YOUR COMPANY LOGO, GRAPHIC, OR PICTURE HERE

Property Inspection Information

01/01/2011

John Doe
1111 Sample St., Sample City, AK 09876
(800) 555-5555

The inspector can easily add a cover photo

Table Of Contents

Important: Please Read Carefully

Table of contents are "hot links" directly to the report pages

Inspection Company Information

YOUR COMPANY NAME HERE
(800) 338-7717
3014 Delaware Ave. Ste.- 158, Kenmore, NY 14217
David Clark
16000013312
800-338-7717
inspectcheck.net

inspectcheck.net

For more information on your home inspection report go to the Client Link on the inspectcheck.net website

AGREEMENT/ CONTRACT FOR HOME INSPECTION SERVICE.

IMPORTANT: PLEASE READ CAREFULLY

The contract is embedded in the report, where it should be - you do not have to store it in another location. THIS PROTECTS YOU

The agreement made this 01/01/2011, by and between the YOUR COMPANY NAME HERE (hereafter called the company), and John Doe (hereafter called the client).

1. The Company will perform an inspection of: 1111 Sample St., Sample City, AK 09876 for a fee of $475.00. The following services will also be provided for additional fees as stated: (Below listed items will be sent for laboratory analysis, and therefore may be reported after the written report is completed. The results will be forwarded to the client as soon as they are received.)

Test	Fee	Client Decision	Client Initial
Radon Testing	$150.00	Yes	JD
Other Testing(Water Quality)	$200.00	Yes	JD

THE INSPECTOR CAN USE OUR STANDARD CONTRACT (see website "Sample Report Link") OR INSERT THEIR OWN CONTRACT HERE

Important - by clicking the I agree box in this contract / agreement for home inspection service, including items noted in Section 1 (one), I / we acknowledge that I / we have read and understand its terms and conditions, and I / we agree to be bound legally by it and its terms and conditions.

I Agree:

John Doe
Client

Client

YOUR COMPANY NAME HERE
Home Inspection Company

Home Inspection Company

YOUR COMPANY NAME HERE
Address: 3014 Delaware Ave. Ste.- 158, Kenmore, NY 14217
Phone: 800-338-7717
Email: tkinspect@roadrunner.com

Inspector: David Clark
License: 16000013312

ADD TEXT ANYWHERE IN THE REPORT

 Clearly explains a visual home inspection & how to interpret the inspection report

Introduction to a Home Inspection and the inspectcheck Report

Thank you for choosing our company to perform your home inspection. We hope the report will help you better understand the property we inspected. When reading the report, keep in mind that we conduct a visual inspection. Areas we were unable to view can not be inspected. Also, weather conditions or coverings may affect the areas we can inspect. For example, snow cover may impair our ability to view certain areas or a finished basement will impair our ability to view foundation walls or other structural components. It is also not in the scope of this inspection to activate any machinery, light pilots or move objects.Thank you for choosing our company to perform your home inspection. We hope the report will help you better understand the property we inspected.

This report is not intended to be used as a guarantee, warranty or insurance policy, or to reflect the value of the premises. It is a useful tool in helping you, the client, better understand the condition of the property. Any reference to industry standards or building codes is strictly a courtesy.

A building is composed of many mechanical and structural systems, which can malfunction or fail at any time. **This report reflects the findings of our visual inspection at the time it was conducted.** Prior to closing, you should re-inspect the property.

We may have included materials that you could use when you are repairing/updating the property. These materials are not necessarily the only materials you can use, just our recommendation. If we noted a possible defect or repair that requires evaluation by an expert in that particular field (i.e.; foundation specialist/contractor, licensed plumber / electrician, structural engineer, etc.), we strongly advise you to contact them for further investigation and consultation before making your final decision.

If we included estimates for repair, keep in mind that estimates can fluctuate dramatically depending on the materials and the contractor you use. We recommend you secure three written estimate for repair before making a decision.

The beginning of each section under the heading System / Item includes descriptions of the system / item(s) inspected and different aspects of that system / item. (Example; Heating unit, type of fuel, location, etc.). A * indicates that the condition noted also corresponds to the graphic for that section

If multiple units or items are noted, then the letter assigned to that area / item may be used in that section noting the condition of that particular unit or item only. Other units / items will have a different letter assigned to them. Example; Bathroom A: lower ½ bath, Bathroom B: master bath, letter A will be entered by the inspector in the condition noted for that bathroom only and letter B will be entered in the condition noted for that bathroom only. A multiple unit dwelling would be differentiated by units. Example Location A: lower unit, Location B: upper unit, etc

UNDER THE HEADING: Conditions noted below require routine maintenance and or minor repair should be properly maintained and may require minor repair to ensure proper operation or serviceability. Failure to do so may cause the system / item to require additional and more extensive repair. See the inspectcheck.net website for a maintenance schedule. Satisfactory or serviceable means that the system / item is operating as expected at the time of inspection. There may be other conditions noted under adjacent headings on systems / items marked “satisfactory

UNDER THE HEADING: Conditions noted below require some repair and or close monitoring require “some” repair, meaning that the repair required at this time is moderate and with proper repair, maintenance and close monitoring should remain serviceable. “Close monitoring” means that the system / items noted may have been repaired or are in need of repair and should be closely monitored for additional repair due to the fact that they may be nearing the end of their expected serviceable life. Some systems or items may have been, or will be repaired and may require more extensive repair in the foreseeable future. Example; a repair was noted to a roof covering. This may indicate that shingles in other areas may also be beginning to wear out, even though they are not in need of replacement / repair at this time, or rust noted on the chimney pipe, eventually the pipe will perforate, closely monitor and repair / replace as necessary

UNDER THE HEADING: Conditions noted below require necessary repair / further evaluation by a qualified professional require necessary repair as soon as possible to ensure further damage to the system / item and that other areas or components do not become damaged. It may be possible that damage to surrounding areas or other systems may have already occurred. These areas may not be able to be viewed by the inspector. The conditions noted under this heading require more extensive repair and are not recommended for the homeowner. It should be noted that the inspection conducted is visual and not technically exhaustive, therefore, a qualified professional i.e.; Licensed Plumber, Licensed Electrician, Structural Contractor, etc. should evaluate and make the necessary repairs. Prior to any structural repairs we recommend evaluation by a structural engineer if possible.

It should be noted that the Report is used throughout the Country; therefore some conditions may not apply to this particular dwelling. Your attention should focus on the areas of the report indicated by the inspector only.

At the time of the inspection, you signed our Agreement / Contract For Home Inspection. This document should be reviewed again, and if any discrepancies are noted please contact us.

Again, thank you for allowing our company to inspect this property. I am sure this report will answer many of your questions. However, if you have any questions or concerns, please feel free to contact us. We will be more than willing to clarify any part of the report that may be of concern to you. **THANK YOU**

The summary page can be emailed & printed as a stand alone document and be included in the final PDF report. It does NOT have to be included in the report. The inspector decides what is included in the summary page - NOT a computer

Home Inspection Report Summary

IMPORTANT: This report summary is a partial listing or preview of the complete home inspection report. It is ***imperative*** that you read the complete home inspection report. This report summary should never be used as a substitute for the full home inspection report. Many items that are not included in the report summary that appear in the full report are also extremely important and must be reviewed and fully understood before any determination of the property condition is established. Please contact your home inspector for clarification and questions.

ALL ITEMS APPEARING UNDER THE RED HEADINGS (Necessary repair / further evaluation by a qualified professional) AND THE AMBER HEADINGS (Some repair and / or close monitoring) WILL BE LISTED IN THE SUMMARY PAGE - THE INSPECTOR WILL BE ABLE TO DELETE ITEMS AND INCLUDE ADDITIONAL TEXT IN THE TEXT BOXES BELOW THE NOTED CONDITIONS. COMMANDS AT THE BOTTOM OF THE SUMMARY PAGE, INCLUDE DELETING, PRINTING, OR EMAILING JUST THE SUMMARY PAGE THE INSPECTOR CAN INCLUDE THE SUMMARY IF DESIRED BY CHECKING THE "Include Report Summary in Full Report PDF" box.

This highlighted text does not appear in the report

Conditions noted below require necessary repair / further evaluation by a qualified professional

Roof System - Roof Covering / Style / How Viewed

THE COVERING IS IN NEED OF REPLACEMENT

The roof covering should be removed and replaced, and the deck / structure should be evaluated, deteriorated areas should be replaced prior to installing a new covering. Rear - Roll Roofing. Install a single ply membrane -

Blue headings are also "hot links" directly to the main report text

Exterior - Deck / Porch / Patio / Balcony

REBUILD / REPLACE

The structure / patio should be rebuilt and or replaced. It is not safe in its current condition.

Add additional text anywhere

Foundation / Structure - Type / Location / How accessed / Viewed / Condition

Large Vertical / Angled Cracks - EXTERNAL

Large cracks in the foundation can indicate serious problems that can lead to failure of all or part of the foundation or structural components. Recommend immediate evaluation by a structural engineer. Rear foundation wall

Conditions noted below require some repair and/or close monitoring

Foundation / Structure - Type / Location / How accessed / Viewed / Condition

Repairs / Patching / Reinforcement - INTERNAL

Area(s) of foundation walls / components have been patched / reinforced or repaired. These areas should be closely monitored for movement, shifting, cracking, or moisture penetration. If any of these conditions are noted, a structural engineer should evaluate. Any warranty information should be secured from the current property owners. Earth Anchors Noted

Heating - Flue / Vent Pipe

RECOMMEND VENT / FLUE STACKS ARE JOINED WITH A WYE "Y" PIPE

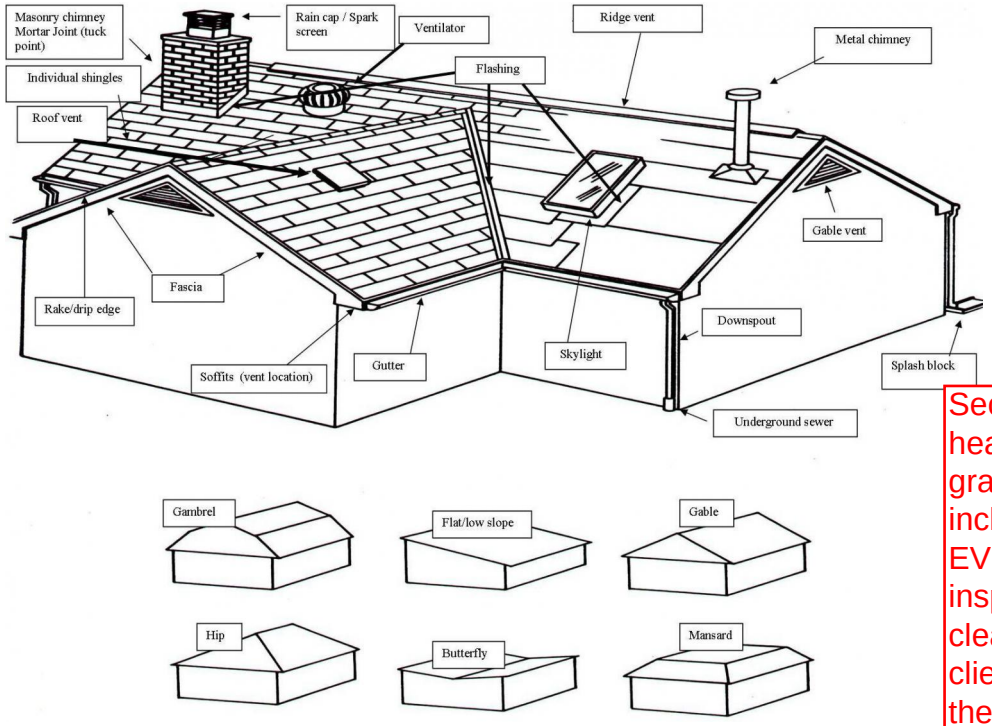
A wye connection helps prevent backdraft of flue gasses and Carbon Monoxide. Recommend a qualified contractor change this connection

Plumbing - Drain / Waste / Vent - Sewer

TEMPORARY REPAIRS

These areas should be closely monitored for leaks / damage and repaired using approved materials by a licensed plumber. On Main Drain Waste Vent stack in basement - see photo

Section 1: Roof System



Section description headings and graphics are included for EVERY area inspected that clearly advise the client and outline the limits of a visual inspection

Description

The inspector will view/inspect accessible, roof coverings, roof drainage systems, flashings, skylights, chimneys and roof penetrations, eaves, fascias and soffits. The inspector will describe the materials, and his opinion on the visible condition of the roofing system & components that are able to be viewed at the time of inspection and the method used to view the components.

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Roof Covering / Style / How Viewed - Roof System

1-I Type of Roof Covering
INDIVIDUAL SHINGLES
Individual shingles could be asphalt, metal, slate, etc.

