

Inspection Report

This inspection performed in accordance with current "Standards of Practice" of the American Society of Home Inspectors.



This inspection report prepared specifically for:

John & Jane Doe
111 S. Main St.
Anywhere, OH 44444



Inspected by: **Mike Lamb**

Protective Home Inspection

1620 Garfield Ave
Ashland, OH 44805
Work: (419) 565-1450

Table of Contents

General Information.	1	Bathrooms.	15
Deficiency Summary	D1	Interior Rooms.	17
Roof.	2	Garage & Carport.	19
Exterior.	4	Attic.	20
Grounds & Drainage.	6	Foundation.	22
Heating & Cooling.	7	Addendum.	A1
Plumbing.	9		
Electrical.	11		

About This Inspection Report

READING THIS REPORT

Each page of this report addresses a specific area of this property, identified by title (i.e. Roof) and is divided into three sections. The top section of each page rates components of the property and provides a recommended action when necessary. See "Terminology" below. The middle section contains factual information about the property (i.e. age of home). The bottom section provides inspectors space to provide additional detail when needed.

Terminology

DEFINITIONS OF CONDITIONS

ACCEPTABLE

The item is performing its intended function as of the date of inspection in response to normal use.

NOT PRESENT

The item does not exist in the structure being inspected.

NOT INSPECTED or INACCESSIBLE

The item could not be inspected due to physical limitations.

DEFECTIVE

The item is either: significantly impeding habitability; unsafe or hazardous; does not operate properly or perform its intended function in response to normal use.

DEFINITIONS OF PERSPECTIVES

SAFETY HAZARD

Any item that is identified as a safety hazard is to be considered harmful or dangerous to its occupants due to its presence or absence in the structure. In our opinion these items should be evaluated by professionals in appropriate trades prior to closing.

MAJOR CONCERN

Any item identified as a major concern is either significantly affecting habitability and/or can be considered a possible expensive repair or replacement and should be evaluated by professionals in appropriate trades prior to closing.

MINOR CONCERN

Any item identified as a minor concern either does not significantly affect habitability and/or can be considered an inexpensive repair or replacement by professionals in appropriate trades prior to closing.

MAINTENANCE

Any item identified as maintenance is to be considered normal or routine in maintaining a home.

Protective Home Inspection

1620 Garfield Ave
Ashland, OH 44805
Work: (419) 565-1450



PROPERTY / CLIENT INFORMATION

Report Date: **10/22/2015**

Customer File # **1028**

Agent:

Buyer: **John & Jane Doe**

Address: **999 N. Main St.**

Anywhere, OH 44444

Phone: **216-000-12348**

Fax:

Email: **johndoe@emailacct.com**

Inspection location: **111 S. Main St.**

Send report to: **Client**

Anywhere, OH 44444

Phone:

County: **Morrow**

Area/Neighborhood:

Sub-division:

GENERAL INFORMATION

Main entry faces: **West**

Bedrooms: **3**

Full Baths: **1**

Estimated Age: **90-100**

Vehicle Garages: **0**

Half Baths:

Type Structure: **Single Family Home**

Approx. Sq Footage: **1690**

3/4 Baths:

Stories: **2**

Type Foundation: **Basement**

Soil condition: **Dry**

Weather: **Overcast**

Temp: **50-60**

Date: **10/22/2015**

Time: **12:45:46 PM**

Unit occupied: **yes**

Client present: **no**

Attendees:

General Overview:

All information contained herein reflect the condition as of today's date.

Inspector: _____

Mike Lamb

REPORT LIMITATIONS

This report has been prepared for the sole and exclusive use of the client indicated above and is limited to an impartial opinion which is not a warranty that the items inspected are defect-free, or that latent or concealed defects may exist as of the date of this inspection or which may have existed in the past or may exist in the future. The report is limited to the components of the property which were visible to the inspector on the date of the inspection and his opinion of their condition at the time of the inspection.

Protective Home Inspection

1620 Garfield Ave
Ashland, OH 44805
Work: (419) 565-1450

Customer: **John & Jane Doe**
Contact:
Phone: **216-000-0000**
Location: **111 S. Main St.**
Anywhere, OH 44444

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

1 - Roof

1. **As of today's inspection the roof system and there components are in good working order.**

2 - Exterior

1. Window on left side and front of house broken. SAFETY HAZARD Recommend reputable contractor. (see photos 1 & 3).
2. Vent piping has no cover. This will allow water and pest infestation. Recommend adding cover. (see photo 2).
3. Siding has gap next to fascia cover 2nd floor left side of house. This will allow water and pest infestation. Recommend reputable contractor. (see photo 4).
4. Missing siding front of house. This will allow water and pest infestation. Recommend reputable contractor. (see photo 4).

