



Advantage
Inspection

Inspection Report

10.26.2010

Advantage Inspection Raleigh

4020 Wake Forest Road Ste. 111 Raleigh NC 27609 | 919.850.2526



prepared for

Dave Park
Raleigh, NC



722 Sunny Forest Lane
Raleigh NC 27605

YOUR home inspection report from Advantage Inspection Raleigh opens the door to a world of resource, education, and promotional incentives designed to help protect your largest asset . . . your home!

Thank you for your Trust in Advantage Inspection Raleigh!

Charles R. Covar

Inspector:
Chuck Covar 2166

Realtor:
Kevin Starkey
919-685-6266



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Definition of Evaluation Headings

S = Satisfactory - Component is not necessarily perfect but is functional allowing for normal wear and tear.

R = Needs repair - Component does not function properly or adversely affects the habitability of the dwelling.

I = Investigate Further - Component warrants further investigation by a specialist or requires subsequent observation(s).

NP = Not Present - Component was not present in the structure

NI = Not Inspected - Component was not inspected or the inspection was limited for some reason.

Items noted "R" (needing repair) or "I" (needing further investigation) should be repaired and/or evaluated by a qualified repair person prior to purchase or sale.

Version



Dear Dave Park

Thank you for Trusting Advantage to perform the inspection on your new home purchase. Please carefully review the summary page and inspection report. You can reach me for questions, concerns or comments at the office. 919.850.2526. I may be at an inspection when you call, but leave a message and I will call back as soon as I can.

We also have great news for you!

Your home has qualified for coverage in the Countries only "No Denied Claims" home warranty. The Advantage Home Warranty

We inspect it so we can cover it!

And if you can find a warranty that covers more of your home at the same cost or less, we will buy it for you. Guaranteed!

Call our office @ 850.2526 or e-mail us at davepark@adavantageinspection.com and Dave will be glad to take care of the paperwork! It's just that easy!

One last note. We are often asked to revisit the site and confirm repairs were completed. We are happy to do this for an additional fee (currently \$150.00), provided we are informed which of the deficiencies noted in the report were agreed upon to be repaired.

We thank you for placing your Trust in Advantage and wish you all the best in your new home!

Sincerely,
Glenn Lobsinger
Sr. Inspector 2624



BILL TO:
Dave Park
172 Green Road Raleigh, NC 27613 Day Phone: 919-234-1974 Other Phone: 919-234-9098

INSPECTION ADDRESS

722 Sunny Forest Lane
Raleigh, NC 27605

INSPECTION NUMBER

102610CCB

REALTOR

Kevin Starkey
919-685-6266

DESCRIPTION OF SERVICES		AMOUNT
Home Inspection		\$275.00
Home Physical		
Radon Test		
Water Test/Septic		
Termite		
Air Quality/Mold		
INVOICE PAYMENT DESCRIPTION	TOTAL BILLING	\$275.00
	AMOUNT PAID	\$0.00
AMOUNT DUE		\$275.00

COMMENTS ON THE INSPECTION OR SERVICE

PLEASE ENCLOSE A COPY OF THIS BILL OR WRITE THE INSPECTION NUMBER ON YOUR CHECK AND REMIT IMMEDIATELY TO:

ADVANTAGE INSPECTION RALEIGH
4020 Wake Forest Rd Ste 111 Raleigh, NC 27609 Office: 919-850-2526
www.adrdu.com



Client(s): Dave Park

Inspection Address: 722 Sunny Forest Lane
Raleigh, NC 27605

Inspector: Chuck Covar 2166

Inspection Date: 10/26/2010

Inspection Costs: \$275.00

REAL ESTATE INSPECTION AGREEMENT PAGE 1 OF 3

SCOPE OF INSPECTION SERVICES (What we WILL inspect): The Company will perform a limited visual inspection (the "Inspection") which will include the following items if present and accessible. This inspection is not intended to identify every item that may have a deficiency but is intended to identify critical areas that may be in need of attention. The inspection is provided as defined by the North Carolina Home Inspection Licensure Board, Standards of Practice. These items are generally accepted as "standard" inspection components" required by most nationally recognized inspector associations and regulatory agencies:

General Information: Persons present during the inspection; approximate age of the structure; construction type and style; weather and soil conditions; residence type; number of stories; approximate house orientation; general lot description.

Grounds: Grade/drainage; yard drains; walks and driveways; landscaping; patio/slabs; outside lighting; trees/limbs; outside faucets; retaining walls.

Exterior: Siding; siding cracks; shutters; trim rot; paint and caulking; fascia; soffit/eaves; porch, porch rails; stoop; stoop rails; deck; deck rails; doors; sliding door(s); garage; garage door opener; windows.

Roof: Materials: Roof style; flashing and roof penetrations; skylights; gutters; downspouts; splash blocks; roof framing; ceiling joists; roof decking; water penetration, whole house fan; ventilation; insulation; attic access.

Fireplace: General condition; gas logs; damper; chimney condition; flue liner.

Foundation - Basement: Accessible areas; moisture penetration; piers; foundation walls; floor joist and sills; girders; subfloor; floors/slabs; insulation;
Crawlspace: Accessible areas; moisture penetration; sump pump; vapor barrier; piers; foundation walls; floor joist and sills; girders; subfloor; ventilation; insulation. **Slab condition:** Viewable components.

Electrical: Service entrance; service wires- size and types; grounding equipment; main panel; sub panels; over current protection; ground fault protection; 110 volts and 220 volt circuits; receptacles; light fixtures and switches; safety concerns.

HVAC - Heating: Unit manufacturer; model number; serial number; location; air temperature rise; general condition; heating unit description; energy source; system type; total capacity; approximate age. **Cooling:** Unit manufacturer; model number; serial number; air temperature drop; general condition; cooling unit description; energy, location; total capacity; approximate age.

Plumbing: Water supply; well pump; water shut offs; water pressure; water pipes; water pipe support; water pipe insulation; water heater; waste water disposal; waste and vent pipes; waste pipe support; plumbing fixtures; kitchen sink; laundry connections; dryer exhaust; bath rooms.

Interior: Rooms/floors; walls; smoke alarms; ceilings; stairs; doors.

Appliances: - Permanently installed: Dishwasher; disposal; oven; range; refrigerator; trash compactor and microwave.

INSPECTION LIMITATIONS (What we WILL NOT inspect): The Inspection will be a limited visual inspection of the aforesaid items. The Inspection will not be invasive or technically exhaustive, and cannot detect latent conditions or concealed defects such as sewer line back-up or hidden structural damage. The Inspection is intended to reduce risk but will not eliminate risk. Since the Inspection will be based upon visual observations made during a limited time period, the Company will not be responsible for any condition affecting any system or component which is intermittent and not detectable during the Inspection (for example - compromised insulation seals on windows). The Inspector will not light pilot lights, activate the main water, gas or electric systems, energize electrical circuits which are shut off or are otherwise inoperable or operate any system or component which does not respond to normal operating controls.

The Inspection will not include or address the following items: code compliance, durability, environmental concerns INCLUDING MOLD, compliance with any conservation or energy standard, efficiency, fitness for purpose, flood or seismic risks, underground plumbing, future life, future performance, especially that of foundations, insurability, merchantability, obsolescence, quality, safety of any item inspected, septic systems, wells, cisterns, private water supplies water quality or volume, central vacuum systems, solar systems whether active or inactive, security systems, soils systems, lead paint, asbestos, radon, toxic mold, flammable materials, refrigerators, freezers, remote overhead door transmitters/receivers, floor coverings, wall coverings, free standing kitchen appliances, laundry appliances, water conditioners, swimming pools, spas, tennis courts, playground equipment or other recreational or leisure appliances and self-cleaning or continuous-cleaning capabilities of ovens, wood destroying organisms or insects and non-wood infesting insects such as fleas, cockroaches, bees, mites, ticks, flies, etc. Unless specifically stated, any opinion in the inspection report pertaining to aforementioned items is to be considered partial and incomplete.