ROLL ROOFING
Rolled and overlapped covering used primarily for low sloped roofs. The material could be asphalt or a rubberized material. (REAR ADDITION)

1-I Style Of Roof
GABLE
Main

FLAT / LOW SLOPE
Rear addition

1-I How Viewed
GROUND / FIELD GLASSES

LIMITED VIEW
The Inspector has indicated that the roof components are not all able to be viewed. Conditions noted are based on areas able to view only. Recommend examining all areas prior to closing. Some areas covered in snow

1-III Conditions noted below require some repair and / or close monitoring
THE COVERING IS SHOWING SIGNS OF AGING/CRACKING/CURLING/WORN AREAS
Closely monitor the covering for water penetration. The covering will probably have to be replaced in the foreseeable future. Any damaged shingles/areas should be replaced as soon as possible Water penetration may have already occurred. Main

INSUFFICIENT PITCH FOR THIS TYPE OF ROOF COVERING
Certain types of roof coverings are recommended for different pitches. It is the inspector's opinion that water may, under certain weather conditions back up under the shingles and or not drain properly or pond (standing water). This may cause snow and ice buildup and ice damming. Closely monitor for water penetration. Recommend evaluation by a qualified roofing contractor. A single ply membrane may have to be installed. Rear addition

1-IV Conditions noted below require necessary repair and / or further evaluation by a qualified professional
THE COVERING IS IN NEED OF REPLACEMENT
The roof covering should be removed and replaced, and the deck / structure should be evaluated, deteriorated areas should be replaced prior to installing a new covering. The roof covering should be removed and replaced, the deck

Quickly and easily add photos. They are automatically sharpened, resized and placed in the report under the condition. It is the EASIEST & FASTEST photo insertion / editing tool available!
ADD TEXT AND DRAWINGS TO PHOTOS

Color coded section headings for EVERY condition noted. This properly advises your client, EVEN IF YOU DON'T

You select the condition; inspectcheck does the rest! - We automatically populate the report with our exclusive Explanation of Conditions. You can easily alter and add your own text

Roof Structure - (viewed from Exterior) - Roof System
The Inspector views the roof structure from the exterior. The interior of the roof structure is not reported on in this section. See Section 9.

2-I Condition of Roof Structure (viewed from exterior)
NOT ALL AREAS ARE ABLE TO VIEW
Conditions noted are based on areas able to view only. Snow covered

2-II Conditions noted below require routine maintenance and / or minor repair
SATISFACTORY (as viewed from exterior)
This indicates that areas able to viewed by the inspector appear to be within accepted tolerances and in satisfactory condition Main

2-III Conditions noted below require some repair and / or close monitoring
SLIGHT IRREGULARITIES NOTED
This may be caused by excessive weight, undersized structural members or decking, or minor settling of the structure due to age. The inspector feels that this amount of movement will not affect the serviceable life of the roof covering; however, these areas should be closely monitored and repaired as necessary. Recommend evaluation and reinforcement if necessary when the roof covering is replaced. Rear

Chimney type / Condition - Roof System
The inspector views the chimney from the outside and reports on the materials and external condition of areas able to be viewed. If accessible the flue liner will be reported on here and in the fireplace section

3-I Chimney(s) Type

BRICK

3-II Conditions noted below require routine maintenance and / or minor repair
RECOMMEND INSTALLING A RAIN CAP / SPARK SCREEN
Installing a cap and screen at the top of the chimney will help prevent water from entering the flue. The screen will extinguish small sparks and prevent birds from making a nest.

Inspectcheck also has a "Stock Photo Library". You can add photos that will advise your client on proper repairs / upgrades

3-III Conditions noted below require some repair and / or close monitoring
THE CHIMNEY SHOULD BE TUCK POINTED / MORTARED
Tuck pointing is the process where mortar that has come out or separated from between the masonry is replaced. This should be done in order to ensure the integrity of the chimney and prevent water intrusion.

3-IV Conditions noted below require necessary repair and / or further evaluation by a qualified professional
DAMAGE / DETERIORATION NOTED
The chimney should be repaired by a qualified chimney contractor immediately to avoid further damage.

LEANING
The chimney should be evaluated immediately by a chimney contractor and rebuilt / repaired as necessary

Flashing / Counter flashing - Roof System

Flashing can be metal, asphalt, rubberized or tar / roof cement. Where areas meet or there are roof penetrations / attachments, i.e.; sewer vents, chimneys, skylights etc. the areas around these penetrations / attachments have to be sealed in order to ensure there is no water penetration

4-I Type of flashing
ALUMINUM / METAL

RUBBERIZED

LIMITED VIEW
The inspector has a limited view; conditions reported on are based on areas able to be viewed only. Snow covered areas

4-III Conditions noted below require some repair and/or close monitoring: THE FLASHING / COUNTER FLASHING IS NEAR THE END OF IT'S EXPECTED SERVICEABLE LIFE / LOOSE / LIFTED / DAMAGED IN THE FOLLOWING LOCATIONS
VENTS / VENTILATORS
The area should be closely monitored for water penetration and replaced/repaired as necessary.

4-IV Conditions noted below require necessary repair/further evaluation by a qualified professional: THE FOLLOWING AREAS SHOULD BE FLASHED / COUNTER FLASHED - EVIDENCE OF POSSIBLE LEAKS IN THESE AREAS
SERVICE MAST FLASHING
The inspector has identified area(s) that should be reflashed as soon as possible by a qualified roofing contractor. There is evidence of possible leaks in these areas. The structure in this area(s) should also be examined for deterioration.

Roof Ventilation - Roof System

Roof ventilation allows the structure to breathe and prevents condensation and ice damming from forming. It also keeps the covering cooler, thus extending the serviceable life of the covering. Improperly ventilated attics/crawl spaces can also cause the roof deck to warp due to condensation

5-I Type of roof ventilation

RIDGE VENTS

These vents travel along the ridge of the structure. Recommended for some types of roof pitches. These types of vents are most often recommended by roofing contractors and provide adequate ventilation when properly installed. Recommend that soffit vents be installed in conjunction with ridge vents if not already in place.

SOFFIT VENTS

These vents are installed in the soffit (underside of the overhang) and help ensure proper ventilation when used in conjunction with roof vents

5-III Conditions noted below require some repair and / or close monitoring

SOFFIT VENTS SHOULD BE INSTALLED

The inspector recommends that additional ventilation is installed Additional Soffit Vents

Roof Attachments - Roof System

Skylights, (window units in the roof) antennas, satellite dishes, cupolas, (small decorative structures mounted to the roof near the ridge) and other items can be attached to the roof. These areas should be closely monitored for water penetration, as their flashing becomes old. It is our recommendation that only necessary items are attached to the roof. Examination of lighting rods, solar collectors, and other items noted in the report are outside the scope of this home inspection unless specified by the inspector

6-I Roof Attachments

SKYLIGHT(s)

6-IV Conditions noted below require necessary repair and / or further evaluation by a qualified professional

LEAKED INSULATION SEAL / CLOUDED SKYLIGHT

The insulation seal on the skylight has been compromised; the glass will eventually become clouded and have to be replaced. Water damage / penetration may also occur

Rake / Drip Edge - Roof System

Rake and drip edge is the aluminum or metal flashing under the roof covering edge which diverts water away from the fascia board or into the gutters. Without this flashing, water could migrate under the roof covering and cause deterioration to the roof deck.

7-I Rake / Drip Edge Materials

METAL / ALUMINUM

7-IV Conditions noted below require necessary repair and / or further evaluation by a qualified professional

RAKE / DRIP EDGE IS IMPROPERLY INSTALLED

Improperly installed drip or rake edge can trap water against the roof deck and allow it to enter the structure and / or cause damage or decay to the fascias / soffits or structural members. Recommend repair by a qualified roofing contractor.

Gutters / Downspouts / Roof Drainage - Roof System

Gutters and roof drains collect water run off from the roof and deliver it to the downspouts. The downspouts may drain into underground piping or storm sewers. They also may drain to an away from the house. It is important to keep water away from the foundation. Water that enters the basement or crawl space, often originates on the roof.

8-I Type of Gutters / Downspouts / Roof drainage

ALUMINUM

Recommended for most applications. They are seamless except for the corners, come in a variety of colors, will not rust, and are durable.

DOWNSPOUTS EMPTY INTO UNDERGROUND PIPE

The inspector is unable to evaluate functional flow, condition or where the sewers empty.

8-II Conditions noted below require routine maintenance and / or minor repair

THE GUTTERS / GRATES SHOULD BE CLEANED OF DEBRIS

Items such as tree branches and leaves may be in the gutters. These items will cause water to backup and cause the gutters not to drain properly. Recommend cleaning and flushing out the gutters.

8-III Conditions noted below require some repair and / or close monitoring

STORM SEWERS APPEAR CLOGGED / DAMAGED

The storm sewers collect water from the gutters and downspouts and deliver it to an area away from the house. In some municipalities, storm sewers are connected to a main sewer. If the storm sewers become clogged water can backup against the foundation. This will cause pressure against the foundation walls and possibly cause damage and water to enter the basement. Recommend evaluation by a plumbing contractor.

Fascias / Soffits - Roof System

9-I Materials of Fascias / Soffits

ALUMINUM / VINYL COVERED

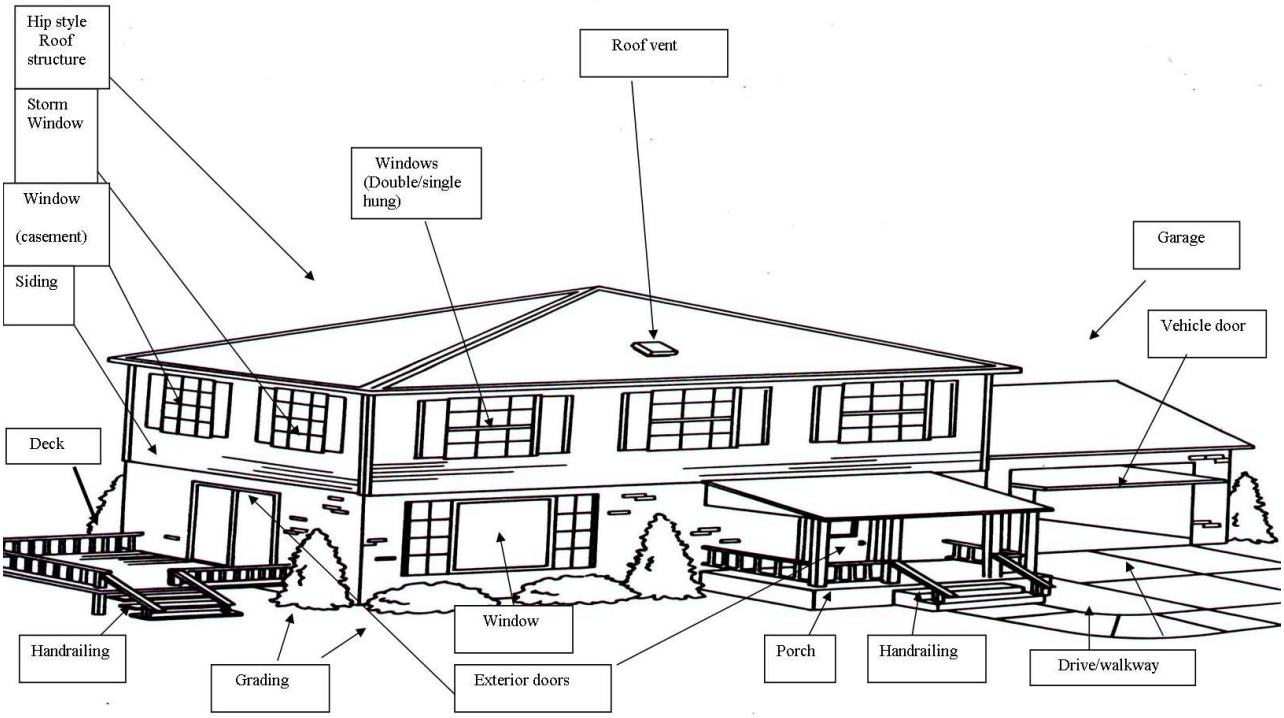
The Soffits and Fascias are covered in Aluminum and / or vinyl. The inspector will not be able to view or evaluate the areas under the covering.

9-II Conditions noted below require routine maintenance and / or minor repair

SATISFACTORY

Indicating that areas of the fascias/soffits able to be viewed appear in satisfactory condition. It should be noted that areas that are covered in aluminum or vinyl can not be viewed. In this instance, the inspector may be referring to the condition of the covering.

Section 2: Exterior



Description

The inspector will view / inspect, exterior wall cladding, flashing, trim, entryway doors, windows able to be viewed from the ground, garage door operators, decks, balconies, stoops, steps, areaways, porches, railings, grading, drainage, driveways, patios, walkways. The inspector will describe / note wall cladding, operate all entryway doors and repot on at least one window on each side of the house if he is able to. Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing.

