



Home Inspection Services, LTD
32 Long Meadow Dr.
New City, 10956

Your Home Inspection Report



Mr. and Mrs. Smith
1234 Anywhere St.
Anytown NY 12345

Home Inspection Services, LTD

10:13 October 14, 2010

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sample report.pt6

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Definitions

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

Acceptable	Functional with no obvious signs of defect.
Not Present	Item not present or not found.
Not Inspected	Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.
Marginal	Item is not fully functional and requires repair or servicing.
Defective	Item needs immediate repair or replacement. It is unable to perform its intended function.

General Information

Property Information

Property Address 123 Anywhere St
City Anytown NY 12345 Zip

Client Information

Client Name Smith
Client Address 1234 Hometown St
City Anywhere NY 12345 Zip
Phone 123-456-7890 Fax

Inspection Company

Inspector Name Abe Kurek
Company Name Home Inspection Services, LTD
Address 32 Long Meadow Dr.
City New City NY 10956 Zip
Phone 845-821-4063 Fax
E-Mail abek43@hotmail.com
File Number 1234

Conditions

Others Present Buyer, Seller Property Occupied Occupied
Start Time 9:30 am End Time 11:30 am
Electric On Yes
Gas/Oil On Yes
Water On Yes
Temperature 80 degrees
Weather Clear Soil Conditions Dry
Space Below Grade Partial lower level
Building Type Single family Garage None
Sewage Disposal City How Verified Visual Inspection
Water Source City How Verified Visual Inspection
Additions/Modifications Finished sun-room

Main Disclaimer

Important consumer information

Read this entire section, as it is part of the report. It contains important consumer information regarding the scope and limitations of this inspection.

Attention Home Buyer:

Home Inspection Services is not responsible to repair any damage or conditions disclosed by this inspection. This includes, without limitation, any wood destroying insects infestation and/or damage, the building(s) foundation, electrical, plumbing, heating and air condition systems, appliances and the surrounding property which exists in areas which were not accessible for visual inspection and/or could not be tested as of the date of this inspection.

This inspection firm cannot guarantee that any conditions disclosed by this visual inspection of the premises and noted in this report, represents all of the conditions which may exist as of the date of inspection. You can be assured that your inspector did as best and diligent a job that was humanly possible. There are hundreds of components in a home or building and it is not possible to have seen or found every condition or item. We are certain that some things have escaped the inspector's attention. There are many inaccessible or hidden components in your house or building. There are numerous variables that will affect the house over time. The home exists in a constantly changing environment. We can not assure you that problems will not occur even minutes after inspection is over.

This report is not a guarantee or warranty as to the absence of problems or troublesome conditions nor is it a report as to structural integrity of the inspected structure(s) or the presents or condition of private or public waste disposal systems, septic systems under ground or under mounds or earth.

About the Inspection

The inspection was performed in the readily accessible areas of the inspected structure(s). Areas that were considered dangerous or unsafe by the inspector were not inspected. These locations and reason for not entering them are stated in this report. Dangerous or unsafe conditions would include but not be limited to areas with broken glass and debris, excessive amounts of animal feces, a deep crawl space, steep hill side, a noticeable odor of chemicals, etc. All structures which were inspected are specifically noted.

About the Inspector

The inspector is trained and experienced member or candidate of the American Society of Home Inspectors (ASHI). This assures you that the inspector is a qualified professional who performed the inspection in accordance to ASHI standards and has agreed to abide by ASHI's code of ethics. ASHI is a national organization based in Chicago. To become a member an inspector is required to demonstrate a level of experience and expertise. To be accepted as a member a candidate must pass two difficult exams and conduct 250 paid inspections that meet ASHI standards.

Scope of the Inspection

This inspection is a service that will identify the condition of the home at the time of this inspection. It is a general visual inspection and no invasive procedures will be undertaken. The depth to which the house is evaluated is limited by time constraints, generally 2-3 hours. Understand that the only purpose of the inspection is to add to your understanding of the home and the condition it is in. The intended use of this information is for it to be used by you to help in your buying decision. It is not intended to eliminate or even accurately quantify your risks. It is not intended to convey or imply any assurance of the future. It is not intended to make any recommendations to buy or not to buy the inspected property. That is a personal decision that is based on emotions as well as facts.

