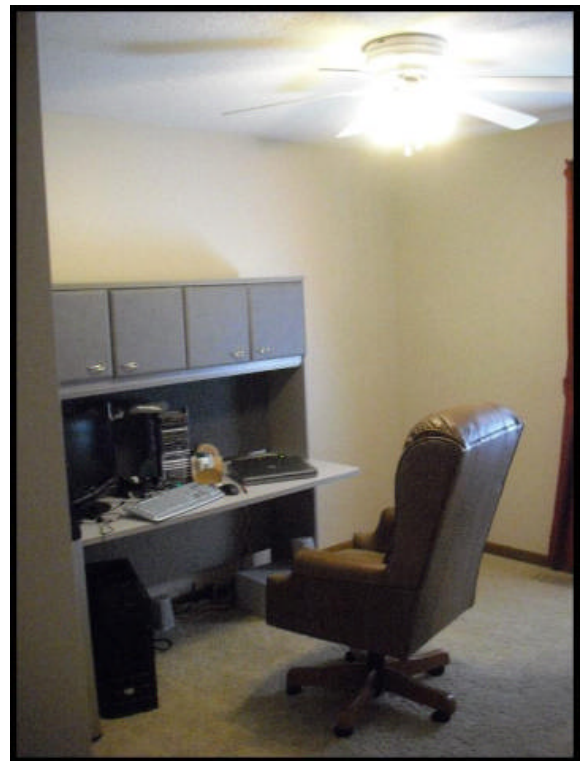
Heat Source Noted:

There is a heat source to this room. No comment is made regarding the amount of air or temperature coming from the supply vent. A return air vent is located in this room.

Bedroom 2:

Location:

Upper Level. Southeast.



Entry Door:

Attention Needed - The entry door or hardware needs some adjustment or repair for it to function appropriately. The latch or strike plate needs to be adjusted so that the door will latch correctly.

Outside Entry Door:

Closet:

Satisfactory - The closet is functional and of average size.

Walls:

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

Ceiling:

Satisfactory - The ceiling is functional and as expected.

Light and Light Switch:

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

Ceiling Fan:

Satisfactory - There is a ceiling fan installed in this bedroom. It appears to be functional.

Floor:

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

Windows:

Satisfactory - The windows and associated hardware in this bedroom are satisfactory.

Electrical Outlets/Receptacles:

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

Heat Source Noted:

There is a heat source to this room. No comment is made regarding the amount of air or temperature coming from the supply vent. A return air vent is located in this room.

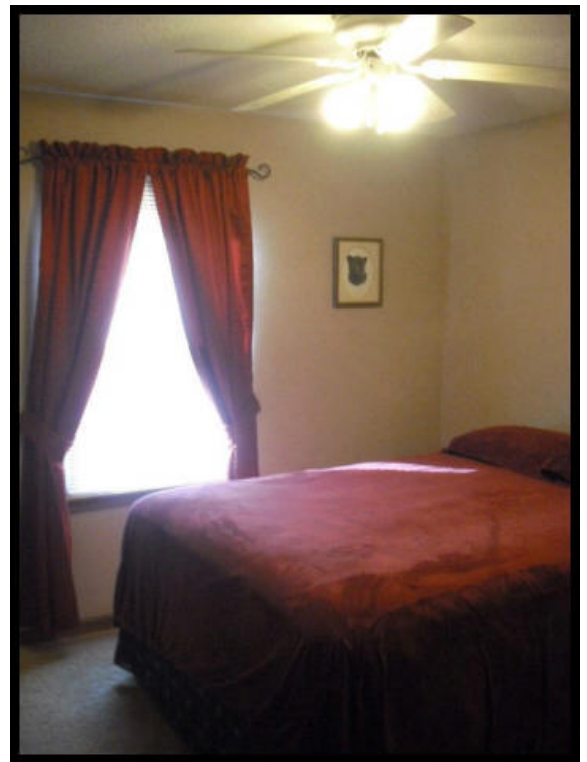
Smoke Detector:

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

Bedroom 3:

Location:

Upper Level. South, Center.