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Siding - Exterior

The materials used to cover the frame / structure or shell of the dwelling. The inspector can normally view the exterior materials. An example of this is a wood frame house covered in vinyl siding. The inspector will report on the condition of the vinyl siding, as he will not be able to view the sub structure. NOTE FOR OLDER CONCRETE FIBER ASBESTOS SHINGLES: Proper care should be taken when working with, altering or disposing these types of shingles. Airborne Asbestos particles can be harmful to your health. Recommend further evaluation by a siding contractor or approved laboratory. Newer concrete fiber shingles do not contain Asbestos.

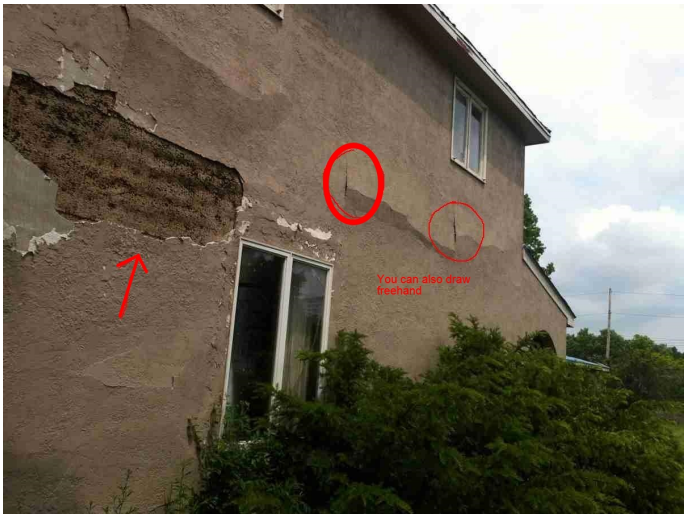
10-I Materials / Condition of Siding
WOOD

10-III Conditions noted below require some repair / close monitoring
MINOR DECAY / DAMAGE / PEELING / CRACKING / CORROSION -
These areas should be scraped, primed, and painted or stained. Any decayed / damaged sections should be replaced.

10-IV Conditions noted below require necessary repair and / or further evaluation by a qualified professional
CONSIDERABLE PEELING / DECAY / DAMAGE / CRACKING NOTED
Indicating areas are in need of immediate replacement. Recommend evaluation by a siding contractor. Areas of framing and interior components should be evaluated at this time for decay and damage Noted to many areas

Photos on next page.

10-IV Conditions noted below require necessary repair and / or further evaluation by a qualified professional
CONSIDERABLE PEELING / DECAY / DAMAGE / CRACKING NOTED
Indicating areas are in need of immediate replacement. Recommend evaluation by a siding contractor. Areas of framing and interior components should be evaluated at this time for decay and damage Noted to many areas



Storm Windows - Exterior

The window units installed over the main windows of the house. These windows help to insulate the house and protect the window units. Screens are usually part of the storm window. The two most common types are aluminum track units and wood panels and screens. Newer insulated units employ double or triple insulated glass and normally do not require additional storm units. The inspector considers insulated or thermal glass to be storm windows.

11-I Type / condition of Storm Window
INSULATED GLASS
The window units are either double or triple pane. The space between the glass creates an insulation value. It is not necessary to have additional storm windows.

11-II Conditions noted below require routine maintenance and / or minor repair
SATISFACTORY / SERVICEABLE
The storm units and or insulated glass appear to be in serviceable condition. The inspector is unable to evaluate the thermal protection , "R" factor, or insulation value of the units.

Windows (exterior view) - Exterior

Many older wood window units, which were popular for years, have been replaced with vinyl or aluminum clad (meaning covered), with insulated glass. The frames can be made of wood, aluminum, vinyl or fiberglass. Most new units do not have external storm units. The windows are made with two or three panes of glass with an airtight seal.When choosing a new window unit, check the manufacture warranty on the glass, frame, and hardware. Double hung units slide up and down along a track, both the upper and lower sash move. Only one panel moves in single hung units. Sliding units open by moving side to side. Casement or roll out units swing open on hinges. Awning type windows are hinged at the top. Fixed units do not open. Jalousie units are individual louvers of glass, which open and close. Hopper windows are hinged at the bottom.

12-I Window type / condition
VINYL / ALUMINUM CLAD
This means that the window frames are covered in vinyl or aluminum to protect and make the windows maintenance free. The frames of these types of windows will not be able to be viewed by the inspector. The most common types of frames used are fabricated in aluminum, wood or fiberglass

12-II Conditions noted below require routine maintenance and / or minor repair
SATISFACTORY / SERVICEABLE
The inspector has viewed the window units from the outside, and they appear to be in satisfactory condition.

Deck / Porch / Patio / Balcony - Exterior

The inspector will visually examine the condition of porches, decks, patios & balconies. The inspector is not performing an engineering analysis. The inspector will probably not be able to determine if the supports / structure has a proper footing or if a proper foundation was installed.

13-I Deck / Porch / Patio / Balcony - LOCATION
B - Rear

13-I Deck / Porch / Patio / Balcony - Materials
WOOD
The most common material for elevated decks and porches. The inspector may not be able to determine if the wood is moisture resistant lumber or not. With proper maintenance wood structures can last for many years.

13-IV Conditions noted below require necessary repair and / or further evaluation by a qualified professional
REBUILD / REPLACE
The structure / patio should be rebuilt and or replaced. It is not safe in its current condition.

SETTLING FOUNDATION / SUPPORTS
The supports / foundation should be repaired / replaced. Recommend evaluation by a structural engineer.

Exterior Doors - Exterior
Exterior entry doors are primarily made of wood, metal, or fiberglass. Fire rated, self closing entry doors should be installed between the house and attached garage if mandated by a local ordinance or code.

14-I Exterior Doors - LOCATION
A - Front

C - Rear

14-I Exterior Doors - Materials
WOOD
A - Front

VINYL / ALUMINUM CLAD
B - Rear

14-II Conditions noted below require routine maintenance and / or minor repair
SATISFACTORY / SERVICEABLE
The door(s) inspected appear to be in serviceable condition

Storm / Screen Door - Exterior
Storm doors provide weather protection for the entry doors.

15-I Storm / Screen Door - LOCATION

A - FRONT

C - REAR

15-II Conditions noted below require routine maintenance and / or minor repair
SATISFACTORY
The storm door(s) examined appear to operate satisfactorily

Driveway / Walkway - Exterior

The inspector views the driveway and walkway and reports on its visible condition. Further investigation may be necessary to determine the cause of damage including soil & drainage evaluation.

16-I Driveway / Walkway - MATERIALS
CONCRETE

LIMITED VIEW
The inspector has a limited view; conditions reported on are based on areas able to be viewed only. Areas are snow covered

16-II Conditions noted below require routine maintenance and / or minor repair
SATISFACTORY
Areas able to be viewed appear to be in satisfactory condition.

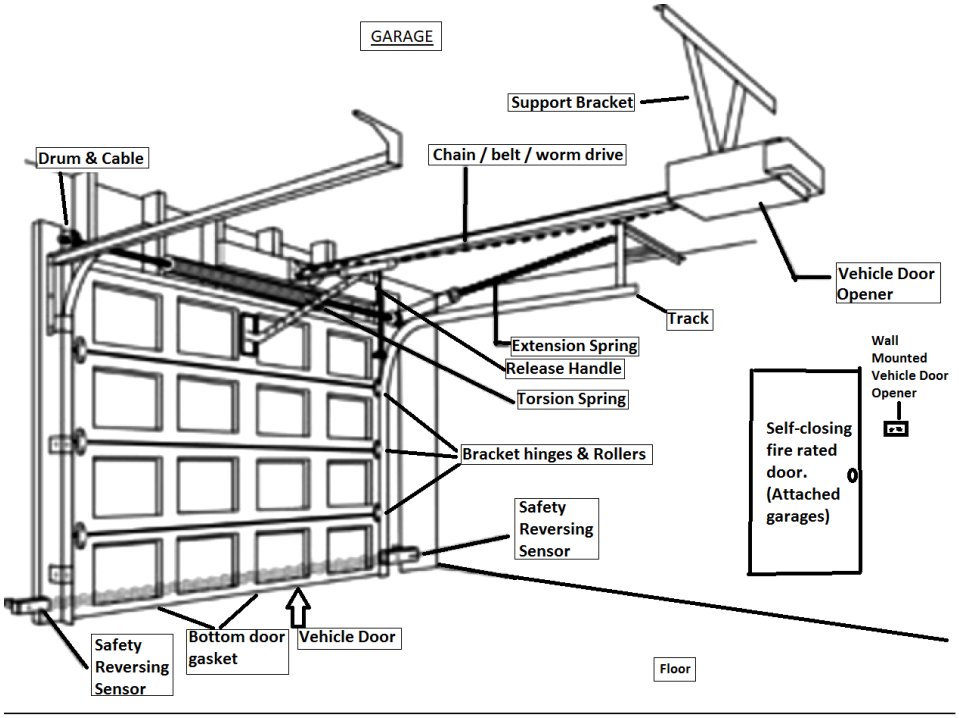
Exterior Drainage / Grading - Exterior

The inspector views the areas around the house and foundation and reports on the visible exterior drainage and grading. Buried drainage or storm sewers will not be able to view and reported on. Proper grading /drainage ensures water does not accumulate around the foundation or pond in areas.

17-I Exterior Drainage / Grading
LIMITED VIEW
The inspector has a limited view; conditions reported on are based on areas able to be viewed only. Some areas are snow covered

17-III Conditions noted below require some repair and / or close monitoring
ADDITIONAL GRADING / DRAINAGE NEEDED
The inspector feels that additional grading / drainage should be installed by a qualified landscaper. This will ensure that water does not pond in areas or around the foundation and possibly cause damage to the structure / foundation or enter the basement or crawl space.
Rear yard

Section 3: Garage



Description

The inspector reports on the visible condition of the garage, carport, and installed components, at the time of inspection. Other components (plumbing, electric, etc.) may be reported on in other sections. If the garage is attached to the house, some of the same conditions noted for the house may apply (roofing, siding). Garages that are attached to the main house / dwelling should have a fire rated self-closing door to the house and fire rated drywall on the walls between the garage and house. The garage floor should also be lower than the house. Any flame that is located in the garage should be elevated at least 18 inches above the floor.

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Garage Type / Materials / General condition - Garage

The inspector reports on the visible condition of the garage, carport, and installed components, at the time of inspection. Other components (plumbing,electric,etc.) may be reported on in other sections. If the garage is attached to the house, some of the same conditions noted for the house may apply (roofing, siding). Garages that are attached to the main house / dwelling should have a fire rated self closing door to the house and fire rated drywall on the walls between the garage and house. The garage floor should also be lower than the house. Any flame that is located in the garage should be at least 18 inches above the floor. Recommend checking with the local municipality for any clarification.

18-I Garage Type / Materials / Condition

18-I Type of Garage
DETACHED
Any flame that is located in the garage should be at least 18 inches above the floor.

18-I Garage Materials
WOOD

BLOCK

Siding - Garage

The siding is the covering that is applied over the structure. The siding could be part of the structure, i.e.; brick, block, etc. An attached garage may have the same components as the house. Conditions reported on under the siding heading may also apply in this heading. See the siding descriptions in this section for further clarification.

19-I Garage siding materials / condition
Same as House

19-III Conditions noted below require some repair and / or close monitoring
MINOR DECAY / DAMAGE / PEELING
These areas should be replaced / repaired. Sections should be scraped, primed and painted or a preservative applied to avoid further damage.

Heating - Garage

The inspector views and reports on the visible condition of the heating unit for the garage. If this unit is the central heating system, refer to the heating section. Any flame or pilot light should be at least 18 inches above the ground.

20-I Garage - Heating Unit
GAS

20-IV Conditions noted below require necessary repair and / or further evaluation by a qualified professional
FLAME / PILOT LIGHT LOWER THAN 18 INCHES
Any flame / burner / pilot light should be kept at least 18 inches off of the garage floor. This is to ensure the flame does not ignite flammable gases that may be stored in the garage. If an appliance is located in the garage, any flame or pilot should be elevated at least 18 inches above the floor.

Roof Covering - Garage

21-I Garage (Roof Covering)
SAME AS HOUSE
The covering on the garage is the same material and in the same condition as the house.

UNABLE TO VIEW
The inspector is unable to view the item or system Rear area - Snow Covered

Floor - Garage

22-I Garage (FLOOR)
CONCRETE

LIMITED VIEW
The inspector has a limited view; conditions reported on are based on areas able to be viewed only. Many items noted in garage

22-II Conditions noted below require routine maintenance and / or minor repair
MINOR CRACKS / DAMAGE NOTED TO FLOOR
These cracks should be filled with an expandable sealant. Closely monitor cracked areas for moisture or movement and repair/replace as necessary.

