

INSPECTION CONDITIONS

CLIENT & SITE INFORMATION:

FILE #:	XXXXX.
DATE OF INSPECTION:	07/6/09.
TIME OF INSPECTION:	1:30.
CLIENT NAME:	XXXXXXXX.
INSPECTION LOCATION:	XXXXXX.
CITY/STATE/ZIP:	XXXXXXXX.

CLIMATIC CONDITIONS:

WEATHER:	Partly Cloudy.
SOIL CONDITIONS:	Wet.
APPROXIMATE OUTSIDE TEMPERATURE:	40.

BUILDING CHARACTERISTICS:

MAIN ENTRY FACES:	Main Road.
ESTIMATED AGE OF HOUSE:	15 +- Years per MLS.
BUILDING TYPE:	1 family.
STORIES:	Split level/entry.
SPACE BELOW GRADE:	Basement.

UTILITY SERVICES:

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

OTHER INFORMATION:

AREA:	City.
HOUSE OCCUPIED?	Yes.
CLIENT PRESENT:	Yes.
PEOPLE PRESENT:	Homeowner, Selling agent.

PAYMENT INFORMATION:

TOTAL FEE:	xxxx.
-------------------	-------

REPORT LIMITATIONS

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

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

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

We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with tradespeople or benefits derived from any sales or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct.



The World's Elite Inspectors

**National Association of
Certified Home Inspectors**

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

EXTERIOR - FOUNDATION - BASEMENT

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

WALLS:

MATERIAL:	Vinyl siding.
CONDITION:	Appears serviceable.

TRIM:

MATERIAL:	Metal, Vinyl.
CONDITION:	Appears serviceable.

CHIMNEY:

MATERIAL: Brick.

CONDITION: Loose brick, Deteriorated mortar, Cracks/ deterioration noted in chimney cap. The chimney cap is the masonry cap that covers the top of the brick/stone. This cap will deteriorate in time from the effects of weathering. A rain cap made to cover the complete chimney will help eliminate this problem. Recommend cap be repaired and rain cap installed. Rain Cap is not present. A rain cap prevents rain from entering chimney which can cause deterioration of mortar and flue.



BASEMENT/CRAWL SPACE:

ACCESSIBILITY: Basement is only partially accessible- Basement is partially finished.

BASEMENT WALLS TYPE: Concrete block.

CONDITION:

Staining was observed: Evidence of present water penetration is noted-
Seen at front wall.

BEAMS:

Appears serviceable.

FLOOR JOISTS:

Poor end bearing is found. A qualified carpentry contractor should be
called to make further evaluation and repair as needed.

**COLUMNS/
SUPPORTS:**

Appear serviceable.

**BASEMENT FLOOR
AND DRAINAGE:**

The following problems were noted at the sump: Sump pump is defective.

ROOF SYSTEM

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

ROOF:

STYLE:

Gable.

TYPE:

Composition shingles.

ROOF ACCESS:



Walked on roof.

ROOF COVERING
STATUS:

Appears serviceable/within useful life, TYPICAL MAINTENANCE RECOMMENDED. This usually consists of repair/replacement of damaged/missing shingles. This maintenance should help insure the weather tightness of the building and should be performed on a regular basis.

EXPOSED FLASHINGS:

TYPE AND
CONDITION:

Composition, Appears serviceable.

GUTTERS & DOWNSPOUTS:

TYPE:



Full.

CONDITION:



Appears serviceable, Route downspouts away from the building.

Extend away from building

ATTIC AND INSULATION:

**ACCESSIBILITY
AND CONDITION:**

Attic hatch provided. Viewing was limited, to observing from hatch areas only. No walkboards provided. Truss framing, Ventilation is provided.

**INSULATION TYPE
AND CONDITION:**



Cellulose- Blown. Some insulation is installed unevenly.

**DEPTH AND R-
FACTOR:**



6-8 inches.

PLUMBING

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

MAIN LINE:

MATERIAL:	Copper.
CONDITION:	Appears serviceable, Water meter is located behind paneling in finished room basement. No main shut off valve installed.

SUPPLY LINES:

SIZING	3/4 inch.
MATERIAL:	Copper.
CONDITION:	Appears serviceable.

WASTE LINES:

MATERIAL:	Plastic.
CONDITION:	Appears serviceable.

HOSE FAUCETS:

OPERATION:	Sample operated, appeared serviceable, Frost proof type.
-------------------	--

WATER HEATER:

TYPE:	Electric.
SIZE:	50 Gallons.
LOCATION:	Basement.
CONDITION:	Approximate age of unit. 2 Years Pressure relief valve drain line is missing or ends prematurely. This is a SAFETY HAZARD. We recommend this drain line be extended to a safe location.