3 - Grounds

1. **As of today's inspection the grounds and drainage system and there components are in good working order.**

4 - HVAC

1. **As of today's inspection the HVAC system and there components are in good working order.**

5 - Plumbing

1. **As of today's inspection the plumbing system and there components are in good working order.**

6 - Electrical

1. Top of electrical service panel wire clamps are loose. Recommend tightening the loose clamps. (see photo 1).

7 - Kitchen & Laundry

1. Kitchen outlet by sink has open ground. SAFETY HAZARD Recommend reputable licensed electrical contractor. (see photo 1).
2. Outlet in laundry room has no outlet cover. SAFETY HAZARD Recommend reputable licensed electrical contractor. (see photo 2).

8 - Bathroom

1. Outlet in bathroom next to toilet has an open ground. SAFETY HAZARD Recommend reputable licensed electrical contractor. (see photo 1).
2. Bathroom sink drain stop not attached. Recommend reattaching drain stop. (see photo 2).

9 - Interior Rooms

1. Missing smoke detector on first floor by stairs. SAFETY HAZARD Recommend reputable contractor. (see photo 1).
2. Settlement cracks in ceiling in bonus room. Settlement cracks are normal due to age of home. (see photo 2).
3. Outlet in second floor bedroom has an open ground. SAFETY HAZARD Recommend reputable licensed electrical contractor. (see photo 3).

10 - Garage

1. As of today's inspection there is no garage associated with this home.

11 - Attic

The report is provided as a courtesy for quicker access to DEFICIENCIES within the inspection report. This is not intended as a substitute for reading the inspection report. Items listed may be discussed further on the corresponding report page. There also may be findings other than what is listed on this page.

D1

Protective Home Inspection

1620 Garfield Ave
Ashland, OH 44805
Work: (419) 565-1450

Customer: **John & Jane Doe**
Contact:
Phone: **216-000-0000**
Location: **111 S. Main St.**
Anywhere, OH 44444

1. Knob and tube wiring currently being used to light attic. SAFETY HAZARD Recommend reputable licensed electrical contractor. (see photo 1).

12 - Foundation

1. Junction box in basement missing cover with live wires inside. SAFETY HAZARD Recommend reputable licensed electrical contractor. (see photo 1).

2. Outlets in basement need to be GFCI. SAFETY HAZARD Recommend reputable licensed electrical contractor. (see photo 2).

Roof

INSPECTION FOCUS

Roofs are inspected visually and from an area that does not put either the inspector or the roof at risk. Steep, wet, snow or ice covered roofs are not walked on. Slate, tile or asbestos roofs are not walked on. Specifics will be in the report.

ROOF COVERINGS

The type of roof and the condition of the top layer will be reported and commented upon. Valleys and roof penetrations are prone to leaking. Worn, missing, patched or otherwise defective surfaces will be inspected and reported based upon normal wear and aging.

VENTS

Roof systems must be ventilated properly. The type and location of the vents will be reported. Defective or blocked vents can cause serious problems.

FLASHINGS

Flashings provide a water tight seal at roof penetrations (i.e. plumbing, chimneys, flues), which are prone to leaking and should be reinspected annually.

SKYLIGHTS

Skylights, like flashings, are prone to leaking and should be reinspected annually.

CHIMNEYS

Chimneys are very susceptible to the elements and usually are not completely visible due to location and height. Spalling of masonry units is a common problem in cold climates. Interior flue linings often are not visible especially if equipped with a cap covering to prevent downdrafts or screening to prevent sparks. Chimney parging conditions should also be inspected and reported.

GUTTER SYSTEMS

Gutters carry rain water off the roof and away from the foundation. Often they become clogged with leaves and other debris, or will develop sags and/or leaks at the joints. Gutters need periodic maintenance and cleaning.

Roof

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1	Roof coverings:	Acceptable	
2	Ventilation:	Acceptable	
3	Flashings:	Acceptable	
4	Skylights:	Not Present	
5	Chimneys:	Not Present	
6	Gutter svstem:	Acceptable	
7	Antenna:	Not Present	
8	:		

INFORMATION

9	Main roof age: <u>Appears at Newer Condition</u>	14	Ventilation: <u>Combination Ridge & Soffitt</u>
10	Other roof age: _____	15	Chimney: <u>None</u>
11	Inspection method: <u>Viewed from ground</u>	16	Chimney flue: <u>None</u>
12	Roof covering: <u>Asphalt Shingle</u>	17	Gutters: <u>Aluminum</u>
13	Roofing layers: <u>1st</u>	18	Roof Style: <u>Gable</u>

ROOF COMMENTS

- 19 1. As of today's inspection the roof system and there components are in good working order.

Exterior

INSPECTION FOCUS

The exterior is inspected visually at grade level. The inspector's evaluation is based on generally accepted building practices and the age of the components.

SIDING

Exterior trim, eaves, fascias and soffits should be dry and painted to protect it from the elements. Siding should be free of contact with grade and/or trees and shrubs. Moisture conditions that continually affect exterior siding should be corrected. Caulking and/or flashing should be applied where building materials intersect.