WRITTEN OR ELECTRONIC INSPECTION REPORT: The Company will render a written and or electronic inspection report outlining the condition of items inspected as they existed at the time of the Inspection (the "Report"). The Report will contain the opinions of the Inspector which opinions may change should conditions change which affect the items inspected. Although code compliance and engineering evaluation are specifically excluded from the Inspection, some codes may be used as a reference or basis for the opinion of the Inspector. The inspection services to be provided are further defined and limited by the Report and any attachments thereto. The Company will provide the Report to the Client, or Client's authorized representative (person(s) ordering inspection, submitting payment, or otherwise designated to represent the Client). Distribution of copies of the Report to other parties will be at Client's direction, or as otherwise specified by law. The Report will not be released until payment is received by the Company.

CLIENT RESPONSIBILITY: The Client is responsible for arranging access to the structure to be inspected and is responsible for insuring that all utilities are operational prior to the scheduled Inspection. The attendance of Client during the Inspection is encouraged however Client acknowledges that attendance at the inspection is at the Client's or any other attending party's own risk.

GENERAL STATEMENTS AND AGREEMENTS THAT APPLY TO HOME INSPECTIONS: Before completion of any contractual agreements on the Property, Client should obtain second opinions or cost estimates by appropriate specialists on items where performance may be reported as questionable, in need of repair or servicing or unsafe. It is specifically understood and agreed that the Inspection Company and the Clients are bound only by the terms and conditions of this Agreement and have not relied on any other representations, oral or otherwise.

DISCLAIMER OF WARRANTIES AND GUARANTEES - The inspection company or inspector(s) make no guarantee or warranty as to any of the following:

1. That all repair needs and hazards have been discovered or disclosed in accessible or inaccessible areas.
2. That inspection company or the inspector will pay for the repair of undiscovered problems or conditions.
3. That any of the items inspected are designed or constructed in a good or workmanlike manner.
4. That any of the items inspected will continue to perform in the future as they are performing at the time of inspection.
5. That the building will not experience or contain wood destroying insect activity or damage.
6. No guaranty or warranty of merchantability or fitness of use of the condition of the property.

LIMITS OF LIABILITY: Home inspections are not insurance and do not provide protection against unexpected conditions or repair /replacement needs and costs. The Client acknowledges that there are risks involved in purchasing property, and while the ordering of a home inspection may reduce the risks, risk cannot be eliminated. Client acknowledges that the Company is not an insurer and does not insure against defects in the Property. The maximum liability of the Company or its employees for errors and omissions in the inspection process shall be limited to the amount of the fee paid for the applicable inspection. Client agrees to pay all legal expenses and reasonable compensation for loss of time that may be incurred by any inspector, owner or employee of the Company as a result of any legal action brought by the Client where the Client does not prevail. Client understands that comprehensive inspections may be available from other companies.

DISPUTE RESOLUTION: Should a concern or dispute arise over the condition of an inspected item after the date of the inspection, Client agrees to notify the Company in writing within fourteen (14) days of the discovery of the condition and provide the Company with the opportunity to re-inspect the disputed item and document any concerns prior to the commencement of repair or replacement work. Notwithstanding the above, immediate repairs should be made regardless of whether or not the Company has been given the opportunity to re-inspect a condition should circumstances warrant immediate repair. However, Client's failure to give the Company notice and the opportunity to re-inspect an item where immediate repairs are not required to protect life or property shall preclude Client from pursuing a claim against the Company for that item. In no event shall any action be brought against the inspection company for a breach of this Agreement at any time beyond one (1) year after the date of this Agreement.

MISCELLANEOUS - Entire Agreement: This Agreement, and the Inspection Report issued by the Company, constitutes the sole Agreement between Client and the Company. Third Party Indemnification: All services are performed and the Report are prepared for the sole and exclusive use and benefit of the Client. The Report is not intended for the use or benefit of anyone other than the Client and no third party shall have any right arising from the Inspection or the Report. Reports are non-transferable and may not be relied upon by other parties without the written consent of both the Client and the Company, unless otherwise specified by law. In consideration of the Company furnishing the Report, Client will indemnify and hold the Company harmless from any claims, demands or costs as a result of any third party demand or claim arising out of the Inspection or the Report. Applicable law: This report shall be construed under the laws of the state in which the inspection was performed. Seller's Disclosure: The Report will be supplemental to any real estate transfer or seller's disclosure statement and shall not be used as a substitute for such disclosure statements. Wherever there is a reference herein to the Client, the singular includes the plural and the masculine includes the feminine and the neuter. By signing below, I acknowledge that I have read this Agreement, that I understand the terms and conditions hereof and I agree to be bound by these terms and conditions.

COMPANY RELATIONSHIPS with third party providers. Advantage Inspection has affiliations with third party providers, Lowes, Nationwide Insurance, Brinks, etc., and at time to time these providers may offer value added services to our clients. By signing this contract below, you authorize these vendors to contact you about these services. These providers are approved by Advantage Insp.

The Client agrees to allow the inspection company to upload the client's inspection report to inspectornetwork.com for data storage / backup abd for confidential online distribution at the client's direction.

CLIENT(S): _____ DATE: _____



Prepared For: Dave Park
919-234-1974
Report #: 102610CCB

Inspection Address: 722 Sunny Forest Lane
Raleigh, NC 27605

Real Estate Agent: Kevin Starkey
919-685-6266

This summary page is not the entire report. The complete report may include additional information of interest or concern to you. It is strongly recommended that you promptly read the complete report. For information regarding the negotiability of any item in this report under the real estate purchase contract, contact your North Carolina real estate agent or an attorney.

THE FOLLOWING ITEMS SHOULD BE CHECKED FOR EXTENT OF DAMAGE AND/OR REPAIRED BY QUALIFIED REPAIR PERSON

Needs Repair

Structural

- 1. Materials and Installation typical for construction period. The front bedroom floor has a large dip along the common wall with the bathroom. Recommend professional contractor evaluate and repair as necessary.
2. Missing roof sheathing at the left rear towards the top. Recommend professional contractor repair/replace as necessary.