HEATING - AIR CONDITIONING

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

NOTE: Asbestos materials have been commonly used in heating systems.

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

HEATING SYSTEM DESCRIPTION:

**LOCATION OF
PRIMARY UNIT:**

Basement.

SYSTEM TYPE:

Forced Air.

**FUEL TYPE AND
NOTES:**

Gas pipe lacks a drip leg Natural Gas.

**CAPACITY OF
UNIT:**

55,000 BTU.

**APPROXIMATE
AGE IN YEARS:**

6 + - Years.

HEATING SYSTEM CONDITION:

PRIMARY UNIT:

Appears operational.

**BURNERS/HEAT
EXCHANGERS:**

System has been neglected, with no signs of recent servicing. Contact a licensed heating contractor for further evaluation and repairs as needed.

**PUMP/BLOWER
FAN:**

Appears Serviceable.

COMBUSTION AIR:

Appears serviceable.

VENTING:

Inadequate pipe clearance- Combustibles are nearby.

Attention

Fire Hazard

AIR FILTERS:

Suggest cleaning/changing filter on a regular basis.

**NORMAL
CONTROLS:**

Appear serviceable.

AIR CONDITIONING:

TYPE:

Central.

POWER SOURCE:

220 Volt, Electrical disconnect present.

**CAPACITY OF
UNIT:**

2 1/2 ton 30,000 BTU.

**RETURN AIR
TEMPERATURE:**

60.

**SUPPLY AIR
TEMPERATURE:**

77.

**AIR TEMPERATURE
DROP:**

17.

**SYSTEM
CONDITION:**

Appears serviceable.

**CONDENSATE
LINE:**

Condensate line installed.

**NORMAL
CONTROLS:**

Appear serviceable.

DUCTWORK:

TYPE:

Metal.

**DUCTS/AIR
SUPPLY:**

Appears serviceable.

ELECTRICAL SYSTEM

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

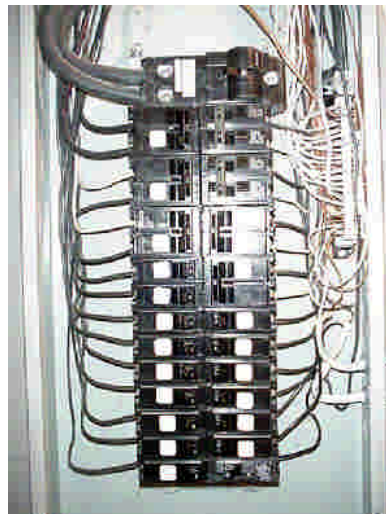
SERVICE:

TYPE AND CONDITION:

Overhead, 110/220 Volt, Circuit breakers, Damage/Defects noted:
Overhead conductors are, too close to ground (should be 10' off ground)

ELECTRICAL PANELS:

MAIN PANEL LOCATION AND NOTES:



Basement. 200 Amp Service, Appears serviceable.

Inspector Notes:

Circuit and wire sizing correct so far as visible, Grounding system is present.

CONDUCTORS:

ENTRANCE CABLES:

Aluminum- OK.

BRANCH WIRING:

Aluminum (220 volt OK) Copper, Appears serviceable. Open junction box noted in laundry area.

SWITCHES & OUTLETS:

CONDITION:

A representative sampling of switches and outlets was tested. As a whole, outlets and switches throughout the house are in serviceable condition. Ground Fault Circuit Interrupter (GFCI) outlets are recommended for installation at exterior, garage, bath rooms & kitchen outlets. A GFCI is a special electrical safety device that shuts off power when as little as .005 amps is leaking. This can prevent electrical shock. Reverse polarity is noted, Exposed splices are noted.



INTERIOR

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

DOORS:

**MAIN ENTRY
DOOR:**

Appears serviceable.

**OTHER EXTERIOR
DOORS:**

Standard side/rear door, Appears serviceable.

INTERIOR DOORS:

Appears serviceable.

Doorbell

Appears serviceable.

WINDOWS:

**TYPE &
CONDITION:**

Wood, Insulated glass, Double hung, Damaged/broken sash cords, ropes, or balances viewed, Make minor hardware repairs or improvements as needed.

INTERIOR WALLS:

**MATERIAL &
CONDITION:**

Drywall, Wall covering, General condition appears serviceable.

CEILINGS:

**TYPE &
CONDITION:**

Drywall, General condition appears serviceable.

FLOORS:

TYPE &
CONDITION:

Wood, Vinyl, Carpet, General condition appears serviceable.

