



Property Inspection Report

LOCATED AT:
20 Year Old Home
Home Town, Nebraska 68889

PREPARED EXCLUSIVELY FOR:
Sample Client

INSPECTED ON:
Saturday, January 23, 2016



Inspector, Larry Karschner and Joshua Methe
Integrity Home Inspections & Testing LLC

Executive Summary

This is a summary review of the inspector's findings during this inspection. However, it does not contain every detailed observation. This is provided as an additional service to our client, and is presented in the form of a listing of the items which, in the opinion of your inspector, merit further attention, investigation, or improvement. Some of these conditions are of such a nature as to require repair or modification by a skilled craftsman, technician, or specialist. Others can be easily handled by a homeowner such as yourself.

Often, following the inspector's advice will result in improved performance and/or extended life of the component(s) in question. In listing these items, your inspector is not offering any opinion as to who, among the parties to this transaction, should take responsibility for addressing any of these concerns. As with most of the facets of your transaction, we recommend consultation with your legal advisor or Real Estate Professional for further advice with regards to the following items:

Exterior/Site/Ground

GAS PIPING

s-1: - Portions of the gas piping near the gas meter are corroded and rusted. We recommend they be painted to help preserve.

MASONRY WALLS

s-2: - In this case, the veneer has pulled away from the building and/or has become unbonded from the wood frame. This is largely an aesthetic consideration, but we recommend sealing or covering gaps to prevent moisture and pest penetration.

DRIVEWAY

s-3: - The minor cracks in the driveway are of a cosmetic nature. However, they do indicate movement in the soil and, over time, may develop into an aesthetic issue and/or a safety concern because of tripping hazards.

DECK

s-4: - A significant improvement in the construction of decks is possible through the use of galvanized screws now available specifically for this use. Rather than nails, these screws could be used for any future repairs or maintenance.

GENERAL COMMENT

s-5: - As preventive maintenance, caulking and sealing the gaps in the exterior of the building around the doors, windows, plumbing and electrical entry points will help prevent heat loss, cold air infiltration and moisture entry.

s-6: - If caulking is needed for maintenance of any flashing or exterior trim, we suggest a high quality urethane sealant such as 'Sikaflex'. Latex, butyl, oil based, silicone or 'architectural grade' sealants should be avoided.

Air Conditioning

CONDENSING UNIT

s-7: - The pad supporting the outdoor condensing has settled, leaving the unit out of level. The connections can be stressed and accelerated wear of the bearings and other components may occur. We recommend the unit be leveled.

REFRIGERANT LINES

s-8: - Insulation is deteriorated and missing from portions of the refrigerant lines in several areas. We recommend that all missing insulation be upgraded to increase energy efficiency.

Attic

LEAK EVIDENCE

s-9: - There is evidence of active leakage. We recommend the exact source of moisture entry be located and necessary repairs performed to prevent additional leakage.

Roof vents are known for allowing blowing snow into the attic space. We recommend a sheet of plastic be laid down to keep the moisture from soaking through the insulation and staining the interior ceiling.

Heat

Forced Hot Air

AIR FILTERS

s-10: - Filter door; We recommend installing filter doors to decrease air loss and increasing the energy efficiency of your home.

s-11: - The filter has accumulated debris which decreases its effectiveness and blocks air flow. This can dramatically decrease the efficiency of the heating system. We recommend the filter be removed, cleaned and replaced if necessary.

Plumbing

DRAIN LINES

s-12: - There is a drain piping with active leakage at the whirlpool/hydrotherapy tub drain line. This leak has stained the basement ceiling and is a potential mold growth issue. The thermal image photos show the surface temperature of the basement drywall has changed due to the presence of the moisture. We recommend the piping in question be upgraded to prevent leaking.

Water Heater

GENERAL COMMENT

s-13: - There is no catch pan under the water heater to catch and divert any dripping water to the floor drain. This is required by some jurisdictions for water heaters in this location. We suggest installation of such a pan be considered.

Interior

DOORS: OVERALL

s-14: - The interior doors appear to be properly installed and in good condition, with the exception of the door at the entrance of the north east and the master bedroom. Both entry doors do not latch. You should consult an experienced building contractor for repairs.

Bathroom

Main Floor / Hallway

FIXTURES

s-15: - The sink faucet is leaking. We recommend that it be repaired or replaced.

BATHROOM CEILING

s-16: - The ceiling is water stained, however, no evidence of moisture or leakage was observed. The source of the stain is condensation at the exhaust fan. Warm moist air entering the attic in the winter will form frost which melts onto the insulation and drywall ceiling.

VENTILATION

s-17: - No vent timer switch. We recommend the installation of timers on vent fans to prevent accidental overheating and possible fires.

Saturday, January 23, 2016
Sample Client
20 Year Old Home
Home Town, Nebraska 68889

Dear Sample Client,

We have enclosed the report for the property inspection we conducted for you on Saturday, January 23, 2016 at:

20 Year Old Home
Home Town, Nebraska 68889

Our report is designed to be clear, easy to understand, and helpful. Please take the time to review it carefully. If there is anything you would like us to explain, or if there is other information you would like, please feel free to call us. We would be happy to answer any questions you may have.

This report is solely for the benefit of the Client. Any person or party designated by the Client to receive information in this report shall be subject to the TERMS AND CONDITIONS contained herein. Such designation shall be provided in writing to the inspector. This report is intended only as a general guide to help the Client make his or her own evaluation of the overall condition of the home and it is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The inspection and report are not intended to be technically exhaustive or imply that every component was inspected or that every possible defect was discovered.

As requested a visual inspection was conducted on the above property. The inspection reflects the visual conditions of the property at the time of the inspection only. Hidden or concealed defect cannot be included in this report. Each of the items listed in the Executive Summary or in the body of the inspection report may require further evaluation and repair by a licensed tradesperson.

We thank you for the opportunity to be of service to you. If you have any questions feel free to call.

Sincerely,



Inspector, Larry Karschner and Joshua Methe
Integrity Home Inspections & Testing LLC



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Intro

We have inspected the major structural components and mechanical systems for signs of significant non-performance, excessive or unusual wear and general state of repair. The following report is an overview of the conditions observed.

In the report, there may be specific references to areas and items that were inaccessible. We can make no representations regarding conditions that may be present but were concealed or inaccessible for review. With access and an opportunity for inspection, reportable conditions may be discovered. Inspection of the inaccessible areas will be performed upon arrangement and at additional cost after access is provided.

We do not review plans, permits, recall lists, and/or government or local municipality documents. Information regarding recalled appliances, fixtures and any other items in this property can be found on the Consumer Product Safety website. These items may be present but are not reviewed.

Our recommendations are not intended as criticisms of the building, but as professional opinions regarding conditions present. As a courtesy, the inspector may list items that they feel have priority in the Executive Summary portion of the report. Although the items listed in this section may be of higher priority in the opinion of the inspector, it is ultimately the client's responsibility to review the entire report. If the client has questions regarding any of the items listed, please contact the inspector for further consultation.