Vehicle Doors - Garage

23-I Vehicle Doors (type)
METAL

23-I Vehicle Doors (Garage) Operation / Condition
ELECTRIC OPENER
An electric opener operates the doors

23-II Conditions noted below require routine maintenance and / or minor repair
SATISFACTORY
The doors appear to be in satisfactory condition at the time of inspection.

ADJUST / LUBRICATE

Lubricate and adjust in order to avoid damage to the doors and / or hardware and ensure proper operation.

23-III Conditions noted below require some repair and / or close monitoring
REPLACE / REPAIR GASKET ON BOTTOM OF DOOR.
The rubber gasket will protect the door from wicking moisture from the ground

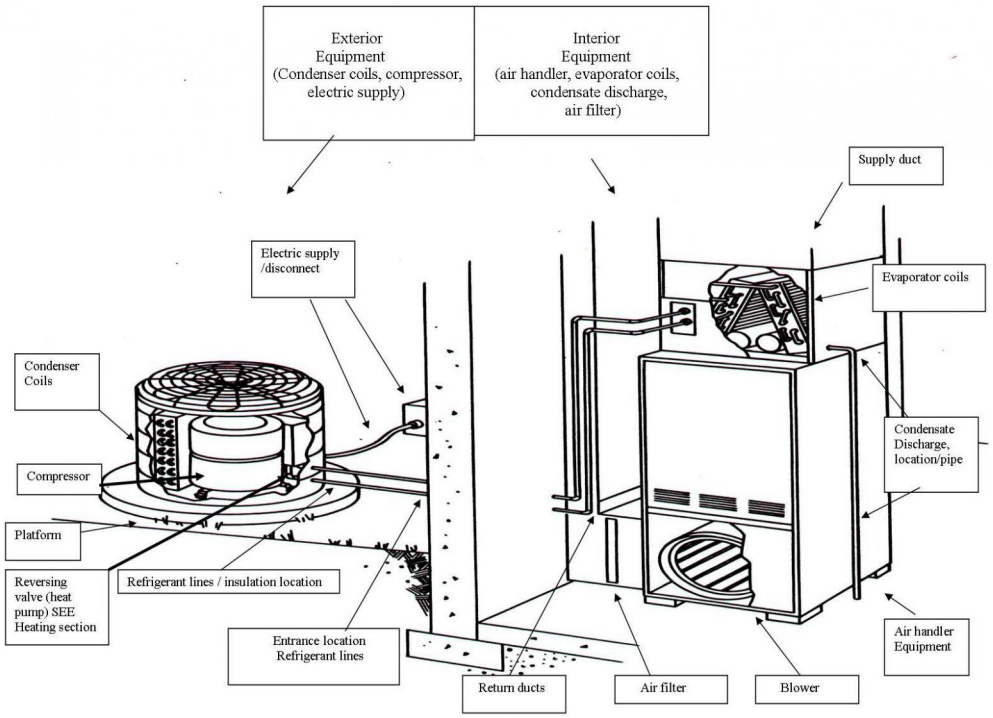
Safety Reverse (Vehicle Doors) - Garage

The safety reverse on an electric vehicle door opener will stop and change direction when the door comes in contact with an object or meets resistance. Many safety reverse features employ a beam of light that travel across the front of the garage door opening and when broken or interrupted, will cause the door to change direction. This safety feature is recommended for ALL electric garage door openers. This feature could save the life or avert physical injury of persons and avoid property damage. The electric door opener will also be observed for adequate operation.

24-I Safety Reverse (Vehicle Doors)

24-II Conditions noted below require routine maintenance and / or minor repair
SATISFACTORY
The safety reverse function on the electric door opener responded satisfactorily at the time of inspection. The safety reverse should be examined for proper operation on a regular basis

Section 4: Cooling



Description

The inspector views / inspects (meaning; the examination / viewing of the central air conditioning system using normal operating controls and opening panels that are accessible), visible components of the central air conditioning system. Many areas of this system can't be viewed. The inspector will observe cooling, air handling equipment and operating controls (thermostat, electric service disconnect, etc.) fans, pumps, ducts, piping, supports, dampers, insulation, air filters, registers, and fan-coil units (if accessible). The inspector will describe energy sources, cooling equipment type. The inspector is not conducting a technically exhaustive test on the equipment; therefore, tests for uniformity / adequacy of the system are outside the scope of this visual inspection. If the temperature is below 65 degrees F° the unit won't be activated, as this may cause permanent damage to it. Warranty information should be obtained if possible.

Table of Contents

Unit Location / Type / Operation - Central Cooling System

25-I Unit / Location
A- MAIN / OUTSIDE

25-I Central Air Conditioning - TYPE / OPERATION
UNABLE TO OPERATE UNIT DUE TO OUTSIDE TEMPERATURE BEING BELOW 65 DEGREES F
The unit should not be activated if the temperature is below 65 degrees Fahrenheit. Doing so may cause permanent damage to the compressor or other components. Recommend obtaining warranty information if possible from present owners.

CENTRAL ELECTRIC
The condenser and the compressor are usually located outside. The compressor compresses the gas refrigerant making it hot, the fan mounted in the unit blows the heat created by this process into the atmosphere. (In water cooled equipment, the condenser need not be outside, hot refrigerant is passed through a liquid heat exchanger. These units employ large amounts of water). The refrigerant turns into a liquid and travels in the high-pressure side of the system to the evaporator coils, usually located in the plenum of the air handling equipment. The refrigerant gas expands in the evaporator coils and cools the coil. The blower or fan blow air over this cold coil, and it is distributed throughout by the ductwork. The different temperatures create condensation, which is removed from the evaporator coils through a condensate discharge tube.

25-IV Conditions noted below require necessary repair and / or further evaluation by a qualified professional
EVIDENCE OF LEAKS NOTED
Leak(s) are noted in the system. It may be oil or refrigerant in the unit, which can be dangerous and should be handled by trained HVAC personnel only

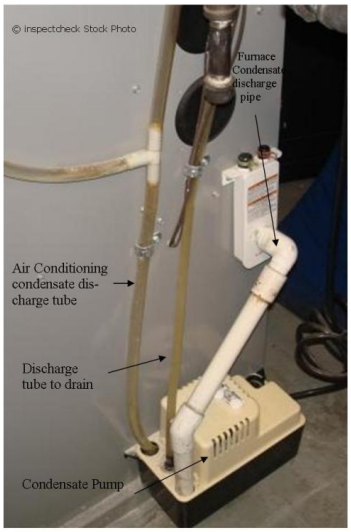
System Response - Central Cooling
Using normal operating controls, the inspector observes the unit and reports on its response

26-I System Response (Central Cooling)
UNABLE TO OPERATE UNIT DUE TO OUTSIDE TEMPERATURE BEING BELOW 65 DEGREES
The unit should not be activated if the temperature is below 65 degrees Fahrenheit. Doing so may cause permanent damage to the compressor or other components. Recommend obtaining warranty information if possible from present owners.

Air Handling / Filter - Central Cooling
The inspector is normally not able to view the evaporator coils. They are located in the air handling equipment. The inspection is limited to the visible condition of the ducts, returns & areas around the coils.

27-I Air Handling

27-III Conditions noted below require some repair and / or close monitoring
DAMAGE / MISSING / IMPROPER INSTALLATION OF CONDENSATE DISCHARGE LINE
The condensate discharge removes condensation from the evaporator coils. It should be properly disposed of. Condensate may contain bacteria and fungi and should be disposed of in an area where it cannot contaminate the domestic water supply or come in contact with humans or animals. If the line becomes clogged or backed up, water will accumulate around the evaporator coils and could damage the air handling equipment. If connected to the central heating system, condensate could cause damage to the heat exchanger.
Recommend repair by an air conditioning contractor Install Condensate Pump

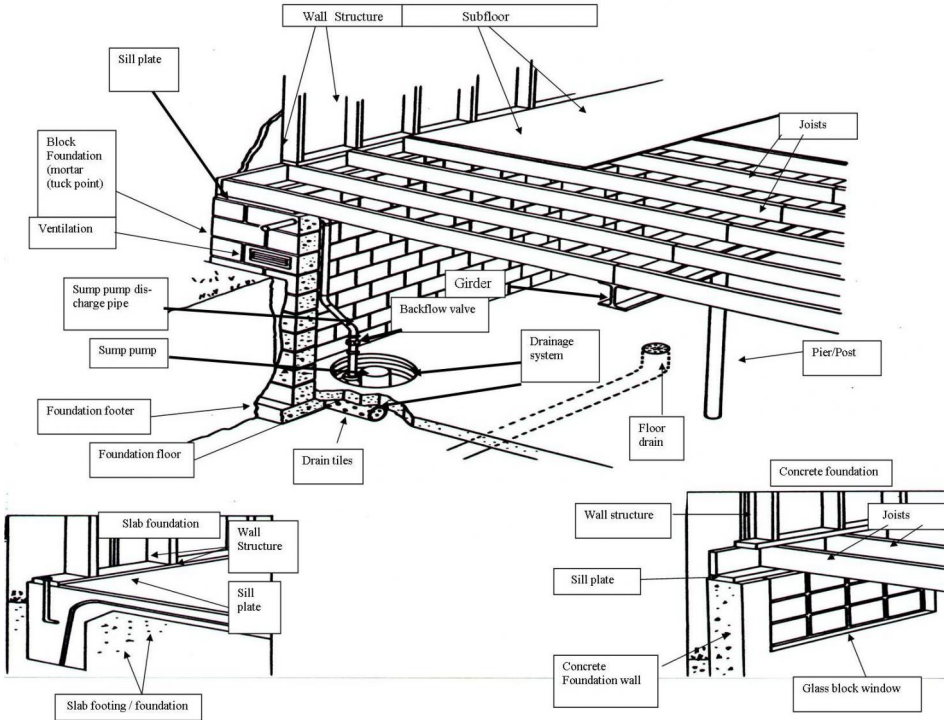


Electric Supply - Central Cooling
An electric sub panel should be present near the unit with a proper disconnect in an adequate housing.

28-I Electric Supply for Cooling System
ELECTRICAL DISCONNECT PRESENT NEAR EXTERNAL UNIT
Electrical disconnect, located in a sub panel near the unit & should be a pullout plug type.

28-II Conditions noted below require routine maintenance and / or minor repair
SATISFACTORY
The electric supply appears to be in satisfactory condition at the time of inspection.

Section 5: Foundation / Structure



Description

The inspector will view / inspect areas he/she is able to access of the foundation, floors, walls, columns, ceilings, and roof structure (see interior section). The inspector will report on the type of foundation, floor structure, sumps, wall structure, columns, ceiling structure, and roof structure. The inspector may only probe structural components where deterioration is suspected. The inspector will enter basements, and accessible crawl and attic spaces except when access is obstructed, or when entry could damage the property, or when dangerous or adverse situations are suspected, and report signs of water or condensation on building components at the time of the inspection. The inspector will report the methods used to observe these areas. If the inspector is not able to easily access or view any area, it will be noted.

Table of Contents

Type / Location / How accessed / Viewed / Condition - Foundation, Structure

29-I Type

LIMITED View of INTERNAL Foundation

The inspector has a limited view of the interior components of the foundation. Observations are based on areas able to see only. Many areas are finished

BLOCK

Also called CMU (Concrete Masonry Unit) Block. Most common types are 8-inch hollow core block. This material is durable, and if installed and maintained correctly, will have a long serviceable life. Block foundation walls are normally not as strong as concrete walls.

29-I Basement Style / Location

A - Full Perimeter

A full perimeter style indicates that the foundation walls travel around the entire basement / crawl space area

B - Crawl space
A crawl space indicates that the inspector will not be able to stand in the space between the foundation walls. If the crawl space is less than 3 feet high, the inspector may not be able to access. The inspector may report on the conditions from the crawl space opening.

29-I How Viewed / Accessed (Foundation)
ENTERED
The inspector was able to enter the basement / crawl space.

29-III Conditions noted below require some repair and / or close monitoring
Repairs / Patching / Reinforcement - INTERNAL
Area(s) of foundation walls / components have been patched / reinforced or repaired. These areas should be closely monitored for movement, shifting, cracking, or moisture penetration. If any of these conditions are noted, a structural engineer should evaluate. Any warranty information should be secured from the current property owners. Earth Anchors Noted

29-IV Conditions noted below require necessary repair and / or further evaluation by a qualified professional
Large Vertical / Angled Cracks - EXTERNAL
Large cracks in the foundation can indicate serious problems that can lead to failure of all or part of the foundation or structural components. Recommend immediate evaluation by a structural engineer. Rear foundation wall

Outside Basement Entrance - Foundation / Structure
The inspector views the outside basement entrance & components and reports on the visible condition at the time of inspection

30-I Outside Basement Entrance (Condition)
NOT NOTED

Basement Windows - Foundation / Structure
The inspector views the basement window units and reports on the visible condition.

31-I Basement Windows (Type)
GLASS BLOCK

31-II Conditions noted below require routine maintenance and / or minor repair
SATISFACTORY
The basement windows appear to be in satisfactory condition at the time of inspection.

