



Inspection Report

PRECISE Home Inspections
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REPORT PREPARED FOR:
HOME BUYER

INSPECTED PROPERTY ADDRESS:
10 HAPPY WAY
HOMETOWN GA 12345



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Date: 01/01/09	Time: 09:30 AM	Report ID: SAMPLE REPORT
Property: 10 HAPPY WAY HOMETOWN GA 12345	Customer: HOME BUYER	Real Estate Professional:

UNDERSTANDING THIS REPORT

The following Comments and Suggestions represent the inspection report. The phrases written here supersede any verbal comments made in the field. All comments by the inspector should be considered before purchasing this home. All directional comments given in the report assume you are standing on the street facing the home. Please read the attached "Standards of Practice" for complete details about what is and what is not inspected plus any exclusion that may apply for each section or system on the "Attachment Page" at the end of the report. Items listed in this report may have inadvertently been left off the summary pages - Clients are urged to read the entire "Inspection Report" to view all comments!

Clients must have a clear understanding of the terms used in this report. The following criterion have been used to highlight or categorize issues encountered by the inspector during the inspection:

SATISFACTORY CONDITION (SC) = The inspector visually observed the item, component, or system and if no other comments are made, then the system or component appeared to be functioning as intended allowing for normal wear and tear.

MARGINAL CONDITION (MC) = The inspector visually observed the item, component, or system and indications are present that the component will most likely need repair now or in the future.

POOR CONDITION (PC) = The inspector visually observed the item, component, or system and there are clear indications that repairs or replacements are needed now or in the very near future.

PRIOR CONSTRUCTION STANDARDS (PCS) = The item, component, or system was installed or constructed before the current safety standards were in place or in some cases where local code variances may exist. While this condition may not be listed as a deficiency, consideration for upgrading to current codes and regulations should be considered for safety of function.

NOT INSPECTED (NI) = The inspector did not inspect this item, component, or system and makes no representations of whether or not it was functioning as intended and has stated a reason for not inspecting.

NOT PRESENT (NP) = The item, component, or system was not present or could not be found in this home or building.

CORRECTIVE ACTION (CA) = Corrective Action items are adverse conditions that either affect the function of the system or component or is a safety issue. When any condition is so designated, it shall mean that it is recommended to have it further evaluated as soon as possible by a **qualified** individual with proper training for that component or company and that any necessary modifications or corrective measures be performed in order to address the condition in accordance with all applicable standards, governmental codes, ordinances, and/or regulations. If, in the process of evaluating and addressing such conditions, it is determined that there are other adverse conditions present for which modifications or corrective measures are also deemed necessary, it is recommended that they also be addressed at that time. It is further recommended that a copy of the appropriate portion or portions of the inspection report be provided to all qualified individuals retained to evaluate and/or perform modifications or corrective measures to address adverse conditions documented in this inspection report.

ELECTIVE MODIFICATIONS (EM) = Elective Modification Items are conditions regarding a system or component that are not major defects, low to moderate in repair costs and can usually be corrected by a qualified "handyman" homeowner; which is provided solely as a courtesy to the Customer for their

consideration as part of any overall upgrading or maintenance program they may choose to implement for the subject property. Elective Modifications do not constitute deficiencies in the property or systems. All Elective Modifications should be performed by a qualified individual or company in accordance with all applicable standards, governmental codes, ordinances, and/or regulations.

NORMAL MAINTENANCE (NM) = Normal Maintenance items are conditions that need repair or maintenance but these conditions do not affect the habitability or function of the home. When any condition is so designated, it shall mean that it is typical and common for the age and type of component inspected. To reduce the potential for additional or accelerated deterioration, it is recommended that attention to normal maintenance conditions be performed as part of an ongoing, prudent, periodic property and building maintenance program. Prolonged neglect of any routine maintenance can lead to significant repairs or replacements over time!

FOR YOUR INFORMATION (FYI) = This information is included to enhance your overall understanding of the inspection process, a system or component. This information may also clarify a condition, indicate a location of a specific item or advise you of continued monitoring of a condition.

This report *is not* a warranty and our firm *does not* warrant that this report will be accepted as written by all parties to the transaction. Clients are cautioned that trade professionals will not always agree with these assessments. Some may see an issue as more serious than described here, while others may consider an issue less serious or even non-existent. That is because these conventions are the writers subjective assessment only, and are based on his or her own training and experiences. For that reason, PRECISE H.I. recommends that clients always obtain estimates for repairs from their own contractor, not those chosen by a seller, and be sure to obtain a second opinion concerning all costs and proposed repairs prior to closing.

PURPOSE AND SCOPE

This report contains observations of those systems and components that are, in the professional opinion of the inspector authoring this report, significantly deficient or are near the end of their expected service life. If the cause for the deficiency is not readily apparent, the suspected cause or reason why the system or component is at or near end of expected service life is reported, and recommendations for correction or monitoring are made as appropriate. When systems or components designated for inspection in the NACHI standards are present but are not inspected, the reason the item was not inspected is reported as well.

GENERAL LIMITATIONS AND EXCLUSIONS

The NACHI Standards of Practice are applicable to buildings with four or fewer dwelling units and their garages or carports. They are the bare minimum standard for a home inspection, are not technically exhaustive and do not identify concealed conditions or latent defects. Inspectors are NOT required to determine the condition of any system or component that is not readily accessible; the remaining service life of any system or component; the strength, adequacy, effectiveness or efficiency of any system or component; causes of any condition or deficiency; methods materials or cost of corrections; future conditions including but not limited to failure of systems and components; the suitability of the property for any specialized use; compliance with regulatory codes, regulations, laws or ordinances; the market value of the property or its marketability; the advisability of the purchase of the property; the presence of potentially hazardous plants or animals including but not limited to wood destroying organisms or diseases harmful to humans; the presence of any environmental hazards including, but not limited to toxins, carcinogens, noise, and contaminants in soil, water or air; the effectiveness of any system installed or methods utilized to control or remove suspected hazardous substances; the operating costs of any systems or components and the acoustical properties of any systems or components.

Inspectors are NOT required to operate any system or component that is shut down or otherwise inoperable; any system or component which does not respond to normal operating controls or any shut off valves.

Inspectors are NOT required to offer or perform any act or service contrary to law; offer or perform engineering services or work in any trade or professional service other than home inspection.

Inspectors DO NOT offer or provide warranties or guarantees of any kind unless clearly explained and agreed to by both parties in a formal pre-inspection agreement.

Inspectors are NOT required to inspect underground items including, but not limited to underground storage tanks or other underground indications of their presence, whether abandoned or active; systems or components that are not installed; decorative items; systems or components that are in areas not entered in accordance with the NACHI Standards of Practice; detached structures other than carports or garages; common elements or common areas in multi-unit housing, such as condominium properties or cooperative housing.

Inspectors are NOT required to perform any procedure or operation which will, in the opinion of the inspector, likely be dangerous to the inspector or others or damage the property, its systems or components; move suspended ceiling tiles, personal property, furniture, equipment, plants, soil, snow, ice or debris or dismantle any system or component, except as explicitly required by the NACHI Standards of Practice.

Inspectors are NOT required to enter under-floor crawlspaces or attics that are not readily accessible nor any area which will, in the opinion of the inspector, likely be dangerous to the inspector or others persons or damage the property or its systems or components.

Inspectors are not limited from examining other systems and components or including other inspection services. Likewise, if the inspector is qualified and willing to do so, an inspector may specify the type of repairs to be made. The inspector may also exclude those systems or components that a client specifically requests not be included within the scope of the inspection. If systems or components are excluded at the request of the client they are listed herein.

SELLERS DISCLOSURE STATEMENT

The Sellers Disclosure Statement (SDS) is an important legal document that all sellers are required to provide by civil code. You should read it carefully and seek a second opinion regarding any disclosure that could become contentious or subject to interpretation. This is important, because property owners generally have the most intimate knowledge of a house and property. For example, they might know the exact age of a roof and be able to relate its maintenance history and report if there have been any leaks. And these are obviously things about which you should be made aware, and which we may not be able to determine during our relatively brief visit to the site. This is particularly important, because our service does not entail any document research. Therefore, if additions or significant modifications have been made to the property, it is essential that you request or obtain the permits and certificates of occupancy.

Acceptance of this Inspection Report by any party shall constitute acceptance of the terms and conditions of the Inspection Agreement as if signed by that party and shall constitute authorization to any person signing as Client(s) to act as an agent in agreeing to the terms and conditions. The Inspection Agreement is binding on Customer, Customer's spouse, heirs, distributees, guardians, legal representative successors and assigns.

HOME FACES: East, SE	STYLE OF HOME: Two Story on a Basement	AGE OF HOME: OVER 15 YEARS
OCCUPIED OR VACANT: Vacant	CLIENT PRESENT: NO	CLIENT'S AGENT PRESENT: NO
LISTING AGENT PRESENT: NO	MOLD TEST: NO	RADON TEST: NO
WEATHER DURING INSPECTION: Clear, Below 50 Degrees	LAST RAIN: Over three days ago	

1. BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

INSPECTOR'S NOTES:
FYI - Vapor barriers that cover crawlspaces should cover the entire dirt floor from wall to wall.
FYI - All construction debris or wood stored in a basement or crawlspace should be removed and disposed of appropriately.
FYI - The inspector tries to get into all crawlspaces possible. Limitations of view can be sagging insulation, hanging ductwork, cobwebs, debris, etc...
FYI - Foundation cracks less than 1/4 inch with no shearing are considered cosmetic and only require monitoring.

GENERAL INFORMATION

METHOD USED TO OBSERVE CRAWLSPACE:: Crawled	METHOD USED TO OBSERVE BASEMENT:: Walked	FOUNDATION:: Concrete block
FLOOR STRUCTURE:: 8" or better wood joists	WALL STRUCTURE:: 2x4 Wood	CEILING STRUCTURE:: 2x6 or better wood joists

INSPECTED ITEMS

- 1.0 BASEMENT
- Satisfactory Condition
- 1.1 CRAWLSPACE
- Satisfactory Condition

(Picture 1)(Picture 2) **EM** - *crawlspace, front and back wall* - There is evidence of water intrusion at some point. The soil has erosion trenches where it has traveled by basement wall. The amount and circumstances of the intrusion is unknown. Many homes have minor water intrusion with no further problems, while others do have problems. Water in general around the foundation walls and in a crawlspace is non-desirable. Recommend monitoring during a rain storm and correcting as needed.