Exterior

- 3. The wood siding paint is peeling and flaking off. Recommend professional painter evaluate wood siding and repair and repaint as necessary.
4. Observed some window screens that are damaged/torn and need repaired/replaced. Check all windows and repair/replace damaged or missing screens where necessary.
5. Front door is not making a good seal on the weather strip insulation when closed. The entry lock currently installed needs to be adjusted for proper operation and door seal when closed. The catch plates are not installed so that the entry locks properly secure the doors when closed. Adjust catch plate on the front and rear doors so that the striker locking pin is not allowed to be pulled forward into the catch plate opening when the door is closed (this allows the bolt to be freely pushed back into the door using nothing more than a credit card). Then adjust dead bolt lock so that it engages the door jamb smoothly.
6. The back door from the kitchen does not latch in the closed position and there is no threshold to the door, The wood floor goes right under the door and stops 2" outside. Recommend replacement of the door assembly by a professional contractor.
7. Peeling paint on the driveway side. Recommend professional painting contractor scrap and repaint where necessary.
8. The front porch door rubs the concrete floor. Recommend professional contractor repair/replace as necessary to allow proper function of the door. The rear elevated porch has wood damage and loose or missing boards as well as a low railing and the flooring of the porch is sloping downward towards the backyard. Recommend a General contractor or a Structural Engineer evaluate the rear porch.
9. There is wood decay to the fascia board all along the back and the corners of the house. Recommend professional contractor replace decayed wood fascia board and seal/paint.
10. Cracking observed in retaining wall as well as tipping and/or displacement. Retaining wall that is perpendicular to the rear wall of the foundation at the center rear section of the house has been exposed to hydrologic pressure as well as grade settlement over time that have resulted in movement of the retaining wall. There does not appear to have been a water relief drain line installed that helps relieve pressure form saturated ground water. Recommend that this wall be evaluated by a structural engineer in order to determine if repairs are necessary to stabilize this retaining system.
11. The wood trim paint is peeling and flaking off. Recommend professional painter evaluate wood siding and repair and repaint as necessary.

Plumbing

- 12. Rear hose faucet leaking - Recommend professional plumbing contractor repair or replace.

Plumbing - Bathroom

- 13. Lavatory pop up assembly is defective, needs repair. The pedestal sink is not properly secured to wall. Toilet is loose to floor flange and leaking could occur- needs to be tightened. Recommend professional plumbing contractor repair/replace as necessary.

Electrical

- 14. Many wire splices not in proper protective boxes and boxes without proper covers Recommend a licensed Electrical contractor repair or install proper cover plates
15. Globes are not installed . Install proper globe that protects bulb against adverse weather conditions and individual against bulb burst in the event of a failure. The middle switch on the living room wall operates both the ceiling fan in the living room and the ceiling fan on the front porch at the same time. Both fans are wired to the same switch. Recommend professional electrical contractor evaluate and repair/replace as necessary.
16. Exterior electrical outlet at the front and rear of the house is not properly covered. See photo. All exterior outlets should have waterproof covers installed on them in order to prevent moisture from causing ground fault circuit to trip and provide protection for personal safety when not in use.

Recommend professional electrical contractor repair/replace as necessary.

17. Smoke detector was not installed. It is recommended that a carbon monoxide detector be installed with use of gas, propane or wood burning appliances. Recommend professional contractor install smoke and carbon monoxide detectors.

18. Rear door door bell button is broken but operational. Push button is cracked and personal injury is at risk when this door activation device is pressed. Recommend professional contractor replace broken push button at the rear door.

19. The electrical panel box is missing a blank cover plate at the number one position and at the side knockout. Recommend professional electrical contractor replace missing cover plate.

Heating - Fireplace

20. Fireplace was visually inspected only, not tested. Inside of chimney flue for fireplace could not be inspected due to being stuffed with pillows. Recommend removal of pillows and have professional inspect chimney flue.

21. Loose bricks observed at the top of chimney for fireplace. Fireplace was visually inspected only, not tested. It is recommended that a qualified chimney sweep complete a full evaluation of the inaccessible areas of the smoke shelf, flue and chimney cap as part of the inspection process before purchase and at each seasonal operation.

HVAC Distribution

22. The humidifier duct has been repair with the improper material. Recommend professional HVAC contractor repair/replace.

Interior

23. The holes under the kitchen sink need to be closed to prevent unwanted animals form entering.

24. Front bedroom door does not latch in the closed position. Recommend professional contractor adjust/repair door. Missing Glass between the Living and Dining rooms. Recommend replacement of glass.

25. The basement stair hand rail is missing the proper support. Recommend professional contractor repair/replace support.

26. Windows are in need of repair to make them fully functional for example the ropes and weights, glass, hardware. Recommend professional contractor evaluate windows for repair/replacement to allow proper function.

Insulation & Ventilation

27. A thermostat controls the attic power fan. It was adjusted down in order to check operation. Fan did not operate properly and thermostat was reset to turn on at 100 degrees. Recommend professional contractor repair/replace as necessary for proper operation.

28. The exhaust fan vent pipe from the bathroom is disconnected in the attic. Recommend professional contractor reconnect vent pipe to insure proper function of the exhaust fan.

Appliances

29. Dishwasher door spring is broken. Have a appliance repair contractor repair door spring on this appliance.

30. Splash guard that protects operator from contents being through from the appliance during operation located in the throat of the sink drain is deteriorated and needs to be replaced.

Needs Further Investigation

Plumbing

31. There are floor drains unused for the basement shower and the sink. Recommend further evaluation by a professional plumbing contractor.

Heating

32. There is a humidifier installed in the supply ducts of this HVAC system. A general home inspection does not inspect the operation of this optional moisture adding feature used in conjunction with the heating system. Have a qualified HVAC contractor evaluate the added humidifier as part of a general service to the overall system.

Insulation & Ventilation

33. Finished areas in basement prevented inspection of insulation. No insulation present in unheated basement. Current standard is 6 1/4" of fiberglass blanket insulation = to R-19.

INSPECTION PICTURE ADDENDUM



The concrete end of the front steps has settled leaving a gap between the steps and the end cap. The steps are not affected by this settlement.



The front porch electrical receptacle is missing the weather protective cover and is not GFCI protected.



Torn window screen at the front porch



The front door jam has a lot of damage where the dead bolt secures the door.



The rear elevated porch has wood damage and loose or missing boards as well as a low railing and the flooring of the porch is sloping downward towards the backyard. Recommend a General contractor or a Structural Engineer evaluate the rear porch.



Backside view of the fascia board wood decay

INSPECTION PICTURE ADDENDUM



View of the rear porch with the metal stairs



The rear porch view from the stairs side shows the slope towards the backyard



The Chimney is missing has loose and missing bricks at the top and no chimney cap could be observed. Recommend a chimney professional be consulted for further evaluation



The cables from the Dish are laying on the shingles across the roof



The under side of the rear porch shows signs of water damage where the boards are missing above



The exterior light under the back porch is missing the globe to protect the light bulb

INSPECTION PICTURE ADDENDUM



Facia damage



Facia damage



The exterior rear hose bib is leaking



Rear door bell switch is broken



The is no cabinet wall between the dishwasher and the kitchen sink. This can allow for items places in the cabinet to fall into the dishwasher area and make their retrieval very difficult



The cabinet under the kitchen sink has the back cut away exposing the interior of the wall this may have been done when there was work done to the plumbing drain system. Also this shows that the plumber has completely cut through the wall stud

INSPECTION PICTURE ADDENDUM



The holes under the kitchen sink need to be closed to prevent unwanted animals from entering.



Splash guard that protects operator from contents being through from the appliance during operation located in the throat of the sink drain is deteriorated and needs to be replaced.



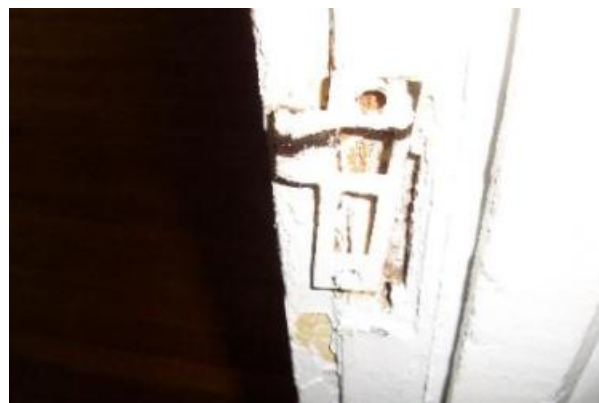
The outlet box in the kitchen is a two gang box that requires a single cover this has two single covers leaving a space between the two.