Ventilation (Crawl Space) - Foundation / Structure
The inspector will view ventilation in the crawl space area & report his recommendation.

32-I Crawl Space Ventilation
NOT NOTED

32-II Conditions noted below require routine maintenance and / or minor repair
SATISFACTORY
The ventilation appears satisfactory for this amount of crawl space.

Piers / Posts - Foundation / Structure
These main structural members are used to support other structural members. Posts provide support to girders or main beams. Pier (foundation) supports perimeter sill plates. Piers / Posts are integral components of the structural system.

33-I Piers / Posts - Type
METAL
Constructed of metal, these posts are cylindrical and very strong. Screw jack type posts should be used temporarily; the heavier mono-post should be permanently installed.

33-II Conditions noted below require routine maintenance and / or minor repair
SATISFACTORY
The support posts / piers appear to be in satisfactory condition at the time of inspection. Metal Posts

33-IV Conditions noted below require necessary repair and / or further evaluation by a qualified professional
SUPPORT POST(S) / PIER(S) MAY HAVE TO BE REPAIRED/ REPLACED
Recommend these posts are repaired / replaced as soon as possible to ensure the structural integrity of the dwelling. The structure and foundation should also be evaluated by a structural engineer for movement or damage. Wood Posts Should be Replaced

Subfloor - Foundation / Structure
The sub floor is the part of the structure between the floor joists and the finished floor. Materials may be noted.

34-I Subfloor - Type (viewed from below)
WOOD

34-II Conditions noted below require routine maintenance and / or minor repair
SATISFACTORY
Areas of sub floor able to be viewed by the inspector appear to be in satisfactory condition at the time of inspection.

Joists / Sills - Foundation / Structure
The joists are the structural members that travel from sill to sill or beam, which support the sub-floor. The sill plate is on top of the foundation wall. The structure is built on top of the sill plate, floor joists and sub-floor.

35-I Joists / Sills - Type
WOOD

35-II Conditions noted below require routine maintenance and / or minor repair
SATISFACTORY
The joists able to be viewed appear in satisfactory condition at the time of inspection

Girder / Beam - Foundation / Structure
This large structural member supports the floor joists. It travels perpendicular to the joists, usually located near the center span of the floor joists.

36-I Girder / Beam - Type
STEEL

36-II Conditions noted below require routine maintenance and / or minor repair
SATISFACTORY
The girder(s) / beam(s) appear to be in satisfactory condition at the time of inspection.

Foundation Floor - Foundation / Structure

The floor is located under the structure, is the area between the foundation walls.

37-I Foundation Floor - Type
CONCRETE
(Main Basement)

DIRT
(Crawl Space)

37-II Conditions noted below require routine maintenance and / or minor repair
SATISFACTORY
Visible area(s) of foundation floor appear to be in satisfactory condition at the time of inspection

COMMON / SHRINKAGE CRACKING NOTED
These common or shrinkage cracks do not normally pose a risk to the integrity of the floor. They should be filled with expandable sealant and monitored for movement or moisture.

37-III Conditions noted below require some repair and / or close monitoring
INSTALL VAPOR BARRIER OVER DIRT FLOOR
A vapor barrier should be installed over the dirt floor in order to prevent ground moisture from causing damage to the structural members. These members should be examined for decay / deterioration.

Wall /Ceiling Structure - Foundation / Structure

The inspector is NOT able to view most areas of wall structure. All conditions reported on are areas able to be viewed only.
The wall structure consists of the frame of the house between the sill plate (which rests on the top of the foundation walls, piers, or slab) and the top plate (the roof rafters or trusses rest on the top plate). The wall structure is covered on the outside by the siding and drywall or plaster on the inside. All conditions reported on are based on areas able to be viewed only. The inspector may advise additional investigation is warranted if he/she observes irregularities to the siding and or interior areas, which may indicate a structural issue.

38-I Wall / Ceiling Structure / Framing (Very Limited View)
WOOD

38-II Conditions noted below require routine maintenance and / or minor repair
SATISFACTORY
Areas able to be viewed appear satisfactory at the time of inspection

Moisture - Foundation / Structure

The inspector looks for signs of water / moisture at the time of inspection. It is not always possible to determine if water has entered the basement / crawl space or if it will enter in the future. There are many circumstances that can cause water penetration. Under certain conditions water can enter the basement / crawl space even if a drainage system or water proofing system has been installed. These conditions may not be present at the time of inspection. This inspection addresses water or moisture noted at the time of inspection only.

39-I Moisture

39-II Conditions noted below require routine maintenance and / or minor repair
LIMITED VIEW
The inspector has a limited view; conditions reported on are based on areas able to be viewed only.

39-IV Conditions noted below require necessary repair and / or further evaluation by a qualified professional
CONSIDERABLE WATER / MOISTURE NOTED AT THE TIME OF INSPECTION
Additional drainage is needed. Recommend evaluation, and if necessary, a proper drainage system is installed by a qualified foundation contractor. This system may employ drain tiles, sump pump crock, sump pump, and floor drains.

CONSIDERABLE SPALLING NOTED AT THE TIME OF INSPECTION

Spalling is the flaking of the masonry surface leaving a powdery substance (efflorescence). This indicates water / moisture is behind and moving through these surfaces. A qualified foundation contractor should evaluate this condition and may install additional drainage. This system may employ the use of drain tiles, sump pump crock, sump pump and floor drains

Drainage / Sump Pump - Foundation / Structure

Drainage systems are employed around or near foundations. Drainage systems control water / moisture around the foundation that may ultimately impact the structural integrity of the foundation. Water should be controlled around the foundation, either naturally or by mechanical methods (sump pump). Improper or damaged drainage systems can cause water infiltration & damage to the foundation components.

40-I Drainage - Type

FLOOR DRAINS

Floor drains could be connected to the sump pump system, sanitary sewer, or could empty somewhere else. The inspector is unable to determine where the drain empties and if it is open and functioning properly. Closely monitor and if the drain is clogged or damaged, a licensed plumber should evaluate.

40-IV Conditions noted below require necessary repair and / or further evaluation by a qualified professional

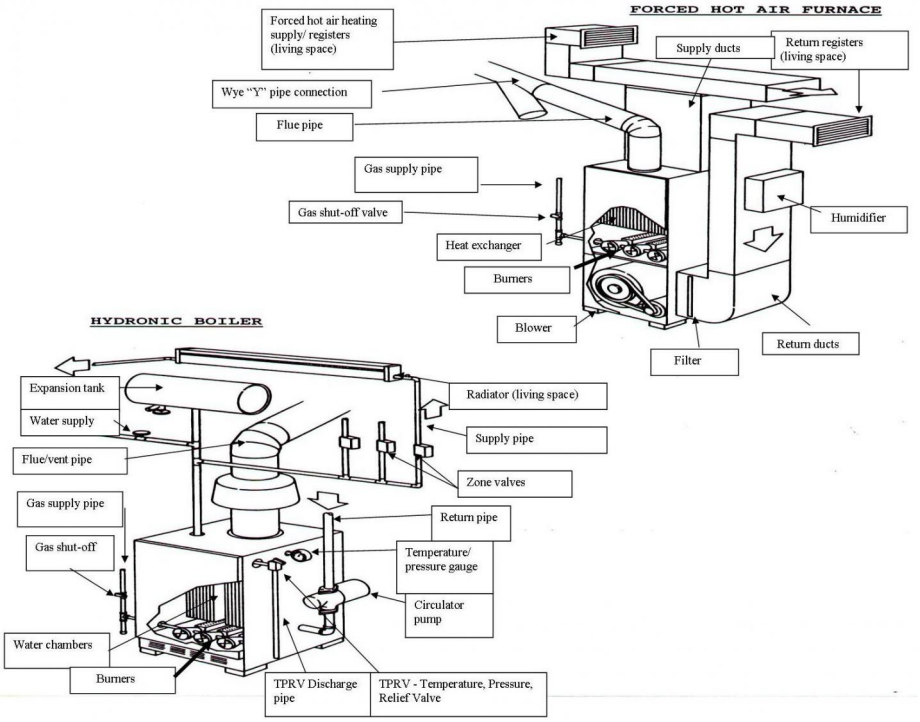
RECOMMEND INSTALLING A DRAINAGE SYSTEM

The inspector has indicated that a drainage system, possibly employing drain tiles and a sump pump should be installed by a qualified foundation contractor to alleviate water pressure that may be on the foundation walls and stop potential water penetration

FLOOR DRAINS / DRAIN TILES APPEAR CLOGGED / DAMAGED

The drains should be cleaned and evaluated by a licensed plumber, and the reason why they became clogged should be addressed at this time.

Section 6: Heating



Description

The inspector shall view / inspect (meaning; the examination/viewing of the heating system using normal operating controls and opening readily openable access panels), permanently installed heating systems including: heating equipment, normal operating controls, automatic safety controls, chimneys, flues, vents (limited view of these areas), fuel heating devices, heat distribution systems including fans, pumps ducts & piping, with supports, dampers, insulation, air filters, registers, radiators, fan coil units, convectors, and the presence of an installed heat source in each habitable room. The inspector shall describe the energy source, heating equipment & distribution type, using normal operating controls, open readily accessible panels provided by the manufacturer / installer for routine homeowner maintenance.

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Location / Type / Distribution - Heating System Operation

41-I Location of Main Heating Unit
A - Basement

41-I Type / Distribution
HYDRONIC
This system employs a water circulator to distribute hot water heated in the unit through supply and return pipes to radiators or pipes in the living space

41-II Conditions noted below require routine maintenance and / or minor repair
ANNUAL CLEANING / SERVICING RECOMMENDED
All heating units / systems should be cleaned annually, inspected and evaluated as safe for operation.

UNIT IS NEARING THE END OF ITS EXPECTED SERVICEABLE LIFE
Although the unit may have responded at the time of inspection, it is nearing the end of its expected serviceable life. The exact amount of life the unit has remaining cannot be predicted; it will probably have to be replaced in the foreseeable future.

41-III Conditions noted below require some repair and / or close monitoring
SOME CORROSION NOTED ON WATER CHAMBERS

Some corrosion is normal on water jackets. Monitor for further corrosion and leaks.

Response - Thermostat / Control / System - Heating

Using normal operating controls, the inspector will activate the unit(s). Multiple zones will be activated. Manual controls usually refer to operating controls on each unit or area. The inspector will report on the response of the unit from these controls. If the inspector has indicated that the unit appears improperly sized for this application, a qualified heating contractor should evaluate. The serviceable life of the unit may be diminished. The inspector is not conducting a technical evaluation of the heating system. The recommendation is based on visual inspection of the unit / dwelling. Fuel type is noted. The BTU's or British Thermal Units are a measurement of heat required to raise the temperature of 1 pound of water 1 degree Fahrenheit.

42-I Thermostat / Location
FIRST FLOOR

42-I BTUs (British Thermal Units)
A
110,000 BTU's

42-I Fuel Type
NATURAL GAS

42-II Conditions noted below require routine maintenance and / or minor repair
THE UNIT RESPONDED TO THE THERMOSTAT CONTROLS
The unit responded satisfactorily to the thermostat or the controls at the time of inspection.

Flue / Vent Pipe - Heating

The flue and vent pipe carry the flue gasses to the chimney or directly vent to the outdoors. The inspector reports on the visible condition of the vent, flue / chimney pipe on the area(s) able to view.

43-I TYPE (Flue / Vent Pipe)
CHIMNEY VENTED
The flue gasses are vented out of the dwelling through a chimney.

43-I Materials of Flue / Vent
METAL
Most commonly used for units vented to the chimney.

43-III Conditions noted below require some repair and / or close monitoring
RECOMMEND VENT / FLUE STACKS ARE JOINED WITH A WYE "Y" PIPE
A wye connection helps prevent backdraft of flue gasses and Carbon Monoxide. Recommend a qualified contractor change this connection

Wye Connection

43-IV Conditions noted below require necessary repair and / or further evaluation by a qualified professional
INSTALL FLUE LINER

The inspector strongly recommends a properly sized flue liner is installed in the chimney. This will ensure flue gases are properly vented to the outdoors.

Flexible Stainless Steel Liner

PROPERLY SEAL or JOIN FLUE / VENT PIPE
The vent / flue pipe should be properly sealed. Leaks in these pipes can cause Carbon Monoxide to enter the area. Exposure to Carbon Monoxide can cause SERIOUS PHYSICAL INJURY AND DEATH. Recommend immediate repair by a qualified contractor.

Supply / Return Ducts / Pipes - Heating

Hot air is delivered to registers in the living space through supply ducts and returned to the unit in return ducts. Pipe (either metal or plastic) is used to deliver hot water or steam to radiators or areas in the living space. Radiant heat employs pipes that travel below or in the floors, walls or ceilings. The inspector has a limited view of many areas of ducts / pipes. Conditions reported on are based on areas able to be viewed only.