1.1 Picture 1



1.1 Picture 2

- 1.2 CRAWLSPACE DOOR
- Satisfactory Condition

1.3 CRAWLSPACE VENTILATION

Satisfactory Condition

(Picture 1) **FYI** - *front of home* - One or more of the crawlspace vents have been closed off with some material (socks, insulation, rags, etc..). Crawlspace need to breath, so this should be removed and a proper operable vent installed. Recommend correcting as needed and desired.



1.3 Picture 1

1.4 VAPOR BARRIER (on ground in crawlspace)

Not Present

CA - *crawlspace* - There was no vapor barrier located on the ground to keep soil moisture from entering the space. As much as 5 gallons of moisture a day can enter a crawlspace of a standard 2,000 square foot home. This moisture can create mildew or Mold growth, cause insulation to fall from joists and cause floor joists to sag. RECOMMENDATION: Install a vapor barrier as and where needed.

1.5 FOUNDATION

Satisfactory Condition

1.6 COLUMNS OR PIERS (structural components)

Satisfactory Condition

1.7 FLOORS (structural components)

Satisfactory Condition

1.8 WALLS (structural components)

Satisfactory Condition

1.9 CEILINGS (structural components)

Satisfactory Condition

FYI - The ceiling structures are covered for the most part with blown insulation. Only the rafters over the garage are potentially visible if access grants viewing them. From the appearance of the insulation and the finished material on living side, the ceilings are structurally sound and in good shape.

LIMITATIONS OF THE FOUNDATION AND STRUCTURE INSPECTION

You should read this section carefully, as it outlines some limitations of our inspection. This information is vital to your understanding of what we inspected and what we did not inspect.

In accordance with industry standards, we will observe all aspects of the structure that are readily available for inspection, describe the type of construction and the materials used in the structural components, and report any defects discovered. Our report is not technically exhaustive. We are not engineers or specialists; therefore we cannot endorse the integrity of the structure as a specialist. We will make report of defects and make recommendations for further investigation if deemed necessary by the evidence we find.

This is a visual inspection limited in scope by (but not restricted to) the following conditions: Structural components concealed behind finished surfaces could not be inspected. Only a representative sampling of visible structural components were inspected. Furniture and/or storage restricted access to some structural components. Engineering or architectural services such as calculation of structural capacities, adequacy, or integrity are not part of a home inspection. There was no access to the side attic areas (behind the "knee wall").

In accordance with the NACHI® standard of practice pertaining to Structural Systems, this report describes the foundation, floor, wall, ceiling and roof structures and the method used to inspect any accessible attics and under floor crawlspace areas. Inspectors are required to inspect the structural components of the home, including the foundation and framing, where deterioration is suspected or where clear indications of possible deterioration exist. Probing is not done when doing so will damage finished surfaces, when no visible deterioration exists and if doing so requires inspectors to be licensed pest control operators (PCO), unless the inspector involved is so licensed. PRECISE Home Inspectors are not licensed PCO's. Inspectors are NOT required to offer an opinion as to the structural adequacy of any structural systems or components or provide architectural services or an engineering or structural analysis of any kind.

The inspector shall inspect: The basement, foundation, crawlspace, and visible structural components. Any present conditions or indications of active water penetration by probing a representative sampling of structural components where deterioration is believed to be present or where clear indications of deterioration are present. And report any general indications of foundation movement that are observed, such as but not limited to sheetrock cracks, brick cracks, out-of-square door frames or floor slopes.

The inspector is not required to: Enter any crawlspaces that are not readily accessible or where entry could cause damage or pose a hazard to the inspector in his or her opinion. . Move stored items or debris. Operate sump pumps with inaccessible floats. Identify size, spacing, span, location or adequacy of foundation bolting, bracing, joists or support systems. Provide any engineering or architectural service. Report on the adequacy of any structural system or component.

2. EXTERIOR

INSPECTOR'S NOTES:

- FYI** - Swimming pools and the pool mechanical systems are outside the scope of a normal home inspection and they were not evaluated unless contracted to do so. This would require an additional fee and separate "Service Agreement".
- FYI** - Hot Tubs and their mechanical and electrical systems are outside the scope of a normal home inspection and they were not evaluated by the inspector.
- FYI** - Door locks that require a key to operate from inside the home (double key deadbolt locks) present a serious safety issue to household occupants in the event of a fire. Recommend replacing all double key deadbolts with single key deadbolt locks.
- FYI** - Most exterior door locks can be re-keyed after transfer of ownership for added personal safety and security.
- FYI** - Overhead garage door without "photo cells" or infrared sensors can be retrofitted for increased safety.
- FYI** - Lawn sprinkler systems are outside the scope of a normal home inspection and were not tested by the inspector.

GENERAL INFORMATION

EAVES SOFFIT & FASCIA MATERIALS:: Wood	SIDING MATERIAL:: Compressed Fiber Board	WINDOWS: See "Interior Rooms" for materials
DOORS:: Metal Insulated Tempered Safety glass	ADDITIONAL STRUCTURES:: Covered porch Patio Pool	DRIVEWAY(S):: Concrete Gravel ----- ----- Condition: Satisfactory
SERVICE WALKWAY(S):: Concrete ----- Condition: Satisfactory	RETAINING WALLS:: Brick ----- Condition: Satisfactory	GARAGE DOOR TYPE(S):: One Automatic
GARAGE DOOR MATERIAL:: Wood with Particle Board panels	GARAGE DOOR OPENER BRAND:: STANLEY	

INSPECTED ITEMS**2.0 SIDING, FLASHING & TRIM**

Satisfactory Condition

2.1 EAVES, SOFFIT AND FASCIA COMPONENTS

Marginal Condition

(Picture 1)(Picture 2) **NM** - *front & rear of home* - There is some deterioration of the soffit panel due to moisture intrusion at joints. Deterioration will continue to worsen until sealed properly with a waterproof material. The material is not damaged to the point of needing replacement. Recommend patching and painting as needed.



2.1 Picture 1



2.1 Picture 2

2.2 DOORS AND HARDWARE

Satisfactory Condition

(1) **EM** - *garage on right side of home, door to home* - The entry door is an interior rated door being used for exterior purposes. This type door does not seal properly to prevent gas transfer and also is not fire rated. Recommend replacement as needed and desired.

(2) (Picture 1) **EM** - *right side of home* - The door to garage has exposed non-treated lumber. Keeping this area caulked will prevent water from penetrating the wood and causing premature rot and deterioration. Recommend caulking or sealing gaps as desired with appropriate materials.



2.2 Picture 1

2.3 WINDOWS AND TREATMENTS

Satisfactory Condition

(Picture 1) **NM** - *Most every window around home* - The windows have not been sealed in some time allowing water intrusion of the wood. The rot or deterioration is minor at this point. Recommend sealing all gaps where windows, trim and siding meet and touching up paint as needed.



2.3 Picture 1

2.4 EXTERIOR OUTLETS AND LIGHTS

Satisfactory Condition

2.5 DECKS, BALCONIES, PATIOS AND ASSOCIATED HANDRAILS

Satisfactory Condition, Prior Construction Standards

(Picture 1) **EM** - *rear of the home* - The spindles for the handrail are spaced greater than 4 inches (current requirement). This is ok for this home due to the age and the different construction practices. 4 inches was implemented to prevent children from sticking their heads through. Recommend correcting as desired.



2.5 Picture 1

2.6 PORCHES, COVERINGS AND ASSOCIATED HANDRAILS

Satisfactory Condition

2.7 SUN PORCHES OR SCREENED IN PATIO

Satisfactory Condition

NM - *rear of home* - There are some leaf that have piled up by the screen and wood trim. This will hold moisture and speed up deterioration of materials. Recommend cleaning leaves as needed.

2.8 VEGETATION

Satisfactory Condition

2.9 TOPOGRAPHY (grading as it relates to the home)

Satisfactory Condition

2.10 RETAINING WALLS

Satisfactory Condition

(Picture 1)(Picture 2) **EM** - *right side of home* - The retaining wall is 6 feet high or taller. Common construction practices at this height usually have weep holes. Weep holes allow water or moisture to pass through the wall removing excess buildup. Recommend adding weep holes as needed and desired.



2.10 Picture 1



2.10 Picture 2

2.11 WALKWAYS

Satisfactory Condition

2.12 DRIVEWAYS

Satisfactory Condition

2.13 GARAGE DOOR(S)

Satisfactory Condition

(1) **EM** - *left side of home* - The weather stripping around door and at bottom is either not installed or deteriorated. This can allow air and water transfer to the garage area. Recommend repair/install as needed and desired.

(2) (Picture 1) **EM** - *right side of home* - The weather stripping around door and at bottom is either not installed or deteriorated. This can allow air and water transfer to the garage area. Recommend repair/install as needed and desired.



2.13 Picture 1

(3) (Picture 2) **EM** - *garage , right side of home* - The safety cables for springs are not installed. This is a small repair that costs little money and time to correct. Recommend correcting as needed and desired.



2.13 Picture 2

2.14 GARAGE DOOR OPENERS & SAFETY DEVICES

Satisfactory Condition

- (1) **EM** - *left side of home* - The photo cells or "laser eyes" are not installed. Most openers allow for retrofitting of these devices. Recommend repair/replace as needed and desired.
- (2) **FYI** - *left side of home* - The safety feature present (auto reverse) is in good working order. It is recommended to test the closing pressure of the door monthly and adjust as needed. Check with owners manual about settings, testing and just good general information about the device.
- (3) **FYI** - *right side of home* - Both safety features present for garage door(s) (photo cells or laser eyes and closing pressure setting) are in good working order. It is recommended to test the closing pressure of the door monthly and adjust as needed. Check with owners manual about settings, testing and just good general information about the device.

2.15 GARAGE FLOOR

Satisfactory Condition

(Picture 1) **CA - Repair** - rear wall - There was one or more stains at the corner of the wall and the floor that is consistent with moisture intrusion. The rate and quantity is undeterminable. Recommend monitoring area during a rain storm and correct grading, gutters, downspouts in area and further measures as needed.



2.15 Picture 1

2.16 GARAGE SINK/CABINET

Poor Condition

(Picture 1)(Picture 2) **EM** - The cabinet bottom piece is deteriorated from past water leaks. The cabinet has some microbial like growths present. No leaks were observed during our inspection. Recommend replacing cabinet as desired.



2.16 Picture 1



2.16 Picture 2

2.17 GARAGE STEPS

Prior Construction Standards

(Picture 1) **EM** - *garage, left side of home* - The steps to the home from the garage do not have a handrail and there are more than 4 risers. This was common construction when the home was built. Recommend adding a handrail with spindles spaced no farther than 4 inches as desired.