VENEER

Veneer is porous and can be damaged by water penetration, freezing and subsequent thawing. Bricks, stones, or blocks, and other masonry can be severely damaged and need replacement when moisture is allowed to remain over a period of time. Space between the veneer and the insulating sheathing is required and is accomplished with the use of "brick ties". Veneer also requires a proper footing to carry its weight. Movement caused by improper ties or footings are detected by the presence of cracks in mortar or waves in walls.

DOORS

Doors may be wood or insulated metal. Most exterior doors are three feet wide and have three solid hinges, positive air tight weather seals and dead bolt locking capabilities. If a house experiences settling or movement within the walls, one of the first noticeable signs will likely be at the doors. If a door sticks it usually means that the door or door frame is no longer square. If noted in the report, sticking doors should be evaluated for potential settlement problems.

WINDOWS

Windows can be single pane, single pane with storm systems, or have double or triple insulated glazings. Styles can be fixed, double hung, casement or sliding. They can be wood or metal and should operate easily and close securely. Insulated windows may suffer from moisture condensation between panes indicating broken thermo seals, which does not significantly affect its insulating quality.

HOSE FAUCETS

Exterior hose faucets should be checked for leakage and loose fittings. In colder climates hose faucets should be winterized to avoid freezing damage and garden hoses should be removed.

ELECTRICAL CABLE

Either underground or overhead electric cable is provided by a public utility. Service entrance conductors should be encased in protective material to avoid hazards.

ELECTRICAL

All exterior electrical wires and outlets should be weatherproof. Outside circuits (i.e. outlets, switches, fixtures) should be GFCI protected. Underground branch wiring should be appropriately installed.

Exterior

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1	Siding: Acceptable	See comments below	Maintenance Item
2	Trim/fascias/soffits: Acceptable		
3	Veneer: Not Present		
4	Doors: Acceptable		
5	Windows: Acceptable	See comments below	Safety Hazard
6	Hose faucets: Acceptable		
7	Electrical cable: Acceptable		
8	Exterior electrical: Acceptable		

INFORMATION

9	Siding type: <u>Vinyl</u>	13	Window Type: <u>Double Hung, Casement & Sliding</u>
10	Veneer type: <u>None</u>		
11	Trim/fascias type: <u>Vinyl</u>	14	Window material: <u>Vinyl</u>
12	Door type: <u>Insulated Metal</u>	15	Electric service cable: <u>Overhead</u>

EXTERIOR COMMENTS

- 16 1. Window on left side and front of house broken. **SAFETY HAZARD** Recommend reputable contractor. (see photos 1 & 3).
2. Vent piping has no screen cover. This will allow water and pest infestation. Recommend adding screen cover. (see photo 2).
3. Siding has gap next to fascia cover 2nd floor left side of house. This will allow water and pest infestation. Recommend reputable contractor. (see photo 4).
4. Missing siding front of house. This will allow water and pest infestation. Recommend reputable contractor. (see photo 5).



INSPECTION PHOTOS

Exterior

#EX1



Side window broken

Exterior

#EX2



Vent pipes

Exterior

#EX3



Front of house window cracked

Exterior

#EX4



Gap in siding

Exterior

#EX5



Missing siding

Grounds & Drainage

INSPECTION FOCUS

Inspection of the exterior grounds and drainage is visual and intended to determine if the grading is properly carrying surface water away from the foundation. It is based on normal weather conditions at the time of the inspection. Inspectors do not perform a soil analysis or evaluate homes based on geological conditions.

DRAINAGE

Ideally, water should flow away from a property in all directions at a rate of one inch per foot for at least six feet. Grading should not slope toward the property and surface water should be channeled to the lowest part of the property away from the structure to prevent ponding of water next to the structure. Provisions should be made for discharging run-off from the guttering system.

TREES & SHRUBS

Inspectors observe trees and shrubs to see if they affect the property. The physical condition of the trees and shrubs themselves is not evaluated. Trees and shrubs should not be touching the roof, siding or the electrical service entrance cables

WALKS & STEPS

Walks and steps are inspected for tripping hazards. Walks and steps may be uneven or may settle and should be reported.

PATIO / PORCH

Patios and porches are inspected for movement and how they are attached to the property. Signs of settling, warping, or rot may occur, especially where they connect to the property

DRIVEWAY

Driveways may settle, crack, or deteriorate and should be reported.

RETAINING WALLS

Retaining walls support and hold earth in place for landscaping purposes. Evidence of movement is to be reported. Proper drainage and lateral support measures should be incorporated into the construction of retaining walls and should be reported when these conditions are not present.

Grounds & Drainage

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1	Drainage:	Acceptable	
2	Trees & shrubs:	Acceptable	
3	Walks & Steps:	Acceptable	
4	Porch/Deck:	Acceptable	
5	Driveway:	Acceptable	
6	Retaining walls:	Not Present	
7	Lot Drainage:	Acceptable	
8	Sprinkler System:	Not Present	

INFORMATION

9	Walks & Steps: <u>Concrete & Wood</u>	13	Porch <u>Wood</u>
10	Patio: <u>Concrete</u>	14	Location <u>Front</u>
11	Location: <u>Side</u>	15	Retaining walls: _____
12	Driveway: <u>Gravel</u>	16	: _____

GROUNDS & DRAINAGE COMMENTS

17 1. As of today's inspection the grounds and drainage system and there components are in good working order.