44-I Supply / Return / Ducts / Pipes
LIMITED VIEW
The inspector has a limited view; conditions reported on are based on areas able to be viewed only.

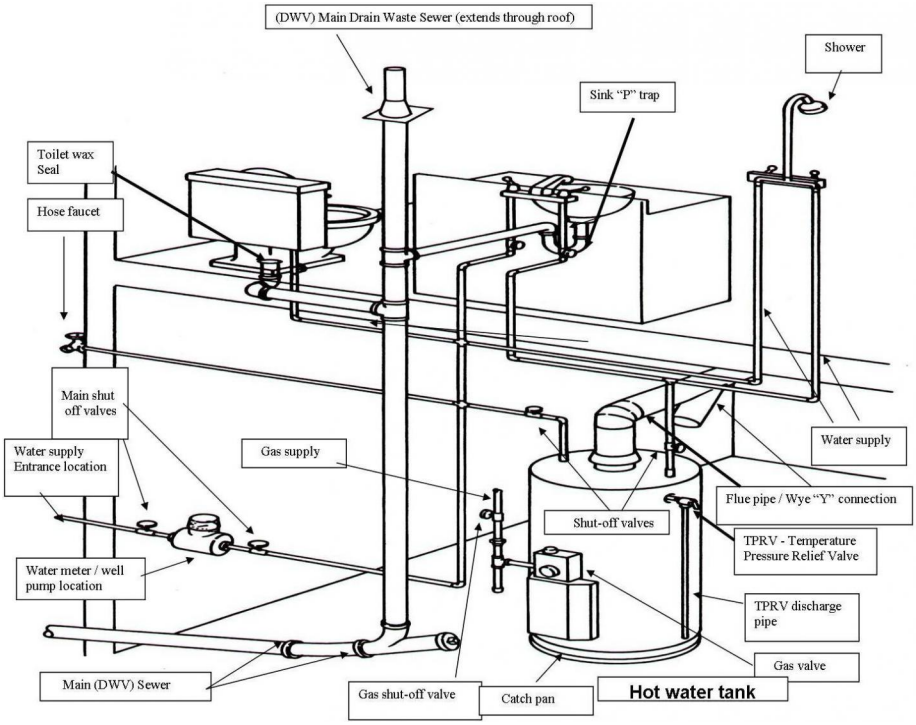
44-II Conditions noted below require routine maintenance and / or minor repair
REPLACE / CLEAN FILTER
The filter should be cleaned / replaced to ensure proper operation of the system.

44-IV Conditions noted below require necessary repair and / or further evaluation by a qualified professional
UNKNOWN MATERIAL / SUBSTANCE INSULATING DUCTS / PIPES / UNIT RECOMMEND TESTING FOR ASBESTOS
The inspector has indicated that there is an unknown substance / material insulating the ducts or lines. The only way to positively identify

this material is to have an approved lab test it for hazardous material including Asbestos. Asbestos is a carcinogen. If Asbestos or another hazardous material is detected, recommend having it properly removed by a qualified environmental company.

OPEN DUCTS / RETURNS
Open returns can be potentially dangerous. If a flue pipe becomes disconnected or other toxic fume is present in the area of the open return, it will be drawn into the furnace and be delivered by supply ducts to registers in the living space. Exposure to Carbon Monoxide can case SERIOUS PHYSICAL INJURY AND DEATH. Recommend the ducts are properly sealed.

Section 7: Plumbing



Description

The inspector shall view / inspect interior water supply and distribution system (able to be viewed starting at the entrance / exit of the house) including: piping materials, supports & insulation, fixtures, faucets, functional flow, leaks, cross connections, interior drain, waste, vent system including traps, drain, waste vent piping, piping supports and pipe insulation, leaks, functional drainage, water heating equipment, normal operating controls, automatic safety controls, chimneys, flues, vents that are able to be viewed, fuel distribution systems including, interior fuel storage equipment (if applicable), supply piping, venting & supports, leaks, and sewage ejector pump. The inspector shall describe water supply and distribution piping materials, drain, waste & venting materials, water heating equipment, operate all plumbing fixtures including their faucets.

Table of Contents

Water Source - Plumbing

The inspector notes the source of the water.

45-I Water Source
PUBLIC / MUNICIPAL
The water is supplied to the dwelling from a public entity.

45-I Unit / Location
A - MAIN / PRIMARY DWELLING

45-I Entrance Location
BASEMENT

45-I Materials (Water Supply Pipe)
COPPER
Copper pipe is a desirable durable material for water supply.

GALVANIZED
Galvanized pipe was used in the past for water supply. In time, galvanized pipe will corrode and need replacement. Consult with your inspector.

45-I Size - Water Supply Pipes
3/4 INCH

1/2 INCH

45-IV Conditions noted below require necessary repair and / or further evaluation by a qualified professional
CONSIDERABLE DAMAGE / CORROSION / UNSATISFACTORY CONNECTIONS NOTED
These areas should be closely monitored for leaks. They will have to be replaced in the near future. Recommend replacing any deteriorated pipes with copper or other approved pipe.

Water Meter - Plumbing
The water meter measures and records water usage for a particular unit or dwelling. The meter can be located in a variety of areas. If a well pump is noted, the inspector reports on the condition of the well pump at the time of inspection

46-I Water Meter / Well Pump Location
BASEMENT

46-III Conditions noted below require some repair and / or close monitoring
METER IS NOT PROPERLY INSTALLED / GROUNDED
Improper installation could cause damage to plumbing pipes and an inaccurate water reading. The meter should be properly grounded. Improper grounding of the electric service could result in physical injury. Recommend evaluation / repair by a licensed plumber and electrician.

46-IV Conditions noted below require necessary repair and / or further evaluation by a qualified professional
LEAK NOTED AT METER
A licensed plumber should repair the leak. It may be necessary to have the meter replaced / repaired.

Main Shut-Off Valve - Plumbing
A main shut-off valve should be located where the main water supply pipe enters the dwelling. If functioning properly this valve will shut off all of the water flow. The inspector will not operate this valve; his assessment will be visual only. This section addresses whether a main shut-off valve is present or not and its visible condition at the time of inspection. It is recommended that all dwellings have a main shut off valve.

47-I Main Shut-Off Valve
SHUT-OFF VALVE INSTALLED

47-IV Conditions noted below require necessary repair and / or further evaluation by a qualified professional
DAMAGE / CORROSION ON MAIN SHUT OFF VALVE
The inspector has indicated that the main shut-off valve should be replaced. The valve may be broken / damaged / corroded. A licensed

plumber should perform this repair.

Hose Faucets - Plumbing

Hose faucets are located outside and are the water connection for a garden hose.

48-I Hose Faucets
HOSE FAUCET (S) INSTALLED

48-II Conditions noted below require routine maintenance and / or minor repair
SATISFACTORY
The hose faucet(s) appear to be in satisfactory condition at the time of inspection.

Drain / Waste / Vent - Sewer - Plumbing

The Drain Waste Vent system or sanitary sewer system carries waste water out of the dwelling and to the municipal sewer or a private (septic) system. The inspector can only report on areas of DWV pipe able to be viewed and located in the dwelling. Many areas of DWV pipe can not be viewed by the inspector, i.e.; between walls, behind finished sections, etc. Functional drain of fixtures is reported on in the interior section.

49-I Sewer Connection - Type
PUBLIC
The main sanitary sewer is connected to a municipal sewer.

49-I Materials of DWV / Sewer
CAST IRON
A durable non-malleable iron carbon alloy. Used widely in many dwellings. The serviceable life of this material can be several years; however, it can corrode with time. Recommend replacing with Polyvinyl Chloride (PVC) as necessary.

METAL
The type of metal normally used for DWV pipe is galvanized pipe. This pipe is durable, however it can corrode with time.Recommend replacing with Polyvinyl Chloride (PVC) pipe as necessary

49-III Conditions noted below require some repair and / or close monitoring
MINOR / SOME CORROSION
These areas should be closely monitored for further corrosion and leaks and replaced with approved pipe as necessary.

TEMPORARY REPAIRS
These areas should be closely monitored for leaks / damage and repaired using approved materials by a licensed plumber. On Main Drain Waste Vent stack in basement - see photo

Water Heating - Plumbing

The inspector reports on the condition of the water heating equipment at the time of inspection by using normal controls and / or opening the hot water faucet(s) and observing the hot water. The fuel type is noted.

50-I Type of Water Heater
HOT WATER TANK
These units have an average holding capacity of 30-50 gallons. The water is heated by natural gas, propane, oil, or electricity. A control knob on the unit adjusts the temperature of the water.

50-I Fuel Type (Hot Water Heater)
NATURAL GAS

50-I Capacity (Hot Water Tank)
40 Gallon

50-II Conditions noted below require routine maintenance and / or minor repair
OLDER UNIT NEARING END OF SERVICEABLE LIFE
The unit may have responded satisfactorily at the time of inspection. The average expected serviceable life of a hot water tank is between 10 and 12 years. Although the unit may not last 10 years and could last more than 12 years, it is the inspector's opinion that the unit may have to be replaced in the foreseeable future.

Flue / Vent Pipe - Water Heating

The flue / vent pipe carries the flue gases to the chimney or direct vented. The inspector reports on the visible condition of the flue / vent pipe on the areas able to be viewed.

51-I Flue Pipe (Type)
CHIMNEY VENTED
Flue gases are vented out of the dwelling through a chimney

51-I Materials of Vent / Flue
METAL
Most commonly used for units vented to the chimney

51-III Conditions noted below require some repair and / or close monitoring
VENT / FLUE PIPES SHOULD BE JOINED WITH A WYE 'Y' PIPE (if possible)
In order for flue gasses to properly vent, connections with other appliances should be made with a wye connection, if possible. This connection is 45 degrees instead of 90 degrees, thus lowering the chances of backdraft or flue gasses containing carbon monoxide spilling into the area.

51-IV Conditions noted below require necessary repair and / or further evaluation by a qualified professional
JOIN / SEAL SECTIONS
Recommend these sections are replaced as soon as possible by a qualified contractor to ensure the integrity of the pipe. Also, areas may begin to leak Carbon Monoxide. Exposure to Carbon Monoxide can cause SERIOUS PHYSICAL INJURY OR DEATH. Recommend immediate repair by a qualified contractor.

Fuel / Gas Service - Plumbing

The inspector reports on areas of gas / fuel pipe able to be viewed. Many areas can not be viewed, i.e.; between walls, floors, underground etc. The inspector is also not performing a pressure test on the system. It is outside the scope of this home inspection to check for gas leaks. However visible gas leaks or the presence of a gas odor will be reported.

52-I Type of Fuel
NATURAL GAS
Supplied from the public utility company or well. Entering the house through piping.

52-I Entrance Location (Fuel)
BASEMENT

52-I Meter Location (Fuel)
OUTSIDE

52-I Materials (fuel)
BLACK IRON PIPE
This type of pipe is most recommended for gas service.

GALVANIZED
Galvanized pipe is very strong but can rust over time. Also, the zinc galvanized coating can flake off and travel to the appliances. This

can cause clogging in the units burner assembly. Closely monitor this pipe and the appliances it supplies. Replace as necessary with black iron pipe.

STAINLESS STEEL
Acceptable for many applications requiring flexible gas pipe. The flexible pipe should not extend through the floor / wall. (This does not apply to CSST (Corrugated Stainless Steel Tubing)

52-II Conditions noted below require routine maintenance and / or minor repair

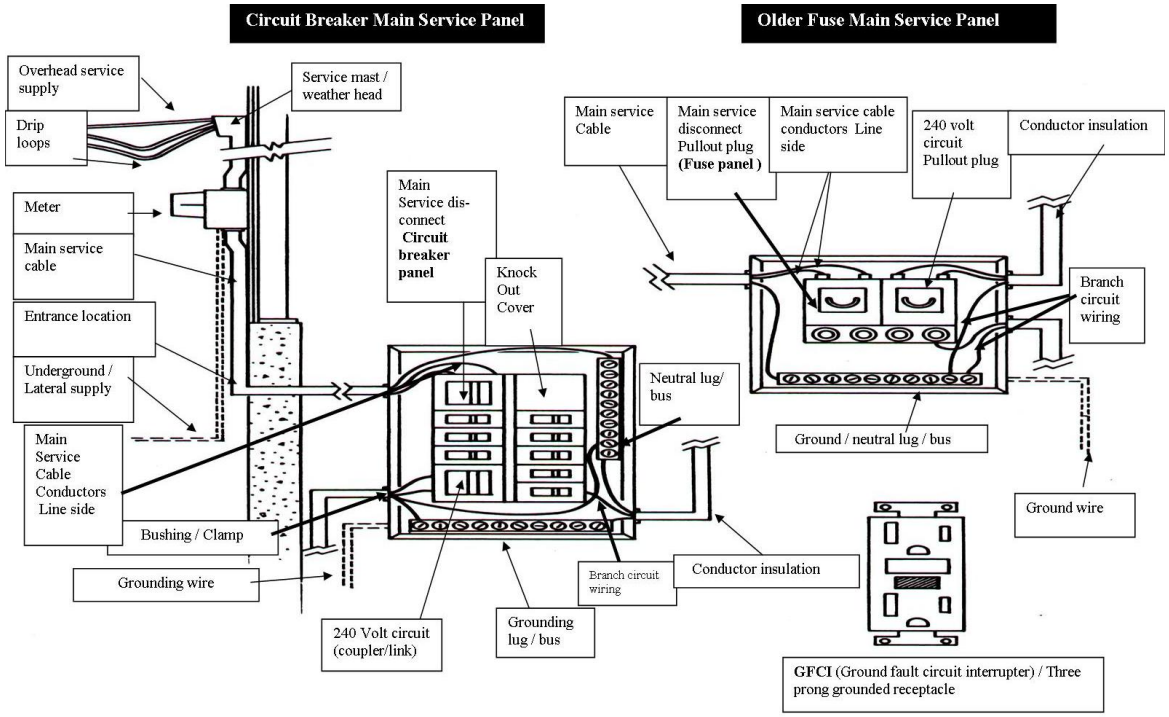
SATISFACTORY
Areas of gas pipes able to be viewed appear satisfactory at the time of inspection.

