

BUILDING INSPECTION REPORT

Prepared for the exclusive use of:

Any Home Buyer
1234 Main Street



1234 Buyers Lane

Inspected By:

Harry O. Morrell
Allied Building Inspections
314-223-7310



Table of Contents

INSPECTION CONDITIONS	3
SUMMARY	6
EXTERIOR - FOUNDATION - BASEMENT	9
ROOF SYSTEM	12
PLUMBING	14
HEATING - AIR CONDITIONING	16
ELECTRICAL SYSTEM	19
INTERIOR	20
GARAGE - CARPORT	22
KITCHEN - APPLIANCES - LAUNDRY	23
BATHROOMS	25
GROUNDS	26

INSPECTION CONDITIONS

1234 Main Street.

Harry O. Morrell, Allied Building Inspections, LLC. ASHI Certified Inspector #203651.

CLIENT & SITE INFORMATION:

FILE #:	13-0101A.
DATE OF INSPECTION:	January 1, 2014.
TIME OF INSPECTION:	9am.
END TIME OF INSPECTION	12 Noon.
CLIENT NAME:	John Smith.
MAILING ADDRESS:	1234 Elm Street.
CLIENT CITY/STATE/ZIP:	St. Louis, MO 123456.
CLIENT PHONE #:	314.222.1111.
Client Email Address:	john@homebuyer.com .
CLIENT FAX #:	314.111.3333.
INSPECTION SITE:	1234 Main Street.
INSPECTION SITE CITY/STATE/ZIP:	St. Louis, MO 63100.
INSPECTION SITE PHONE #:	314.444.5555.

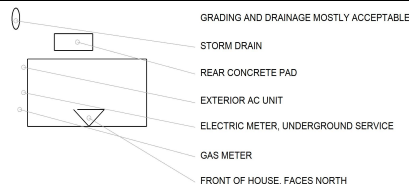
CLIMATIC CONDITIONS:

WEATHER:	Clear.
SOIL CONDITIONS:	Dry.
APPROXIMATE OUTSIDE TEMPERATURE:	20-30 degrees.

BUILDING CHARACTERISTICS:

MAIN ENTRY FACES:	North.
ESTIMATED AGE OF HOUSE:	20+
BUILDING TYPE:	1 family, Traditional.
STORIES:	2
SPACE BELOW GRADE:	Basement.

SITE SKETCH:



UTILITY SERVICES:

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

OTHER INFORMATION:

AREA:	Suburb.
HOUSE OCCUPIED?	Yes.
CLIENT PRESENT:	Yes.
PEOPLE PRESENT:	Selling agent, Purchaser, Purchasers spouse, Purchasers children, Friends of Buyer, and family members.
COMMENTS:	A summary of the inspection was provided to the buyer after the inspection was completed. Defects and/or concerns were discussed. Photos were shown to the buyer of areas of concerns and present conditions of mechanical and structural components. This is not a code inspection, The inspection does not evaluate design or engineering. However, the inspector will make every effort to call out any safety concerns or conditions. This inspection report was performed in accordance with the ASHI, (American Society of Home Inspectors) standards of practice. A copy of these standards can be obtained from the inspector upon request at no charge to the client. The client can also obtain these standards of practice from the ASHI website, www.ashi.org .

PAYMENT INFORMATION:

TOTAL FEE:	\$595.00.
PAID BY:	VISA.

REPORT LIMITATIONS

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

Systems and conditions which are not within the scope of the building inspection include, but are not limited to: formaldehyde, lead paint, asbestos, toxic or flammable materials, and other environmental hazards; pest infestation, playground equipment, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, any systems which are shut down or otherwise secured; water wells (water quality and quantity) zoning ordinances; intercoms; security systems; heat sensors; cosmetics or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection.

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

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

Web Sample Report

belief, all statements and information in this report are true and correct.