Heating & Cooling Systems

INSPECTION FOCUS

Heating and cooling inspections are visual. Weather permitting, we will operate both the heating and A/C units in their respective modes. We will use normal controls and evaluate how well the system is performing its intended function.

A/C OPERATION

A/C units are not operated when outdoor temperatures are below 60 degrees, since damage may result and compressor warranties may become void. A properly operating unit delivers cool air across the coil.

HEATING OPERATION

The heating unit may not be tested at this time if temperature conditions do not allow the system to be operated normally (i.e. during warm weather months we will not operate the heating system). Systems are not dismantled. The system type (i.e. forced air, hydronic, convective) and fuel type (i.e. gas, oil, electric) will be reported.

EXHAUST SYSTEM

Exhaust systems are inspected to determine if combustion gases are properly vented to the outdoor atmosphere. Separated or rusted vent pipes and/or negative slope are potentially dangerous.

DISTRIBUTION

Conditioned air should be present in all interior rooms. Rooms without conditioned air sources should be reported. Balancing of conditioned air is beyond the scope of the inspection.

FUEL STORAGE TANK / FUEL LINES

If the system has a fuel storage tank, it should be reported. If the tank has been abandoned, any evidence of its presence should be reported. Abandoned tanks should be removed. Fuel lines will be defined as gas or oil and reported.

HEAT EXCHANGER

The view of a heat exchanger is often concealed by design. A complete evaluation can only be achieved by dismantling the unit, which is beyond the scope of this inspection.

HUMIDIFIER

Humidifiers require constant maintenance and often become covered by lime deposits which can cause them to become inoperable within short periods of time.

FILTER

A clean filter is helpful for proper operation of heating units. Dirty filters cause poor circulation, waste energy, can be unhealthy and should be cleaned/replaced often.

Heating & Cooling

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1 A/C operation:	Not Present		
2 Heating operation:	Acceptable		
3 System back-up:	Not Present		
4 Exhaust system:	Acceptable		
5 Distribution:	Acceptable		
6 Thermostat:	Acceptable		
7 Gas Piping:	Acceptable		
8 Heat Exchanger:	Not Inspected		
9 Humidifier:	Not Present		
10 Filter:	Acceptable		

INFORMATION

11 # Heating Units: <u>1</u>	18	# Cooling Units: _____
12 Heating Types: Forced Air	19	A/C Types: _____
13 Heating Ages: 2006 years	20	A/C age: _____
14 Heating Fuels: Gas	21	Filter: _____
15 Distribution: Ductwork	22	Heat Source Mfr. Nordyne
16 Duct Insulation Type: None	23	A/C Source Mfr. _____
17 Gas Shutoff Location: South		

HEATING & COOLING COMMENTS

24 1. As of today's inspection the HVAC system and there components are in good working order.

Plumbing

INSPECTION FOCUS

Plumbing inspections are visual and operational. Inspectors operate normal controls and put the system through a normal cycle.

SUPPLY PIPES

Supply pipes, especially galvanized, can become clogged with mineral deposits, which restrict functional water flow. If air gets trapped in the lines, the pipes can make a knocking sound, known as water hammer. Electrolysis, which occurs from the mixing of ferrous and non-ferrous metals, can cause leaks.

WASTE / VENT PIPES

Waste pipe inspections are limited to the visible portions of the drain system. Inspectors run water through the system for a minimum of 30 minutes and look for any indication of leaks, defective drainage or venting.

FUNCTIONAL WATER FLOW

Functional water flow is based on at least three gallons per minute flow of water from the highest fixture when at least one other fixture is operated simultaneously.

FUNCTIONAL WASTE DRAIN

Functional waste drainage is based on the free flow of water, without backing up, at all drains after at least 30 minutes of water entering into the system.

WELL SYSTEM

Well inspections are limited to the accessible above-ground components. Pressure tanks that are water logged will cause the pump to wear out quickly and should be reported. Wells should deliver adequate pressure at all times. Water samples of the site should be taken to an approved laboratory to test potability.

SEPTIC SYSTEM

Inspections of septic systems are very limited. After water is run into the system for at least 30 minutes a dye is introduced. A visual inspection of the leach field is made by walking the field looking for evidence of an effluent breakout, leaching or failure.

WATER HEATER / TEMPERATURE PRESSURE RELEASE (TPR) VALVE

Water heaters are inspected visually for proper installation and ability to provide adequate hot water. All water heaters must have a temperature pressure relief valve with a properly installed extension discharge pipe.