Entry Door:

Satisfactory - The entry door is as expected and is functional.

Closet:

Satisfactory - The closet is functional and of average size.

Walls:

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

Ceiling:

Satisfactory - The ceiling is functional and as expected.

Light and Light Switch:

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

Ceiling Fan:

Satisfactory - There is a ceiling fan installed in this bedroom. It appears to be functional.

Floor:

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

Windows:

Satisfactory - The windows and associated hardware in this bedroom are satisfactory.

Electrical Outlets/Receptacles:

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

Heat Source Noted:

There is a heat source to this room. No comment is made regarding the amount of air or temperature coming from the supply vent. A return air vent is located in this room.

Smoke Detector:

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

OTHER LIVING SPACES

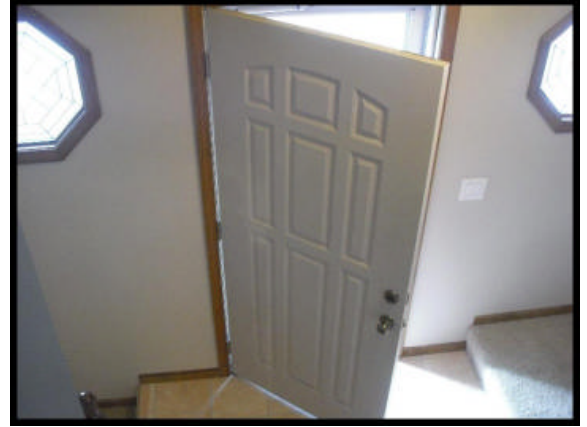
Front Entry and Main Hallway:

The Main Entrance Faces:

North.

Front Entry Door:

Satisfactory - The main entry door to the structure is in functional condition. There is a deadbolt installed on the main entry door, and it is operational. This is a recommended safety feature. The guest at the front door is not readily visible. Installation of a viewing lens in the door would be a beneficial safety feature.



Screen/Storm Door:

Satisfactory - There is a combination storm and screen door installed, and it appears to be functional.

Entry Floor:

Satisfactory - The entry floor material is in satisfactory condition. The floor covering material is vinyl.

Front Entry Light and Light Switch:

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

Interior Entry Light & Light Switch:

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

Guest Closet:

Satisfactory - The closet is functional and of average size.

Main Hallway:

Satisfactory - The main hallway walls and floor are in satisfactory condition.

Smoke Detector:

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

Main Staircase:

Satisfactory - The main staircase is appropriately installed. There is a handrail installed. The staircase is adequately lighted.

Upper Level Hallway:

Satisfactory - The upper level hallway walls and floor are in satisfactory condition.

Upper Level Smoke Detector:

There is a functional smoke detector installed in the second level hallway. It was undetermined if the unit is hardwired or battery operated.

Living Room:

Location:

Southwest.



Walls:

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

Ceiling:

Satisfactory - The ceiling is functional and as expected. Vaulted ceiling.

Light and Light Switch:

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

Ceiling Fan:

Satisfactory - There is a ceiling fan installed in this room, and it appears to be functional.

Floor:

Satisfactory - The floor in this room is in satisfactory condition. The floor covering material is carpet.

Windows:

Satisfactory - The windows and associated hardware in the living room are satisfactory.

Electrical Outlets/Receptacles :

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

Telephone Access or Jack:

No.

Cable TV:

Yes, Cable - There is a television cable installed and lying on the floor. The cable company must activate it. The cable was not tested for quality of performance.

Heat Source Noted:

There is a heat source to this room. No comment is made regarding the amount of air or the temperature coming from the supply vent. A return air vent is located in this room.