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

SUMMARY

This section is a general overview of home inspection report. Major defects may also include safety hazards and describe conditions which are generally critical in nature and should be repaired, improved, or replaced before closing. Structural and mechanical components which are noted and called as deficient may also include routine maintenance suggestions which should be tended to on a regular basis or in the near future. General conditions may also include assets and upgrades to the structural and mechanical components that were installed in the house by the owner or builder. The main body of this report will expound in greater detail on the structural and mechanical components that were noted in this summary. This section may also include minor details regarding the house that were not noted in the main body of the report.

MAJOR DEFECTS, DEFICIENCIES, AND GENERAL CONDITIONS

STRUCTURE	No major defects or deficiencies noted at the time of inspection. Minor vertical hairline cracks were observed on the concrete foundation walls at the time of inspection. These cracks were not affecting the integrity of the structure and do not require repair at this time. We recommend repairing and sealing all cracks over 1/4 inch in width or any crack that allows water or moisture to penetrate the interior spaces. None of these cracks met this criterion. Monitor only. Visible portions of the floor, walls, and roof framing and structural components were performing as intended. The roof line was mostly straight and level with no significant distortions observed. The basement was dry at the time of inspection. Be advised that severe rains or weather conditions can result in water or moisture penetrations in the basement even though conditions appear acceptable at the time of inspection. A sump pump and pit properly installed was present in the basement. This component will help with wet basement problems. It is impossible to predict future performance of the structural components due to unpredictable severe weather conditions that may occur.
EXTERIOR:	No major defects or deficiencies noted at the time of inspection. The cladding consisted mostly of vinyl siding which was performing as intended without signs of significant damage or missing panels. The wood/vinyl/metal trim was fully intact and performing as intended without damage or loose or missing panels. The brick veneer cladding was performing as intended without signs of missing or loose bricks or deteriorated mortar joints, Add and/or improve downspouts at the corners with drain pipe extensions to keep roof run off water from ponding near concrete foundation walls, The grading and drainage for the site was acceptable with no significant areas of water ponding or soil erosion.
ROOF	No major defects or deficiencies noted at the time of inspection. Dimensional grade or sometimes referred to as laminated composition shingles are present for this house. This is a high quality roofing product with an average service life of 30+ years. The installation was professional. the roofing was fully intact and performing without damage or defects. There was no loose or missing shingles. Curling or cupping of the shingles was not present as well. It is likely that this roofing will reach its average service life if normal weather conditions prevail.
PLUMBING	No major defects or deficiencies noted at the time of inspection. A full load operational test was placed on the system for approximately 30 minutes. All drains flowed functionally and no leaks were observed. Good PSI was noted during full load test, The water heater was in operation at the time of inspection. The unit delivered hot water to all the fixtures upon demand. The stop box was located at the front exterior.