Plumbing

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1	Supply pipes:	Acceptable	
2	Waste/vent pipes:	Acceptable	
3	Funct'l water flow:	Acceptable	
4	Funct'l waste drain:	Acceptable	
5	Well system:	Not Present	
6	Septic system:	Not Present	
7	Water heater:	Acceptable	
8	TPR Valve:	Acceptable	

INFORMATION

<p>9 Water supply represented as: Municipal</p> <p>10 Supply pipes: Combination of Copper & Plastic</p> <p>11 Pipe insulation type: None</p> <p>12 Water Shutoff Location: Basement</p> <p>13 Well location: South</p>	<p>14 Waste system represented as: Municipal</p> <p>15 Septic location: _____</p> <p>16 Waste/Vent pipes: Plastic</p> <p>17 Water Heater Mfr.: Whirlpool</p> <p>18 Water Heater Gallons: 50 Age: 2006 years</p> <p>19 Water Heater Fuel: Gas</p>
---	--

PLUMBING COMMENTS

20 1. As of today's inspection the plumbing system and there components are in good working order.

Electrical

INSPECTION FOCUS

Electrical inspections are visual and operational. Inspectors operate all normal switches, test a representative number of outlets and observe visible lines.

WIRING AT MAIN BOX

Location, type(s) of over-current protection devices and rating(s) of the main service panel(s) are reported. Inspectors remove cover panels so the main service panel wiring can be inspected. Present day systems should be a minimum of 100 amps. Systems should be inspected for double tapping, loose and bare wiring, aluminum branch wiring and wiring compatibility with over-current protection devices.

GROUND

The type and location of the grounding system should be inspected and reported. Undetermined or inadequate grounding should be reported.

GFCI

Newer homes require ground fault circuit interrupters. These safety devices are required in areas where water may be present, such as kitchens, bathrooms, exterior regions, garages, and basements. Older homes should consider updating an electrical system with these devices.

AMPERAGE

The rating of the main service wire conductor, main over-current device and the main service panel should be compatible and used to help determine the amperage rating of the electrical service.

HOUSEHOLD WIRING

Wiring beyond the main service panel box is examined for compatibility, proper over-current protection, and improper wiring conditions.

Electrical System

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1 Wiring at main box:	Acceptable	See comments below	Maintenance Item
2 Ground:	Acceptable		
3 GFCI:	Not Present		
4 Amperage:	Acceptable		
5 Wiring:	Acceptable		
6 :			
7 :			
8 :			

INFORMATION

9 Amps: 200 Square D	14 Branch circuit wiring: Copper
10 Volts: 120/240	15 Grounding: Exterior Ground Rod
11 Main box location: Basement	16 Ground fault protection at: Baths, Kitchen
12 Main Disconnect: Basement	
13 Main service conductor: Aluminum	17 Main box type: Breakers
	18 Wiring type: Romex

ELECTRICAL SYSTEM COMMENTS

- 19 1. Top of electrical service panel wire clamps are loose. Recommend tightening the loose clamps. (see photo 1).



INSPECTION PHOTOS

Electrical

#EL1



Wire clamps not secured

Kitchen & Laundry

INSPECTION FOCUS

Kitchen and laundry inspections are visual and operational.

WALLS / CEILINGS / FLOORS

Kitchen and laundry walls, ceilings & floors are inspected based on normal building practices for homes of similar age and construction and exclude cosmetic items. Cracks in walls are very common in most homes. Most small cracks usually indicate minor movement. These cracks are typically not serious and are even considered to be normal as the house gets older. Larger cracks may indicate ongoing movement and if noted in the report, further evaluation by a structural engineer is warranted. Squeaking floors in a house are generally the result of aging materials in the floor and minor stresses that are common as the house gets older. Unless otherwise noted in the report, these should be considered a minor item only.

DOORS & WINDOWS

Interior portions of doors and windows are inspected for proper ventilation, use as emergency exits, and ease of operation. If a house experiences settling or movement within the walls, one of the first noticeable signs will likely be at the doors. If a door sticks, it usually means that the door or door frame is no longer square. If noted in the report, sticking doors should be evaluated for potential settlement problems.

HEATING & COOLING

The presence of conditioned air sources to the kitchen and laundry are noted.

CABINETS / SHELVES

Kitchen and laundry shelves and cabinets are inspected for acceptable operation.

SINK PLUMBING

Kitchen and laundry sinks should be inspected for proper installation and operation. Plumbing systems should be free of leaks and drain and vent properly.

APPLIANCES (BUILT-IN)

Built-in appliances will be operated and reported.

LAUNDRY

The location of the laundry room will be reported. This section of the report will be completed in the same manner as the kitchen portion.

DRYER VENTS / DRYER SERVICE

Dryer vents should be vented to the exterior. They should not terminate in the crawl space, garage or attic. The condition of the dryer electrical service should be reported.