What the Inspection Covered and Validation

This report is indicative of the conditions of the subject structure on the date of the inspection only and is not

Main Disclaimer (Continued)

to be construed an expressed or implied warranty or guarantee against latent, concealed or future defects, wood destroying insect infestation or re-infestations. Neither the inspector nor the company for which the inspector is acting have had, presently have, or contemplate having any ownership in this property.

This report shall be considered invalid for purposes of securing a mortgage and/or settlement of property transfer if not used within ninety (90) days from the inspection date.

Common Obstructions and/or Inaccessible Areas

The inspection did not include areas that required the breaking into or apart, dismantling, and removal of any objects this includes, but is not limited to, such items as access doors, moldings, floor coverings, wall coverings, siding, ceilings, insulation, wood floors, furniture, appliances, and/or personal possessions. Also excluded from this inspection are areas which were obstructed and/or inaccessible for physical access. All inaccessible areas are mentioned in the body of the report along with an explanation if required for clarity.

If any area which has been reported as inaccessible is made accessible, the inspection company may be contacted for another inspection. An additional fee will apply.

Important Note for Buyers of Condominiums

It is important that you ask other owners in this complex about any complaints they may have. It is also important to ask the Owners Steering Committee Chairperson for minutes of the last several meetings, are any assessments being contemplated or approved of that will increase maintenance costs.

Lots and Grounds

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 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 the water next to the structure. Provisions should be made for discharging run-off from the guttering system.

Trees and 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,

Lots and Grounds (Continued)

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.

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1. Marginal Walks: Concrete, Wood **Settlement crack may pose a tripping hazard. Walk walkway can get slippery when wet.**



2. Marginal

Steps/Stoops: Concrete **Missing handrails. Front entrance railing is broken. The different heights that make up the front steps can cause a tripping hazard.**



Lots and Grounds (Continued)

Steps/Stoops: (continued)



- 3. Acceptable
- 4. Marginal

Deck: Treated wood, (Rear)
Grading: Grading on the rear of the home should be adjusted to help divert water away from the home.
Adding additional grading to the foundation will help keep water away.



- 5. Marginal
- 6. Marginal

Vegetation: , Shrubs All foliage should be trimmed away from the home and there should be a 15" spacing to protect siding.
Retaining Walls: Concrete Retaining wall requires repair. Contact contractor.



Lots and Grounds (Continued)

7. Defective Fences: Chain link **Parts of the chain link fence are damaged and require repair. Repair gate.**



Exterior Surface and Components

Exterior Surface and Components

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 the grade and/or trees and shrubs. Moisture conditions that 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. Spaces 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 footing are detected by the presence of cracks in the mortar or waves in the 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 glazing. Styles can be fixed, double hung, casement, or sliding. They can be wood, vinyl, or metal and should operate easily and close securely. Insulated windows may suffer from moisture condensation between panes indicating broken thermo seals, which significantly affect its insulating quality.

Exterior Surface and Components (Continued)

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 GFCI protected and weather proof covers should be installed. Under ground branch wiring should be appropriately installed.

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Entire Home Exterior Surface

- 1. Acceptable Type: Vinyl siding
- 2. Acceptable Trim: Aluminum
- 3. Acceptable Fascia: Aluminum
- 4. Acceptable Soffits: Vinyl
- 5. Defective Door Bell: Hard wired **Inoperative**
- 6. Acceptable Entry Doors: Metal, (Frt.), (Rear) The lock set on the rear door is missing and should be replaced.