ELECTRICAL	No major defects or deficiencies noted at the time of inspection. A full load was placed on the service during the inspection. A represented number of lights, outlets, wall switches and major electrical appliances all performed as intended without interruption, surging, flickering, or breakers tripping. Underground service is present for this house. The meter is secured and all conductors are properly protected with approved conduit. A 240V three wire service supplies a 200-amp maximum service panel that was professionally installed and performing as intended.
HEATING	No major defects or deficiencies noted at the time of inspection. The furnace responded to the thermostat by sending warm air to the registers which were present in each and every room of the house. Heating registers were observed in each and every room. Typical service life for these type units is 20-25 years with proper and regular maintenance. This model is a ORIGINAL.
CENTRAL AIR	No major defects or deficiencies noted at the time of inspection. An amperage draw test was performed on this unit with results well within the normal range. This is an indication that the unit is performing as intended. A temperature differential test was performed with results well within the normal range as well. This is an indication that the unit is performing as intended also. The exterior AC unit was in operation at the time of inspection and sent cool air to all the registers upon demand of the controls. The ductwork is sheet metal, same as heat. These type units have typical service life of 12-15 years with proper and regular maintenance. This is a 2002 model.
INTERIOR	No major defects or deficiencies noted at the time of inspection. The walls and ceilings were inspected and were performing as intended without damage or defects. The windows and doors were operated and performed as intended and operated smoothly. Timers are typically not inspected when operating and inspecting appliances. Seismic straps and anti-tip devices are not evaluated, inspected, or tested. Floor covering throughout the house was acceptable with typical wear for its age.
INSULATION AND VENTILATION	No major defects or deficiencies noted at the time of inspection. Attic ventilation is provided at the gable and soffit vents, and appears adequate at the time of inspection. Attic insulation was present and adequate. The insulation was spread evenly across the attic spaces. All ceiling fans were tested and responded to the wall switches and pull chains. Bathroom and kitchen mechanical vent fans were observed and tested.
FIREPLACES	No major defects or deficiencies noted at the time of inspection. The chimney chase was fully intact and performing as intended. The flue was not fully visible from top to bottom. Consider having a sweep clean your fireplace to ensure that the flue is completely clear. It is recommended that a rain cap and screen be installed on the flue of the chimney.
TERMITES	There is absolutely no destructive testing done when inspecting for termites. There is no removal of walls, ceilings, drop ceilings, or floor coverings. Furniture and appliances are not moved or dismantled. Wall coverings or pictures are not removed. Storage and clutter are not moved as well. Remember, this is a Real Estate transaction inspection that is visible only. The seller allows the inspector and inspection company to visually inspect the house only. The inspection company is liable for all damage that may occur during this inspection as well. The inspector looks for conditions conducive to termite presence on the exterior of the house. Poor grading and drainage, water ponding, and soil erosion close to the house and especially under concrete pads close to the house is conducive to termites, these areas are closely inspected. Wood piles and heavy vegetation close to the house are conducive to termites and are closely inspected. Exterior shelter tubes, termite damage, and evidence of swarms are inspected from the exterior. All visible wood structural components in the basement were inspected for shelter tubes and termite damage. If one single shelter tube is found no matter how small, or any type damage is observed, no matter how small or minor, treatment is recommended. Shelter tubes can appear at any time, regular inspections are recommended. The main interior living spaces are inspected for termites. Walls and ceilings are not dismantled, however the inspector does look for tracks on the dry wall. There may be times when termites stray off from the wood framing members in between walls and actually start to eat the paper on the dry wall. If these conditions are noted,

treatment will be recommended. Wood framing around doors and windows that are visible are inspected for termites. Any shelter tubes or damage no matter how small or significant that are observed will result in recommendation for treatment. All visible wood framing and structural components in the garage are inspected for evidence of termite infestation. Garage drywall are inspected for tracks as well. The state of Missouri does not allow treatment for termites unless actual physical evidence is present, i.e., actual presence of live or dead termites, shelter tubes, damage, or swarm evidence. Barrier treatment or bait stations are always allowed and recommended, see your pest control contractor for further information on preventative treatments and regular inspections. Remember, termites and evidence of termites can appear at any time. Small termite colony's can stay hidden in any house without detection even with regular inspections. When the colony expands and grows, shelter tubes appear and evidence of swarms are present. Treatment then can occur. No evidence of termites, damage, or shelter tubes were present at the time of inspection. Regular termite inspections are always recommended. The inspector will provide one free termite inspection to the client, one year after the initial inspection if requested. The inspector is a Missouri state licensed termite inspector. MO state license #N04630. The actual termite report is provided on the state approved NPMA-33 Termite Inspection Report. See attached termite report for further information.

EXTERIOR - FOUNDATION - BASEMENT

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

WALLS:

MATERIAL:	Vinyl siding.
CONDITION:	The cladding/siding components are performing as intended without signs of significant damage or defects, The photo shows typical condition of the exterior cladding at the time of inspection.

Vinyl siding.
The cladding/siding components are performing as intended without signs of significant damage or defects, The photo shows typical condition of the exterior cladding at the time of inspection.



TRIM:

MATERIAL:	Wood, Metal, Vinyl.
CONDITION:	The wood/metal trim components are performing as intended without signs of significant damage or defects, The photo shows typical condition of the exterior trim at the time of inspection.