Lower priority conditions contained in the body of the report that are neglected may become higher priority conditions. Do not equate low cost with low priority. Cost should not be the primary motivation for performing repairs. All repair and upgrade recommendations are important and need attention.

This report is a "snapshot" of the property on the date of the inspection. The structure and all related components will continue to deteriorate/wear out with time and may not be in the same condition at the close of escrow.

Anywhere in the report that the inspector recommends further review, it is strongly recommended that this be done **PRIOR TO THE CLOSE OF ESCROW**. This report is not intended for use by anyone other than the client named herein. No other persons should rely upon the information in this report. Client agrees to indemnify, defend and hold inspector harmless from any third party claims arising out of client's unauthorized distribution of the inspection report.

By accepting this inspection report, you acknowledge that you have reviewed and are in agreement with all of the terms contained in the standard contract provided by the inspector who prepared this report.

Introductory Notes

ORIENTATION

1: - For purposes of identification and reporting, the front of this building faces west.

NOTES

2: - The house was estimated to be approximately 18 years old.

3: - Over the course of this inspection the temperature was estimated to be between 70 and 80 degrees.

4: - The weather was sunny at the time of our inspection.

5: - It had been snowing/raining prior to our inspection.

6: - Your inspector may choose to include photos in your inspection report. There are times when only a picture can fully explain the condition or if the client is unable to attend the inspection. Photo inclusion is at the discretion of the inspector and in no way is meant to emphasize or highlight the only conditions that were seen. We always recommend full review of the entire inspection report.

Exterior/Site/Ground

BASIC INFORMATION

7: - Site grading: Sloped away from structure

8: - General lot topography: Hillside

9: - Driveway: Concrete on grade

10: - Walkways: Concrete

FOUNDATION

11: - The foundation and other visible elements of the support structure have performed well and are in good condition for the age of the structure.

GAS PIPING

12: - Portions of the gas piping near the gas meter are corroded and rusted. We recommend they be painted to help preserve.



GAS METER LOCATION

13: - The gas meter is outside at the rear of the building. The main gas supply shutoff valve is located on the riser pipe between the ground and the meter. This valve should be turned 90 degrees (either way) in order to shut off the gas.

OUTDOOR RECEPTACLES

14: - The receptacles were found to be properly installed and in serviceable condition.

15: - The GFCI protection for the exterior receptacles is provided by a GFCI receptacle located in the garage. We advise testing on a monthly basis.

HARDBOARD SIDING

16: - The siding material appears to be Color Lock which is no longer manufactured. The siding is showing routine wear but is generally in serviceable condition. We recommend painting and minor maintenance to ensure maximum service life.

MASONRY WALLS

17: - The masonry walls are only a veneer over the basic wood frame construction. The masonry is not a structural element of the house. Minor cracks are fairly typical and not considered a structural deficiency.

18: - In this case, the veneer has pulled away from the building and/or has become unbonded from the wood frame. This is largely an aesthetic consideration, but we recommend sealing or covering gaps to prevent moisture and pest penetration.



DOORS

19: - The exterior doors appear to be properly installed and generally in serviceable condition, with exceptions noted below.

-- The front door is missing a deadbolt, we recommend installation for increased safety.

-- The current front door locking mechanism is hard to operate.

WINDOWS

20: - The windows appear to be properly installed and in serviceable condition.

GRADING

21: - The grading of the lot appears to properly and adequately drain excess surface water and roof runoff away from the structure.

GUTTERS

22: - Roof runoff water is channeled to the downspouts by a metal gutter system attached to the fascia boards or to the ends of the rafters along the edge of the roof.

23: - The gutters appear to be properly installed and are in serviceable condition, but should be checked for debris and cleaned on a regular basis to prolong their useful life.

DOWNSPOUTS

24: - The downspouts appear to be properly installed and in serviceable condition.

25: - In accordance with standard practices, the downspout discharge is routed away from the building to minimize water accumulation at the foundation.

DRIVEWAY

26: - The minor cracks in the driveway are of a cosmetic nature. However, they do indicate movement in the soil and, over time, may develop into an aesthetic issue and/or a safety concern because of tripping hazards.



WALKWAYS

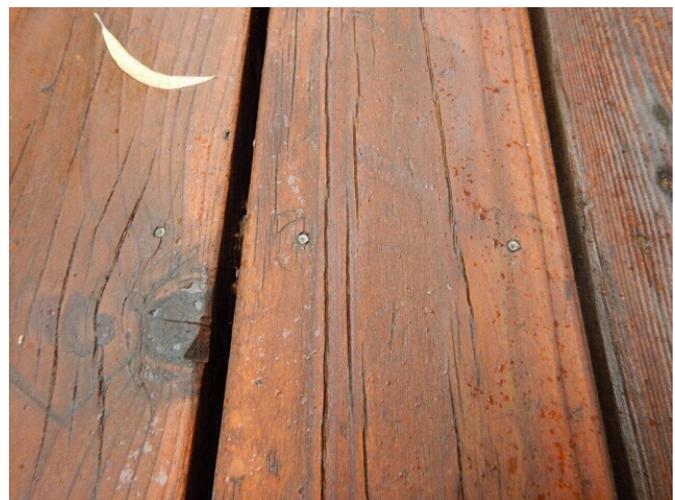
27: - The walkways appear to be properly installed and are in serviceable condition.

DECK

28: - Like fences and other exposed wood construction, decks have a finite service life. Even the best maintained deck will need repair and eventual replacement. We urge regular treatment with combination wood preservative/UV inhibiting sealers.

29: - Some of the decking board nails have backed out and are protruding. We recommend the nails be reset.

30: - A significant improvement in the construction of decks is possible through the use of galvanized screws now available specifically for this use. Rather than nails, these screws could be used for any future repairs or maintenance.



FENCING

31: - The fences appear to be properly installed and in serviceable condition.



GATES

32: - The gates were operating. Routine maintenance will keep them functional and maximize service life.

VEGETATION

33: - We recommend the vegetation on the property be maintained to prevent over growth and encroachment onto the structure.

TRIM

34: - The exterior trim appears to be properly installed and is in good condition.

FASCIA

35: - The fascia appears to be properly installed and in good condition.

EAVES/SOFFITS

36: - The eaves and overhangs appear to be properly installed and in good condition.

PAINT/STAIN

37: - Exposed portions of the exterior are weathering. For a better appearance, and to maximize the useful life of the surfaces, they should be refinished and/or repainted during the course of routine maintenance.

GENERAL COMMENT

38: - As preventive maintenance, caulking and sealing the gaps in the exterior of the building around the doors, windows, plumbing and electrical entry points will help prevent heat loss, cold air infiltration and moisture entry.



39: - If caulking is needed for maintenance of any flashing or exterior trim, we suggest a high quality urethane sealant such as 'Sikaflex'. Latex, butyl, oil based, silicone or 'architectural grade' sealants should be avoided.

Air Conditioning

An air conditioning system consists of the cooling equipment operating and safety controls and a means of distribution. These items are visually examined for proper function, excessive or unusual wear, and general state of repair. Air conditioning systems are not tested if the outside temperature is too cold for proper operation. Detailed testing of the components of the cooling equipment or predicting their life expectancy requires special equipment and training and is beyond the scope of this inspection. This is a non-invasive, basic function review only. We do not dismantle, uncover or calculate efficiency of any system. Regular servicing and inspection of air conditioning equipment is encouraged.