The bathroom pedestal sink is free standing



The bathroom sink faucet stopper does not function as intended



The front bedroom entry door does not latch closed

INSPECTION PICTURE ADDENDUM



The electrical panel box is missing a blank cover plate at the number one position



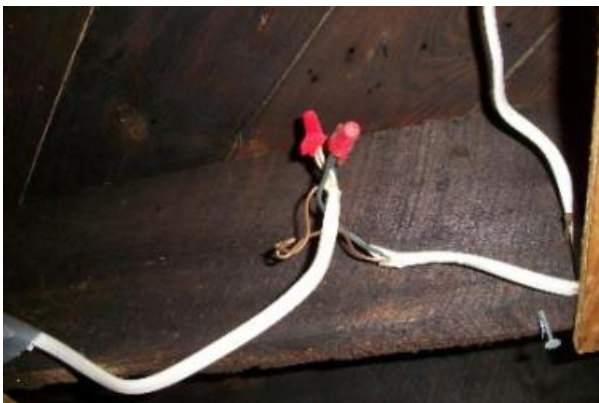
The electrical panel box is missing a cover plate at the side knockout



The water heater is rusting at the sides, expect to replace it in the very near future



Observed saddle tap water connection that is being used for the water supply HVAC humidifier. Saddle taps are known to be problematic and to have small leaks over time. Suggest monitoring this water connection for leaks and replace with hard pipe



Electrical wires need to be connected inside of a junction box



Missing cover

INSPECTION PICTURE ADDENDUM



Missing cover



Missing cover



Missing cover



Missing smoke detector



Missing cover plate



Broken Glass

INSPECTION PICTURE ADDENDUM



Missing Glass between the Living and Dining rooms



Electrical wires need to be connected inside of a junction box



The exhaust fan vent pipe from the bathroom is disconnected in the attic



The exhaust fan vent pipe from the bathroom is disconnected in the attic



The exhaust fan vent pipe from the bathroom is disconnected in the attic



Missing roof sheathing at the left rear towards the top

INSPECTION PICTURE ADDENDUM



Missing cover



The backyard retaining wall is leaning over
recommend a structural engineer evaluate.



The ceiling in the kitchen shows signs of a previous
water intrusion which now appears to be inactive at
this time



The Chimney is stuffed with foreign objects



Windows are in need of repair to make them fully
functional for example the ropes and weights, glass,
hardware



The middle switch on the living room wall operates
both the ceiling fan in the living room and the ceiling
fan on the front porch at the same time. Both fans
are wired to the same switch

INSPECTION PICTURE ADDENDUM



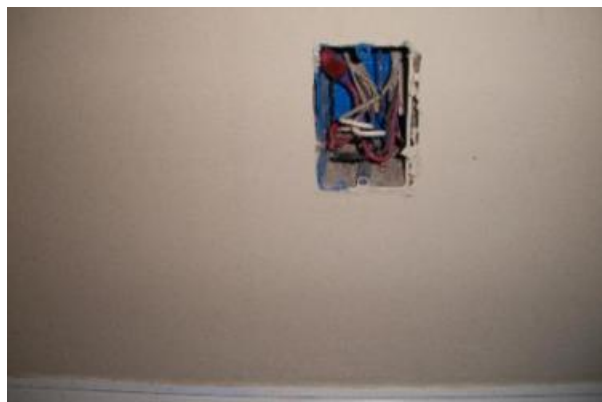
The back door from the kitchen does not latch in the closed position and there is no threshold to the door, The wood floor goes right under the door and stops 2" outside. Recommend replacement of the door by a professional contractor



Loose Receptacle box in the front bedroom



The front bedroom floor has a large dip along the common wall with the bathroom



Missing cover plate

GENERAL INFORMATIONReport Number
102610CCB******* GENERAL COMMENTS ON THE INSPECTION *******

"This home was inspected and reported on with the following information provided. While the inspector makes every effort to find all areas of concern, due to the age of this home and general conditions at the time of the inspection, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection inside mechanical equipment, appliances and inaccessible areas of the home that would otherwise reveal something only a licensed contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report."

INSPECTION TIME

1:00 pm

TEMPERATURE

76 Degrees Fahrenheit

PEOPLE PRESENT AT THE INSPECTION

Buyer

STRUCTURE OCCUPIED

No

APPROXIMATE AGE

85

RESIDENCE TYPE

Single family

HOME STYLE

Bungalow

NUMBER OF STORIES

One with basement

CONSTRUCTION TYPE

Wood Frame

APPROXIMATE HOUSE ORIENTATION

Not noted

WEATHER AND SOIL CONDITIONS

Clear and dry

LOT DESCRIPTION

Typical residential lot in densely populated neighborhood

S = Item is satisfactory R = Item needs repair I = Item needs investigated NP = Item not present NI = Item not inspected

STRUCTURAL Report Number
102610CCB

= Tips, Tools, and Savings **S** **R** **I** **NP** **NI**

FOUNDATION DETAILS

FOUNDATION- Basement

INSPECTION METHOD & ACCESSIBLE AREAS

Accessible areas in basement & attic were inspected by walking or crawling through it. The inspection was limited in those areas concealed by finished areas, insulation, duct work and plumbing pipes.

FLOOR/SLAB- Concrete

Materials and Installation typical for construction period.

SUBFLOOR- Planks

Materials and Installation typical for construction period.

PIER/COLUMNS/FOUND. WALL- Concrete walls and Steel columns

Materials and Installation typical for construction period.

FLOOR JOIST & SILLS- Conventional framing

Materials and Installation typical for construction period. The front bedroom floor has a large dip along the common wall with the bathroom. Recommend professional contractor evaluate and repair as necessary.

GIRDER- Double, wood

Materials and Installation typical for construction period.

MOISTURE Wood Moisture content 12-15 % Acceptable levels are below 19%

Low crawl space moisture readings were recorded at the time of the inspection.

SUMP PUMP

The sump pump was inspected and operated properly at the time of the inspection.

CRAWL SPACE VAPOR BARRIER-

ROOF DETAILS

ROOF FRAMING- Conventional rafter & bracing

Materials and Installation typical for construction period.

CEILING JOISTS- Conventional joist & bearing

Materials and Installation typical for construction period.

ROOF DECKING- Planks

Missing roof sheathing at the left rear towards the top. Recommend professional contractor repair/replace as necessary.

WALL DETAILS

EXTERIOR/INTERIOR WALLS

Framing of exterior & interior walls appears to be 2 x 4 studs. Unable to inspect wall framing for condition and spacing of studs due to wall coverings.

ADDITIONAL STRUCTURAL ITEM (IF NEEDED)

S = Item is satisfactory R = Item needs repair I = Item needs investigated NP = Item not present NI = Item not inspected

EXTERIOR Report Number
102610CCB

= Tips, Tools, and Savings **S** **R** **I** **NP** **NI**

SOFFIT/EAVES- Wood
Peeling paint on the driveway side. Recommend professional painting contractor scrap and repaint where necessary.

FASCIA- Wood
There is wood decay to the fascia board all along the back and the corners of the house. Recommend professional contractor replace decayed wood fascia board and seal/paint.

DRIVEWAY- Gravel

PATIOS/SLABS-

WALKS- Concrete
Typical cracking on walk way.