Wood, Metal, Vinyl.
The wood/metal trim components are performing as intended without signs of significant damage or defects, The photo shows typical condition of the exterior trim at the time of inspection.



CHIMNEY:

MATERIAL:	Metal, For venting gas fired appliances only.
CONDITION:	The components of the chimney chase are performing as intended without signs of significant damage or defects.

Metal, For venting gas fired appliances only.
The components of the chimney chase are performing as intended without signs of significant damage or defects.

SLAB ON GRADE:



CONDITION:	The concrete slab floor in the basement is performing as intended without signs of significant cracks or damage, The concrete slab floor in the garage is performing as intended without signs of significant cracks or damage.
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The concrete slab floor in the basement is performing as intended without signs of significant cracks or damage, The concrete slab floor in the garage is performing as intended without signs of significant cracks or damage.

BASEMENT/CRAWL SPACE:

ACCESSIBILITY:	Basement is fully accessible, Stairs and handrail serviceable, Basement door appears serviceable.	
CRAWL SPACE:	No crawl space is present at this property.	
BASEMENT WALLS - TYPE:	Poured concrete.	
CONDITION:	The components of the foundation walls are performing as intended without signs of significant damage or defects at the time of inspection, The photo shows typical condition of the foundation walls at the time of inspection.	
BEAMS:	Visible portions of the beams are performing as intended without signs of significant damage or defects at the time of the inspection, Photo shows steel beams and posts, and floor joists performing as intended.	
FLOOR JOISTS:	Visible portions of the floor joists are performing as intended without signs of significant damage or defects at the time of inspection.	
COLUMNS/SUPPORTS:	Visible portions of the remaining posts, beams, columns, and supports are performing as intended, see photo.	
BASEMENT FLOOR AND DRAINAGE:	No evidence of water or moisture penetration visible at the time of inspection, A sump pit only was present at this location. As long as the pit remains dry no pump is recommended or needed. The pit was empty. See photo.	
OTHER OBSERVATIONS:	A dry basement was present at the time of inspection. Maintain proper grading and drainage at the exterior for dry basement conditions. Exterior water control is always more effective than sealing and patching concrete foundation walls.	

STRUCTURE:

FLOOR STRUCTURE	The floor structure is standard wood joists and plywood subfloor supported on the exterior foundation walls with steel columns and posts. Visible areas of the floor framing system are in good condition and performing as intended. Photo shows typical condition of the floor joists at the time of inspection.	
WALL STRUCTURE	The exterior bearing walls are frame construction. The overall wood frame structure appears to be holding its shape well at the time of inspection. They are performing as intended without any signs of damage or significant structural movement.	
ROOF STRUCTURE	Roof framing consists of standard wood trusses that are performing as intended without any signs of damage or distortions. Photo shows roof structure performing as intended, which was typical from end to end.	

ROOF SYSTEM

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

ATTIC AND INSULATION:

ACCESSIBILITY AND CONDITION:	Attic is full size, Truss framing, No walk boards are provided, Ventilation is provided.
INSULATION TYPE AND CONDITION:	Fiberglass- Blown, Ventilation is present and provided at, Gable ends, Soffit vents, The attic is well ventilated. This will extend the service life on the roofing if all other conditions are performing as intended as well. Photo shows insulation and roof structure performing as intended.
DEPTH AND R-FACTOR:	8-9 inches, This attic is well insulated.



ROOF:

STYLE:	Gable.
TYPE:	Laminated or dimensional grade asphalt composition roofing, Photo shows evidence of single layer present.
ROOF ACCESS:	Walked on roof, The roof was inspected from the attic as well, for water stains or leaks.
ROOF COVERING STATUS:	The roofing appeared to be a professional installation and was performing as intended without any evidence of damaged, loose, or missing shingles. All roof penetrations were properly flashed with metal. No evidence of leaks or water penetration was observed when inspecting from the attic as well. it is likely that this roofing will reach its average service life if normal weather conditions prevails. Photo shows asphalt shingle roofing aligned properly with no defects, which was typical for both sides of the slope.