2.17 Picture 1

LIMITATIONS OF THE EXTERIOR INSPECTION

You should read this section carefully, as it outlines some limitations of our inspection. This information is vital to your understanding of what we inspected and what we did not inspect.

Our evaluation of the exterior of a property conforms to state or industry standards, and includes the identification of wall cladding, and an evaluation of common components, such as driveways, walkways, fences, gates, handrails, guardrails, yard walls, carports, patio covers, decks, fascia and trim, balconies, doors, windows, lights, and outlets. However, we do not evaluate any detached structures (unless it is specifically stated otherwise in this report), such as storage sheds and stables, and we do not water test or evaluate subterranean drainage systems or any mechanical or remotely controlled components, such as driveway gates. Also, we do not evaluate any landscape components, such as trees, shrubs, fountains, ponds, statuary, pottery, fire pits, patio fans, heat lamps, and ornamental or decorative lighting. Similarly, we do not comment on coatings or cosmetic deficiencies and the wear and tear associated with usage and the passage of time that would be apparent to the average person.

As described in your inspection agreement, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- 1. A representative sample of exterior components was inspected rather than every occurrence of components.
- 2. The inspection does not include an assessment of geological, geotechnical, or hydrological conditions, or environmental hazards.
- 3. Screening, shutters, awnings, or similar seasonal accessories, fences, recreational facilities, outbuildings, seawalls, break walls, docks, erosion control and earth stabilization measures are not inspected unless specifically agreed-upon and documented in this report.

3. ROOF

INSPECTOR'S NOTES:

FYI - In many cases, roofing mastic or silicone is used for sealing gaps, deteriorated plumbing boots and various flashings. These materials breakdown and deteriorate due to sun exposure. The mastic or silicone should be periodically inspected and renewed to prevent leaks from occurring.

FYI - As long as it is safe for the inspector to get onto the roof, then we do.

FYI - The Neoprene boots around the plumbing stacks usually last around 4-8 years in our area of the country. Depending on the type of roof sheathing (shingle, wood shake, etc..), these boots will need to be changed at least once during the lifetime of the roof sheathing.

FYI - Downspouts that terminate into buried drain lines are not visible and therefore not inspected for operation.

GENERAL INFORMATION

ROOF VISIBILITY:: 90% LIMITED BY: Dormers	ROOF COVERING MATERIAL(S):: 3-tab Asphalt/Fiberglass	ROOF STRUCTURE:: TYPE: Gable Roof ----- --- PITCH: Steep ----- MATERIAL: 2x6 rafters Additional Bracing: Collar ties
VIEWED ROOF COVERING FROM:: Ground w/Binculars	SKYLIGHTS:: NONE	

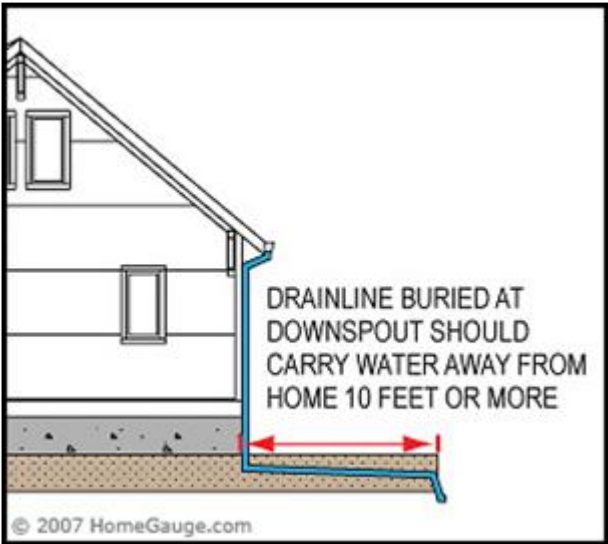
INSPECTED ITEMS

- 3.0 ROOF COVERING**
Satisfactory Condition
- 3.1 WOOD SHEATHING**
Satisfactory Condition
- 3.2 ROOF STRUCTURE**
Satisfactory Condition
- 3.3 FLASHINGS (roof/wall, roof/chimney and roof/dormer)**
Satisfactory Condition
- 3.4 ROOF PENETRATIONS (flues, plumbing and attic vents)**
Satisfactory Condition
- 3.5 ROOF DRAINAGE SYSTEM (Gutters)**
Satisfactory Condition
- 3.6 ROOF DRAINAGE SYSTEM (Downspouts)**
Satisfactory Condition

(Picture 1)(Picture 2) **FYI** - all corners of home - The downspout terminates into a buried drain line. I did not locate the termination point of all the drain lines. I'm unable to determine if they are clogged with debris or not. RECOMMENDATION: Monitor flow at the end of the drain lines during a rain storm or spray your roof with a hose to simulate a rain storm and clean/repair as and if needed.



3.6 Picture 1



3.6 Picture 2

LIMITATIONS OF THE ROOFING INSPECTION

You should read this section carefully, as it outlines some limitations of our inspection. This information is vital to your understanding of what we inspected and what we did not inspect.

The inspector shall inspect from ground level or eaves: the roof covering, gutters, downspouts, vents, flashings, skylights, chimney and other roof penetrations, the general structure of the roof from the readily accessible panels, doors or stairs.

The inspector is not required to: Walk on any roof surface, predict the service life expectancy, inspect underground downspout diverter drainage pipes, remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces, inspect antennae, lightning arresters, or similar attachments.

Our evaluation of roof coverings, the components and drainage systems, conforms to state or industry standards. We access every roof in order to examine it, or we indicate our unwillingness or inability to do so. As described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Not all of the underside of the roof sheathing is inspected for evidence of leaks, Interior finishes may disguise evidence of prior leaks.
- Estimates of remaining roof life are approximations only and do not preclude the possibility of leakage. Leakage can develop at any time and may depend on rain intensity, wind direction, ice build up, and other factors, Antennae, chimney/flue interiors that are not readily accessible are not inspected and could require repair.
- Roof inspection may be limited by access, condition, weather, or other safety concerns.

4. ATTIC; INSUALATION & VENTILATION

INSPECTOR'S NOTES:

FYI - Blown insulation conceals the visibility of the ceiling joists structures.
FYI - The inspector does not enter or walk around attics with blown insulation due to the possibility of falling through the ceiling.

GENERAL INFORMATION

ATTIC INFORMATION::

Attic access:
Pull down stairs
Other information:

ATTIC INSULATION::

Blown
Fiberglass

ATTIC VENTILATION::

Ridge vent(s)
Soffit vent(s)

NO storage area
Light in attic

METHOD USED TO OBSERVE ATTIC::

Crawled
Limited access due to insulation-debris-height-ductwork-etc....

FLOOR SYSTEM INSULATION::

NONE

INSPECTED ITEMS

4.0 ATTIC INSULATION

Marginal Condition

(1) (Picture 1) **EM** - *attic/storage closets* - The insulation along the rafters/wood sheathing is installed backwards or "upside down" which is common so people don't have to look at the insulation fibers. This can trap moisture in the insulation and transfer it to the joists plus the vapor barrier is flammable and manufacturer recommends on the label "not to leave exposed". Recommend replacing insulation with the vapor barrier against the wood sheathing.



4.0 Picture 1

(2) (Picture 2)(Picture 3) **EM** - *attic space* - The Fiberglass insulation has been compressed in a couple of areas. This can allow cool or hot attic air to penetrate the sheetrock and increase heating or cooling costs. Recommend correcting as needed and desired.



4.0 Picture 2



4.0 Picture 3

4.1 ATTIC VENTILATION

Satisfactory Condition

4.2 POWER VENTILATION FANS

Not Present

4.3 ATTIC WIRING, OUTLETS OR LIGHTS (if applicable)

Satisfactory Condition

4.4 ATTIC FLOORING

Marginal Condition

FYI - The floor boards are not nailed or screwed to the joists!

4.5 ATTIC STAIRCASE OR ACCESS

Marginal Condition

(Picture 1) **EM** - The attic pull down stairs are too long and don't sit properly on the floor. This could cause failure resulting in injury. Recommend trimming bottoms of stairs to meet manufacturer's requirements.



4.5 Picture 1

4.6 FLOOR INSULATION

Satisfactory Condition

(Picture 1) **EM - crawlspace** - The insulation is installed upside down or with the vapor barrier facing down. The vapor barrier (paper) will burn and is supposed to be facing the "heated living space" or covered with appropriate material. There is a label on the insulation paper stating this.
RECOMMENDATION: Replace the insulation to manufacturer's specifications.



4.6 Picture 1

LIMITATIONS OF THE ATTIC; INSULATION & VENTILATION INSPECTION

You should read this section carefully, as it outlines some limitations of our inspection. This information is vital to your understanding of what we inspected and what we did not inspect.

The inspector shall inspect: The insulation in unfinished spaces. The ventilation of attic spaces. Mechanical ventilation systems. And report on the general absence or lack of insulation.

The inspector is not required to: Enter the attic or unfinished spaces that are not readily accessible or where entry could cause damage or pose a safety hazard to the inspector in his or her opinion. To move or touch insulation. To move or touch vapor retarders. Break or otherwise damage the surface finish or weather seal on or around access panels and covers. Identify the composition or the exact R-value of insulation material. Activate thermostatically operated fans. Determine the types of materials used in insulation/wrapping of pipes, ducts, jackets, boilers, and wiring.

5. HEATING

INSPECTOR'S NOTES:
FYI - Humidifiers on air handlers are outside the scope of a home inspection and not tested by the inspector -
FYI - The heating unit(s) need to be serviced annually to maximize heating system performance, efficiency and useful life expectancy.
FYI - Determining heating supply adequacy and distribution balance are outside the scope of a home inspection.

GENERAL INFORMATION

HEAT SYSTEM BRAND:: GOODMAN TRANE	HEAT EQUIPMENT TYPE:: Forced air	ENERGY SOURCE:: Natural gas
NUMBER OF HEAT SYSTEMS (excluding fireplaces):: Two	PRESENCE OF HEATING SOURCE IN EACH ROOM:: YES	

INSPECTED ITEMS

5.0 THERMOSTAT(S)
Satisfactory Condition

5.1 HEATING AND AIR HANDLER EQUIPMENT**Satisfactory Condition**

(1) (Picture 1)(Picture 2) **FYI** - An ambient air test was performed on the upstairs forced air furnace by using a digital thermometer to test the supply registers and a return vent to determine if there is a normal temperature rise. For gas type forced air furnaces, a temperature rise of 25 or more degrees is considered normal. The supply air temperature on your system read 119 degrees and the return air temperature was 67 degrees. This indicates the unit is heating the air within the normal range and only normal yearly servicing is required at this time.