STAIRS & HANDRAILS:

CONDITION:

Interior stairs serviceable, Stair handrail serviceable.

FIREPLACE/WOOD BURNING DEVICES:

LOCATION - TYPE -
CONDITION:

Free-Standing type, Damper is operational. Recommend cleaning before use.

SMOKE / FIRE DETECTOR:

COMMENTS:

Smoke alarm(s) responded to test button operation, We suggest additional smoke detectors be installed in appropriate locations.

CO DETECTOR

COMMENTS:

We suggest Carbon Monoxide detectors be installed in appropriate locations.

GARAGE - CARPORT

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

TYPE:

LOCATION: Under main house roof, One car.

ROOF:

CONDITION: Same as house.

FLOOR:

CONDITION: Typical cracks noted.

GARAGE DOOR(S):

CONDITION: Appears serviceable, Automatic door opener(s)- operational, Automatic reverse feature is, not operational. Note: All overhead doors should have fully operational auto-reverse function.

MISCELLANEOUS:

Stored items restrict viewing of the garage area. Outlet damaged in wall.

KITCHEN - APPLIANCES - LAUNDRY

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

KITCHEN SINK:

TYPE AND
CONDITION:

Stainless Steel, Appears serviceable, Leakage is present Hand sprayer is serviceable.

RANGE/COOK TOP AND OVEN:

TYPE/CONDITION:

Electric, Appears serviceable.

VENTILATION:

TYPE AND
CONDITION:

Internal, Fan/Hood operational. Filter missing.

REFRIGERATOR:

TYPE AND
CONDITION:

Electric.

Features

Upgraded
Appliances

DISHWASHER:

CONDITION:

Not operational.

GARBAGE DISPOSAL:

CONDITION:

Appears serviceable.

INTERIOR COMPONENTS:

COUNTERS AND CABINETS:

Counters are Formica (plastic laminate) Cabinets are wood with minor wear or cracking.

WALLS/CEILINGS/ FLOORS:

Walls and ceilings appear serviceable.

WINDOWS/DOORS:

Appear serviceable. Bad sash balance in window.

SWITCHES/ FIXTURES/ OUTLETS:

Appear serviceable, Although were not prevalent when this home was constructed it is recommended that outlets be updated to this type of protection device.

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

LAUNDRY:

LOCATION:

Basement.

CONDITION:

Plumbing appears serviceable, Electrical outlet is grounded, Dryer venting is provided.

BATHROOMS

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

BATHROOM AREA:

BATH LOCATION:

Between bedrooms.

**CONDITION OF
SINK:**

Appears serviceable, Drain appear serviceable.

**CONDITION OF
TOILET:**

Appears serviceable.

**TUB/SHOWER
PLUMBING
FIXTURES:**

Appears serviceable.

**TUB/SHOWER AND
WALLS:**

Tub and shower areas appear serviceable.

**BATH
VENTILATION/
HEAT**

Appears serviceable.

GFCI

GFCI Protection provided.

GROUNDS

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

DRIVEWAY:

CONDITION: Cracks noted are typical.

SIDEWALKS:

TYPE: Concrete.

CONDITION: Appears serviceable.

LANDSCAPING:

CONDITION: Maintained.

RETAINING WALLS:

TYPE: Timber.

CONDITION:



Displacement/Cracks typical. This wall will need to be rebuilt in the future. Retaining wall block recommended.

GRADING:

SITE:



Drainage direction

Gentle slope, Pitch slope of soils away from foundation. Slope should fall away from the foundation at a minimum of 1/2 inch per foot and extend at least 10 feet away from the foundation.

DECKS:

TYPE:

Wood.

CONDITION:

Maintain deck surface. This usually includes annual cleaning & resealing.

EXTERIOR STAIRS/STOOPS:

CONDITION:

Settlement/rotation noted.

Sewage Evaluation

NOTICE: This evaluation is based on the opinion of the inspector and only applies to the condition of the sewage system at the date and time of inspection. No excavation is performed which may be necessary to fully determine the condition of the system. This opinion **shall not** be construed as a warranty that the system will continue to perform in a satisfactory manner.

Type:

Aeration System

No Pump has been installed or pump has been removed. The aeration pump is an integral part of this type of system. Pump should be installed.

Filtration:

Tile Field:

System was tested with a tracing dye. Dye test indicates direct discharge. Recommend Local Health Department and licensed installer be contacted for remedial action.

System Records (Health Dept.)

The records located appear to be for the above referenced property.

Aeration Tank

1200 Gallon.

Filtration

Tile field with 600 ft.