BASIC INFORMATION

40: - Method of cooling: Gas compression

41: - Type of system: Gas heat with air conditioning

42: - Number of units: 1

43: - Estimated to be approximately 19 years old

44: - Manufacturer: Trane





- 45: - Condenser location: Rear of structure
- 46: - Electrical disconnect location: Adjacent to condensing unit
- 47: - 2 ton

HVAC WIRING

- 48: - All accessible wiring appears in good condition.

CONDENSING UNIT

- 49: - The condenser contains all the equipment necessary to reclaim the refrigerant gas and convert it back to a liquid. It consists of a compressor, condenser, hot gas discharge line, condenser fan, electrical panel box, and some accessory components.

- 50: - The condensing unit appears to be properly installed and in serviceable condition.

- 51: - The pad supporting the outdoor condensing has settled, leaving the unit out of level. The connections can be stressed and accelerated wear of the bearings and other components may occur. We recommend the unit be leveled.

REFRIGERANT LINES

- 52: - Insulation is deteriorated and missing from portions of the refrigerant lines in several areas. We recommend that all missing insulation be upgraded to increase energy efficiency.

DUCTS

- 53: - Both the heating system and the central air conditioning system share the same duct work. Please see the heating system for any comments regarding the duct work.

THERMOSTAT

- 54: - The thermostat appears to be properly installed and both the heating and cooling functions responded to the user controls.

GENERAL COMMENT

55: - The air conditioning is in the middle of its expected service life, responded to normal operating controls and with routine maintenance should be reliable for a number of years.

56: - Our inspection of the central air conditioning is limited to visible components and their basic functions. A full evaluation requires extensive testing and is beyond the scope of our inspection.

57: - Annual service: The AC started, produced cold air and appears to be functioning properly. We recommend annual service of all furnace and air conditioners. We also recommend contacting the HVAC contractor that has serviced this unit in the past.

Garage

Garages and/or vehicle storage areas are visually inspected for general state of repair. Due to the presence of the storage and personal property, our review of these areas is limited.

FRAMING

58: - The wall framing appears properly installed and, based on conventional construction standards, is adequate to resist lateral movement. The garage framing can usually serve as an indicator of the type and quality of the framing in general.

WALL FRAMING

59: - In the areas where the wall framing is visible, all components appear to be properly installed and generally in good condition.

RECEPTACLES

60: - GFCI (ground fault circuit interrupter) protection has been installed providing an increased margin of safety. We recommend testing the device on a monthly basis.

GARAGE DOOR OPENER

61: - The left (north) garage door opener raises and lowers the door, but it does not stop or reverse when it meets resistance prior to full closure. This is an important safety feature. We recommend the mechanism be repaired or replaced.

WALLS

62: - The walls are exposed wood framed.

FLOOR

63: - The floor is a concrete slab.



64: - There is cracking in the floor slab but there is no vertical displacement of any portion of the slab. No action is indicated.

FIRE SEPARATION

65: - The wall between the garage and the living space is of fire resistive construction as required by today's building standards.

PASSAGE DOOR

66: - The door between the garage and the living space is of fire resistive construction. However, the door is not self-closing. We recommend the door be upgraded by installing a spring hinge or an automatic closer.

GENERAL COMMENT

67: - The finished surfaces, hardware, windows, and doors were found to be generally in good condition at the time of our inspection.

Roofing

A roof system consists of the surface materials, connections, penetrations and drainage (gutters and downspouts). We visually review these components for damage and deterioration and do not perform any destructive testing. If we find conditions suggesting damage, improper application, or limited remaining service life, these will be noted. We may also offer opinions concerning repair and replacement. Opinions stated herein concerning the roof are based on a limited visual inspection. These do not constitute a warranty that the roof is, or will remain, free of leaks.

Composition Shingle

BASIC INFORMATION

68: - Location: Covers whole building

- 69: - Roof slope: Medium
- 70: - Material: Asphalt composition shingle
- 71: - Layers: Single layer
- 72: - Age: Approximately 7-10 years old

INSPECTION METHOD

73: - Our inspection of this roof was conducted from the roof surface. The inspector walked upon the surface and visually examined the accessible roofing components.



74: - Due to wet conditions which made it unsafe to walk the roof, we were unable to conduct a complete physical inspection. Our comments are, therefore, based upon limited visual observations.

SURFACE

75: - Portions of the surface granulation are deteriorated and there are minor surface cracks developing. These are normal signs of aging and no action is needed at this time.





FLASHINGS: OVERALL

76: - A combination of asphalt sealing compound or 'mastic' and metal flashings has been used to seal the connections and penetrations.

77: - The accessible connection and penetration flashings appear to be properly installed and in serviceable condition. All of the connections and penetrations should be periodically examined for signs of leakage and repairs performed if necessary.

APPLIANCE VENTS

78: - The appliance vents appear to be properly installed and in serviceable condition.

GUTTERS

79: - Roof runoff water is channeled to the downspouts by a metal gutter system attached to the fascia boards or to the ends of the rafters along the edge of the roof.

DOWNSPOUTS

80: - The downspouts appear to be properly installed and in serviceable condition.

GENERAL COMMENT

81: - Insurability: In our opinion the roof is deemed satisfactory. It is our recommendation that as a buyer you check with your insurance company to determine insurability of the roof.

82: - The roof covering shows wear but appears to have been properly installed and is in a condition deemed acceptable for its age. We observed no signs of unusual or excessive wear of the roofing that would suggest immediate attention is required.

Attic

The attic contains the roof framing and serves as a raceway for components of the mechanical systems. There are often heating ducts, electrical wiring and appliance vents in the attic. We visually examine the attic

components for proper function, excessive or unusual wear, general state of repair, leakage, venting and misguided improvements. Where walking in an unfinished attic can result in damage to the ceiling, inspection is from the access opening only.

ACCESS/ENTRY

83: - The attic access is located in the garage.

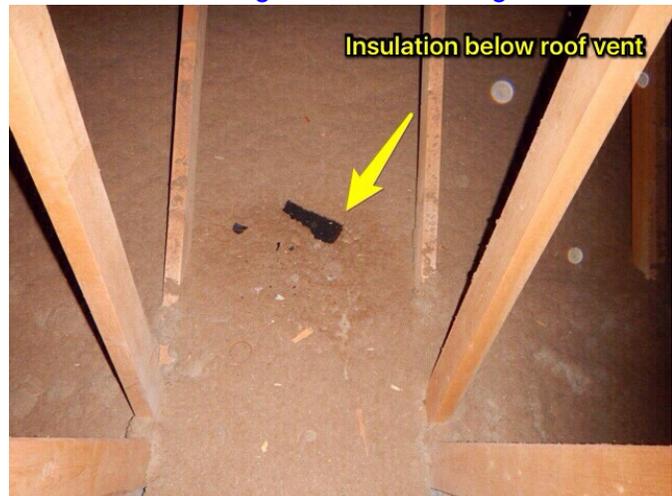


84: - Because of the vaulted, or 'cathedral', ceiling design in portions of the building, these areas did not include an accessible attic space. The roof structure and related building components in these areas could not be inspected.