5.1 Picture 1



5.1 Picture 2

(2) (Picture 3)(Picture 4) **FYI** - An ambient air test was performed on the downstairs and basement forced air furnace by using a digital thermometer to test the supply registers and a return vent to determine if there is a normal temperature rise. For gas type forced air furnaces, a temperature rise of 25 or more degrees is considered normal. The supply air temperature on your system read 119 degrees and the return air temperature was 67 degrees. This indicates the unit is heating the air within the normal range and only normal yearly servicing is required at this time.



5.1 Picture 3



5.1 Picture 4

5.2 ELECTRIC WALL HEATERS

Not Present

5.3 GAS WALL HEATERS

Not Present

5.4 FLUES AND VENTS

Satisfactory Condition

5.5 DISTRIBUTION SYSTEM (including fans, ducts and piping, supports, insulation, air filters and registers)

Satisfactory Condition

5.6 GAS OR LP STORAGE AND DISTRIBUTION SYSTEMS (exterior fuel tank, piping, supports, leaks)

Satisfactory Condition

5.7 WOOD STOVE

Satisfactory Condition

LIMITATIONS OF THE HEATING INSPECTION

You should read this section carefully, as it outlines some limitations of our inspection. This information is vital to your understanding of what we inspected and what we did not inspect.

We evaluate heating systems in accordance with state or industry standards, including identifying and testing them and their components. However, there are a wide variety of heating and air-conditioning systems, which range from newer high efficiency ones to older low efficiency ones. Also, there are an equally wide variety of factors besides the climate that can affect their performance, ranging from the size of the house, the number of its stories, its orientation to the sun, the type of its roofing material, its ventilation system, and the thermal value of its insulation and window glazing. This is why our contract specifically disclaims the responsibility of evaluating the overall efficiency of any system, because only a specialist can credibly do so.

You should also be aware that we do not evaluate or endorse any heating device that utilizes fossil fuels and is not vented. The presence and use of these within a residence commonly indicates the inadequacy of the primary heating system or its distribution. However, these and every other fuel burning device that is not vented are potentially hazardous. Such appliances include open flames or heated elements, which are capable of igniting any of the myriad flammable materials found in the average home. Also, even the most modern of these units can produce carbon monoxide, which in a sealed or poorly ventilated room can result in sickness, debilitating injuries, and even death.

We attempt to identify and test every component, but we do not attempt to determine tonnage or dismantle any portion of a system, and we do not evaluate the following concealed components: the heat exchanger, or firebox, electronic air cleaners, humidifiers, interiors of flues/chimneys, and in-line duct motors or dampers. Similarly, we do not check every register, at which the airflow may well be uneven and which will decrease proportionate to its distance from the blower fan on the furnace. However, the airflow and the efficiency of any system can be compromised by poor maintenance, such as by the filters not being changed regularly, which will contaminate components within the systems. Regardless, the sellers or the occupants of a property are often the best judges of how well a system works, and it is always a good idea to ask them about its maintenance history and if they have been satisfied with its performance, or you may wish to have a comprehensive evaluation by a specialist.

The inspector shall inspect: The heating system and describe the energy source and heating method using normal operating controls. And report as in need of repair electric furnaces which do not operate. And report if inspector deemed the furnace inaccessible.

The inspector is not required to: Inspect or evaluate interiors of flues or chimneys, fire chambers, the heat exchanger, the humidifier or dehumidifier, the electronic air filter, solar heating systems or fuel tanks. Inspect underground fuel tanks. Determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system. Light pilot flames. Activate heating, heat pump systems, or other heating systems when ambient temperatures or other circumstances are not conducive to safe operation or may damage the equipment. Operate electronic thermostats. Evaluate fuel quality.

6. COOLING

INSPECTOR'S NOTES:

FYI - The cooling unit(s) need to be serviced annually to maximize heating system performance, efficiency and useful life expectancy.

FYI - Determining cooling supply adequacy and distribution balance are outside the scope of a home inspection.

GENERAL INFORMATION

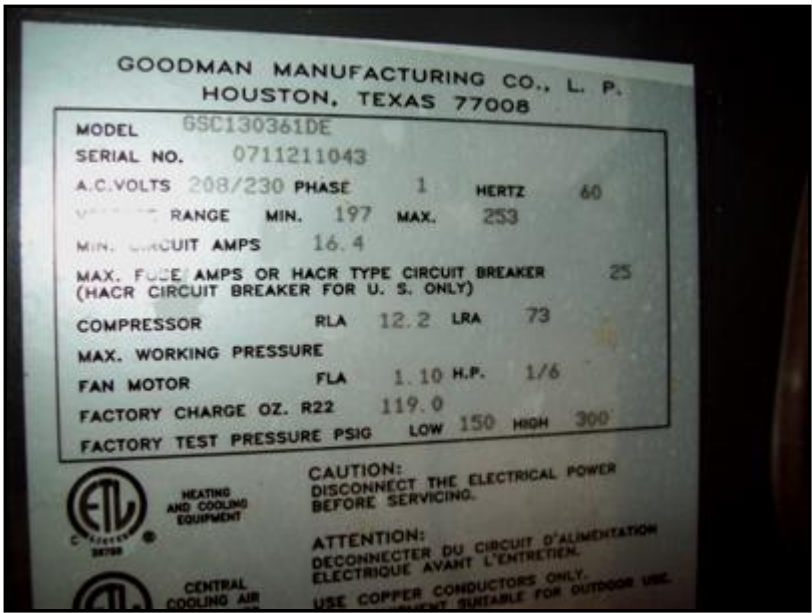
COOLING SYSTEM BRAND:: GOODMAN	COOLING EQUIPMENT TYPE:: AIR CONDITIONER(S)	ENERGY SOURCE:: Electricity
NUMBER OF COOLING SYSTEMS:: Two	DUCTWORK TYPE:: Metal Insulated	FILTER TYPE:: Disposable Cartridge
FILTER SIZE:: (three filters) 16x25 20x25 Need replacing!!	PRESENCE OF COOLING SOURCE IN EACH ROOM:: YES	

INSPECTED ITEMS

6.0 COOLING AND AIR HANDLER EQUIPMENT

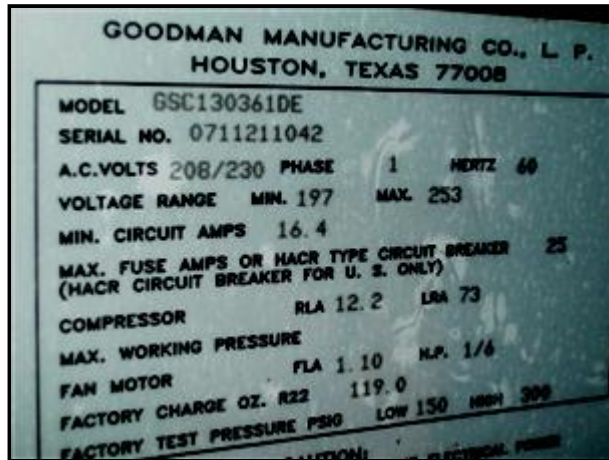
Not Inspected

- (1) **FYI** - The air conditioners were not tested due to the outside temperature being below 60 degrees. Standards of Practice prevent us from testing in these temperature due to possible damage to the units.
- (2) (Picture 1) **FYI** - This is a picture of the manufacturer's label on the outside condensing unit on the left (facing units). On this label is the Serial Number and Model Number. Some models will include manufacturer's date. This is only for your information.



6.0 Picture 1

(3) (Picture 2) **FYI** - This is a picture of the manufacturer's label on the outside condensing unit on the right (facing units). On this label is the Serial Number and Model Number. Some models will include manufacturer's date. This is only for your information.



6.0 Picture 2

6.1 DISTRIBUTION SYSTEM (including fans, ducts and piping, supports, insulation, air filters and registers)

Satisfactory Condition

LIMITATIONS OF THE COOLING INSPECTION

You should read this section carefully, as it outlines some limitations of our inspection. This information is vital to your understanding of what we inspected and what we did not inspect.

We evaluate cooling systems in accordance with state or industry standards, including identifying and testing them and their components. In accordance with the standards of practice of my professional association, I inspect only installed air conditioning units. I am required to operate the system using normal controls and to describe the energy source and distinguishing characteristics in my report. I am not required to determine whether the system is adequately sized for the home, pressure-test the system or inspect for leaking refrigerant, program digital thermostats or controls or operate the setback features of thermostats or controls.

The inspector shall inspect: The central cooling equipment using normal operating controls.

The inspector is not required to: Determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the cooling system. Inspect window units, through-wall units, or electronic air filters. Operate equipment or systems if exterior temperature is below 60 degrees Fahrenheit or when other circumstances are not conducive to safe operation or may damage the equipment. Inspect or determine thermostat calibration, heat anticipation or automatic setbacks or clocks. Examine electrical current, coolant fluids or gasses, or coolant leakage.

7. PLUMBING

INSPECTOR'S NOTES:

FYI - Determining water pressure is outside the scope of a home inspection.

FYI - Operation of any and all water valves is outside the scope of a home inspection and were not operated by the inspector.

FYI - If the home is on a well, it is recommended that a "draw down test" be performed by a qualified well company to determine supply quantity.

FYI - If the home is on a septic tank, it is recommended to ask for any records about location, clean outs, service companies, etc...

FYI - Determining the water tightness of the shower pan is outside the scope of a home inspection.

GENERAL INFORMATION

WATER SOURCE:: City/public	PLUMBING WATER SUPPLY (into home):: Copper	PLUMBING WATER DISTRIBUTION (to fixtures):: Copper
PLUMBING WASTE:: PVC	WATER HEATER BRAND:: CRAFTMASTER	WATER HEATER POWER SOURCE:: Electricity
WATER HEATER CAPACITY:: 50 GALLON	VENT PIPING MATERIALS:: NOT NEEDED	MAIN WATER SHUT-OFF VALVE LOCATION:: Crawlspace
MAIN FUEL SHUT-OFF VALVE LOCATION:: At meter EAST wall		

INSPECTED ITEMS

7.0 WATER SUPPLY & DISTRIBUTION SYSTEM

Satisfactory Condition

(Picture 1) **FYI** - The main water shut off valve is located in crawlspace by rear wall. This is just a picture to assist in the location.