INSTALL SHUT-OFF VALVES ADJACENT TO GAS APPLIANCES
As a convenience to isolate an appliance. Properly installed shut-off valves will eliminate having to turn off the entire gas service when servicing an appliance. Recommend a licensed plumber install shut-offs as directed.

52-IV Conditions noted below require necessary repair and / or further evaluation by a qualified professional

EVIDENCE OF OIL / FUEL TANK
Evaluation of these units and surrounding areas are outside the scope of a visual home inspection. Recommend the tank(s) is properly removed and adjacent areas are evaluated by a qualified environmental company. (Rear Yard)

Section 8: Electric



Description

The inspector shall view / inspect (meaning; the examination/viewing of able to be viewed electrical components opening readily openable access panels), service entrance conductors, service equipment, grounding equipment, main over current protection device, main distribution panels, amperage and voltage of the service (if able to be determined), branch circuit conductors and their over current protection devices, the compatibility of their amperage and voltages, the operation of a representative number of installed lighting fixtures, switches and receptacles, the polarity and grounding of all receptacles within six feet of interior plumbing fixtures, a representative number of receptacles in the garage or carport, and on the exterior of inspected structures, and the operation of Ground Fault Circuit Interrupters and Arc Fault Circuit Interrupters (using the “test / reset” buttons). The inspector shall describe the service amperage and voltage (if able to be determined), service entry conductor materials (if able to be viewed), service type as being overhead or underground, location of main and distribution panels, and report any visual unsatisfactory branch circuit wiring.

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Electric Supply / Main Service Cable Condition - Electric

53-I Service Supply / Location
A- MAIN

53-I Main Service Supply Type
OVERHEAD
The electric main service cable travels over head, from an electric pole.

53-I Meter Location (Electric)
OUTSIDE

53-I Main Service Cable Conductor - Type
ALUMINUM
Commonly used for main service cable conductors. Older aluminum wiring is normally not recommended for some branch circuits;

however, it is approved in sizes no smaller than size # 8 AWG stranded and # 6 AWG solid. Most main service conductors are at least this size or larger. Recommend evaluation of all aluminum branch circuits smaller than #8 AWG stranded and #6 AWG solid by a licensed electrician.

53-III Conditions noted below require some repair and / or close monitoring
LOOSE MAIN SERVICE CABLE
A licensed electrician should properly attach the main service cable to the dwelling in order to ensure it is not damaged

53-IV Conditions noted below require necessary repair and / or further evaluation by a qualified professional
CONSIDERABLY FRAYED CABLE INSULATION
This can be a potentially dangerous condition. It could also cause water to enter the main service panel. Recommendation evaluation / replacement of cable by a licensed electrician.

Main Electric Service Disconnect - Electric Service

The main service disconnect(s) will turn off all of the electricity to the dwelling or area.

54-I Location of Main Service Disconnect
MAIN SERVICE PANEL (With Branch Circuits)
The main service disconnect is located in the same panel as the branch circuits.

54-I Main Service Disconnect - Type
PULLOUT PLUG
This main service disconnect has two cartridge type fuses in a block that when pulled out by a handle will disconnect the service.

54-IV Conditions noted below require necessary repair and / or further evaluation by a qualified professional
DAMAGE / UNSATISFACTORY CONNECTIONS NOTED TO MAIN SERVICE DISCONNECT
The main service disconnect disengages the electricity to the branch circuits and all or part of the main service panel. Serious property damage and physical injury or death could occur if this disconnect is not operating properly. Recommend immediate repair by a licensed electrician ONLY.

Service Size - Electric Service

The main service is measured in units called amperes and voltage. Amperes is a unit for measuring the strength of an electric current, equal to a flow of one coulomb per second. Most municipalities recommend a minimum of 100 amperes per service. Some recommend 150 Amperes. Voltage is an electromotive force or potential difference expressed in volts. Some older services are rated for 120 volts. Most new services are rated for 240-volt service. Large electric appliances such as stoves, clothes dryers, central air conditioning units, etc..require 240-volt service. If the inspector is not able to determine the amperage or voltage, it is so noted.

55-I Size of Service
A - 60 Amperes / 240 Volts

55-IV Conditions noted below require necessary repair and / or further evaluation by a qualified professional
THE MAIN SERVICE AMPERAGE SHOULD BE UPDATED
The service is obsolete by today's standards. Recommend evaluation and updating of the current service by a licensed electrician.

Service Panels / Type / Condition - Electric Service

The main service panel is a cabinet or board which houses the main service disconnect, and may house branch circuit disconnects and branch circuit wiring to the individual circuits. A sub-panel is another service panel that is supplied by the main service panel. The sub panel also contains branch circuit disconnects and wiring to branch circuits. Branch circuit disconnects are normally circuit breakers or fuses located in the service panels. 240 volt circuits are large (double pole) circuits required for most central air conditioning units, electric stoves, ranges, pools, etc.

56-I Main Service Panel(s) / LOCATION
A - Basement

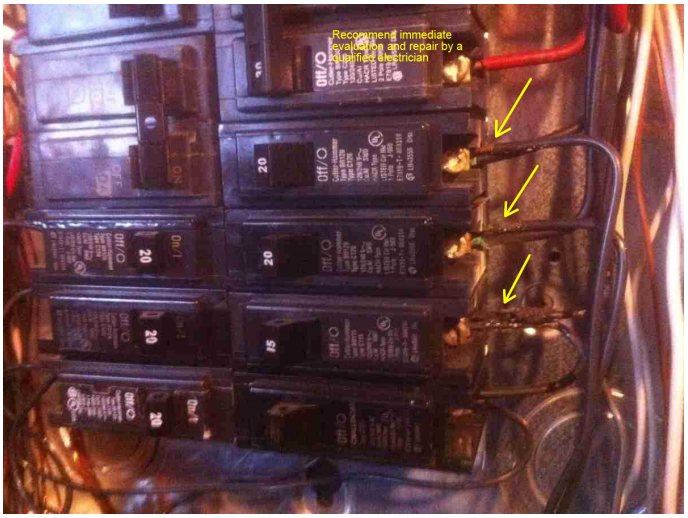
56-I Branch Circuit Disconnects (MAIN Service Panel)
FUSE
An over current protection device that melts a metal band when the current becomes overloaded, interrupting electricity to a branch circuit. Fuses are outdated and should be replaced with circuit breakers.

56-I SUB-PANEL (Location)
J - Location
(Located in Garage)

56-I SUB - PANEL (Branch Circuit Disconnects)
FUSE
An over current protection device that melts a metal band when the current becomes overloaded, interrupting electricity to a branch circuit. Fuses are outdated and should be replaced with circuit breakers.

56-IV Conditions noted below require necessary repair and / or further evaluation by a qualified professional
UNSATISFACTORY CONNECTIONS / IMPROPER WIRING
Recommend these area(s) be evaluated and repaired by a licensed electrician.

EVIDENCE OF OVERHEATING
Overheating of any part of the electric service is a very serious condition. An electric fire could result from overheating. Recommend immediate evaluation / repair by a licensed electrician. (MAIN SERVICE PANEL)



Service Panel SHOULD Be Updated
The service panel noted is outdated by today's standards and electrical demands. Recommend a licensed electrician update the main service panel. (MAIN & SUB PANEL)

COUPLER / LINK MISSING FROM 240 VOLT CIRCUIT BREAKER
Both handles of the 240-volt double pole circuit breaker should be joined together. This will ensure that both sides will disconnect and there will be no power to the circuit. This can be a potentially dangerous condition. Recommend immediate repair by a licensed electrician.

Wiring (Branch Circuit) - Electric
The wiring traveling through the dwelling to receptacles and switches are called branch circuits. The inspector reports on wires /

disconnects able to be viewed only. There are many areas that the branch circuits can not be viewed, i.e.; between floors and walls.

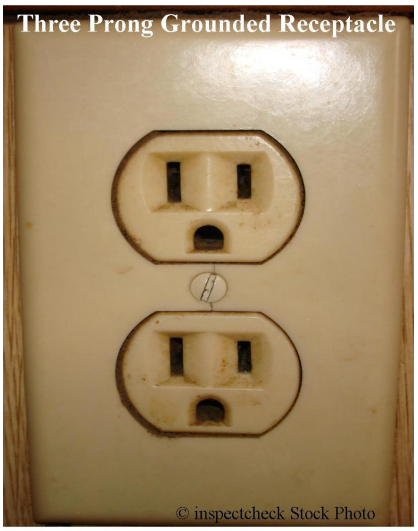
57-I Branch Circuit Wiring - Type / Condition
COPPER
This material is the most desired conductor of electricity

COPPER CLAD
Tin coated copper wire. These conductors were used in older services and are still acceptable under most conditions as long as the conductors and connections are in serviceable condition.

ALUMINUM (Smaller than #6 AWG solid & #8 AWG stranded conductors)
Aluminum branch circuits can be potentially dangerous if proper connections and materials are not used. Improperly connected and sized aluminum wiring has resulted in fires. Any aluminum branch circuit wiring smaller than #6 AWG solid conductor, or #8 AWG stranded conductor should be replaced or updated with COPALUM Crimp Connectors. (See U.S. CPSC Publication 516). Evaluation of these branch circuits and components should be performed by a licensed electrician AS SOON AS POSSIBLE.

57-I 240 Volt Circuits
240 Volt Circuits Installed

57-III Conditions noted below require some repair and / or close monitoring
INSTALL THREE PRONG GROUNDED RECEPTACLES
Many older electric service receptacles are two prong non-grounded receptacles. Grounded receptacles provide safety by providing a path if a fault occurs in a circuit. Many modern appliances will only plug into three prong grounded receptacles. A licensed electrician should properly wire / install three prong grounded receptacles as necessary or recommended.



OPEN GROUNDS NOTED
A licensed electrician should evaluate and properly ground all receptacles. If older two prong receptacles are noted, a licensed electrician may have to replace the supply wires in order to properly ground them.

57-IV Conditions noted below require necessary repair and / or further evaluation by a qualified professional
RECEPTACLES / SWITCHES ARE MISWIRED / REVERSED POLARITY
Improperly wired or reversed polarity receptacles could cause damage to sensitive appliances and may not be properly grounded. A licensed electrician should evaluate and properly repair the miswired or reversed polarity receptacles or switches.

UNSATISFACTORY EXTERIOR WIRES / CLEARANCE / SWITCHES / RECEPTACLES
Approved exterior wires must be used for outside and underground wiring. Also, a minimum height is required for safety reasons Recommend evaluation / repair by a licensed electrician.

IMPROPER / UNSATISFACTORY WIRING
The inspector has indicated improper wiring. Recommend evaluation / repair by an electrician as soon as possible.

UNPROTECTED / EXPOSED / DAMAGED WIRES NOTED
Any of these conditions are potentially dangerous and should be evaluated / repaired by a licensed electrician.

Conductor Insulation - Branch Circuits - Electric

The insulation around the conductors protect the bare wires. If the insulation frays or becomes damaged, the bare wire will become exposed. This can be a potentially dangerous condition and should be repaired by a licensed electrician. The inspector reports on areas of insulation able to be viewed only. Many areas are unable to view, (in walls, floors etc...)

58-I Conductor Insulation - Branch Circuits - Type / Condition

NON METALLIC (NM)
This wire insulation is a plastic based material.

ARMORED CABLE
This type of cable is sometimes referred to as BX, or AC cable. It has a flexible metal sheath around the conductors, which are covered in a cloth like material.

CLOTH
Older branch circuits had cloth insulation. These branch circuits should be closely monitored for dry rot and replaced as necessary.