85: - Insulation conceals portions of the attic, limiting access and preventing complete inspection. No reportable conditions were observed in the visible areas.

LEAK EVIDENCE

86: - There is evidence of active leakage. We recommend the exact source of moisture entry be located and necessary repairs performed to prevent additional leakage. Roof vents are known for allowing blowing snow into the attic space. We recommend a sheet of plastic be laid down to keep the moisture from soaking through the insulation and staining the interior ceiling.



SHEATHING

87: - The roof sheathing is the material directly supporting the roof covering.

88: - The roof sheathing is 'OSB' - Oriented Strand Board, nailed solidly across the rafters.

89: - The roof sheathing appears to be properly installed and in good condition.



ROOF TRUSSES

90: - Roof trusses support the roof sheathing and roof covering, transferring loads to the bearing walls. The bottom of a truss supports the finished ceiling. Trusses are usually engineered components assembled in a factory and delivered to the site.

91: - The trusses are generally in good condition, where seen, and have performed adequately since their installation.

VENT LINES

92: - The vent piping for the waste system appears to be properly installed and in good condition.

VENTILATION

93: - Our feeling regarding attic ventilation is that 'you can never have too much'. Attic ventilation can be provided by eave, gable, and ridge vents as well as by automatic and wind driven fans. We encourage use of any or all of the above.

94: - The attic is adequately vented. Good ventilation helps reduce attic moisture levels and prevents condensation on the underside of the roof. In addition, it reduces heat build-up in the attic, making the house more comfortable.

Insulation/Energy

Insulation, weatherstripping, dampers, double-glazed glass and set-back thermostats are features that help reduce heat loss and/or gain and increase system and appliance efficiency. Our visual inspection includes

review to determine if these features are present in representative locations and we may offer suggestions for upgrading. Our review of insulation is based upon uniformly insulated or are insulated to current standards. It is our opinion that all homes could benefit from energy conservation upgrades, and we suggest that you consult professionals.

ATTIC INSULATION

95: - The attic has blown-in cellulose insulation.



96: - The level of insulation would appear to provide an R-22 insulating value. This provides good resistance to heat transfer and is heavier than average. Attic insulation over the garage area is not provided. The installation of insulation above a non-living space is not required.

Heat

A heating system consists of the heating equipment, operating and safety controls, venting and the means of distribution. These items are visually examined for proper function, excessive or unusual wear and general state of repair. This is a non-evasive, basic function review only. We do not dismantle, uncover or calculate efficiency of any system. Regular servicing and inspection of heating systems is encouraged.

Forced Hot Air

BASIC INFORMATION

97: - Furnace location: Basement

98: - Energy source: Natural gas

99: - Furnace btu input rating: 72,000

100: - Age: 18 years old

101: - Filter size: 16 x 25 x 1 inch, We recommend replacing this size of filter every 1 to 3 months.

102: - Manufacturer: Trane

SYSTEM NOTES

103: - Forced air furnaces operate by heating a stream of air moved by a blower through a system of ducts. Important elements of the system include the heat exchanger, exhaust venting, blower, controls, ducting, and combustion air supply.

GAS SUPPLY

104: - The gas piping includes a 90 degree shutoff valve for emergency use. The valve was not tested at the time of inspection. This age and style of valve is normally found to be operable by hand and generally trouble free.

REGULATOR & CONTROL

105: - The gas pressure regulator and control valve appear to be properly installed and in serviceable condition.

BURNERS

106: - The burners were inspected and found to be clean and in good working order.



HEAT EXCHANGER

107: - The heat exchanger was inaccessible and could not be visually examined.

IGNITION SYSTEM

108: - The heating unit is equipped with an electronic ignition system, which is an energy saving feature that allows operation without the need for a continuously burning pilot light.



AIR FILTERS

109: - Filter door; We recommend installing filter doors to decrease air loss and increasing the energy efficiency of your home.

110: - The air filter for the heating unit is a conventional, disposable filter.



111: - The filter has accumulated debris which decreases its effectiveness and blocks air flow. This can dramatically decrease the efficiency of the heating system. We recommend the filter be removed, cleaned and replaced if necessary.

VENT

112: - The heating system vent is properly installed and appears in serviceable condition where seen.

COMBUSTION AIR

113: - Combustion air provides the oxygen for fuel burning appliances. Adequate ventilation around all fuel burning appliances is vital for their safe operation. The air can come from inside or outside, providing industry standards are met.

114: - There is adequate combustion air for this heating unit.

DUCTS

115: - The ducts appear to be properly installed and are in serviceable condition.

THERMOSTAT

116: - The thermostat appears to be properly installed and both the heating and cooling functions responded to the user controls.

HVAC WIRING

117: - All accessible wiring appears in good condition.

118: - The HVAC equipment appears to be properly bonded to ground.

HVAC DISCONNECT

119: - The equipment local disconnect acts as a shut off switch for use in an emergency or while servicing.

120: - The local disconnect appears properly installed and in good condition. Wall mounted switch to the left of the furnace with duct tape over it.

GENERAL COMMENT

121: - The heating is in the middle of its expected service life, responded to normal operating controls and with routine maintenance should be reliable for a number of years.

122: - Annual service: The furnace started, produced hot air and appears to be functioning properly. We recommend annual service of all furnace and air conditioners. We also recommend contacting the HVAC contractor that has serviced this unit in the past.

Plumbing

A plumbing system consists of the domestic water supply lines, drain, waste and vent lines and gas lines. Inspection of the plumbing system is limited to visible faucets, fixtures, valves, drains, traps, exposed pipes and fittings. These items are examined for proper function, excessive or unusual wear, leakage, and general state of repair. The hidden nature of piping prevents inspection of every pipe and joint. A sewer lateral test, necessary to determine the condition of the underground sewer lines, is beyond the scope of this inspection. If desired, a qualified individual could be retained for such a test. Our review of the plumbing system does not include landscape watering, fire suppression systems, private water supply/waste disposal systems, or recalled plumbing supplies. Review of these systems requires a qualified and licensed specialist.

BASIC INFORMATION

- 123: - Domestic water source: Public supply
- 124: - Landscape water source: Public supply
- 125: - Main water line: Plastic
- 126: - Supply piping: Copper where seen
- 127: - Supply piping: Plastic where seen
- 128: - Waste disposal: Municipal
- 129: - Waste piping: Plastic where seen
- 130: - Other installed systems: Water softener, not inspected
- 131: - Other installed systems: Landscape watering, not inspected

WATER SHUTOFF LOCATION

- 132: - The domestic water supply main shut-off valve is the red handle located in the furnace room to the left of the water heater.



MAIN SUPPLY

- 133: - There was no evidence of surface corrosion or leakage at the exposed and accessible main supply.

INTERIOR SUPPLY

- 134: - The exposed and accessible supply piping generally appears to be properly installed and in good condition.