7.0 Picture 1

7.1 DRAIN WASTE WATER DISTRIBUTION SYSTEM

Satisfactory Condition

7.2 HOT WATER SYSTEM & CONTROLS

Satisfactory Condition

(Picture 1) **GC** - This is a picture of the manufacturer's label indicating useful information such as Serial # and Model #'s along with manufacturing date.

GC - The following link gives good advice on making your hot water heater last as long as possible. Please click the link and remember, preventative maintenance is always cheaper than repairs or replacement. [water heater maintenance](#)



7.2 Picture 1

7.3 HOT WATER SYSTEM (TPR valve)

Not Present

(Picture 1) **CA - Replacement** - *basement closet* - The extension piping for TPR (Temperature Pressure Release) valve is missing. When these devices trip, water coming out of this pipe will be a combination of water and steam that is over 200 degrees Fahrenheit (immediate 3rd degree burn). The water coming out if tripped is over 200 degrees Fahrenheit which can cause serious burns. Recommend correcting as needed and desired.



7.3 Picture 1

7.4 HOT WATER SYSTEM (drip pan @ drain)

Not Present

FYI - basement - The water heater is not on finished flooring, therefore a drip pan with drain line is not required. This is only for your information.

7.5 EXTERIOR HOSE BIBS

Satisfactory Condition

7.6 SUMP PUMPS

Not Present

LIMITATIONS OF THE PLUMBING INSPECTION

You should read this section carefully, as it outlines some limitations of our inspection. This information is vital to your understanding of what we inspected and what we did not inspect.

We evaluate plumbing systems and their components in accordance with state or industry standards, which include testing for functional flow. Plumbing systems have common components but they are not uniform. In addition to fixtures, components typically consist of gas pipes, potable water pipes, drain and vent pipes, shut-off valves, which we do not test, pressure regulators, pressure relief valves, and water-heating devices. In a completed home, the majority of the piping, both supply and waste, is concealed within walls, ceilings and underground. Leakage, obstructions, or other problems may not be picked up during an inspection. Plumbing components are expensive, and plumbing repairs or improvements are among the more costly projects homeowners undertake.

The inspector shall: Inspect the main water shut off valve. Inspect the water heating equipment, including combustion air, venting, connections, energy sources, seismic bracing, and verify the presence or absence of temperature-pressure relief valves and/or Watts 210 valves. Flush toilets. Run water in sinks, tubs, and showers. Inspect the interior water supply including all fixtures and faucets. Inspect the drain, waste and vent systems, including all fixtures. Describe any visible fuel storage systems. Inspect the drainage sump pumps testing sumps with accessible floats. Inspect and describe the water supply, drain, waste and main fuel shut-off valves, as well as the location of the water main and main fuel shut-off valves. Inspect and determine if the water supply is public or private. Inspect and report as in need of repair deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously. Inspect and report as in need of repair deficiencies in installation and identification of hot and cold faucets. Inspect and report as in need of repair mechanical drain stops that are missing or do not operate if installed in sinks, lavatories and tubs. Inspect and report as in need of repair commodes that have cracks in the ceramic material, are improperly mounted on the floor, leak, or have tank components which do not operate.

The inspector is not required to: Light pilot flames. Determine the size, temperature, age, life expectancy or adequacy of the water heater. Inspect interiors of flues or chimneys, water softening or filtering systems, well pumps or tanks, safety or shut-off valves, floor drains or sprinkler systems. Determine the exact flow rate, volume, pressure, temperature, or adequacy of the water supply. Determine the water quality or potability or the reliability of the water supply or source. Open closed plumbing access panels. Inspect clothes washing machine connections. Operate any main, branch or fixture valve except fixture faucets and hose faucets attached to the building. Test shower pans, tub and shower surrounds or enclosures for leakage. Evaluate the compliance with local or state conservation or energy standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping. Determine the effectiveness of anti-siphon, back-flow prevention or drain-stop devices. Determine whether there are sufficient clean-outs for effective cleaning of drains. Evaluate gas, liquid propane or oil storage tanks. Excavate or otherwise uncover the private sewage system or its components to determine size, adequacy or efficiency. Inspect water treatment systems or water filters. Inspect pressure pumps or bladder tanks. Evaluate time to obtain hot water at fixtures, or perform testing of any kind to water heater elements. Evaluate or determine the adequacy of combustion air. Test, operate, open or close Watts 210 valves and/or TPR valves. Examine ancillary systems or components, such as, but not limited to, those relating to solar water heating, hot water circulation.

8. ELECTRICAL

A representative number of switches and receptacles that are readily accessible are tested for function. Determination of adequacy of electrical panels and current capacity are not within the scope of this report. Low voltage systems, stereos, intercoms, vacuum systems, security systems or other low voltage systems are not inspected and are not within the scope of a home inspection.

SERVICE SIZE:

As the power enters the house, it goes into a service box which has two fuses or two circuit breakers (sometimes connected together to look like one big breaker). One fuse is for the black wire and one fuse is for the red. No fuse is necessary (or permitted) for the neutral wire. The fuses are rated at the amperage that the wire can safely carry (60-amps, 100- amps, etc.). Where there are two 100-amp fuses in the service box, the house has a 100- amp service. Please note that one cannot add the two fuse ratings together to get the house service. While it is best to verify the cable size to determine the service size, this is often not possible. In most cases, the ratings on the main fuses or circuit breakers are taken to reflect the service size accurately. With very few exceptions, this is reliable. The nameplate data on the panel board or hydro meter is not a reliable service size indicator. In the U.S., the minimum service size on new work is 100-amps.

BRANCH CIRCUIT WIRING:

The wire used to carry electricity from the panels to the fixtures and appliances is typically copper. Each piece of cable is made up of two conductors and one ground wire. The copper conductors are wrapped with insulation, usually rubber or plastic. The ground wire is not insulated. This group of three wires is wrapped in a sheathing which may be paper, cloth, rubber, plastic or metal. The ground wire is normally idle. If there is a problem, the ground acts as an escape route for the electricity, inducing the current to flow through this wire to the ground, rather than into a person, causing an electrical shock. Grounded distribution wiring was introduced to residential electric systems in the late 1950s. Some special circuit wiring has an additional live or hot wire. It is color coded red and is included where more power is needed. For example, 240-volt appliances such as stoves and electric clothes dryers use three-conductor plus ground cable. Split kitchen receptacles also use three-conductor plus ground cable, to effectively create two 120-volt circuits.

GROUND FAULT CIRCUIT INTERRUPTERS (GFCI):

These special electrical devices shut the power off to a circuit when as little as .005 amps is leaking. Under normal circumstances, the current flowing through a circuit is the same at any point. That is to say, if there are 5 amps flowing through the black wire going out, there should be 5 amps flowing through the white wire coming back. If there is a flaw in the system, some electricity may be flowing to a dangerous spot, but there may not be enough flowing to blow a fuse or trip a breaker. For example, if the electrical insulation in an appliance is defective, there may be a small current leaking to the case of the appliance. Under normal circumstances, this would not be detected. However, this can become very dangerous if a person (particularly one who is not well insulated with rubber gloves or shoes, or who is perhaps wet) touches the case. A potentially fatal electrical current can flow through the person to ground. This creates an electrical shock hazard. A ground fault circuit interrupter prevents this from happening by comparing the electricity going out through the black wire against that coming in through the white wire. If the difference is more than .005 amps, the system will be shut off. These devices may be incorporated into a circuit breaker, or into an electrical outlet. Most codes require their use on outdoor outlets and bathroom outlets. The NEC in the USA requires GFCI protection for kitchen counter outlets within six feet of a sink. They do make sense wherever water and electricity may be brought close together. For example, GFCI's are also required on swimming pool and whirlpool electrical systems.

DAMAGED WIRES:

If a wire is nicked or is poorly connected, the wire effectively is smaller and likely to overheat in that area. In this case, a fuse or breaker would not protect the wire against overheating. A normal 10-amp load from a hair dryer could result in overheating and possibly a fire. It is easy to see why damaged wire is a safety hazard.

INSPECTOR'S NOTES:

- FYI** - Non-GFCI protected outlets (around water sources) can be upgraded to GFCI protection for added safety. See the attachment "GFCI Requirements" on the last page of this report for recommended locations that should have GFCI protection. Also, all GFCI protected outlets should be tested monthly to verify proper operation.
- FYI** - All low voltage electrical systems are outside the scope of a normal home inspection and were not tested by the inspector.
- FYI** - A smoke detector should be installed on each floor of the home and tested monthly. Batteries should be replaced every time change or twice a year.
- FYI** - A Carbon Monoxide detector should be installed on each floor of the home and tested monthly. Batteries should be replaced every time change or twice a year.
- FYI** - Most of the components of the electrical system are not readily accessible and are unable to be fully inspected.
- FYI** - A licensed electrician should evaluate the electrical findings identified in this report, because the electrician may identify additional deficiencies that could not be discovered during the course of the home inspection.

GENERAL INFORMATION

SERVICE CONDUCTORS::

Aluminum
120/240 Volts - 3 wires

LOCATION OF MAIN DISCONNECT & SUBPANELS::

Garage
Pantry
Extra Info : Garage on right side of home!

SERVICE SIZE::

100 AMP distribution panel
200 AMP main panel

PANEL TYPE::

Circuit breakers

BRANCH WIRING (15-20-30-40 & 60 AMP)::

Solid Copper
Stranded Copper

WIRING METHOD::

Non metallic / Romex

ELECTRICAL SYSTEM GROUNDING::

Grounded

INSPECTED ITEMS

8.0 SERVICE ENTRANCE CONDUCTORS

Satisfactory Condition

8.1 GROUNDING EQUIPMENT

Satisfactory Condition

8.2 MAIN & DISTRIBUTION ELECTRICAL PANEL(S), BRANCH CIRCUIT CONDUCTORS, OVER CURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE

Marginal Condition

(1) **CA - Safety Concern** - *pantry closet* - The only problem with the distribution panel is it is poorly labeled. This poses a safety hazard due to the inability to turn off the power to a desired outlet in a short period of time or for maintenance. Recommend a qualified person label panel as needed for safety.