EXPOSED FLASHINGS:

TYPE AND CONDITION: Metal, The exposed and visible flashings at the roof penetrations were properly installed with approved materials and were performing as intended without signs of damage or deterioration.

GUTTERS & DOWNSPOUTS:

TYPE & CONDITION: Full, The gutters were installed properly, free of debris and/or standing water, and were performing as intended without signs of damage or deterioration. Photo shows gutter free of debris and/or water and performing as intended.



PLUMBING

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

MAIN LINE:

MATERIAL:	Copper.
CONDITION:	Water meter is located at front exterior, Valve not tested, Main line is 3/4 inch diameter, Water pressure appears adequate, The main water shut off is located at the basement front wall. See photo.



SUPPLY LINES:

MATERIAL:	Copper.
CONDITION:	Visible portions of the supply piping are performing as intended without signs of significant damage, defects, or leaks at the time of inspection.

WASTE LINES:

MATERIAL:	Plastic.
CONDITION:	Visible portions of the waste lines were performing as intended without significant signs of damage or defects, or any type of leakage. Photo shows main stack in basement performing during full load operational test without leakage.



HOSE FAUCETS:

OPERATION:	The hose faucets appear to be winterized and are not in operation at this time.
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WATER HEATER:

TYPE:	Gas.
SIZE:	40 Gallons.
LOCATION:	Basement.

CONDITION:

Pressure relief valve noted, not tested, Flue vent intact, A water shutoff valve is installed, The water heater was in operation at the time of inspection. No significant defects or damage was observed. Hot water was present at the fixtures that were tested. The photo shows the typical condition of the water heater at the time of inspection.



FUEL SYSTEM:

**METER/TANK
LOCATION-CONDITION
:**

Meter located at exterior left of house, System appears serviceable.

SEPTIC SYSTEM:

**SEPTIC TANK
LOCATION:**

None present or needed at this property. Public sewage system is in place.

**DRAIN FIELD
LOCATION:**

None present or needed at this property. Public sewage system is in place.

SYSTEM CONDITION:

N/A.

HEATING - AIR CONDITIONING

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

NOTE: Asbestos materials have been commonly used in heating systems. Determining the presence of asbestos can ONLY be performed by laboratory testing and is beyond the scope of this inspection. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection. Electronic air cleaners, humidifiers and de-humidifiers are beyond the scope of this inspection. Have these systems evaluated by a qualified individual. The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. Subjective judgment of system capacity is not a part of the inspection. Normal service and maintenance is recommended on a yearly basis. Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard which is sometimes costly to remedy.

HEATING SYSTEM DESCRIPTION:

LOCATION OF PRIMARY UNIT:	Basement.
SYSTEM TYPE:	Forced Air.
FUEL TYPE AND NOTES:	Natural Gas.
CAPACITY OF UNIT:	100,000 BTU.
APPROXIMATE AGE IN YEARS:	Appears to be the original.
SECONDARY HEATING SYSTEM:	None.
ADDITIONAL HEATING SYSTEMS:	None.

HEATING SYSTEM CONDITION:

PRIMARY UNIT:	The unit was operational and performing as intended at the time of inspection. The photo shows the furnace with the panel covers off for inspection purposes only.
BURNERS/HEAT EXCHANGERS:	Burner Flame(s) appear typical.
PUMP/BLOWER FAN:	Ran smooth at the time of inspection.



COMBUSTION AIR:	The combustion air was adequate and no further improvement is needed.
VENTING:	The venting is adequate and no further improvement is needed.
AIR PLENUM:	The air plenum is performing as intended and no further improvement is needed.
AIR FILTERS:	The filter(s) were clean, intact and performing as intended at the time of inspection. Check filters every 4-6 weeks.
NORMAL CONTROLS:	The thermostat and controls were tested and inspected and performed as intended at the time of inspection.
GENERAL SUGGESTIONS:	Have HVAC contractor clean and service unit(s) on yearly basis for efficient operation and to extend service life.
SECONDARY HEATING UNIT:	None.
ADDITIONAL HEATING UNITS:	None.