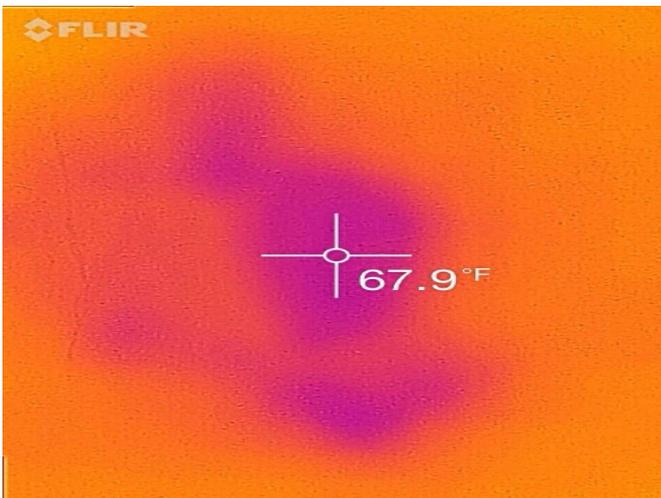
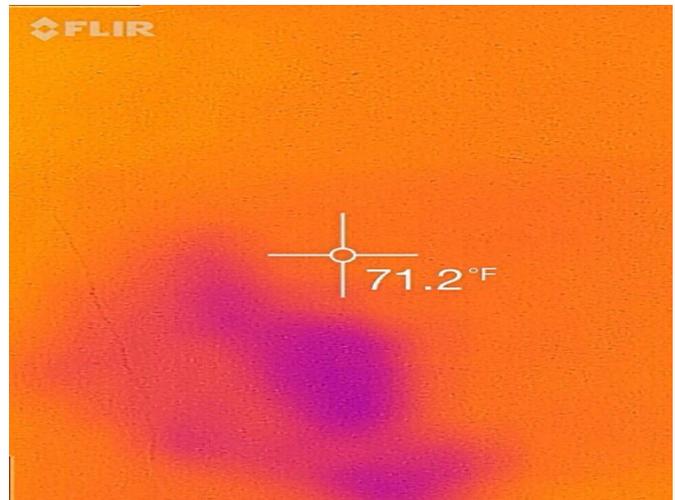
WATER PRESSURE

- 135: - The system water pressure, as measured at the exterior hose bibs, is within the range of normal.

DRAIN LINES

- 136: - The visible drain piping appears to be properly installed and in serviceable condition.

137: - There is a drain piping with active leakage at the whirlpool/hydrotherapy tub drain line. This leak has stained the basement ceiling and is a potential mold growth issue. The thermal image photos show the surface temperature of the basement drywall has changed due to the presence of the moisture. We recommend the piping in question be upgraded to prevent leaking.



SEWER CLEANOUT

138: - The sewer cleanout is located in the basement. To the right of the water softener.

VENT LINES

139: - The vent piping for the waste system appears to be properly installed and in good condition.

GAS PIPING

140: - The gas piping appears to be properly installed and in serviceable condition. We detected no evidence of leakage at any of the exposed gas piping. Pressure testing may reveal leaks, but this procedure is beyond the scope of our inspection.

GAS METER LOCATION

141: - The gas meter is outside at the rear of the building. The main gas supply shutoff valve is located on the riser pipe between the ground and the meter. This valve should be turned 90 degrees (either way) in order to shut off the gas.



GENERAL COMMENT

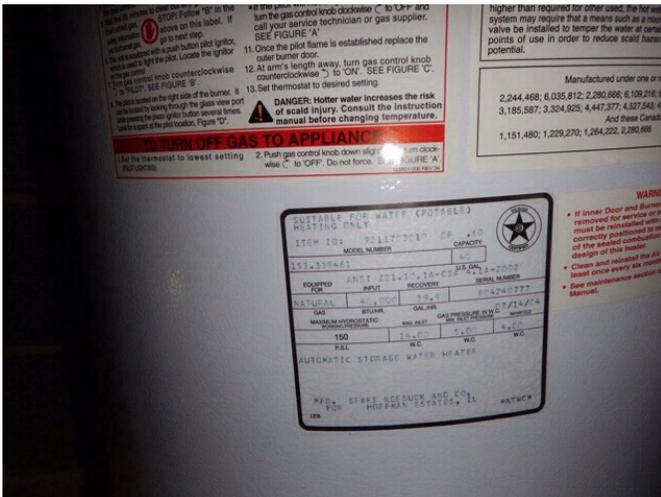
142: - The plumbing system appears to be in good condition.

Water Heater

Our review of water heaters includes the tank, water and gas connections, electrical connections, venting and safety valves. These items are examined for proper function, excessive or unusual wear, leakage and general state of repair. We do not fully review tankless/on-demand systems and suggest you consult a specialist. The hidden nature of piping and venting prevents inspection of every pipe, joint, vent and connection.

BASIC INFORMATION

143: - Location: In the basement



144: - Energy source: Natural gas

145: - Capacity: 40 gallons

146: - Age: Estimated to be 11 years old

147: - Unit type: Free standing tank

148: - Water heater temperature settings should be maintained in the mid-range to avoid injury from scalding

149: - Insulation: Yes, installed behind outer jacket

T/P RELEASE VALVE

150: - The water heater is equipped with a temperature and pressure relief valve. This device is an important safety device and should not be altered or tampered with. We observed no adverse conditions.

GAS SUPPLY

151: - The gas piping for the appliance includes a local 90 degree shut-off valve for use in an emergency or in case of repair. The valve was not tested at the time of inspection, but is of a type usually found to be serviceable.

VENTING

152: - The water heater vent is properly installed and appears in serviceable condition.

COMBUSTION AIR

153: - The combustion air supply is adequate.

WATER CONNECTORS

154: - The cold water inlet and hot water outlet connections appear properly installed and in serviceable condition.

GENERAL COMMENT

155: - This water heater is near the end of its expected service life. Although operating, the need for replacement should be expected within the next few years.

156: - There is no catch pan under the water heater to catch and divert any dripping water to the floor drain. This is required by some jurisdictions for water heaters in this location. We suggest installation of such a pan be considered.

Electrical System

An electrical system consists of the service, distribution, wiring and convenience outlets (switches, lights, and receptacles). Our examination of the electrical system includes the exposed and accessible conductors, branch circuitry, panels, overcurrent protection devices, and a random sampling of convenience outlets. We look for adverse conditions such as improper installation, exposed wiring, running splices, reversed polarity and circuit protection devices. We do not evaluate fusing and/or calculate circuit loads. The hidden nature of the electrical wiring prevents inspection of every length of wire.