RETAINING WALLS- Concrete Block
Cracking observed in retaining wall as well as tipping and/or displacement. Retaining wall that is perpendicular to the rear wall of the foundation at the center rear section of the house has been exposed to hydrologic pressure as well as grade settlement over time that have resulted in movement of the retaining wall. There does not appear to have been a water relief drain line installed that helps relieve pressure from saturated ground water. Recommend that this wall be evaluated by a structural engineer in order to determine if repairs are necessary to stabilize this retaining system.

VEGETATION- Grass
Landscaping requires normal maintenance.

TREES/LIMBS
Large trees/shrubs in close proximity with the house should be trimmed back away from the house and roof system. See photo. Water sheading off the trees can divert water toward the house. Maintain large vegetation away from the house which can cause damage and produce higher moisture levels that can cause rot on wood surfaces.

GRADE/DRAINAGE
Grading appears to be diverting water away from foundation.

ADDITIONAL EXTERIOR ITEMS (IF NEEDED)

S = Item is satisfactory R = Item needs repair I = Item needs investigated NP = Item not present NI = Item not inspected

ROOF

Report Number
102610CCB

= Tips, Tools, and Savings

S **R** **I** **NP** **NI**

ROOF COVERINGS- Asphalt / asbestos
ROOF STYLE- Gable

Materials and installation are typical for construction period and age.

GUTTERS- Aluminum

Materials and installation are typical for construction period and age.

DOWNSPOUTS- Aluminum

Materials and installation are typical for construction period and age.

SPLASH BLOCKS DISCHARGE- Plastic pipe

FLASHING & ROOF PENETRATIONS

Rubber boots around plumbing vents last (depending on exposure to UV light) about 8 to 10 years before cracking. Consider replacing pipe flashings during that time period.

SKYLIGHTS

WATER PENETRATION

No visible active water penetrations were observed at the time of the inspection

ADDITIONAL ROOF ITEMS (IF NEEDED)

ROOF INSPECTED FROM:

The roof was inspected from attic & grade.

ROOF AREAS NOT INSPECTED

Not all areas of roof system were accessible in the attic and a full roof evaluation could not be performed.

Note: Items noted "R" (needing repair) or "I" (needing further investigation) should be repaired and/or evaluated by a qualified repair person prior to purchase or sale. Apparent serviceability of roofing system is reported but is not a warranty or guarantee of the remaining life expectancy. The home inspector is NOT required to walk on the roofing or inspect attached accessories including solar systems, antennae and lightning arrestors.

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PLUMBING

Report Number
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S R I NP NI

WATER SUPPLY DETAILS

WATER SUPPLY TYPE - Common Public Sewer Public Water Septic Well

WATER SUPPLY- Copper Not visible Polybutylene
 Galvanized Plastic

Materials and installation are typical for construction period and age.

WELL PUMP- Manufacturer Est. Age.

WATER SHUT OFF LOCATION- Foundation House interior Meter Water heater

Materials and installation are typical for construction period and age.

WATER PRESSURE Approximate P.S.I.G. 50

The water pressure is within the acceptable range of 40 - 80 p.s.i.

WATER DISTRIBUTION DETAILS

WATER PIPES- Copper Plastic
 Galvanized Polybutylene

Materials and installation are typical for construction period and age.

FUNCTIONAL FLOW

Functional water flow was observed at all fixtures where testing was possible and practical. Washing machine water flow was not tested.

WATER PIPE SUPPORT

Materials and installation are typical for construction period and age.

WATER PIPE INSULATION

WASTE & VENT PIPE DETAILS

WASTE & VENT PIPES- Cast Iron Galvanized
 Copper Plastic

Materials and installation are typical for construction period and age.

FUNCTIONAL DRAINAGE

The drainage system was tested by running water through all fixtures and drains except the washing machine drain. Functional drainage appeared normal.

WASTE & VENT PIPE SUPPORT

Materials and installation are typical for construction period and age.

EQUIPMENT & FUEL STORAGE

WASTE PUMP (SOMETIMES CALLED A LIFT STATION)

INTERIOR FUEL STORAGE / FUEL SUPPLY & VENT PIPING

PLUMBING FIXTURES

OUTSIDE FAUCETS

Rear hose faucet leaking - Recommend professional plumbing contractor repair or replace.

KITCHEN SINK

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LAUNDRY CONNECTIONS- Elect. Dryer Gas Dryer Mop Sink Washer

Water supply valves and drain observed only - not tested.

Current standards require a 2" drain line for the washing machine. If a newer high efficiency appliance is used it may be necessary to modify existing drain line to accomodate performance specifications required by the manufacture.

ADDITIONAL PLUMBING ITEMS (IF NEEDED)

FLOOR DRAIN

There are floor drains unused for the basement shower and the sink. Recommend further evaluation by a professional plumbing contractor.

Empty text box for additional plumbing items.

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WATER HEATER

= Tips, Tools, and Savings

S	R	I	NP	NI
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WATER HEATER	Water Heater Location	Basement	40	Gallon		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
# 1	Manufacturer	Ruud	Serial Number			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Estimated Age	17	Model Number			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/> Electric	<input checked="" type="checkbox"/> Gas	<input type="checkbox"/> Other	<input type="checkbox"/> Propane	Water Temperature				120	

The water heater was inspected and operated as expected at the time of the inspection. The water heater is rusting at the sides, expect to replace it in the very near future

Note: Items noted "R" (needing repair) or "I" (needing further investigation) should be repaired and/or evaluated by a qualified repair person prior to purchase or sale. If well water is used for drinking purposes, we recommend it be tested by a lab or the health dept. Underground septic systems, sewer lines, and water treatment equipment are not inspected. If present, we recommend a septic system inspection and/or contractor evaluation before closing. The home inspector is not required to: state the effectiveness of anti-siphon devices; determine whether water supply and waste disposal systems are public or private; operate automatic safety controls; operate any valve except water closet flush valves, fixture faucets, and hose faucets. The home inspector is not required to inspect: water conditioning systems; fire and lawn sprinkler systems; on-site water supply quantity and quality; on-site waste disposal systems; foundation irrigation systems; bathroom spas, except as to functional flow and functional drainage; swimming pools; solar water heating equipment; or inspect the system for proper sizing, design, or use of proper materials.

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PLUMBING

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BATHROOM

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BATH FIXTURES # 1 - Hall Bath

Lavatory pop up assembly is defective, needs repair. The pedestal sink is not properly secured to wall. Toilet is loose to floor flange and leaking could occur- needs to be tightened. Recommend professional plumbing contractor repair/replace as necessary.

Note: Items noted "R" (needing repair) or "I" (needing further investigation) should be repaired and/or evaluated by a qualified repair person prior to purchase or sale. If well water is used for drinking purposes, we recommend it be tested by a lab or the health dept. Underground septic systems, sewer lines, and water treatment equipment are not inspected. If present, we recommend a septic system inspection and/or contractor evaluation before closing. The home inspector is not required to: state the effectiveness of anti-siphon devices; determine whether water supply and waste disposal systems are public or private; operate automatic safety controls; operate any valve except water closet flush valves, fixture faucets, and hose faucets. The home inspector is not required to inspect: water conditioning systems; fire and lawn sprinkler systems; on-site water supply quantity and quality; on-site waste disposal systems; foundation irrigation systems; bathroom spas, except as to functional flow and functional drainage; swimming pools; solar water heating equipment; or inspect the system for proper sizing, design, or use of proper materials.

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ELECTRICAL Report Number 102610CCB = Tips, Tools, and Savings **S** **R** **I** **NP** **NI**

SERVICE ENTRANCE-

Materials and installation are typical for construction period and age.