AIR CONDITIONING:

TYPE:	Central, Electric.
POWER SOURCE:	240-volt, Electrical disconnect present.
COMPRESSOR AGE IN YEARS:	Original.
CAPACITY OF UNIT:	3-ton.
RETURN AIR TEMPERATURE:	72.
SUPPLY AIR TEMPERATURE:	52.
AIR TEMPERATURE DROP:	20.
SYSTEM CONDITION:	The AC unit was in operation at the time of inspection and was performing as intended without signs of significant defects or damage. The photo shows the exterior AC unit performing without defects or damage at the time of inspection.
CONDENSATE LINE:	Condensate line installed.
NORMAL CONTROLS:	Operated at the time of inspection and performed as intended.
SECONDARY AIR CONDITIONING SYSTEM CONDITION:	None present at this location.
ADDITIONAL AIR CONDITIONING SYSTEMS CONDITION:	None present at this location.



DUCTWORK:

TYPE:	Sheet metal, same as heat.
DUCTS/AIR SUPPLY:	The visible portions of the ductwork for the HVAC system was performing as intended without signs of significant damage or deterioration. The photo shows general condition of ductwork at the time of inspection.
SECONDARY SYSTEM DUCTWORK:	None present or needed for this service.



AUXILIARY EQUIPMENT:

WHOLE HOUSE ATTIC FAN:	The whole house attic fan was operated and inspected. The fan performed as intended, ran smooth, and no significant defects or damage was observed. Note: these components require cleaning and lubrication as well for proper operation.
SWAMP COOLER:	No swamp cooler is installed at this property. This type component is not widely used in this region.

ELECTRICAL SYSTEM

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

SERVICE:

TYPE AND CONDITION:	Underground, 120/240 Volt, Circuit breakers, Visible portions of the main exterior conductors at and around the exterior meter are performing as intended without signs of damage or deterioration.
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ELECTRICAL PANELS:

MAIN PANEL LOCATION AND NOTES:	Basement, Photo shows main service panel performing as intended. The panel cover is off for inspection purposes only.
Inspector Notes:	Circuit and wire sizing correct so far as visible, Grounding system is present, A main disconnect was present and installed properly, The circuits were labeled properly.
# OF 120 VOLT CIRCUITS:	8
# OF 240 VOLT CIRCUITS:	4
SUBPANEL #1 LOCATION:	1
SUB PANEL NOTES:	Circuit and wire sizing correct so far as visible, Grounding system is present.



CONDUCTORS:

ENTRANCE CABLES:	Aluminum- OK, Recommend non-oxidant paste for aluminum conductors at the lug to prevent excess oxidation deposits at the connections.
BRANCH WIRING:	Copper, Visible portions of the branch wiring performed as intended without signs of damaged conductors or improper wiring. The inspection included placing a load on the entire system.

SWITCHES & OUTLETS:

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

The condition of walls behind wall coverings, paneling and furnishings cannot be judged. Only the general condition of visible portions of floors is included in this inspection. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. Determining the source of odors or like conditions is not a part of this inspection. Floor covering damage or stains may be hidden by furniture. The condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage.

DOORS:

MAIN ENTRY DOOR:	The main entry door was operated and performed smoothly as intended without significant damage or defects.
OTHER EXTERIOR DOORS:	Accessible exterior doors were operated and inspected and performed smoothly as intended without signs of significant damage or defects.
INTERIOR DOORS:	All accessible interior doors were operated and inspected and performed smoothly as intended without signs of significant defects or damage.