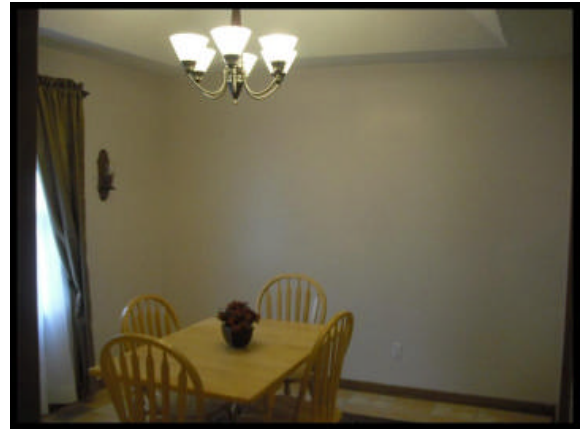
Fireplace:

Yes - There is a fireplace in this room. It has a satisfactory visual appearance. An inspection was completed on the fireplace. It is under the Structural Section.

Dining Room:

Location:

Southeast. Adjacent to the kitchen.



Walls:

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

Ceiling:

Satisfactory - The ceiling is functional and as expected.

Light and Light Switch:

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

Floor:

Satisfactory - The floor in this room is in satisfactory condition. The floor covering material is Laminated wood flooring.

Windows:

Satisfactory - The windows and associated hardware in the dining room are satisfactory.

Electrical Outlets/Receptacles :

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

Heat Source Noted:

There is a heat source to this room. No comment is made regarding the amount of air or the temperature coming from the supply vent. A return air vent is located in this room.

Family Room:

Location:

Lower level, West.



Walls:

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

Ceiling:

Satisfactory - The ceiling is functional and as expected. Acoustical ceiling tiles.

Light and Light Switch:

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

Floor:

Satisfactory - The floor in this room is in satisfactory condition. The floor covering material is carpet.

Windows:

Satisfactory - The windows and associated hardware in the dining room are satisfactory. Single pane windows Recommend replacement with a replacement window with insulated glass.

Electrical Outlets/Receptacles :

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

Heat Source Noted:

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

GARAGE

Garage:

Garage Type:

The garage is termed a tuck under, meaning that it is in the lower level with a living level above it.

Size of Garage:

Two-car garage.



Number of Overhead Doors:

There are two overhead doors. The overhead doors are made of steel. **Good - The garage door is insulated. This is an energy saving benefit.**

Overhead Door and Hardware Condition:

Satisfactory - The overhead door is in satisfactory condition, and it is functional.

Automatic Overhead Door Opener:

The overhead door opener appears to function appropriately. **Action Necessary - It was noted that an extension cord is being used for power for the garage door openers. This condition is not allowed. The door opener must be connected directly to an outlet, not an extension cord, according to the manufacturer's installation instructions. Two additional outlets are required.**



Safety Reverse Switch on the Automatic Opener:

The garage door's automatic reverse mechanism was not tested using the resistance method. The industry standard requires the use of a 2" x 4" board laid on the floor, allowing the door to come down and hit it. When functional, the door will automatically reverse. This method has shown to break the top panel of metal doors and, on occasion, breaking the motor loose from the ceiling. Since we are not allowed to perform destructive testing, the only testing we will perform is a hand resistance test with the door moving downward. We strongly recommend that you perform the industry standard test shortly after closing on the property. There is an electronic beam safety reverse system installed. It does not function as intended. Right Door.



Floor Condition:

Satisfactory - The garage floor is in satisfactory condition. Due to stored items on the garage floor, the inspector was unable to determine the condition of portions of the floor that are not visible.

Garage Walls Condition:

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

Ceiling:

Yes - There appears to be a fire rated separation between the garage ceiling and the living areas above.

Framing Condition:

Satisfactory - The garage framing appears to be adequate. There is no noticeable deficiency. The amount of framing visible is somewhat limited due to installed covering materials and/or stored items.