SERVICE WIRES SIZE & TYPE- 2 Aluminum = 100 Amps & 240 Volts

Materials and installation are typical for construction period and age.

GROUNDING EQUIPMENT- Not Present To Ground Stake To Water Pipe

Materials and installation are typical for construction period and age.

MAIN PANEL- Located at- Basement

The electrical panel box is missing a blank cover plate at the number one position and at the side knockout. Recommend professional electrical contractor replace missing cover plate.

SUB PANELS- Located at-

OVER CURRENT/FAULT PROTECTION- ARC Breaker Circuit Breakers Fuses GFCI Breaker

Materials and installation are typical for construction period and age.

GROUND FAULT PROTECTION- Baths Exterior Kitchen

Currently present at: Carport Garage Whirlpool

Recommend having electrician install ground fault receptacles where needed for personal safety - see footnote. Since 1998 - all receptacles within 6 feet of a sink as well as all kitchen countertop receptacles including: exterior, bathroom, garage, crawlspace and unfin. basement receptacles (and others with direct grade use) should be ground fault protected.

110 VOLT CIRCUITS - Material- Aluminum Copper Could not Inspect

Materials and installation are typical for construction period and age.

220 VOLT CIRCUITS - Material- Aluminum Copper Could not Inspect

Materials and installation are typical for construction period and age.

RECEPTACLES (representative #-) Type- 2 Prong 3 Prong

Exterior electrical outlet at the front and rear of the house is not properly covered. See photo. All exterior outlets should have waterproof covers installed on them in order to prevent moisture from causing ground fault circuit to trip and provide protection for personal safety when not in use. Recommend professional electrical contractor repair/replace as necessary.

INTERIOR LIGHT FIXTURES, CEILING FANS & SWITCHES

This home has been equipped with many different independent custom switch operations. Not all of the switches were identified as to there function during the short period of time of the inspection.

EXTERIOR LIGHT FIXTURES, CEILING FANS & SWITCHES

Globes are not installed . Install proper globe that protects bulb against adverse weather conditions and individual against bulb burst in the event of a failure. The middle switch on the living room wall operates both the ceiling fan in the living room and the ceiling fan on the front porch at the same time. Both fans are wired to the same switch. Recommend professional electrical contractor evaluate and repair/replace as necessary.

SMOKE DETECTORS

Smoke detector was not installed. It is recommended that a carbon monoxide detector be installed with use of gas, propane or wood burning appliances. Recommend professional contractor install smoke and carbon monoxide detectors.

DOORBELL

Rear door door bell button is broken but operational. Push button is cracked and personal injury is at risk when this door activation device is pressed. Recommend professional contractor replace broken broken push button at the rear door.

ADDITIONAL ELECTRICAL ITEM (IF NEEDED)

EXPOSED WIRES

Many wire splices not in proper protective boxes and boxes without proper covers Recommend a licensed Electrical contractor repair or install proper cover plates

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HEATING

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HEATING UNIT MFG # 1

Trane

HEATING UNIT DESCRIPTION

- Baseboard Hot Water Steam
- Forced Air Radiant Heat
- Heat Pump Solar

SYSTEM

- Central
- Room unit

TYPE

- Package System
- Split System

MODEL NUMBER

SERIAL NUMBER

ENERGY SOURCE

- Electric Oil
- Natural Gas Propane

TOTAL CAPACITY (in BTU's)

3000

UNIT LOCATION

- First Floor Inside
- Attic Outside
- Basement
- Crawlspace
- Garage

Area Served:

Whole house

APPROXIMATE AGE (in years)

17

HEATING EQUIPMENT

There is a humidifier installed in the supply ducts of this HVAC system. A general home inspection does not inspect the operation of this optional moisture adding feature used in conjunction with the heating system. Have a qualified HVAC contractor evaluate the added humidifier as part of a general service to the overall system.

OPERATION - AIR TEMP. RISE

Return -

Supply -

The temperature output with respect to return temperature on the furnace was within normal limits. Recommend HVAC service professional service annually.

OPERATING & SAFETY CONTROLS

Recommend HVAC technician service units annually to maintain maximum operating efficiency.

FLUE

Materials and installation are typical for construction period and age.

ADDITIONAL HEATING ITEM (IF NEEDED)

Note: Items noted "R" (needing repair) or "I" (needing further investigation) should be repaired and/or evaluated by a qualified repair person prior to purchase or sale. For gas or oil furnaces, the only cover that was removed was the access cover on the burner assembly. The heat exchanger cannot be examined without extensive disassembly of the cabinet. Since this is not possible during a standard, visual home inspection, you may want to obtain a warranty contract on heating units and / or have heat exchanger technically evaluated by an HVAC technician prior to sale. Cracks in flue liners are often concealed by the normal build up of creosote. Our visual inspection may not detect all possible problems with chimneys. The home inspector is not required to: operate heating systems when weather conditions or other circumstances may cause equipment damage; operate automatic safety controls; ignite or extinguish solid fuel fires; or ignite a pilot light. The home inspector is not required to inspect: the interior of flues; fireplace insert flue connections; heat exchanger; humidifiers; electronic air filters; the uniformity or adequacy of heat supply (air flow) to the various rooms; or solar space heating equipment.

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HEATING

Report Number
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FIREPLACE

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FIREPLACE # 1- **Description:** Built in **Location:** Living Room

Fireplace was visually inspected only, not tested. Inside of chimney flue for fireplace could not be inspected due to being stuffed with pillows. Recommend removal of pillows and have professional inspect chimney flue.

GAS LOGS

DAMPER

CHIMNEY/FLUE CONDITION

Loose bricks observed at the top of chimney for fireplace. Fireplace was visually inspected only, not tested. It is recommended that a qualified chimney sweep complete a full evaluation of the inaccessible areas of the smoke shelf, flue and chimney cap as part of the inspection process before purchase and at each seasonal operation.

ADDITIONAL FIREPLACE ITEM (IF NEEDED)

Note: Items noted "R" (needing repair) or "I" (needing further investigation) should be repaired and/or evaluated by a qualified repair person prior to purchase or sale. For gas or oil furnaces, the only cover that was removed was the access cover on the burner assembly. The heat exchanger cannot be examined without extensive disassembly of the cabinet. Since this is not possible during a standard, visual home inspection, you may want to obtain a warranty contract on heating units and / or have heat exchanger technically evaluated by an HVAC technician prior to sale. Cracks in flue liners are often concealed by the normal build up of creosote. Our visual inspection may not detect all possible problems with chimneys. The home inspector is not required to: operate heating systems when weather conditions or other circumstances may cause equipment damage; operate automatic safety controls; ignite or extinguish solid fuel fires; or ignite a pilot light. The home inspector is not required to inspect: the interior of flues; fireplace insert flue connections; heat exchanger; humidifiers; electronic air filters; the uniformity or adequacy of heat supply (air flow) to the various rooms; or solar space heating equipment.

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AIR CONDITIONING

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A/C MFG UNIT # 1	SYSTEM	TYPE	LOCATION
Trane	<input checked="" type="checkbox"/> Central	<input type="checkbox"/> Dual zone	<input type="checkbox"/> Inside
MODEL NUMBER	<input type="checkbox"/> Room units	<input type="checkbox"/> Package system	<input checked="" type="checkbox"/> Outside
TWP024C100A1		<input checked="" type="checkbox"/> Split system	
SERIAL NUMBER			ENERGY
145232798			<input checked="" type="checkbox"/> Electric
TOTAL CAPACITY(in Tons)	APPROXIMATE AGE(in years)		<input type="checkbox"/> Gas
2	17		
AREA SERVED:			
Whole house			

A/C EQUIPMENT

Recommend HVAC technician service units annually to maintain maximum operating efficiency.