- 7. Acceptable Patio Door: Vinyl sliding
- 8. Marginal Screen Door Metal, Front **The screen on the storm door is damaged and needs repair.**

Exterior Surface and Components (Continued)

- | | |
|----------------|---|
| 9. Acceptable | Windows: Double hung |
| 10. Acceptable | Window Screens: Vinyl mesh |
| 11. Acceptable | Exterior Lighting: Surface mount |
| 12. Acceptable | Exterior Electric Outlets: 110 VAC GFCI |
| 13. Acceptable | Hose Bibs: Gate |
| 14. Acceptable | Gas Meter: Rear, mounted on exterior |
| 15. Acceptable | Main Gas Valve: Located at gas meter |



Roof

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, metal or asbestos 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, flat membrane roofs 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 re-inspected annually.

Skylights:

Skylights, like flashings, are prone to leaking and should be re-inspected annually.

Roof (Continued)

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 are not visible especially if equipped with a cap covering to prevent downdrafts or screening to prevent sparks. We recommend a phase 2 inspection be performed prior to first use of the chimney. Chimney parging conditions should also be inspected and reported

Gutters 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.

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Main Roof Surface

1. Method of Inspection: Ground with binoculars
2. Acceptable Unable to Inspect: Fully visible
3. Marginal Material: Asphalt shingle Signs of curling or cupping



4. Type: Gable
5. Approximate Age: Unknown
6. Marginal Flashing: Aluminum Not all flashing was visible and should be evaluated by a roofer. This will help prevent future water penetration.
7. Marginal Skylights: Plastic Flashing on skylights have mastic or a tar like material installed. This is a band-aid repair and should be evaluated.
8. Acceptable Plumbing Vents: ABS
9. Acceptable Electrical Mast: Surface mount
10. Acceptable Gutters: Aluminum

Roof (Continued)

11. Acceptable Downspouts: Aluminum



12. Marginal Leader/Extension: Draining at foundation
Center Chimney

13. Acceptable Chimney: Metal pipe

14. Acceptable Flue/Flue Cap: Metal

15. Acceptable Chimney Flashing: Aluminum

Electrical

Inspection Focus:

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

Wiring at Main Box:

Location, type(s) of over current protection devices and rating(s) of thee 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 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 (Continued)

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1. Service Size Amps: 100 Volts: 110-240 VAC
2. Acceptable Service: Aluminum
3. Acceptable 120 VAC Branch Circuits: Copper
4. Not Present Aluminum Wiring: Not present
5. Acceptable Conductor Type: Romex, Armored cable
6. Acceptable Ground: Plumbing ground only
7. Acceptable Smoke Detectors: Some appear to be missing.

Kitchen Electric Panel

8. Acceptable Manufacturer: Push-O-Matic
9. Maximum Capacity: 100 Amps
10. Acceptable Main Breaker Size: 100 Amps
11. Acceptable Breakers: Copper
12. Acceptable GFCI: At GFCI receptacles only
13. Is the panel bonded? Yes

Structure

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 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.

Structure (Continued)

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 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.

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1. Acceptable Structure Type: Wood frame
2. Acceptable Foundation: Block
3. Not Present Differential Movement: No movement or displacement noted
4. Not Inspected Beams: Concealed and not visible
5. Acceptable Bearing Walls: Frame
6. Acceptable Joists/Trusses: Concealed and not visible
7. Acceptable Piers/Posts: Some enclosed and not visible
8. Acceptable Floor/Slab: Poured slab Poured slab was hidden from view by flooring material.
9. Acceptable Stairs/Handrails: Wood stairs with wood handrails
10. Not Inspected Subfloor: Concealed and not visible

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.

Attic (Continued)

Insulation:

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

Ventilation:

Attics must be ventilated properly to eliminate cold weather 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 free of leaks around flashed areas.