Fire Rated Entry Door to Structure:

Yes - There is a fire rated door separating the garage from the living areas of the house.

Posts Condition:

Satisfactory - There is a post supporting an overhead beam in the garage. It appears to be adequately installed.

Electric Service to Garage:

The garage electrical outlets, except for dedicated circuits, are protected with Ground Fault Circuit Interrupt protection as required by current standards. Do not use a Ground Fault Protected outlet for either a food freezer or a refrigerator. Should the outlet cut the power to the appliance, you may not be aware that the unit is off and possibly ruin the contents.

Electrical Outlets/Receptacles :

Satisfactory - The outlets tested in the garage are correctly wired and grounded.

Heat installed:

Good - Yes - The garage is heated. This is a good feature. Action Necessary - No fire rated dampers are installed in the supply duct. Even if it was not required at the time of installation of the ducts, fire rated dampers are a safety feature that should be considered for prevention of smoke or fire from entering the heating system and delivering the heat or smoke to other living areas of the house.



ATTIC & VENTILATION

Attic:

Attic Access Location:

Hallway ceiling.

Attic Accessibility:

There is a pull down ladder installed. Attention Needed - There is no air tight seal around the perimeter of the hatch.

There is an abandoned hatch in the South center bedroom closet. It is not sealed closed.



Method of Inspection:

The attic cavity was inspected by entering the area.

Attic Cavity Type:

Crawl Through - The attic cavity is not usable for any storage due to size, framing, or insulation. Storage - The attic cavity has the capacity for the storage of light boxes or items.

Roof Framing:

A rafter system is installed to support the roof decking. The rafter or truss system appears to be in satisfactory condition. The rafter spacing is 24" on center.



Roof Framing Condition:

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

Floor Joist Condition:

The attic floor joist is mostly hidden from view but the visible or checked areas appeared to be satisfactory. Unable to see all the floor joists due to the installed insulation.

Roof Bracing:

The roof framing as installed seems adequate.

Roof Decking:

The roof decking material is 1/2" plywood sheeting.

Evidence of Leaks on Interior of Attic:

There is no evidence of current water leaks into the accessible attic spaces.

Ventilation Hi/Low:

Satisfactory - There appears to be adequate ventilation installed. Vents are located both in the ridge area and low in the eaves area. There is at least one rooftop turbine installed. There are ridge vents installed.



Vapor Barrier Installed:

There was no vapor barrier noted in the attic cavity. Vapor barrier is not required, it simply increases the amount of ventilation to remove moisture vapors from the attic. With a vapor barrier, there needs to be one square foot of ventilation for every 300 square feet of attic floor space. Without a vapor barrier, there needs to be one square foot of ventilation for every 150 square feet of attic floor space. A calculation is needed to determine adequacy of the installed ventilation.

Insulation Clear of Sheathing:

There is at least a 1 1/2" clearance between the roof sheathing and the insulation.

Insulation Noted:

Action Necessary - The attic insulation appears to be insufficient to properly insulate the living spaces below. There is an average of at least 10" of insulation installed. Recommend - In the Midwest it is recommended to have an insulating value in the attic of R-30. For example, R-30 requires 10" of fiberglass insulation. If adding batt type insulation, be sure to add insulation that does not have a vapor barrier (paper lining) attached. The vapor barrier could trap moisture in the insulation.



Inadequate Insulation Locations:

Attention Needed - The attic insulation appears to be incorrectly installed or needs attention. There is no insulation covering the attic side of the attic hatch. This is a significant energy drain in the winter months. There is no insulation over the whole house fan. This is a large energy drain because it creates the equivalent of a 3' x 3' hole that allows the escape of heat in the winter and cool in the summer. Addition of a movable insulation cover needed.

Insects or Animals Noted:

No.

Whole House Ventilation System:

Yes - There is a whole house ventilation system installed. Functioning properly, this will assist at minimizing the air-conditioning costs during the cooling season on cool evenings with low humidity.