WINDOWS:

TYPE & CONDITION:	Clad-Metal/Vinyl, A representative sampling was taken. Windows as a grouping are generally operational.
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INTERIOR WALLS:

MATERIAL & CONDITION:	Drywall, The general condition of the interior walls were acceptable and no significant damage or defects were observed.
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CEILINGS:

TYPE & CONDITION:	Drywall, The general condition of the ceilings were acceptable and no significant damage or defects were observed.
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FLOORS:

TYPE & CONDITION:	Carpet, Vinyl, Wood, Tile, The general condition of the floor coverings were acceptable with just minor and typical wear for its age.
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STAIRS & HANDRAILS:

CONDITION:	Stair handrail serviceable, Handrails and stairs were inspected throughout the interior spaces of the house. All components were performing as intended without any signs of damage, defects, or loose components.
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FIREPLACE/WOOD BURNING DEVICES:

LOCATION - TYPE - CONDITION:	Fireplace components that were visible performed as intended without signs of significant damage or defects.
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SMOKE / FIRE DETECTOR:

COMMENTS: Noted, but not tested.

GARAGE - CARPORT

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

TYPE:

LOCATION: Attached, Two car.

ROOF:

CONDITION: Same as house, See house roof report.

FLOOR:

CONDITION: Typical cracks noted, The concrete garage floor was performing as intended without signs of significant damage or defects at the time of inspection.

FIRE WALL:

CONDITION: The fire rated doors and walls were performing as intended without signs of damage or defects at the time of inspection.

GARAGE DOOR(S):

CONDITION: The garage door is metal, The garage door was performing as intended without signs of defects or damage at the time of inspection, Automatic door opener(s)- operational, Automatic reverse feature is, operational. See photo.



MISCELLANEOUS:

Stored items restrict viewing of the garage area.

KITCHEN - APPLIANCES - LAUNDRY

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

KITCHEN SINK:

TYPE AND CONDITION: Stainless Steel, Minor wear noted, Faucet is serviceable, Low water volume is noted, Viewing below the sink is restricted by stored items, Hand sprayer is serviceable, The kitchen sink was in good condition and performed as intended at the time of inspection.

RANGE/COOK TOP AND OVEN:

TYPE/CONDITION: Electric, Burners only are operated. Ovens and timers are not operated or tested. Bake and broil elements are not tested and are not part of this inspection. Ovens or ranges are not pulled back away from walls to determine the condition, type, presence or adequacy of gas lines or 240 outlets. Jenn-air grill/fan, Timers were not tested or operated and is beyond the scope of this inspection. The oven was inspected and operated, and performed as intended without signs of damage or deterioration.

VENTILATION:

TYPE AND CONDITION: External, Fan/Hood operational, The light above the stove was operational.

REFRIGERATOR:

TYPE AND CONDITION: Electric, Older model appliance, The refrigerator is not pulled back to view the conditions of walls, floors, or power outlets that service the refrigerator, The door gaskets around the refrigerator doors are acceptable, The refrigerator was operational at the time of inspection.

DISHWASHER:

CONDITION: The dishwasher was run through a complete cycle and performed as intended.

GARBAGE DISPOSAL:

CONDITION: The garbage disposal was operated and ran smooth at the time of inspection.

TRASH COMPACTOR:

CONDITION: Trash compactor is noisy.

OTHER BUILT-INS:

MICROWAVE: Microwave unit viewed, but operation not determined.

ICE MAKER: Ice maker was not tested, due to time constraints.

INSTANT HOT WATER DISPENSER: Instant hot water dispenser was not present at the time of inspection.

FOOD PROCESSOR: Food processor was not present at this house at the time of inspection.

INTERIOR COMPONENTS:

COUNTERS AND CABINETS:	Counters are Formica (plastic laminate), with minor wear or cracking, Cabinets appear serviceable, with minor wear noted.
WALLS/CEILINGS/FLOORS:	The overall condition of the walls, kitchen, and floors in the kitchen are acceptable with no signs of significant damage or deterioration.
WINDOWS/DOORS:	The door(s) in the kitchen were operated and performed as intended at the time of inspection, The kitchen window(s) were operated and performed as intended at the time of inspection.
SWITCHES/FIXTURES/OUTLETS:	The outlets and switches in the kitchen were operated and inspected and performed as intended at the time of inspection.