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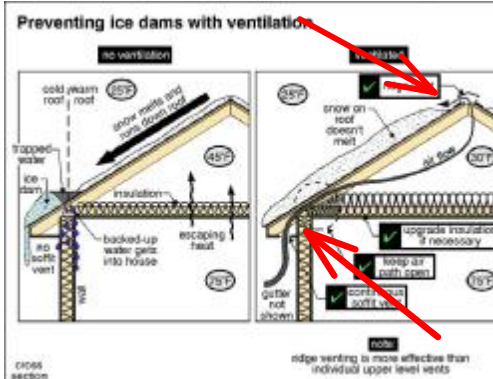
Main Attic

1. Method of Inspection: In the attic
2. Acceptable Unable to Inspect: 25%
3. Acceptable Roof Framing: 2x4 Rafter
4. Marginal Sheathing: Plywood **Water stains present**



Attic (Continued)

5. Marginal Ventilation: Gable venting **Recommend additional ventilation be installed**



6. Marginal Insulation: Fiberglass **Insulation compressed, Insulation is blocking the soffit vents and should be moved to create better air flow.**



- 7. Marginal Insulation Depth: 3"
- 8. Acceptable Vapor Barrier: Paper
- 9. Acceptable Wiring/Lighting: 110 VAC
- 10. Marginal Moisture Penetration: Previous water penetration noted
- 11. Acceptable Bathroom Fan Venting: Electric fan

Plumbing

Inspection Focus:

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

Supply lines:

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 inspection 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

Plumbing (Continued)

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 pot-ability.

Septic System:

Inspections of the 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 TPR valve with a properly installed extension discharge pipe.

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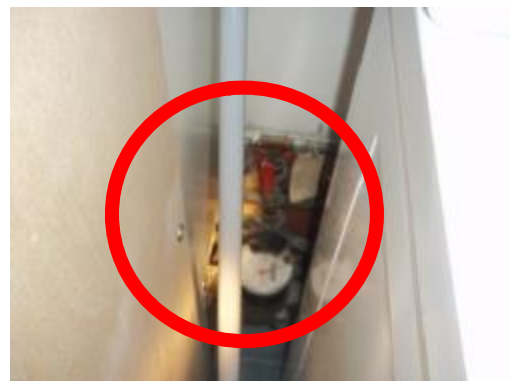
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- 1. Acceptable Service Line: Copper
- 2. Acceptable Main Water Shutoff: kitchen



- 3. Acceptable Water Lines: Copper
- 4. Acceptable Drain Pipes: ABS, Copper
- 5. Acceptable Service Caps: Accessible
- 6. Acceptable Vent Pipes: ABS
- 7. Acceptable Gas Service Lines: Black pipe

Utility Room Water Heater

- 8. Acceptable Water Heater Operation: Adequate

Plumbing (Continued)

9. Manufacturer: Bradford-White
10. Model Number: mi40t6fbn Serial Number: fk12510360
11. Type: Natural gas Capacity: 40 Gal.
12. Approximate Age: 2010 Area Served: Whole building
13. Acceptable Flue Pipe: Single wall
14. Acceptable TPRV and Drain Tube: Copper

Bathroom

Inspection focus:

Bathroom inspections are visual and operational.

Walls / Ceilings / Floors:

Bathroom ceilings, walls & floors are inspected based on a normal building practices for homes of similar age and construction and exclude cosmetic items. Cracks in the wall 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 sticks, it usually means that the door or door frame in no longer square. If noted in the report, sticking doors should be evaluated for potential settlement problems.

Cabinets / Shelves

Bathroom shelves and cabinets are inspected for acceptable operation.

Sink Plumbing:

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

Showers / Bathtubs / Toilets:

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

Vents:

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

Bathrooms inspected:

The number of associated bathrooms will be reported.

Bathroom (Continued)

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Master Bathroom

1. Acceptable Ceiling: Sheetrock
2. Acceptable Walls: Sheetrock
3. Acceptable Floor: Tile
4. Acceptable Doors: Hollow wood
5. Acceptable Electrical: 110 VAC GFCI
6. Acceptable Counter/Cabinet: Wood
7. Acceptable Sink/Basin: Molded single bowl
8. Acceptable Faucets/Traps: Delta fixtures with a PVC trap
9. Acceptable Tub/Surround: Fiberglass tub and fiberglass surround
10. Acceptable Toilets: 1 1/2 Gallon Tank
11. Acceptable HVAC Source: Baseboard
12. Acceptable Ventilation: Electric ventilation fan

Bedroom

Inspection focus:

Bed room inspections are visual and operational.