Kitchen & Laundry

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
KITCHEN			
1 Walls/ceiling/floor:	Acceptable	See comments below	Safety Hazard
2 Doors & windows:	Acceptable		
3 Heating & cooling:	Acceptable		
4 Cabinets/shelves:	Acceptable		
5 Sink plumbing:	Acceptable		

APPLIANCES			
6 Disposal:	Not Present		
7 Dishwasher:	Acceptable		
8 Refrigerator:	Acceptable		
9 Exhaust fan:	Not Present		
10 Microwave:	Not Present		
11 Ice-Maker:	Not Present		
12 :			
13 Range/oven:	Acceptable		
14 Gas or electric?	Electric		

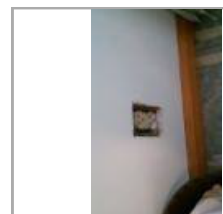
LAUNDRY			
15 Walls/ceiling/floor:	Acceptable	See comments below	Safety Hazard
16 Doors & windows:	Acceptable		
17 Washer plumbing:	Acceptable		
18 Sink plumbing:	Not Present		
19 Cabinets/shelves:	Acceptable		
20 Heating & cooling:	Acceptable		
21 Drier vent:	Acceptable		
22 :			
23 :			
24 Drier service:	Acceptable		
25 Gas or electric?	Electric		

KITCHEN AND LAUNDRY COMMENTS

- 26
1. Kitchen outlet by sink has open ground. **SAFETY HAZARD** Recommend reputable licensed electrical contractor. (see photo 1).
 2. Outlet in laundry room has no outlet cover. **SAFETY HAZARD** (see photo 2).



1



2

INSPECTION PHOTOS

Kitchen & Laundry

#K1



Outlet in kitchen has open ground

Kitchen & Laundry

#K2



Laundry outlet missing cover

Bathrooms

INSPECTION FOCUS

Bathroom inspections are visual and operational. Inspectors operate plumbing fixtures to determine the presence of leaks and look for water damage.

WALLS / CEILINGS / FLOORS

Bathroom walls, ceilings & floors are inspected based on normal building practices for homes of similar age and construction and exclude cosmetic items. Cracks in the walls are very common in most homes. Most small cracks usually indicate minor movement. These cracks are typically not serious and are even considered to be normal as the house gets older. Larger cracks may indicate ongoing movement and, if noted in the report, further evaluation by a structural engineer is warranted. Squeaking floors in a house are generally the result of aging materials in the floor and minor stresses that are common as the house gets older. Unless otherwise noted in the report, these should be considered a minor item only.

DOORS & WINDOWS

Interior portions of the doors and windows are inspected for proper ventilation, use as emergency exit, and ease of operation. If a house experiences settling or movement within the walls, one of the first noticeable signs will likely be at the doors. If a door sticks it usually means that the door or door frame is no longer square. If noted in the report, sticking doors should be evaluated for potential settlement problems.

HEATING & COOLING

The presence of conditioned air sources to the bathrooms and their condition is reported.

CABINETS / SHELVES / COUNTERS

Bathroom shelves, cabinets and counters are inspected for acceptable operation.

VENTS

Inspection of the exhaust vent systems should detect whether or not venting extends to the outdoor atmosphere. Systems that recirculate indoors should be corrected as excessive moisture build-up from high humidity conditions may lead to water related damage.

SINKS / TOILETS / TUBS / SHOWERS

Bathroom plumbing systems are inspected for leaks which may affect shower, tub and sink surroundings. Inspectors examine and look for evidence of leaks at the junction of walls and floors that intersect with these units.

BATHROOMS INSPECTED

The number of associated bathrooms will be reported.

Bathrooms

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1 Walls, ceiling, floor:	Acceptable	See comments below	Safety Hazard
2 Doors & windows:	Acceptable		
3 Heating & cooling:	Acceptable		
4 Cabinets & counter:	Acceptable		
5 Vents:	Acceptable		
6 Sinks:	Acceptable	See comments below	Maintenance Item
7 Toilets:	Acceptable		
8 Tubs:	Not Present		
9 Showers:	Acceptable		
10 Jacuzzi:	Not Present		

BATHROOMS INSPECTED

11 # of Half baths: 12 # of Full baths: 1 13 # of 3/4 baths:

BATHROOM COMMENTS

- 14 1. Outlet in bathroom next to toilet has an open ground. **SAFETY HAZARD** Recommend reputable licensed electrical contractor. (see photo 1).
2. Bathroom sink drain stop not attached. Recommend reattaching drain stop. (see photo 2).



INSPECTION PHOTOS

Bathroom

#B1



Bathroom outlet has open ground

Bathroom

#B2



Bathroom sink drain stop not attached

Interior Rooms

INSPECTION FOCUS

Interior room inspections are conducted visually. Inspectors examine and base findings on homes of similar construction and age.

WALLS / CEILINGS / FLOORS

Interior walls, ceilings & floors are inspected based on normal building practices for homes of similar age and construction and exclude cosmetic items. Cracks in walls are very common in most homes. Most small cracks usually indicate minor movement. These cracks are typically not serious and are even considered to be normal as the house gets older. Larger cracks may indicate ongoing movement and, if noted in the report, further evaluation by a structural engineer is warranted.