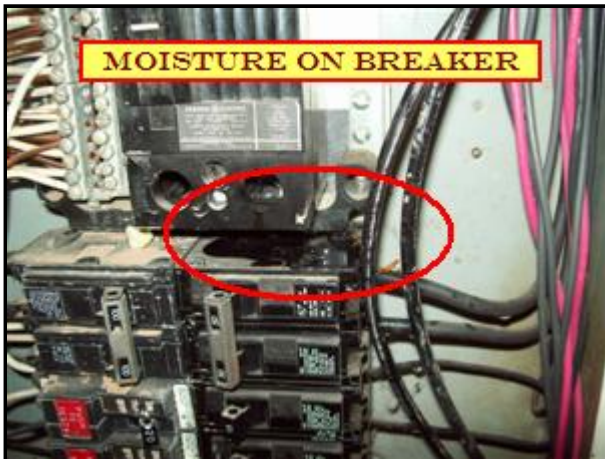
(2) (Picture 1)(Picture 2)(Picture 3)(Picture 4) **CA - Repair** - garage right side of home - There was one or more defects or safety hazards observed in the main panel consisting of Pointed screws holding dead front on (should be blunt ended), water located in panel and on wiring and one 15 AMP breaker that keeps tripping. NOTE: Electrical panel covers should NEVER be removed by un-qualified persons due to the seriousness of life threatening hazards present. Recommend having a licensed electrician evaluate the entire panel further and repair/replace as needed.



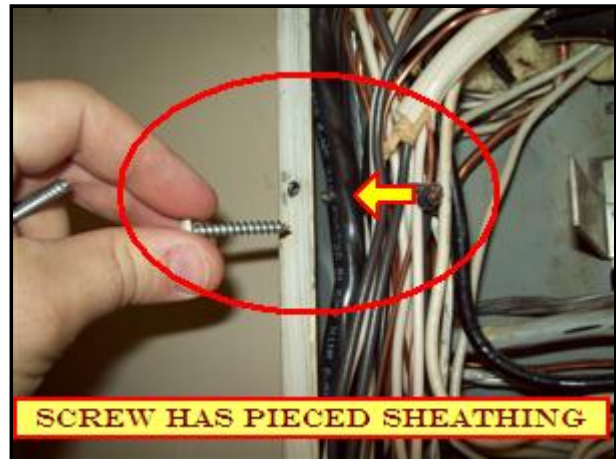
8.2 Picture 1



8.2 Picture 2



8.2 Picture 3



8.2 Picture 4

8.3 OUTLETS, SWITCHES AND LIGHTS (Observed from a representative number of operating ceiling fans, light fixtures, wall switches and outlets)

Satisfactory Condition

8.4 SMOKE DETECTORS

Satisfactory Condition

8.5 CARBON MONOXIDE DETECTORS

Not Present

CA - Safety Concern - There were no observed Carbon Monoxide detectors in the home! Gas burning appliances are present. Carbon Monoxide is an odorless, tasteless gas that kills numerous people every year. Recommend installing Carbon Monoxide detectors to Manufacturers specifications as and where needed.

LIMITATIONS OF THE ELECTRICAL INSPECTION

You should read this section carefully, as it outlines some limitations of our inspection. This information is vital to your understanding of what we inspected and what we did not inspect.

Our evaluation of the building electrical system conforms to industry standards. As such, this is a visual inspection limited in scope by (but not restricted to) the following conditions: Electrical components concealed behind finished surfaces are not inspected, Only a representative sampling of outlets and light fixtures were tested, Furniture and/or storage restricted access to some electrical components, which may not be inspected, The inspection does not include remote control devices, alarm systems and components, low voltage wiring, systems, and components, ancillary wiring, systems, and other components that are not part of the primary electrical power distribution system.

The inspector shall inspect: The service line. The meter box. The main disconnect. And determine the service amperage. Panels, breakers and fuses. The grounding. The bonding. A representative sampling of switches, receptacles, light fixtures, and test all GFCI receptacles and GFCI circuit breakers observed and deemed to be GFCI's during the inspection. And report the presence of solid conductor aluminum branch circuit wiring if readily visible. And report on any GFCI-tested receptacles in which power is not present, polarity is incorrect, the receptacle is not grounded, is not secured to the wall, the cover is not in place, the ground fault circuit interrupter devices are not properly installed or do not operate properly, or evidence of arcing or excessive heat is present. The service entrance conductors and the condition of their sheathing. The ground fault circuit interrupters with a GFCI tester. And describe the amperage rating of the service. And report the absence of smoke detectors but not the adequacy of the installed smoke detectors. Service entrance cables and report as in need of repair deficiencies in the integrity of the insulation, drip loop, or separation of conductors at weather heads and clearances.

The inspector is not required to: Insert any tool, probe or device into the main or sub-panels. Operate electrical systems that are shut down. Remove panel covers or dead front covers if not readily accessible. Operate over current protection devices. Operate non-accessible smoke detectors. Measure or determine the amperage or voltage of the main service if not visibly labeled. Inspect the alarm system and components. Inspect the ancillary wiring. Activate any electrical systems or branch circuits which are not energized. Operate overload devices. Inspect low voltage systems, electrical de-icing tapes, swimming pool wiring or any time-controlled devices. Verify the continuity of the connected service ground. Inspect private or emergency electrical supply sources, including but not limited to generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility. Inspect spark or lightning arrestors. Conduct drop voltage calculations. Determine the accuracy of breaker labeling.

9. FIREPLACES

INSPECTOR'S NOTES:

FYI - Only 8-12 inches of the fireplace flue is visible above the firebox of the fireplace. For a comprehensive evaluation of the fireplace flue, a "Level Two" chimney inspection with report is recommended.
FYI - Ventless gas log fireplaces can be extremely dangerous if the manufacturer's recommendations for log placement and combustion air quantities are not followed. All the above are outside the scope of a home inspection.

GENERAL INFORMATION

TYPES OF FIREPLACES:: Conventional Free Standing Wood burning Stove	OPERABLE FIREPLACES:: Two	CHIMNEY:: Covering: Brick Other Information: Lined Chimney cap present NO rain cap present NO spark arrester present NEEDS CLEANING!!
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INSPECTED ITEMS

9.0 FIRE BOXES, HEARTH, FLUES and LINERS
Marginal Condition

(Picture 1)(Picture 2) **NM** - *living room* - The smoke chamber and flue was covered in Creosote. This material is flammable and the cause of most chimney fires. Chimney's should be cleaned in accordance with how much they are used, usually after 150 burnings. This chimney doesn't appear to have been cleaned in several years. There also appears to be a nest of some animals in the smoke chamber. Recommend having a qualified chimney sweep clean the chimney and then perform a level 2 inspection, correcting as needed and desired.



9.0 Picture 1



9.0 Picture 2

9.1 CHIMNEY CHASE, RAIN CAP, CHIMNEY CAP AND FLASHINGS

Marginal Condition

(Picture 1) **EM** - *top of chimney* The top of the flue is missing a rain cap/spark arrester. This can allow rain, birds, squirrels and other vermin into the flue of the chimney. A screen (spark arrester) will prevent large sparks from blowing out of the chimney. Recommend installing a spark arrester/rain cap over all openings as needed and desired.



9.1 Picture 1

9.2 GAS/LP FIREPLACE(S)

Not Present

9.3 MANTLE

Satisfactory Condition

LIMITATIONS OF THE FIREPLACE INSPECTION

You should read this section carefully, as it outlines some limitations of our inspection. This information is vital to your understanding of what we inspected and what we did not inspect.

The fireplace(s) of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service doors or dismantling that would otherwise reveal something only a licensed chimney sweep would discover. Please be aware that the inspector has your best interest in mind. Any repair/replace items mentioned in this report should be considered before purchase. It is recommended that licensed contractors be used in your further evaluations of repair/replace issues as it relates to the comments in this section.

10. INTERIOR ROOMS

INSPECTOR'S NOTES:

FYI - We inspect a representative number of windows for operation, excessive wear and general state of repair.

FYI - Dual pane windows are inspected for fogging, moisture or discoloration between the window panes due to saturated desiccant material "lost seal". "Lost seals" may have occurred with no signs of fogging, moisture or discoloration depending on the humidity and air temperature. Window treatments, dirty windows, sun screens and furniture may prevent us from identifying all failed seals. For these reasons, we can NOT guarantee that we were able to detect all "lost seals".

FYI - Intercom systems are outside the scope of a home inspection and was not tested by the inspector.

FYI - Central vacuum cleaners are outside the scope of a home inspection and was not tested by the inspector.

FYI - Minor cracks and imperfections of interior walls are considered cosmetic in nature unless otherwise noted in the report. Not all minor imperfections will be documented in this report.

FYI - Current homeowners furnishings may prevent a full inspection of all systems. Concealed areas are specifically excluded from the scope of this inspection.

FYI - If indication of past or present water intrusion is documented in the report or on the Seller's disclosure report, then it advised to consider a mold inspection/test by a qualified mold sampler.

GENERAL INFORMATION

CEILING MATERIAL:: Sheetrock/Drywall	WALL MATERIAL:: Sheetrock/Drywall	FLOOR COVERING(S):: Carpet Hardwood Tile
DOOR(S):: Hollow core wood	WINDOWS:: Single hung Double pane glass Thermal insulated	

INSPECTED ITEMS

- 10.0 CEILING
- Satisfactory Condition
- 10.1 WALLS
- Satisfactory Condition

(Picture 1) **FYI** - The shelves in the laundry room are installed where they will hold much weight. Recommend adding support brackets before placing stuff on shelves.



10.1 Picture 1

10.2 FLOOR

Satisfactory Condition

10.3 CLOSET(S)

Satisfactory Condition

10.4 DOOR

Satisfactory Condition

(Picture 1) **EM** - *office entry door from hall* - The latching hardware is installed backwards. Door doesn't latch unless the handle is turned. Recommend correcting as needed.



10.4 Picture 1

10.5 WINDOWS (representative number)

Satisfactory Condition

10.6 STAIRWAYS, BALCONIES & RAILINGS

Satisfactory Condition

LIMITATIONS OF THE INTERIOR INSPECTION

You should read this section carefully, as it outlines some limitations of our inspection. This information is vital to your understanding of what we inspected and what we did not inspect.

In accordance with state or industry standards, our inspection of the interior of a residence includes the visually accessible areas of walls, floors, cabinets and closets, and includes the testing of a representative number of windows and doors, switches and outlets. However, we do not evaluate window treatments, nor move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on cosmetic deficiencies. We may comment on the cracks that appear around windows and doors, or which follow the lines of framing members and the seams of drywall and plasterboard. These cracks are a consequence of movement, such as wood shrinkage, common settling, and seismic activity, and will often reappear if they are not correctly repaired. Such cracks can become the subject of disputes, and are therefore best evaluated by a geologist or a structural engineer.