Walls / Ceilings / Floors:

bedroom ceilings, walls & floors are inspected based on a normal building practices for homes of similar age and construction and exclude cosmetic items. Cracks in the wall 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.

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Heating and Cooling:

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

Bedroom (Continued)

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

Acceptable Functional with no obvious signs of defect.

Not Present Item not present or not found.

Not Inspected Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.

Marginal Item is not fully functional and requires repair or servicing.

Defective Item needs immediate repair or replacement. It is unable to perform its intended function.

All Bedrooms Bedroom

1. Acceptable Ceiling: Sheetrock
2. Acceptable Walls: Sheetrock
3. Acceptable Floor: Vinyl floor covering
4. Acceptable Doors: Hollow wood
5. Acceptable Windows: Double hung
6. Acceptable Electrical: 110 VAC
7. Acceptable HVAC Source: Baseboard
8. Acceptable Smoke Detector: Some appear to be missing. Make sure to add missing smoke detectors. Make sure to change all batteries after moving in.

Kitchen

Inspection focus:

Kitchen inspections are visual and operational.

Walls / Ceilings / Floors:

Kitchen ceilings, walls & floors are inspected based on a normal building practices for homes of similar age and construction and exclude cosmetic items. Cracks in the wall 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 sticks, it usually means that the door or door frame in no longer square. If noted in the report, sticking doors should be evaluated for potential settlement problems.

Cabinets / Shelves

Kitchen shelves and cabinets are inspected for acceptable operation.

Sink Plumbing:

Kitchen 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.

Kitchen (Continued)

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1st Floor Kitchen

- | | |
|----------------|------------------------------------|
| 1. Acceptable | Cooking Appliances: Magic Chef |
| 2. Acceptable | Ventilator: Rangeaire |
| 3. Acceptable | Refrigerator: Unknown |
| 4. Acceptable | Sink: Porcelain Coated |
| 5. Acceptable | Electrical: 110 VAC GFCI |
| 6. Acceptable | Plumbing/Fixtures: Stainless Steel |
| 7. Acceptable | Counter Tops: Laminate |
| 8. Acceptable | Cabinets: Wood |
| 9. Acceptable | Ceiling: Sheetrock |
| 10. Acceptable | Walls: Sheetrock |
| 11. Acceptable | Floor: Vinyl floor covering |
| 12. Acceptable | Windows: Double hung |
| 13. Acceptable | HVAC Source: Baseboard |

Living Space

Inspection focus:

Living space inspections are visual and operational.

Walls / Ceilings / Floors:

Living space ceilings, walls & floors are inspected based on a normal building practices for homes of similar age and construction and exclude cosmetic items. Cracks in the wall 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 sticks, it usually means that the door or door frame in no longer square. If noted in the report, sticking doors should be evaluated for potential settlement problems.

Heating and Cooling:

Living Space (Continued)

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.

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.

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All rooms Living Space

1. Marginal

Ceiling: Sheetrock **Some minor cracks are present and considered cosmetic. Hi moisture readings were found at some locations on the sheet rock. Recommend evaluation by a contractor.**



2. Acceptable

Walls: Sheetrock

3. Acceptable

Floor: Vinyl floor covering

Living Space (Continued)

4. Marginal Doors: Hollow wood, Sliders **Door requires replacement.**



5. Acceptable Windows: Double hung
6. Acceptable Electrical: 110 VAC
7. Acceptable HVAC Source: Baseboard
8. Acceptable Smoke Detector: Some missing

Heating System

Inspection Focus:

Heating systems are visual. Weather permitting, we will operate the heating system. We will use normal controls and evaluate how well the system is performing its intended function.

Heating Operation:

The heating unit may not be tested at this time if the temperature conditions do not allow the system to be operated normally (i.e. during warm weather months we will not operate the heating system or run a short period summer test) 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.