BASIC INFORMATION

157: - Service entry into building: Underground service lateral

158: - Voltage supplied by utility: 120/240 volts

159: - Capacity (available amperage): 200 amperes

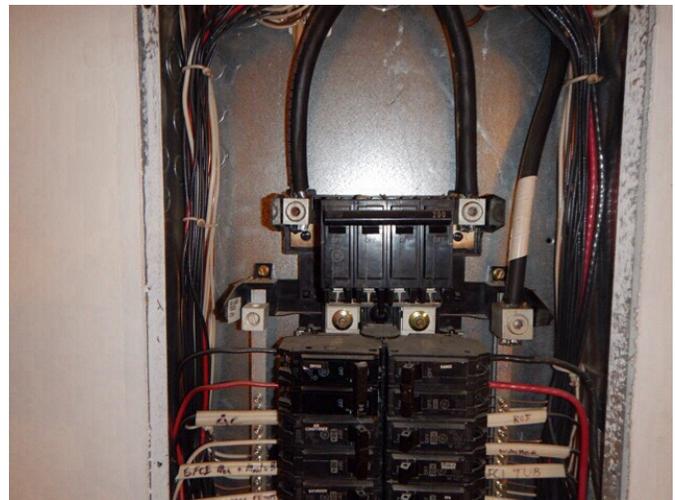
ELECTRIC METER

160: - The electric meter is outside on the side facing east.



MAIN SERVICE

161: - The main electrical service panel is in the basement.



MAIN DISCONNECT

162: - The main disconnect is incorporated into the electrical service panel.

CB MAIN PANEL

163: - The main service panel is in good condition with circuitry installed and fused correctly.

SERVICE GROUNDING

164: - The system and equipment grounding appears to be correct.

BRANCH CIRCUITRY

165: - The accessible branch circuitry was examined and appeared properly installed and in serviceable condition.

CONDUCTOR MATERIAL

166: - The accessible branch circuit wiring in this building is copper.

RECEPTACLES: OVERALL

167: - Based upon our inspection of a representative number, the receptacles were found to be properly installed for the time of construction, in serviceable condition, and operating properly.

SWITCHES: OVERALL

168: - We checked a representative number of switches and found they were operating and in serviceable condition.

LIGHTS: OVERALL

169: - The light fixtures in this building are generally in serviceable condition.

GFI PROTECTION

170: - GFCI (ground fault circuit interrupter) protection is a modern safety feature designed to prevent shock hazards. GFCI breakers and receptacles function to de-energize a circuit or a portion of a circuit when a hazardous condition exists.

171: - GFCI protection is inexpensive and can provide a substantial increased margin of safety.

172: - GFCI protection is installed for all of the receptacles where this type of protection is presently required. We recommend testing these devices on a monthly basis.

GENERAL COMMENT

173: - The electrical system is in good condition and the components are properly installed. No unsafe conditions were observed in the readily accessible portions of the installation.

Interior

Our review of the interior includes inspection of walls, ceilings, floors, doors, windows, steps, stairways, balconies and railings. These features are visually examined for proper function, excessive wear and general state of repair. Some of these components may not be visible/accessible because of furnishings and/or storage. In such cases these items are not inspected.

BASIC INFORMATION

174: - Number of bedrooms: Four

175: - Number of bathrooms: Three

176: - Window material: Combination of wood and metal

177: - Window type: Casement windows

178: - Window type: Fixed pane windows

179: - Window glazing: Double pane

180: - Finished ceiling material: Drywall

181: - Finished floor material: Wood

182: - Finished floor material: Carpet and vinyl

183: - Finished floor material: Tile

184: - Finished wall material: Drywall

SURFACES: OVERALL

185: - The interior wall, floor, and ceiling surfaces were properly installed and generally in serviceable condition, taking into consideration normal wear and tear.

WALLS & CEILINGS

186: - The wall and ceiling surfaces appear to be properly installed and in good condition except in the main hallway bathroom and basement family room. We recommend repair in that area to restore function and appearance.

FLOORS: OVERALL

187: - The floors have a good appearance and are in serviceable condition.

STAIRS

188: - The stairs were used several times during the inspection. The various components appear to be properly installed and no deficiencies were noted during use. The handrails were securely attached.



RAILINGS

189: - The railings appear to properly installed and are in serviceable condition.

DOORS: OVERALL

190: - The interior doors appear to be properly installed and in good condition, with the exception of the door at the entrance of the north east and the master bedroom. Both entry doors do not latch. You should consult an experienced building contractor for repairs.

191: - The master bedroom entry and the north west bedroom entry doors do not latch properly. We recommend that hinges, latches, and strike plates be adjusted to restore full operation.

WINDOWS: OVERALL

192: - We operate a representative sample of the windows, but do not necessarily open, close, and latch every window. Our inspection standards require testing a minimum of one window in every room.

193: - The windows tested appear to be properly installed and in serviceable condition. We operate a representative sample of the windows, but do not necessarily open, close, and latch every window.

DETECTORS: OVERALL

194: - The smoke detectors were tested with their test buttons. This method only verifies battery and horn function, but does not test the sensor in the unit. After occupancy, and regularly thereafter, we advise testing with real or simulated smoke.

GENERAL COMMENT

195: - The interior surfaces, hardware, fixtures, doors and windows appear to be properly installed and in serviceable condition.

Structure

The structural elements of a building include foundation, footings, all lower support framing and components, wall framing and roof framing. These items are examined, where visible, for proper function, excessive or unusual wear and general state of repair. Many structural components are inaccessible because they are buried below grade or behind finishes. Therefore, much of the structural inspection is performed by identifying resultant symptoms of movement, damage and deterioration. Where there are no visible symptoms, conditions requiring further review or repair may go undetected and identification will not be possible. We make no representations as to the internal conditions or stabilities of soils, concrete footings and foundations, except as exhibited by their performance.

BASIC INFORMATION

196: - Foundation type: Slab-on-grade and raised perimeter

197: - Exterior wall support: Concrete block

198: - Exterior wall support: Wood, platform framed

FOUNDATION

199: - Due to the installation of finished surfaces, the slab is mostly inaccessible and could not be thoroughly inspected. However, we observed no signs of significant settlement or related interior cracking to suggest a major problem.

WALL FRAMING

200: - In the areas where the wall framing is visible, all components appear to be properly installed and generally in good condition.

MOISTURE

201: - Although access to the slab was limited due to the installation of finished flooring, we found no visible evidence of seepage or other moisture related conditions.

GENERAL COMMENT

202: - All the visible structural elements appear to be in generally good condition and are performing as would be expected for a building of this age and type of construction.

Basement

The basement is where much of the building's structural elements and many of its mechanical systems are located. These include foundation, structural framing, electrical, plumbing and heating. Each accessible component and system is examined for proper function, excessive, or unusual wear and general state of repair. It is not unusual to find occasional moisture in basements. Substantial and/or frequent water accumulation can adversely affect the building foundation and support system and would indicate the need for further evaluation by a specialist. Although observed in the basement, some items will be reported under the individual systems to which they belong.

BASIC INFORMATION

- 203:** - Foundation type: Raised perimeter
- 204:** - Foundation material: Concrete block
- 205:** - Wall system: Wood stud walls
- 206:** - Wall system: Concrete block walls
- 207:** - Floor system: Wood joists support by beams

ACCESS

208: - The basement is accessible from an interior stair.

BASE FOUNDATION

209: - The foundation and other visible elements of the support structure have performed well and are in good condition for the age of the structure.

WALLS

210: - The basement walls have performed well and are in good condition for the age of the structure.