OPERATION - AIR TEMP. DROP **Return -** **Supply -**

The temperature output with respect to return temperature on air conditioner was within normal limits - recommend HVAC service annually.

A/C OPERATING CONTROLS

A/C controls limited to the thermostat and disconnect. All controls and safety devices should be checked at each service. Service should be performed seasonally.

ADDITIONAL A/C ITEM (IF NEEDED)

Note: Items noted "R" (needing repair) or "I" (needing further investigation) should be repaired and/or evaluated by a qualified repair person prior to purchase or sale. This report does not reflect a technically exhaustive evaluation and should not be interpreted as a prediction of the remaining life expectancy of the air conditioner. Special HVAC license is required to check refrigerant pressures and other internal components. If you wish to have a technical evaluation, we suggest you have the system serviced and evaluated by a licensed HVAC technician. the home inspector is not required to: operate cooling systems when weather conditions or other circumstances may cause equipment damage; inspect window air conditioners; or inspect the uniformity or adequacy of cool-air supply to the various rooms.

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HVAC Distribution

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= Tips, Tools, and Savings

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DUCTS- (includes supports & insl.) Flex None Uninsulated
 Insulated Sheet Metal

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Materials and installation are typical for construction period and age.

FILTER - Size(s): 20 X 20 X 1

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Clean filters were observed at the time of the inspection. Its is recommended to change out return air filters per the manufacturers suggested time period in order to maintain proper clean air flow conditions through the HVAC system.

ADDITIONAL DUCT ITEM (IF NEEDED)

HUMIDIFIER

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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The humidifier duct has been repair with the improper material. Recommend professional HVAC contractor repair/replace.

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INTERIOR

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= Tips, Tools, and Savings **S** **R** **I** **NP** **NI**

WALLS & CEILINGS

Some or all of the following conditions were observed in this home; small cracks in Plaster walls, nail pops, separations in Plaster walls, and are an expected behavior in a house. Small movements in wall system from seasonal changes in temperature and humidity as well as slight settlement in the frame construction can result in these type of conditions. Most of this type of movement occurs in the first few years after construction and repairs, if made, should be all that is necessary for long term sustainability of aesthetic wall appearances.

FLOORS (does not include carpeting or finish treatments)

Floor coverings prevented full inspection of some floor surfaces. Where visible, floor condition is serviceable and typical for age of house.

STEPS & STAIRWAYS

Low Clearance to the bottom of the basement stairs

INTERIOR BALCONY & RAILINGS

The basement stair hand rail is missing the proper support. Recommend professional contractor repair/replace support.

COUNTERS & BUILT-IN CABINETS (representative #)

The holes under the kitchen sink need to be closed to prevent unwanted animals form entering.

INTERIOR DOORS (representative #)

Front bedroom door does not latch in the closed position. Recommend professional contractor adjust/repair door. Missing Glass between the Living and Dining rooms. Recommend replacement of glass.

WINDOWS (interior side of windows)

Windows are in need of repair to make them fully functional for example the ropes and weights, glass, hardware. Recommend professional contractor evaluate windows for repair/replacement to allow proper function.

ADDITIONAL INTERIOR ITEMS (IF NEEDED)

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INSULATION & VENTILATION	Report Number 102610CCB	📖 = Tips, Tools, and Savings	S	R	I	NP	NI
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BASEMENT INSULATION-	in. thick	<input type="checkbox"/> Blown <input type="checkbox"/> Fiberglass <input checked="" type="checkbox"/> Roll/batt						
		<input type="checkbox"/> Cellulose <input type="checkbox"/> Rock wool <input type="checkbox"/> Vermiculite						

Finished areas in basement prevented inspection of insulation. No insulation present in unheated basement. Current standard is 6 1/4" of fiberglass blanket insulation = to R-19.

CRAWLSPACE INSULATION-	in. thick	<input type="checkbox"/> Blown <input type="checkbox"/> Fiberglass <input type="checkbox"/> Roll/batt						
		<input type="checkbox"/> Cellulose <input type="checkbox"/> Rock wool <input type="checkbox"/> Vermiculite						

ATTIC INSULATION-	in. thick	<input type="checkbox"/> Blown <input type="checkbox"/> Fiberglass <input checked="" type="checkbox"/> Roll/batt						
		<input type="checkbox"/> Cellulose <input type="checkbox"/> Rock wool <input type="checkbox"/> Vermiculite						

Insulation appears typical in attic for the age of home but is not to current standard.

VAPOR RETARDERS-	<input type="checkbox"/> Kraft backed paper <input type="checkbox"/> Other <input type="checkbox"/> Plastic						
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CRAWLSPACE VENTILATION-	<input type="checkbox"/> 8" x 16" Foundation Vents <input type="checkbox"/> Other						
	<input type="checkbox"/> Fan <input type="checkbox"/> Screened Crawl Door						

ATTIC VENTILATION-	<input checked="" type="checkbox"/> Louvers <input type="checkbox"/> Ridge <input type="checkbox"/> Static						
	<input checked="" type="checkbox"/> Powerfan <input type="checkbox"/> Soffit <input type="checkbox"/> Turbine						

A thermostat controls the attic power fan. It was adjusted down in order to check operation. Fan did not operate properly and thermostat was reset to turn on at 100 degrees. Recommend professional contractor repair/replace as necessary for proper operation.

WHOLE HOUSE FAN							
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BATHROOM VENTS-	To attic & through roof						
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The exhaust fan vent pipe from the bathroom is disconnected in the attic. Recommend professional contractor reconnect vent pipe to insure proper function of the exhaust fan.

DRYER VENT-	To exterior wall						
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ADDITIONAL INSULATION ITEMS (IF NEEDED)

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Note: Items noted "R" (needing repair) or "I" (needing further investigation) should be repaired and/or evaluated by a qualified repair person prior to purchase or sale. The home inspector is not required to report on: concealed insulation and vapor retarders; or venting equipment that is integral with household appliances. The home inspector shall: move insulation where readily visible evidence indicates the possibility of a problem; and move floor insulation where plumbing drain/waste pipes penetrate floors, adjacent to earth-filled stoops or porches, and at exterior doors.

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BUILT-IN KITCHEN APPLIANCES Report Number 102610CCB = Tips, Tools, and Savings **S** **R** **I** **NP** **NI**

KITCHEN # 1	Manufacturer	Model #	Serial #						
DISHWASHER	General Electric	GSD3435F00WW	ZA706533B		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Dishwasher door spring is broken. Have a appliance repair contractor repair door spring on this appliance.

RANGE- Gas	General Electric	-	-		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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OVEN- Gas	General Electric	-	-		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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TRASH COMPACTOR					<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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GARBAGE DISPOSAL	Badger	-	-		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Splash guard that protects operator from contents being through from the appliance during operation located in the throat of the sink drain is deteriorated and needs to be replaced.

RANGE HOOD VENT					<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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MICROWAVE (Built-in)					<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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REFRIGERATOR	General Electric	TBX18J1SERWH	FH535822		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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ADDITIONAL APPLIANCE ITEMS (IF NEEDED)

					<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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					<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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					<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Note: Washers and dryers are normally considered personal property and are not checked if present. Due to time constraints, self cleaning options on ovens are not tested. Since appliances are only turned on for a short period of time, extensive testing of timers, thermostats and other controls is not possible. Any appliance that is over ten years old is considered past its normal life expectancy. Appliances can fail at any time regardless of age: consider purchasing a home warranty service contract to cover repair or replacement. The home inspector is not required to inspect: locks, timers, self-cleaning oven functions, or thermostats for calibration or automatic operation; non built-in appliances; or refrigeration units. The home inspector is not required to operate: appliances in use; or any appliance that is shut down or otherwise inoperable.