DOORS & WINDOWS

Interior portions of the doors and windows are inspected for proper ventilation, use as emergency exits, and ease of operation. If a house experiences settling or movement within the walls, one of the first noticeable signs will likely be at the doors. If a door sticks it usually means that the door or door frame is no longer square. If noted in the report, sticking doors should be evaluated for potential settlement problems.

HEATING & COOLING

The presence of conditioned air sources to the interior rooms and their condition is reported.

CABINETS / SHELVES / COUNTERS

Interior room cabinets, shelves and counters are inspected for acceptable operation.

WET BAR

Wet bars are inspected for proper installation of plumbing components, should be free of leaks, and drain and vent properly.

FIREPLACE / WOODSTOVE

Fireplaces are checked for proper installation. We do not operate these units. We visually inspect them for signs of improper installation such as evidence of downdrafts, creosote in the throat or flue area, loose or missing dampers, and/or loose, missing or damaged fire box material. Flue interiors are not inspected. Please consult a professional chimney sweep.

SMOKE DETECTORS

The presence of smoke detectors are reported and should be located on each floor, and at/or near the bedroom sections of the home.

STAIRS / BALCONIES / RAILS

Railing and stair systems are inspected for safety. Proper railing installation and consistent stair riser and tread dimensions are necessary for safety.

Interior Rooms

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1 Walls, ceiling, floor:	Acceptable	See comments below	Safety Hazard
2 Doors & windows:	Acceptable		
3 Heating & cooling:	Acceptable		
4 Cabinets & counter:	Acceptable		
5 Window Type::	Acceptable		
6 Fireplc/woodstove:	Not Present		
7 Smoke detectors:	Acceptable	See comments below	Safety Hazard
8 CO detectors:	Acceptable	See comments below	Safety Hazard
9 Stairs/balcony/rails:	Not Present		
10 Trim:	Acceptable		

INFORMATION

11 Rooms inspected:			
Bedrooms #: 3	12	Wall Type: Sheet Rock	
Bonus Room	13	Floors: Carpet, vinyl & hardwood	
Dining Room	14	Number of wet bars: 0	
Family Room	15	Number of fireplaces/woodstoves: 0	
Living Room	16	Fuel source: Natural Gas	

INTERIOR ROOM COMMENTS

- 17
1. Missing smoke/co2 detector on first floor by stairs. **SAFETY HAZARD** (see photo 1).
 2. Settlement cracks in ceiling in bonus room. Settlement cracks are normal due to age of home. Continue to monitor. (see photo 2).
 3. Outlet in second floor bedroom has an open ground. **SAFETY HAZARD** Recommend reputable licensed electrical contractor. (see photo 3).



INSPECTION PHOTOS

Interior Room

#IR1



Missing smoke detector

Interior Room

#IR2



Settlement crack bonus room

Interior Room

#IR3



Outlet in bedroom by door has open ground

Garage & Carport

INSPECTION FOCUS

Garages and carports are inspected based on accessibility and are reported as being attached or detached from the house structure. The exterior components (i.e. roof, walls, eaves, fascias, gutters, etc.) should be reported when defects exist. They should also be reported when they differ from those components previously listed as part of the house structure. Interior components (i.e. walls, etc.) should be reported when defects exist and when they differ from those components previously listed as part of the house structure.

FIREWALL / FIREDOOR

Attached garages should be separated from common walls of the house by a proper firewall and firedoor. Their purpose is to prevent migration of smoke from entering the house in the event of a garage fire. The presence of these items will be reported. The presence of both a required fire door between the house and the garage and an automatic door closing devices will be reported, if applicable.

VEHICLE DOOR

Damage to the garage door hardware may represent a potential safety concern. Garage doors are oftentimes heavy and place a great deal of force on related components. Should any of these components fail, the weight of the door could create a dangerous condition. Some garage doors are installed with exposed springs. This type of hardware configuration should include safety features designed to prevent harm should the spring break.

DOOR OPENER

Electric garage door openers have been known to trap people, especially children, under the door as it closes. For this reason, all garage door openers should be equipped with a safety device to reverse the direction of the door, if necessary. Non-reversing door openers should be replaced for safety. Safety reversing devices should be checked monthly.

Garage & Carport

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1	Roof:	Not Present	
2	Walls:	Not Present	
3	Eaves:	Not Present	
4	Electrical:	Not Present	
5	Gutters:	Not Present	

INTERIOR

6	Walls/ceiling/floor:	Not Present	
7	Firewall/firedoor:	Not Present	
8	Doors & windows:	Not Present	
9	Garage doors:	Not Present	
10	Door openers:	Not Present	
11	Electrical:	Not Present	
12	Heating & cooling:	Not Present	

INFORMATION

EXTERIOR	INTERIOR
13 Location: _____	17 Walls & ceilings: _____
14 Roof covering: _____	18 Floors: _____
15 Roof age: _____	19 Garage door: _____
16 Gutters: _____	

GARAGE & CARPORT COMMENTS

20 1. As of today's inspection there is no garage associated with this home.