FLOOR

211: - The basement floor was concealed by a finished surface and could not be visually inspected. No deficiencies in the surface itself were noted.

BELOW GRADE

212: - There were no signs of moisture entry exposed at the time of our inspection. The owner should be consulted to determine if moisture has ever entered this area during adverse weather.

WALL FRAMING

213: - In the areas where the wall framing is visible, all components appear to be properly installed and generally in good condition.

FLOOR JOISTS

214: - In the areas where the floor framing is visible, all components appear to be properly installed and in good condition.

MOISTURE

215: - The basement was dry at the time of our inspection. We observed no adverse conditions or damage related to excessive moisture.

INTERIOR SUPPLY

216: - The exposed and accessible supply piping generally appears to be properly installed and in good condition.

DRAIN LINES

217: - The visible drain piping appears to be properly installed and in serviceable condition.

VENT LINES

218: - The vent piping for the waste system appears to be properly installed and in good condition.

GAS PIPING

219: - The gas piping appears to be properly installed and in serviceable condition. We detected no evidence of leakage at any of the exposed gas piping. Pressure testing may reveal leaks, but this procedure is beyond the scope of our inspection.

OTHER RECEPTACLES

220: - The receptacles appear to be properly installed and were operational.

DUCTS

221: - The ducts appear to be properly installed and are in serviceable condition.

A/C DUCTS

222: - Both the heating system and the central air conditioning system share the same duct work. Please see the heating system for any comments regarding the duct work.

FLOOR INSULATION

223: - There is no insulation beneath the floors, which is a common finding in older homes. While optional, upgrading would reduce cold air infiltration and make the home more comfortable.

GENERAL COMMENT

224: - All of the structural elements appear to be in generally good condition and are performing as would be expected for a building of this age and type of construction. Additional basement comments can be found under the heading basement.

Kitchen

The kitchen is visually inspected for proper function of components, active leakage, excessive or unusual wear, and general state of repair. We inspect built-in appliances to the extent possible using normal operating controls. Freestanding stoves are operated, but refrigerators, small appliances, portable dishwashers, and microwave ovens are not tested.

BASIC INFORMATION

225: - Energy: Electric appliances only

226: - Yes to interior

227: - Refrigerators, wine coolers, and other cooling appliances are beyond the scope of this inspection

228: - Microwave ovens and trash compactors, although operated, are beyond the scope of this inspection

RECEPTACLES

229: - The receptacles appear to be properly installed and were operational.

230: - GFCI (ground fault circuit interrupter) protection has been installed providing an increased margin of safety. We recommend testing the device on a monthly basis.

CEILING

231: - There are nail pops and/or depressions in the ceiling. We recommend these areas be prepared and refinished to restore their appearance.

COUNTERTOPS

232: - The countertop is a plastic laminate.

233: - The countertop shows typical wear and tear, normal for this heavily used component. We considered the flaws cosmetic in nature with no action indicated.

VENTILATION

234: - Kitchen ventilation is provided by a microwave over the burners,

PASSAGE DOORS

235: - The door between the garage and the living space is of fire resistive construction. However, the door is not self-closing. We recommend the door be upgraded by installing a spring hinge or an automatic closer.

FIRE EXTINGUISHER

236: - There are no portable fire extinguishers installed in this building. We recommend portable extinguishers be installed the kitchen and garage for use in an emergency.

APPLIANCES: OVERALL

237: - All appliances were tested using normal operating controls and were found to be in satisfactory working condition.



STOVE

238: - The stove was turned on with the normal operating controls and found to be in satisfactory working condition.

OVEN

239: - The oven was turned on with the normal operating controls and found to be in satisfactory working condition.

DISPOSAL

240: - The disposal was turned on with normal user controls and observed to be in satisfactory working condition.

DISHWASHER

241: - The dishwasher responded to normal user controls and was found in good condition.

GENERAL COMMENT

242: - The finished surfaces, hardware, windows, and doors were found to be generally in good condition at the time of our inspection.

Bathroom

Bathrooms are visually inspected for proper function of components, active leakage, excessive or unusual wear and general state of repair. Fixtures are tested using normal operating features and controls. Due to finished surfaces such as drywall/plaster, tile, and flooring, much of the bathroom is considered inaccessible. We do not test or confirm proper application of secondary equipment including but not limited to steam units, spa tubs, heated towel bars, etc.

Main Floor / Hallway

BASIC INFORMATION

243: - Toilet: Ceramic unit with a porcelain finish

244: - Wash basin: Ceramic unit with a porcelain finish

245: - Bathtub: Molded fiberglass

FIXTURES

246: - The sink faucet is leaking. We recommend that it be repaired or replaced.



DRAIN TRAP

247: - The drain trap and associated piping are PVC plastic.

TOILET

248: - The toilet was flushed and appeared to be functioning properly.

WATER BASIN

249: - The wash basin appears to be properly installed. When operated, it was observed to be fully functional and in serviceable condition.

HYDROTHERAPY TUB

250: - The hydrotherapy tub was filled and activated by the controls and was functional.

251: - Evidence of leakage from the fittings under the tub was observed. We recommend the leaks be repaired. Serious water damage is likely if this condition is left unattended to.

RECEPTACLES

252: - The receptacles appear to be properly installed and were operational.

253: - GFCI (ground fault circuit interrupter) protection has been installed providing an increased margin of safety. We recommend testing the device on a monthly basis.

INTERIOR WALLS

254: - The wall surfaces are blemished, and can be repaired in the course of routine maintenance.

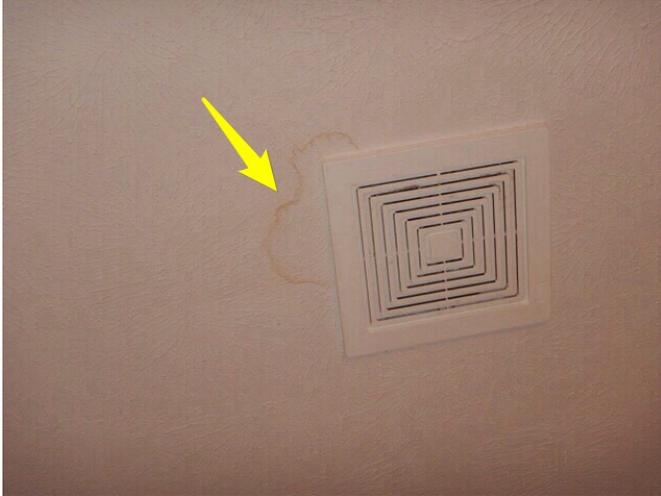
BATHROOM FLOOR

255: - The finish floor in this bathroom is tile.

256: - The floor appears to be properly installed and is in serviceable condition.

BATHROOM CEILING

257: - The ceiling is water stained, however, no evidence of moisture or leakage was observed. The source of the stain is condensation at the exhaust fan. Warm moist air entering the attic in the winter will form frost which melts onto the insulation and drywall ceiling.



COUNTERTOPS

258: - The countertop is a plastic laminate.

259: - The countertop shows typical wear and tear, normal for this heavily used component. We considered the flaws cosmetic in nature with no action indicated.