Fuel Storage Tank/Fuel Lines:

If the system has a fuel storage tank, it should be reported. (WE RECOMMEND HAVING ALL UNDERGROUND TANKS TESTED FOR LEAKAGE PRIOR TO CONTRACT) If the tank is 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 a short period of time.

Filter:

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

Heating System (Continued)

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Utility Room Heating System

1. Acceptable Heating System Operation: Adequate
2. Manufacturer: Utica
3. Model Number: mgb1002i Serial Number: kg29721
4. Type: Boiler system Capacity: 83000
5. Area Served: Whole building Approximate Age: Unknown
6. Fuel Type: Natural gas
7. Acceptable Heat Exchanger: Not visible
8. Unable to Inspect: 50%
9. Acceptable Distribution: Baseboard
10. Acceptable Circulator: Pump
11. Acceptable Flue Pipe: Double wall
12. Acceptable Controls: Limit switch, Relief valve
13. Acceptable Devices: Expansion tank, Pressure gauge
14. Acceptable Thermostats: Manuel
15. Tank Location: Not Present
16. Suspected Asbestos: No

Marginal Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Lots and Grounds

1. Walks: Concrete, Wood Settlement crack may pose a tripping hazard. Walk walkway can get slippery when wet.



2. Steps/Stoops: Concrete Missing handrails. Front entrance railing is broken. The different heights that make up the front steps can cause a tripping hazard.



Marginal Summary (Continued)

3. Grading: Grading on the rear of the home should be adjusted to help divert water away from the home. Adding additional grading to the foundation will help keep water away.



4. Vegetation: , Shrubs All foliage should be trimmed away from the home and there should be a 15" spacing to protect siding.
5. Retaining Walls: Concrete Retaining wall requires repair. Contact contractor.



Exterior Surface and Components

6. Screen Door Metal, Front The screen on the storm door is damaged and needs repair.

Roof

7. Main Roof Surface Material: Asphalt shingle Signs of curling or cupping



8. Flashing: Aluminum Not all flashing was visible and should be evaluated by a roofer. This will help prevent future water penetration.
9. Skylights: Plastic Flashing on skylights have mastic or a tar like material installed. This is a band-aid repair and should be evaluated.

Marginal Summary (Continued)

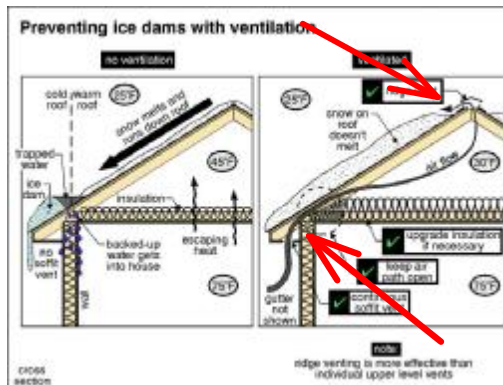
10. Leader/Extension: Draining at foundation

Attic

11. Main Attic Sheathing: Plywood **Water stains present**



12. Main Attic Ventilation: Gable venting **Recommend additional ventilation be installed**



13. Main Attic Insulation: Fiberglass **Insulation compressed, Insulation is blocking the soffit vents and should be moved to create better air flow.**



14. Main Attic Insulation Depth: 3"

15. Main Attic Moisture Penetration: Previous water penetration noted

Living Space

16. All rooms Living Space Ceiling: Sheetrock **Some minor cracks are present and considered cosmetic. Hi moisture readings were found at some locations on the sheet rock. Recommend evaluation by a contractor.**

Living Space (Continued)

Ceiling: (continued)



17. All rooms Living Space Doors: Hollow wood, Sliders **Door** requires replacement.



Defective Summary

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Lots and Grounds

1. Fences: Chain link **Parts of the chain link fence are damaged and require repair. Repair gate.**



Exterior Surface and Components

2. Door Bell: Hard wired **Inoperative**