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

LAUNDRY:

LOCATION:	Service area main floor, Kitchen.
CONDITION:	Electrical outlet is grounded, Gas service pipe is provided, The washer and dryer are not completely pulled back away from wall to determine wall and flooring conditions that are not clearly visible. Gas and electrical service that are visible are inspected and tested. Dryer venting is provided, Laundry sink is provided, Plumbing supply was present but not operated, 120 service was present and grounded, 240 service present and operation for electric dryer.

WASHER AND DRYER:

CLOTHES WASHER:	The washer was operated and inspected but not run through a cycle.
CLOTHES DRYER:	The dryer was operated but not run through a cycle.

BATHROOMS

Shower pans are visually checked for leakage, but leaks often do not show except when the shower is in actual use. Determining whether shower pans, tub/shower surrounds are water tight is beyond the scope of this inspection. It is very important to maintain all grouting and caulking in the bath areas. Very minor imperfections can allow water to get into the wall or floor areas and cause damage. Proper ongoing maintenance will be required in the future.

BATHROOM AREA:

BATH LOCATION:	Hall.
CONDITION OF SINK:	Appears serviceable, Drain appear serviceable, Counters/cabinets appear serviceable.
CONDITION OF TOILET:	Appears serviceable.
TUB/SHOWER PLUMBING FIXTURES:	Appears serviceable, Drain appears serviceable, Shower head appears serviceable.
TUB/SHOWER AND WALLS:	Tub and shower areas appear serviceable, Shower walls appear serviceable, Enclosure appears serviceable.
BATH VENTILATION:	Exhaust fan makes unusual noises.

BATHROOM AREA:

BATH LOCATION:	Master bedroom.
CONDITION OF SINK:	Appears serviceable, Drain appear serviceable, Viewing below sink area is restricted. Counters/cabinets appear serviceable.
CONDITION OF TOILET:	Toilet does not flush properly and needs repair.
TUB/SHOWER PLUMBING FIXTURES:	Drain appears serviceable, Shower head appears serviceable.
TUB/SHOWER AND WALLS:	Tub and shower areas appear serviceable, Shower walls appear serviceable, Enclosure appears serviceable.
BATH VENTILATION:	Appears serviceable.

GROUNDS

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

DRIVEWAY:

CONDITION:

The concrete driveway was performing as intended without signs of significant damage or defects at the time of inspection.

SIDEWALKS:

TYPE:

Concrete.

CONDITION:

The concrete sidewalks and walkways at the exterior of the property was performing as intended at the time of inspection.

LANDSCAPING:

CONDITION:

Maintained, The landscaping appeared adequate for the property and appears to have no negative affects on the roof or structural components of the house.

RETAINING WALLS:

TYPE:

Timber.

CONDITION:

The retaining wall(s) on the property were properly installed and were performing as intended without signs of significant deterioration or damage.

GRADING:

SITE:

The grade on both sides of the house appears acceptable. The drainage was adequate and no reverse grading, water ponding, or soil erosion was observed.

PATIO:

TYPE:

Concrete.

CONDITION:

The concrete rear patio was performing as intended with no signs of defects or damage at the time of inspection.

DECKS:

TYPE:

Wood.

CONDITION:

Maintain deck surfaces with stain and/or water sealant to extend service life and prevent decay.

PATIO/PORCH COVER:

TYPE:

Open design, Front porch.

CONDITION:

The front porch was performing as intended without signs of damage or defects at the time of the inspection.

EXTERIOR STAIRS/STOOPS:

CONDITION:	Exterior components of stairs, steps, and handrails were tested and inspected and performed as intended without signs of damage or defects.
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FENCES & GATES:

TYPE:	Plastic/PVC.
CONDITION:	Exterior components of the gates and fencing were inspected and tested and performed as intended. The photo shows general condition of the fencing at the time of inspection.