VENTILATION

260: - Ventilation in this bathroom is adequate.

261: - No vent timer switch. We recommend the installation of timers on vent fans to prevent accidental overheating and possible fires.

GENERAL COMMENT

262: - This area is in need of repair as noted above or in other sections of this report.

Master

BASIC INFORMATION

263: - Toilet: Ceramic unit with a porcelain finish

264: - Wash basin: Ceramic unit with a porcelain finish

265: - Shower walls: Molded fiberglass

DRAIN TRAP

266: - The drain trap and associated piping are PVC plastic.

TOILET

267: - The toilet was flushed and appeared to be functioning properly.

WATER BASIN

268: - The wash basin appears to be properly installed. When operated, it was observed to be fully functional and in serviceable condition.

SHOWER

269: - The shower was operated for the inspection and appeared to be in serviceable condition.

RECEPTACLES

270: - GFCI (ground fault circuit interrupter) protection has been installed providing an increased margin of safety. We recommend testing the device on a monthly basis.

Trips in the hallway bathroom.

BATHROOM FLOOR

271: - The finish floor in this bathroom is linoleum.

272: - The floor appears to be properly installed and is in serviceable condition.

COUNTERTOPS

273: - The countertop is a plastic laminate.

274: - The countertop shows typical wear and tear, normal for this heavily used component. We considered the flaws cosmetic in nature with no action indicated.

VENTILATION

275: - Ventilation in this bathroom is adequate.

276: - No vent timer switch. We recommend the installation of timers on vent fans to prevent accidental overheating and possible fires.

GENERAL COMMENT

277: - The finished surfaces, hardware, windows, and doors were found to be generally in good condition at the time of our inspection.

Basement / Hallway

BASIC INFORMATION

278: - Toilet: Ceramic unit with a porcelain finish

279: - Wash basin: Ceramic unit with a porcelain finish

FIXTURES

280: - The shower faucet hot and cold water controls are reversed. Reversed hot and cold water can result in hot water burns. We recommend that this condition be corrected.

DRAIN TRAP

281: - The drain trap and associated piping are PVC plastic.

TOILET

282: - The toilet was flushed and appeared to be functioning properly.

WATER BASIN

283: - The wash basin appears to be properly installed. When operated, it was observed to be fully functional and in serviceable condition.

BATHTUB

284: - The bathtub appears to be properly installed and in serviceable condition.

SHOWER

285: - The shower was operated for the inspection and appeared to be in serviceable condition.

RECEPTACLES

286: - The receptacles appear to be properly installed and were operational.

287: - GFCI (ground fault circuit interrupter) protection has been installed providing an increased margin of safety. We recommend testing the device on a monthly basis.

SHOWER WALLS

288: - The shower walls appear to be properly installed and in serviceable condition.

BATHROOM FLOOR

289: - The finish floor in this bathroom is linoleum.

290: - The floor appears to be properly installed and is in serviceable condition.

COUNTERTOPS

291: - The countertop is a plastic laminate.

VENTILATION

292: - Ventilation in this bathroom is adequate.

293: - No vent timer switch. We recommend the installation of timers on vent fans to prevent accidental overheating and possible fires.

GENERAL COMMENT

294: - The finished surfaces, hardware, windows, and doors were found to be generally in good condition at the time of our inspection.

Utility Room

INTERIOR SUPPLY

295: - The exposed and accessible supply piping generally appears to be properly installed and in good condition.

WALLS

296: - The wall surfaces are blemished, and can be repaired in the course of routine maintenance.

DRYER VENT

297: - The dryer vent appears properly installed and in serviceable condition.

WASHER/DRYER

298: - The hookups for the washer and dryer are properly installed and in serviceable condition. The appliances themselves were not tested.

GENERAL COMMENT

299: - The finished surfaces, hardware, windows, and doors were found to be generally in good condition at the time of our inspection. However, this area is in need of routine maintenance as noted above or in other sections of this report.

Locations of Emergency Controls

In an emergency, you may need to know where to shut off the gas, the water and/or the electrical system. We have listed below these controls and their location for your convenience. We urge that you familiarize yourself with their location and operation.

GAS METER LOCATION

EXTERIOR/SITE/GROUND

300: - The gas meter is outside at the rear of the building. The main gas supply shutoff valve is located on the riser pipe between the ground and the meter. This valve should be turned 90 degrees (either way) in order to shut off the gas.

WATER SHUTOFF LOCATION

PLUMBING

301: - The domestic water supply main shut-off valve is the red handle located in the furnace room to the left of the water heater.



SEWER CLEANOUT

PLUMBING

302: - The sewer cleanout is located in the basement. To the right of the water softener.

GAS METER LOCATION

PLUMBING

303: - The gas meter is outside at the rear of the building. The main gas supply shutoff valve is located on the riser pipe between the ground and the meter. This valve should be turned 90 degrees (either way) in order to shut off the gas.



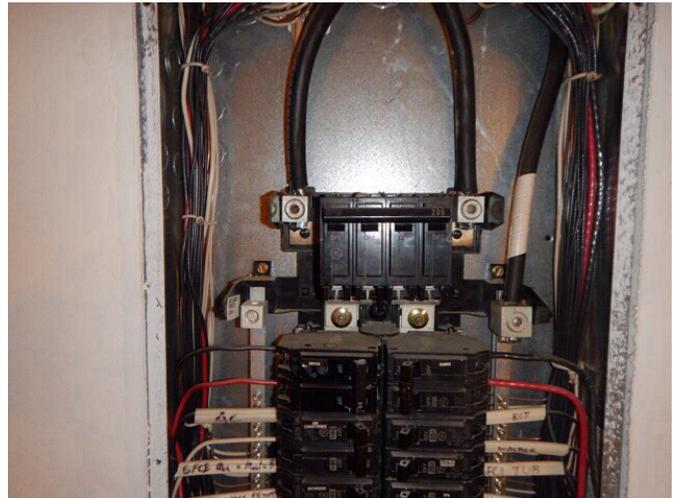
ELECTRIC METER
ELECTRICAL SYSTEM

304: - The electric meter is outside on the side facing east.



MAIN SERVICE
ELECTRICAL SYSTEM

305: - The main electrical service panel is in the basement.



MAIN DISCONNECT
ELECTRICAL SYSTEM

306: - The main disconnect is incorporated into the electrical service panel.

Environmental Concerns

Environmental issues include but are not limited to radon, fungi/mold, asbestos, lead paint, lead contamination, toxic waste, formaldehyde, electromagnetic radiation, buried fuel oil tanks, ground water contamination and soil contamination. We are trained or licensed to recognize or discuss some of these materials. We may make reference to one of more of these materials in this report when we recognize one of the common forms of these substances. If further study or analysis seems prudent, the advice and services of the appropriate specialists are advised.

Conclusion

COMMENTS

307: - This structure appears to be of standard quality, in need of miscellaneous repair and upgrading. There is also maintenance in need of attention. Examples of these conditions have been described in this report.

308: - If performed routinely, this type of construction requires average maintenance to keep it in serviceable condition.