11(A). Master Bathroom

INSPECTOR'S NOTES:
FYI - We inspect a representative number of windows for operation, excessive wear and general state of repair.
FYI - Dual pane windows are inspected for fogging, moisture or discoloration between the window panes due to saturated desiccant material "lost seal". "Lost seals" may have occurred with no signs of fogging, moisture or discoloration depending on the humidity and air temperature. Window treatments, dirty windows, sun screens and furniture may prevent us from identifying all failed seals. For these reasons, we can NOT guarantee that we were able to detect all "lost seals".
FYI - Intercom systems are outside the scope of a home inspection and was not tested by the inspector.
FYI - Central vacuum cleaners are outside the scope of a home inspection and was not tested by the inspector.
FYI - Minor cracks and imperfections of interior walls are considered cosmetic in nature unless otherwise noted in the report. Not all minor imperfections will be documented in this report.
FYI - Current homeowners furnishings may prevent a full inspection of all systems. Concealed areas are specifically excluded from the scope of this inspection.
FYI - If indication of past or present water intrusion is documented in the report or on the Seller's disclosure report, then it advised to consider a mold inspection/test by a qualified mold sampler.

GENERAL INFORMATION

EXHAUST FAN:: Fan only	SINK(S):: One vanity Double bowl Plunger(s) works	SHOWER:: Stand alone
TUB(S):: Jacuzzi	TOILET: PRESENT: Yes ----- FLUSHED PROPERLY: Yes	

INSPECTED ITEMS

- 11.0.A COUNTER TOPS AND CABINETS
Satisfactory Condition
- 11.1.A SINKS & FAUCETS
Satisfactory Condition
FYI - The sink(s) was run for no more than 3 minutes checking for flow as present. No visible leaks were observed at the supply lines, faucet hardware or visible drain lines.
- 11.2.A SHOWER & TUB
Satisfactory Condition
FYI - The shower was run for no more than 3 minutes checking for flow as present. No visible leaks were observed at the supply lines, faucet hardware or visible drain lines.
- 11.3.A JACUZZI TUB
Satisfactory Condition

FYI - There is no access panel or door to get to the Jacuzzi motor and piping. Access will have to be added if there is ever a problem.

11.4.A TOILET

Satisfactory Condition

FYI - The toilet was flushed no more than five times during inspection. On each occurrence the toilet bowl refilled and shut off properly. No leaks were observed around base of toilet.

11.5.A OUTLETS, SWITCHES AND LIGHTS

Satisfactory Condition

11.6.A GFCI PROTECTION (countertop outlets or near water source)

Satisfactory Condition

FYI - The outlets reset by a breaker in the main panel.

11.7.A VENTILATIOIN

Satisfactory Condition

LIMITATIONS OF THE INTERIOR INSPECTION

You should read this section carefully, as it outlines some limitations of our inspection. This information is vital to your understanding of what we inspected and what we did not inspect.

In accordance with state or industry standards, our inspection of the interior of a residence includes the visually accessible areas of walls, floors, cabinets and closets, and includes the testing of a representative number of windows and doors, switches and outlets. However, we do not evaluate window treatments, nor move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on cosmetic deficiencies. We may comment on the cracks that appear around windows and doors, or which follow the lines of framing members and the seams of drywall and plasterboard. These cracks are a consequence of movement, such as wood shrinkage, common settling, and seismic activity, and will often reappear if they are not correctly repaired. Such cracks can become the subject of disputes, and are therefore best evaluated by a geologist or a structural engineer.

11(B). Hall 1/2 Bath

INSPECTOR'S NOTES:

FYI - We inspect a representative number of windows for operation, excessive wear and general state of repair.

FYI - Duel pane windows are inspected for fogging, moisture or discoloration between the window panes due to saturated desiccant material "lost seal". "Lost seals" may have occurred with no signs of fogging, moisture or discoloration depending on the humidity and air temperature. Window treatments, dirty windows, sun screens and furniture may prevent us from identifying all failed seals. For these reasons, we can NOT guarantee that we were able to detect all "lost seals".

FYI - Intercom systems are outside the scope of a home inspection and was not tested by the inspector.

FYI - Central vacuum cleaners are outside the scope of a home inspection and was not tested by the inspector.

FYI - Minor cracks and imperfections of interior walls are considered cosmetic in nature unless otherwise noted in the report. Not all minor imperfections will be documented in this report.

FYI - Current homeowners furnishings may prevent a full inspection of all systems. Concealed areas are specifically excluded from the scope of this inspection.

FYI - If indication of past or present water intrusion is documented in the report or on the Seller's disclosure report, then it advised to consider a mold inspection/test by a qualified mold sampler.

GENERAL INFORMATION

EXHAUST FAN:: Fan only	SINK(S):: One vanity Single bowl Plunger(s) works	TOILET: PRESENT: Yes ----- FLUSHED PROPERLY: Yes
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INSPECTED ITEMS

11.0.B COUNTER TOPS AND CABINETS

Satisfactory Condition

11.1.B SINKS & FAUCETS

Satisfactory Condition

FYI - The sink(s) was run for no more than 3 minutes checking for flow as present. No visible leaks were observed at the supply lines, faucet hardware or visible drain lines.

11.2.B SHOWER & TUB

Not Present

11.3.B TOILET

Satisfactory Condition

FYI - The toilet was flushed no more than five times during inspection. On each occurrence the toilet bowl refilled and shut off properly. No leaks were observed around base of toilet.

11.4.B OUTLETS, SWITCHES AND LIGHTS

Satisfactory Condition

11.5.B GFCI PROTECTION (countertop outlets or near water source)

Satisfactory Condition

FYI - The outlet resets by a breaker in the main panel.

11.6.B VENTILATIOIN

Satisfactory Condition

LIMITATIONS OF THE INTERIOR INSPECTION

You should read this section carefully, as it outlines some limitations of our inspection. This information is vital to your understanding of what we inspected and what we did not inspect.

In accordance with state or industry standards, our inspection of the interior of a residence includes the visually accessible areas of walls, floors, cabinets and closets, and includes the testing of a representative number of windows and doors, switches and outlets. However, we do not evaluate window treatments, nor move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on cosmetic deficiencies. We may comment on the cracks that appear around windows and doors, or which follow the lines of framing members and the seams of drywall and plasterboard. These cracks are a consequence of movement, such as wood shrinkage, common settling, and seismic activity, and will often reappear if they are not correctly repaired. Such cracks can become the subject of disputes, and are therefore best evaluated by a geologist or a structural engineer.

11(C). Upstairs hall Bathroom

INSPECTOR'S NOTES:

- FYI** - We inspect a representative number of windows for operation, excessive wear and general state of repair.
- FYI** - Dual pane windows are inspected for fogging, moisture or discoloration between the window panes due to saturated desiccant material "lost seal". "Lost seals" may have occurred with no signs of fogging, moisture or discoloration depending on the humidity and air temperature. Window treatments, dirty windows, sun screens and furniture may prevent us from identifying all failed seals. For these reasons, we can NOT guarantee that we were able to detect all "lost seals".
- FYI** - Intercom systems are outside the scope of a home inspection and was not tested by the inspector.
- FYI** - Central vacuum cleaners are outside the scope of a home inspection and was not tested by the inspector.
- FYI** - Minor cracks and imperfections of interior walls are considered cosmetic in nature unless otherwise noted in the report. Not all minor imperfections will be documented in this report.
- FYI** - Current homeowners furnishings may prevent a full inspection of all systems. Concealed areas are specifically excluded from the scope of this inspection.
- FYI** - If indication of past or present water intrusion is documented in the report or on the Seller's disclosure report, then it advised to consider a mold inspection/test by a qualified mold sampler.

GENERAL INFORMATION

EXHAUST FAN:: SINK(S):: SHOWER::

Fan only	One vanity Single bowl Plunger(s) didn't work - See comment below	Shower/Tub combo
TUB(S):: Standard	TOILET: PRESENT: Yes ----- FLUSHED PROPERLY: Yes	

INSPECTED ITEMS
11.0.C COUNTER TOPS AND CABINETS Satisfactory Condition
11.1.C SINKS & FAUCETS Satisfactory Condition (1) FYI - The sink(s) was run for no more than 3 minutes checking for flow as present. No visible leaks were observed at the supply lines, faucet hardware or visible drain lines. (2) EM - The lift piece for the plunger is not long enough to make contact. This is a small repair. Recommend repair/replace as needed and desired.
11.2.C SHOWER & TUB Satisfactory Condition FYI - The sink(s) was run for no more than 3 minutes checking for flow as present. No visible leaks were observed at the supply lines, faucet hardware or visible drain lines.
11.3.C JACUZZI TUB Not Present
11.4.C TOILET Satisfactory Condition FYI - The toilet was flushed no more than five times during inspection. On each occurrence the toilet bowl refilled and shut off properly. No leaks were observed around base of toilet.
11.5.C OUTLETS, SWITCHES AND LIGHTS Satisfactory Condition
11.6.C GFCI PROTECTION (countertop outlets or near water source) Satisfactory Condition FYI - The outlet resets by a breaker in the main panel.
11.7.C VENTILATIOIN Satisfactory Condition

LIMITATIONS OF THE INTERIOR INSPECTION

You should read this section carefully, as it outlines some limitations of our inspection. This information is vital to your understanding of what we inspected and what we did not inspect.

In accordance with state or industry standards, our inspection of the interior of a residence includes the visually accessible areas of walls, floors, cabinets and closets, and includes the testing of a representative number of windows and doors, switches and outlets. However, we do not evaluate window treatments, nor move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on cosmetic deficiencies. We may comment on the cracks that appear around windows and doors, or which follow the lines of framing members and the seams of drywall and plasterboard. These cracks are a consequence of movement, such as wood shrinkage, common settling, and seismic activity, and will often reappear if they are not correctly repaired. Such cracks can become the subject of disputes, and are therefore best evaluated by a geologist or a structural engineer.

11(D). Office Bathroom

INSPECTOR'S NOTES:
FYI - We inspect a representative number of windows for operation, excessive wear and general state of repair.
FYI - Dual pane windows are inspected for fogging, moisture or discoloration between the window panes due to saturated desiccant material "lost seal". "Lost seals" may have occurred with no signs of fogging, moisture or discoloration depending on the humidity and air temperature. Window treatments, dirty windows, sun screens and furniture may prevent us from identifying all failed seals. For these reasons, we can NOT guarantee that we were able to detect all "lost seals".
FYI - Intercom systems are outside the scope of a home inspection and was not tested by the inspector.
FYI - Central vacuum cleaners are outside the scope of a home inspection and was not tested by the inspector.
FYI - Minor cracks and imperfections of interior walls are considered cosmetic in nature unless otherwise noted in the report. Not all minor imperfections will be documented in this report.
FYI - Current homeowners furnishings may prevent a full inspection of all systems. Concealed areas are specifically excluded from the scope of this inspection.
FYI - If indication of past or present water intrusion is documented in the report or on the Seller's disclosure report, then it advised to consider a mold inspection/test by a qualified mold sampler.