SMOKE DETECTORS # - 1

SMOKE DETECTORS WORK? - NO

CARBON MONOXIDE DETECTORS # - None

CARBON MONOXIDE DETECTORS WORKING? -

No carbon monoxide detectors present. Recommend installing carbon monoxide detectors for personal safety.

DEADBOLTS INSTALLED? - YES

DEADBOLTS WORKING? - Yes

FIRE EXTINGUISHERS # - Yes

SECURITY SYSTEM INSTALLED? NO

ADDITIONAL SAFETY ITEMS (IF NEEDED)

We are proud to provide this Safety Report with support from Nationwide Insurance, ADT, and Safe Homes for Safe Kids.
Please review entire report for other safety related items.



All directional references are made facing the front door of the house. This report is intended for the exclusive use of our client. Items noted "R" (needing repair) or "I" (needing further investigation) should be repaired and/or evaluated by a qualified repair person prior to purchase or sale. This is a visual inspection of readily accessible components only and is not technically exhaustive.

Home inspectors are NOT required to report on: the life expectancy of any component or system; the causes of the need for a repair; the methods, materials and costs of corrections; the suitability of the property for any specialized use; compliance or noncompliance with codes, ordinances, statutes, regulatory requirements or restrictions; the market value of a property or its marketability; the advisability or inadvisability of purchase of the property; any component or system that was not inspected; the presence or absence of pests such as wood damaging organisms, rodents, or insects; cosmetic damage, underground items, or items not permanently installed - any information given on these items should be considered incomplete and should be further evaluated prior to sale.

Home inspectors are NOT required to: offer warranties or guarantees of any kind; calculate the strength, adequacy, or efficiency of any system or component; enter any area or perform any procedure that may damage the property or its components or be dangerous to adversely affect the health or safety of the home inspector or other persons; operate any system that has been shut down or otherwise inoperable; operate any system that does not respond to normal controls; move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; determine the presence or absence of any suspected adverse environmental condition or hazardous substance - including toxins, carcinogens, noise, contaminants in the building or in soil, water or air; determine the effectiveness of any system installed to control or remove suspected hazardous substances; predict future condition, including failure of components; project operating costs of components; evaluate acoustical characteristics of any system or component; inspect special equipment or accessories that are not listed in this report; disturb insulation except: where readily visible evidence indicates the possibility of a problem, where plumbing drain/waste pipes penetrate floors and adjacent to earth filled stoops or porches and at exterior doors - any information given on these items should be considered incomplete and should be further evaluated prior to sale. Home inspectors shall NOT : Offer or perform any act or service contrary to law; offer to perform engineering, architectural, plumbing, electrical or any job function requiring an occupational license in the jurisdiction where the inspection is taking place, unless the home inspector holds a valid occupational license, in which case the home inspector shall inform the client that the the home inspector is so licensed, and therefore qualified to go beyond this section and perform additional inspections beyond those listed as line items in this report.

STRUCTURAL

Note: Items noted "R" (needing repair) or "I" (needing further investigation) should be repaired and/or evaluated by a qualified repair person prior to purchase or sale. Due to recent advances in modular construction techniques, it is sometimes difficult to determine if a home is modular or "stick built". Therefore, no determination was made by the inspector other than a general framing description.

EXTERIOR

Note: Items noted "R" (needing repair) or "I" (needing further investigation) should be repaired and/or evaluated by a qualified repair person prior to purchase or sale. Conditions behind siding, gutters, awnings and heavy shrubbery are not visible and are expressly excluded from this report. Representative site drainage cannot be accessed if it has been dry for an extended period of time. No guarantee is made for compromised insulation seals on windows and doors because this condition may only be apparent during certain weather conditions. The home inspector is NOT required to inspect storm windows & doors, screening, shutters, awnings, and similar seasonal accessories; fences; presence of safety glazing in doors and windows; garage door remote controls; geological and soil conditions; recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment or athletic facilities); detached buildings or structures; any environmental hazard or buried fuel tanks.

ELECTRICAL

Note: Items noted "R" (needing repair) or "I" (needing further investigation) should be repaired and/or evaluated by a qualified repair person prior to purchase or sale. The home inspector is not required to: insert any tool, probe, or testing device inside the panels; test or operate any over current device except ground fault circuit interrupters; dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; operate and test smoke detectors when detectors are part of a central system. The home inspector is not required to inspect: low voltage systems; security system devices, heat detectors, or carbon monoxide detectors; telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or built-in vacuum equipment. "Representative number" means, for multiple identical components such as electrical outlets, one such component per room. Safety Note: To help prevent fatal electric shocks, modern standards require Ground Fault Circuit protection at the receptacles serving the kitchen, bathrooms, & laundry (within 6' of sink); also garage, unfinished basements, exterior, crawl space, whirlpools, spas, pools, & fountains - if not present, client should add ground fault protection for personal safety.

PLUMBING

Note: Items noted "R" (needing repair) or "I" (needing further investigation) should be repaired and/or evaluated by a qualified repair person prior to purchase or sale. If well water is used for drinking purposes, we recommend it be tested by a lab or the health dept. Underground septic systems, sewer lines, and water treatment equipment are not inspected. If present, we recommend a septic system inspection and/or contractor evaluation before closing. The home inspector is not required to: state the effectiveness of anti-siphon devices; determine whether water supply and waste disposal systems are public or private; operate automatic safety controls; operate any valve except water closet flush valves, fixture faucets, and hose faucets. The home inspector is not required to inspect: water conditioning systems; fire and lawn sprinkler systems; on-site water supply quantity and quality; on-site waste disposal systems; foundation irrigation systems; bathroom spas, except as to functional flow and functional drainage; swimming pools; solar water heating equipment: or inspect the svstem for proper sizing. design. or use of proper materials.

SUPPLEMENTAL INFORMATIONReport Number
102610CCB**INTERIORS**

Note: Items noted "R" (needing repair) or "I" (needing further investigation) should be repaired and/or evaluated by a qualified repair person prior to purchase or sale. "Representative number" means, for multiple identical components such as interior doors and windows, one such component shall be operated per room. The home inspector is not required to inspect: paint, wallpaper, and other finish treatments on : interior walls, ceilings, and floors; carpeting, draperies, blinds, or other window treatments.

ROOF

Note: Items noted "R" (needing repair) or "I" (needing further investigation) should be repaired and/or evaluated by a qualified repair person prior to purchase or sale. Apparent serviceability of roofing system is reported but is not a warranty or guarantee of the remaining life expectancy. The home inspector is NOT required to walk on the roofing or inspect attached accessories including solar systems, antennae and lightning arrestors.

INSULATION

Note: Items noted "R" (needing repair) or "I" (needing further investigation) should be repaired and/or evaluated by a qualified repair person prior to purchase or sale. The home inspector is not required to report on: concealed insulation and vapor retarders; or venting equipment that is integral with household appliances. The home inspector shall: move insulation where readily visible evidence indicates the possibility of a problem; and move floor insulation where plumbing drain/waste pipes penetrate floors, adjacent to earth-filled stoops or porches, and at exterior doors.