Attic

INSPECTION FOCUS

Attic inspections are visual. Inspectors will access the attic if possible. Most attics are unfinished and outside the living space of the home.

ACCESS

Inspectors will locate and access if the attic has adequate clearance and is unobstructed. Some attics are too narrow to enter or are not present due to cathedral ceilings.

FRAMING

Attic framing creates space between the ceiling and the roof. It should be sturdy enough to carry the weight of the framing and roof as well as snow and ice in colder climates.

SHEATHING

The sheathing separates framing from roof shingles. It should be kept dry and free of roof leaks and its condition should be reported.

INSULATION

Attics are subject to extreme temperature changes due to direct exposure of the sun on the roof in summer and the lack of a heat source on winter days. Therefore, adequate attic insulation is necessary for energy efficiency.

VENTILATION

Attics must be ventilated properly to eliminate cold weather moisture build-up and subsequent condensation. Additionally, ventilation is necessary to prevent excessive heat and subsequent overworking of the A/C system during warm weather.

EXPOSED WIRING

Attic wiring, a part of the branch circuit wiring for the living space, should not be covered with insulation or have any splices or open junction boxes.

PLUMBING VENTS / CHIMNEYS / FLUES

Plumbing vents, chimneys and flues should terminate above the roof line and be free of leaks around flashed areas.

Attic

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1	Access: Acceptable		
2	Framing: Acceptable		
3	Sheathing: Acceptable		
4	Insulation: Acceptable		
5	Ventilation: Acceptable		
6	Exposed wiring: Acceptable	See comments below	Minor Concern
7	Plumbing vents: Acceptable		
8	Chimney & flues: Not Present		
9	Vapor Retarder: Not Present		
10	Built-in Shelving: Not Present		

INFORMATION

11	# of Attic areas: <u>2</u>	14	Framing: <u>Truss system</u>
12	Access locations: <u>Bedroom & Hallway</u>	15	Sheathing: <u>Plywood</u>
13	Access by: <u>Door & Hatch</u>	16	Insulation: <u>Fiberglass</u>

ATTIC COMMENTS

- 17 1. Knob and tube wiring currently being used to light attic. This is normal due to age of home. (see photo 1).



INSPECTION PHOTOS

Attic

#AT1



Knob and tube wiring in attic

Foundation

INSPECTION FOCUS

Foundation inspections are visual and limited to accessible components. Accessibility will vary due to type of foundation and other obstacles. The most common problem concerning foundations is water.

ACCESS

Inspectors will access foundation components based on their design. For instance, unfinished basements offer complete access while slab foundations offer very little.

FOUNDATION WALLS

Inspectors will attempt to identify the type of materials used in the foundation and look for abnormal cracks, wear, or movement. If warranted, additional structural inspections may be recommended.

FLOOR FRAMING

Basements and crawl spaces normally allow for a complete inspection of the floor framing. Inspectors will look for signs of moisture penetration, dry rot or other system damage in areas where accessibility permits.

INSULATION

Insulation in basements and crawl spaces may obstruct the inspector's view. Improperly installed insulation may trap moisture and lead to rot.

VENTILATION

Basements and crawl spaces require proper ventilation to allow moisture to escape. Perimeter vents or windows in the foundation help aid evaporation. Vents should be closed during winter months in colder climates.

SUMP PUMP / DRYNESS / DRAINAGE

Basement and crawl space areas prone to water problems should have a sump pump. Removing water reduces the amount of moisture and likelihood of insects in the home. Proper grading at the outside foundation, the use of sump pumps, and/or gravity drainage helps keep basements and crawl spaces dry.

FLOOR / SLAB

The concrete floor (slab) inspection is very limited due to lack of accessibility. Inspectors will report the presence of floor coverings (i.e. tile, carpeting), and will note signs of movement or cracks.

Foundation

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
Foundation Type Basement			
1	Access:	Acceptable	
2	Foundation walls:	Acceptable	
3	Floor framing:	Acceptable	
4	Insulation:	Acceptable	
5	Ventilation:	Acceptable	
6	Sump pump:	Not Present	
7	Dryness/drainage:	Acceptable	
8	Floor/Slab:	Acceptable	
9	Vapor Retarder:	Not Present	
10	Enter Value:	Not Present	

INFORMATION

11	Foundation walls: Stone	14	Beams: Laminated
12	Floors: Concrete Floor	15	Piers: Steel Columns
13	Joist/Truss Detail: Engineered Wood--Laminated Beams	16	Sub Floor: Boards & Plywood
		17	Insulation: None

FOUNDATION COMMENTS

- 18 **1. Junction box in basement missing cover with live wires inside. Needs new cover. SAFETY HAZARD (see photo 1).**
- 2. There are no GFCI outlets in basement or foundation. SAFETY HAZARD Recommend reputable licensed electrical contractor. (see photo 2).**



INSPECTION PHOTOS

Foundation

#F1



Missing junction box cover

Foundation

#F2



Outlet needs to be GFCI