GENERAL INFORMATION

EXHAUST FAN:: Fan only	SINK(S):: Single bowl Pedistal	TOILET: PRESENT: Yes ----- FLUSHED PROPERLY: Yes
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INSPECTED ITEMS

- 11.0.D COUNTER TOPS AND CABINETS**
Not Present
- 11.1.D SINKS & FAUCETS**
Satisfactory Condition
FYI - The sink(s) was run for no more than 3 minutes checking for flow as present. No visible leaks were observed at the supply lines, faucet hardware or visible drain lines.
- 11.2.D SHOWER & TUB**
Not Present
- 11.3.D JACUZZI TUB**
Not Present
- 11.4.D TOILET**
Satisfactory Condition
FYI - The toilet was flushed no more than five times during inspection. On each occurrence the toilet bowl refilled and shut off properly. No leaks were observed around base of toilet.
- 11.5.D OUTLETS, SWITCHES AND LIGHTS**
Satisfactory Condition
- 11.6.D GFCI PROTECTION (countertop outlets or near water source)**
Satisfactory Condition
FYI - The outlet resets by a breaker in the main panel.
- 11.7.D VENTILATIOIN**
Satisfactory Condition

LIMITATIONS OF THE INTERIOR INSPECTION

You should read this section carefully, as it outlines some limitations of our inspection. This information is vital to your understanding of what we inspected and what we did not inspect.

In accordance with state or industry standards, our inspection of the interior of a residence includes the visually accessible areas of walls, floors, cabinets and closets, and includes the testing of a representative number of windows and doors, switches and outlets. However, we do not evaluate window treatments, nor move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on cosmetic deficiencies. We may comment on the cracks that appear around windows and doors, or which follow the lines of framing members and the seams of drywall and plasterboard. These cracks are a consequence of movement, such as wood shrinkage, common settling, and seismic activity, and will often reappear if they are not correctly repaired. Such cracks can become the subject of disputes, and are therefore best evaluated by a geologist or a structural engineer.

11(E). Basement Bathroom

INSPECTOR'S NOTES:

- FYI** - We inspect a representative number of windows for operation, excessive wear and general state of repair.
- FYI** - Dual pane windows are inspected for fogging, moisture or discoloration between the window panes due to saturated desiccant material "lost seal". "Lost seals" may have occurred with no signs of fogging, moisture or discoloration depending on the humidity and air temperature. Window treatments, dirty windows, sun screens and furniture may prevent us from identifying all failed seals. For these reasons, we can NOT guarantee that we were able to detect all "lost seals".
- FYI** - Intercom systems are outside the scope of a home inspection and was not tested by the inspector.
- FYI** - Central vacuum cleaners are outside the scope of a home inspection and was not tested by the inspector.
- FYI** - Minor cracks and imperfections of interior walls are considered cosmetic in nature unless otherwise noted in the report. Not all minor imperfections will be documented in this report.
- FYI** - Current homeowners furnishings may prevent a full inspection of all systems. Concealed areas are specifically excluded from the scope of this inspection.
- FYI** - If indication of past or present water intrusion is documented in the report or on the Seller's disclosure report, then it advised to consider a mold inspection/test by a qualified mold sampler.

GENERAL INFORMATION

EXHAUST FAN:: Fan/light/heat combo	SINK(S):: One vanity Single bowl Plunger(s) works	SHOWER:: Shower/Tub combo
TUB(S):: Standard	TOILET: PRESENT: Yes FLUSHED PROPERLY: No - see comment below	

INSPECTED ITEMS

- 11.0.E COUNTER TOPS AND CABINETS**
Satisfactory Condition
- 11.1.E SINKS & FAUCETS**
Satisfactory Condition
 - FYI** - The sink(s) was run for no more than 3 minutes checking for flow as present. No visible leaks were observed at the supply lines, faucet hardware or visible drain lines.
- 11.2.E SHOWER & TUB**
Satisfactory Condition
 - (1) **FYI** - The shower was run for no more than 3 minutes checking for flow as present. No visible leaks were observed at the supply lines, faucet hardware or visible drain lines.

(2) (Picture 1) **EM** - The shower diverter valve has gone bad. This will waste water while taking a shower. Recommend replacing as needed and desired.



11.2.E Picture 1

11.3.E JACUZZI TUB

Not Present

11.4.E TOILET

Marginal Condition

(1) **FYI** - The toilet was flushed no more than five times during inspection. On each occurrence the toilet bowl refilled and shut off properly. No leaks were observed around base of toilet.

(2) (Picture 1) **NM** - The toilet when flushed did not remove the water in the bowl. This is most likely a clog in the line or back of the bowl somewhere. Recommend plunging the toilet to see if you break it loose or call a plumber.



11.4.E Picture 1

11.5.E OUTLETS, SWITCHES AND LIGHTS

Satisfactory Condition

11.6.E GFCI PROTECTION (countertop outlets or near water source)

Poor Condition

(Picture 1) **CA - Safety Concern** - There is no GFCI present. The rest of the bathrooms have this protection making this a deficiency. Recommend installing as needed.



11.6.E Picture 1

11.7.E VENTILATIOIN

Satisfactory Condition

LIMITATIONS OF THE INTERIOR INSPECTION

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In accordance with state or industry standards, our inspection of the interior of a residence includes the visually accessible areas of walls, floors, cabinets and closets, and includes the testing of a representative number of windows and doors, switches and outlets. However, we do not evaluate window treatments, nor move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on cosmetic deficiencies. We may comment on the cracks that appear around windows and doors, or which follow the lines of framing members and the seams of drywall and plasterboard. These cracks are a consequence of movement, such as wood shrinkage, common settling, and seismic activity, and will often reappear if they are not correctly repaired. Such cracks can become the subject of disputes, and are therefore best evaluated by a geologist or a structural engineer.

12. KITCHEN & APPLIANCES

INSPECTOR'S NOTES:
FYI - We do not test the oven's self cleaning operation, clocks, timing devices, lights and thermostat accuracy.
FYI - Appliances are not moved during our inspection.
FYI - The microwave was not tested for radiation leaks.
FYI - Cosmetic flaws such as worn finishes, nicks, scratches and cleanliness are outside the scope of a home inspection.

GENERAL INFORMATION

DISHWASHER:: OPERATED: No MAYTAG	GARBAGE DISPOSAL BRAND:: NOT PRESENT	RANGE BRAND:: OPERATED: Yes FRIGIDAIRE
OVEN BRAND:: OPERATED: Yes FRIGIDAIRE	EXHAUST/RANGE HOOD BRAND:: OPERATED: Yes BROAN Extra Info : Light is burnt out and needs replacing!	BUILT IN MICROWAVE BRAND:: OPERATED: Yes FRIGIDAIRE

REFRIGERATOR BRAND:: OPERATED: Yes FRIGIDAIRE	TRASH COMPACTOR BRAND:: NOT PRESENT	CLOTHES WASHER BRAND:: NOT PRESENT
CLOTHES DRYER BRAND:: NOT PRESENT	CLOTHES DRYER POWER SOURCE:: 120/240 Volt Electric	CLOTHES DRYER VENT MATERIAL:: Flexible Foil

INSPECTED ITEMS	
12.0 COUNTER TOPS	Satisfactory Condition
12.1 CABINETS AND DRAWERS (representative number)	Satisfactory Condition
12.2 WINDOW(S) (representative number)	Satisfactory Condition
12.3 OUTLETS, SWITCHES AND LIGHTS	Satisfactory Condition
12.4 GFCI PROTECTION (countertop outlets or near water source)	Satisfactory Condition
EM - kitchen outlet by stove - The three prong outlet(s) are not GFCI protected. The rest of the kitchens outlets are GFCI protected. Recommend correcting as needed and desired.	
12.5 DISHWASHER	Not Inspected
FYI - The dishwasher was not tested due to no power at the unit. There was one breaker in the panel with problems (see Electrical section). Recommend correcting as needed and desired.	
12.6 GARBAGE DISPOSAL	Not Present
12.7 RANGE(S)	Satisfactory Condition
12.8 OVEN(S)	Satisfactory Condition
12.9 EXHAUST/RANGE HOOD	Satisfactory Condition
12.10 BUILT-IN MICROWAVE OVEN	Satisfactory Condition
12.11 REFRIGERATOR	Satisfactory Condition
12.12 FREEZER / ICE MAKER SUPPLY	Satisfactory Condition
12.13 TRASH COMPACTOR	Not Present
12.14 WASHER & DRYER	Not Present

12.15 DRYER VENTING

Marginal Condition

(Picture 1) **EM** - rear of home - There is no cover flap on the outside of the home. Vermin can enter the dryer as is. Recommend installing cover as needed.



12.15 Picture 1

LIMITATIONS OF THE KITCHEN INSPECTION

You should read this section carefully, as it outlines some limitations of our inspection. This information is vital to your understanding of what we inspected and what we did not inspect.

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair/replace items mentioned in this report should be considered before purchase. It is recommended that qualified licensed contractors be used in your further evaluation of repair/replace issues as it relates to the comments in this section.

13. POOL HOUSE

INSPECTED ITEMS

- 13.0 ROOF
Satisfactory Condition
- 13.1 WALLS
Satisfactory Condition

(Picture 1)(Picture 2) **NM** - There is a moisture line along the floor boards. This most likely is from water of the pool room next to it (back flushing, valves, etc...) Wet wood is conducive to Termite activity. Recommend monitoring water levels in building and correcting as needed.



13.1 Picture 1



13.1 Picture 2

13.2 FLOOR

Satisfactory Condition

13.3 ELECTRICAL

Satisfactory Condition

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Report Attachments

ATTENTION: This inspection report is incomplete without reading the information included herein of these links/attachments. Note If you received a printed version of this page and did not receive a copy of the report through the internet please contact your inspector for a printed copy of the attachments

Please read this first

Tennessee Standards of PracticeGFCI ReceptaclesHot water tanksProper Chimney flashingGutter extensionsRadon Gas InformationCarbon Monoxide SourcesSystem Life Expectancy