58-III Conditions noted below require some repair and / or close monitoring

SOME DRY ROT NOTED TO INSULATION ON BRANCH CIRCUIT(S)
The insulation in these areas should be closely monitored for further dry rot, fraying, or damage and replaced as necessary by a licensed electrician.

58-IV Conditions noted below require necessary repair and / or further evaluation by a qualified professional

CONSIDERABLE DRY ROT / DAMAGE NOTED TO INSULATION ON BRANCH CIRCUIT(S)
This can be a potentially dangerous condition if not addressed. Recommend a licensed electrician further evaluate and replace as necessary. (OLDER CLOTH BRANCH CIRCUITS)

GFCI (Ground Fault Circuit Interrupters) - Electric

GFCI's or ground fault circuit interrupters detect a small fault in the circuit and interrupt it in approximately 1/40 of a second. They are recommended in bathrooms, kitchens, laundry areas, basements, garages, outdoors, and in close proximity to a water source or damp location

59-I Ground Fault Circuit Interrupters (GFCI)

59-II Conditions noted below require routine maintenance and / or minor repair

NOT NOTED (See below)
GFCI's are recommended in bathrooms, kitchens, laundry areas, basements, garages, outdoors, and in close proximity to a water source or damp location.

59-III GFCI's SHOULD be installed in the following areas:

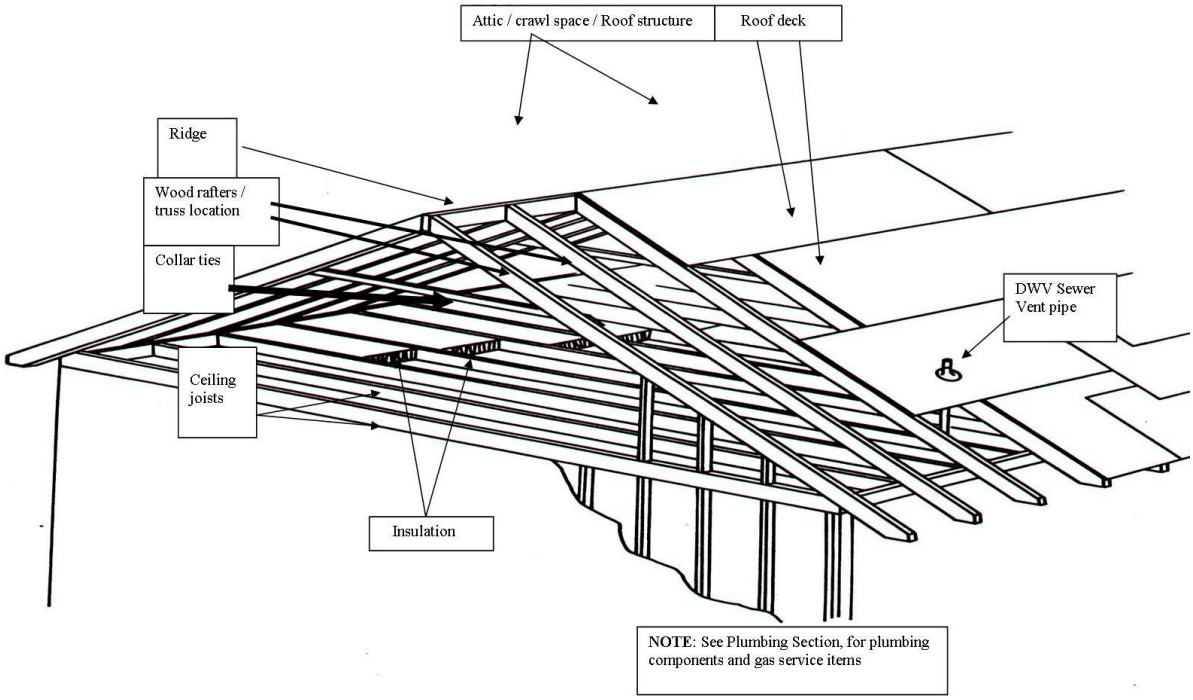
KITCHENS
GFCI's Should be installed in the kitchen

BATHROOMS
GFCI's should be installed in the bathrooms.

BASEMENTS
GFCI's should be installed in the basements

OUTDOORS
GFCI's should be installed outdoors.

Section 9: Interior



Description

The inspector will view / inspect, interior components including walls, ceilings, floors, steps, stairways, balconies, railings, counters, a representative number of cabinets, and a representative number of doors and windows. The inspector will operate a representative number of primary windows and interior doors, report signs of water penetration into the building, or signs of harmful condensation on building components in areas able to be viewed.

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Kitchen - Location / Condition - Sink, Counter Top, Cabinets - Interior

The inspector visually inspects the kitchen area and components for condition.

60-I Kitchen Location / Condition - Sink, Faucet, Cabinets, Countertop
A - MAIN (Kitchen) / First Unit

60-II Conditions noted below require routine maintenance and / or minor repair
A) Satisfactory
Kitchen components appear in satisfactory condition.

Kitchen Ventilation / Range Hood / Stove Connection - Kitchen

The inspector observes the type & operation of kitchen ventilation. It is normally recommended that a range hood or other mechanical ventilation is installed and vent to the outside if possible. The inspector may note the type of stove connection as a convenience.

61-I Kitchen Ventilation
INTERNALLY VENTED
The vent / range hood re-circulates the vented air to the inside.

61-I Stove Connection
NATURAL GAS

61-II Conditions noted below require routine maintenance and / or minor repair
SATISFACTORY (range hood)
The range hood responded satisfactorily at the time of inspection.

Floor Covering - Kitchen

The inspector views the floor and covering. Certain conditions may be present under the floor covering, (deteriorated / damaged sub floor) that the inspector will not be able to view unless the floor covering is removed. The inspector can only report on areas he can view at the time of inspection. If movement is noted, then further evaluation is recommended.

62-I Floor Covering (Kitchen) - Type
CERAMIC

62-II Conditions noted below require routine maintenance and / or minor repair
SATISFACTORY
Areas able to be viewed appear satisfactory at the time of inspection.

Bathrooms - Bathtub / Shower / Toilet / Vanity / Sink / Faucet - Bathrooms

The inspector views the bathroom areas. The functional water flow and functional drain is observed.

63-I Bathroom Location / Condition - Bathtub / Shower - Vanity - Sink / Faucet
A - First Floor

B - Second Floor

C - Master

63-II Conditions noted below require routine maintenance and / or minor repair
SATISFACTORY
The bathroom components noted appear satisfactory at the time of inspection. B - Second Floor

JETTED TUB – RESPONDED
The jetted tub responded at the time of inspection. C - Master

Bath Ventilation - Bathrooms

Proper ventilation is important for moisture and mildew control. Under most circumstances an operating window or a mechanical exhaust fan is sufficient. The inspector will observe the operation of the exhaust fan / window if present.

64-I Bathroom Ventilation - Type / Operation
WINDOW
B - Second Floor C - Master bath

EXHAUST FAN
A - First Floor

UNABLE TO DETERMINE WHERE VENT TERMINATES
Recommend further investigation to ensure the exhaust vent terminates outdoors.

64-II Conditions noted below require routine maintenance and / or minor repair
SATISFACTORY
The ventilation appears satisfactory in the bathroom at the time of inspection. B - Second Floor C - Master Bath

64-III Conditions noted below require some repair and / or close monitoring

NOISE FROM EXHAUST FAN
The fan should be repaired or replaced; it is probably nearing the end of its expected serviceable life. A - First Floor

Floor - Type / Condtition - Bathrooms

The inspector views the floor & floor covering and reports on the condition at the time of inspection. The inspector will not be able to view the sub floor due to the floor covering. Conditions reported on are based on areas able to be viewed only.

65-I Bathroom Floor - Type / Condition
VINYL
A - First Floor

CERAMIC / MARBLE
B - Second Floor C - Master Bath

65-II Conditions noted below require routine maintenance and / or minor repair
SATISFACTORY
The floor covering appears to be in satisfactory condition at the time of inspection. ALL

65-III Conditions noted below require some repair and / or close monitoring
REGROUT
The tiles should be regrouted to prevent damage to the sub floor and covering. C- Master Bath

Laundry Room / Area / Ventilation - Interior

The inspector will report on the visible condition of the laundry room / area and ventilation at the time of inspection. Proper ventilation is important for moisture / mildew reduction. Under most circumstances an operating window or a mechanical exhaust fan is sufficient. The inspector will observe the operation of the exhaust fan or window if present.

66-I Laundry Area - Unit
A - Main

66-I Laundry Area Location - Condition / Ventilation
BASEMENT

66-I Clothes Dryer Connection Type
Natural Gas

66-II Conditions noted below require routine maintenance and / or minor repair
SATISFACTORY
The laundry room / area appear to be in satisfactory condition at the time of inspection.

Doors - Interior

The inspector views a representative number of interior doors and condition / operation at the time of inspection.

67-I Interior Doors - Condition

67-II Conditions noted below require routine maintenance and / or minor repair
SATISFACTORY
The doors appeared to be and operate in satisfactory condition at the time of inspection.

Wall / Ceiling Coverings - Interior

Walls and Ceilings are considered plaster / drywall / wood. The inspector does not inspect or report on wallpaper or other coverings that are not permanently installed. The inspector visually examines areas of the walls and ceiling able to be viewed for damage, cracks, and moisture and reports on the condition at the time of inspection. Tiles or other coverings will not be removed

68-I Interior Wall / Ceiling - Type / Condition
PLASTER / DRYWALL

68-II Conditions noted below require routine maintenance and / or minor repair
SATISFACTORY
The wall coverings appear to be in satisfactory condition.

68-IV Conditions noted below require necessary repair and / or further evaluation by a qualified professional

WATER / MOISTURE STAINS
These areas should be properly repaired / replaced, primed with an approved primer and painted. Further investigation is recommended to determine the origination of the water or moisture stains.

Moldings / Trim - Interior
The inspector views and reports on the condition of the moldings and trim able to be viewed.

69-I Interior Moldings / Trim - Condition

69-II Conditions noted below require routine maintenance and / or minor repair
SATISFACTORY
Moldings and trim able to be viewed appear to be in satisfactory condition.

Floor / Coverings - Interior
The inspector views the floors and coverings (not already reported on) and reports on their condition at the time of inspection. There are many areas of sub-floor and floor coverings that are unable to be viewed, i.e.; furniture placement, carpet, floor coverings, etc. The inspector reports on areas able to be viewed.

70-I Floors / Coverings - Type / Condition
CARPETED

70-II Conditions noted below require routine maintenance and / or minor repair
SATISFACTORY
Areas of floors and floor coverings able to be viewed appear to be in satisfactory condition. Unless the dwelling is vacant, the inspector has a very limited view of the floor and coverings. SEE KITCHEN SECTION

Windows (Interior View) - Interior
The inspector views the windows from the inside of the dwelling & reports on the condition at the time of inspection. The inside view and condition may differ from the outside. Refer to exterior section for external condition of the window units.

71-I Windows - Materials / Condition
VINYL / ALUMINUM CLAD
The windows are covered or cladded in Vinyl or Aluminum. The frames may be wood, vinyl, aluminum, fiberglass, or another material.

71-II Conditions noted below require routine maintenance and / or minor repair
SATISFACTORY
The windows appear to be in satisfactory condition. The inspector operated at least one window in each room and these windows operated satisfactorily.

Stairways - Interior
The inspector views the stairs and reports on their condition at the time of inspection. The inspector can only report on areas and components of the stairs that can be viewed, i.e.: carpet covered, enclosed, etc.

72-I Stairways (Interior) - Location / Condition
A - BASEMENT

C - SECOND FLOOR

72-II Conditions noted below require routine maintenance and / or minor repair
SATISFACTORY
The stairs and components able to be viewed appear to be in satisfactory condition at the time of inspection.

Heat / Cooling Source - Interior

The inspector views the registers / radiators and reports on the visible condition of these components. The inspector also looks for a permanently installed heat / cool source in every habitable room. The inspector is not conducting a technically exhaustive inspection and an adequacy evaluation.

73-I Heat / Cooling Source

73-IV Conditions noted below require necessary repair and / or further evaluation by a qualified professional
AREAS DO NOT HAVE A HEAT / COOLING SOURCE
A heat and cooling source (if installed) should be installed in every habitable room. Recommend evaluation / repair by a qualified heating contractor. REAR ADDITION

Fireplace / Wood Stove / Chimney - Interior

This home inspection does not certify the fireplace / wood stove / flue liner as safe for operation or for wood burning. The report is based on the visible condition of individual components and their condition at the time of inspection. We strongly recommend evaluation by a qualified professional to certify that the unit is safe for operation PRIOR to using. A faux (fake) unit indicates that it can NOT be used as a wood / fuel burning fireplace.

74-I Fireplace Type / Location / Condition of Components
UNIT A - Type / Location
Gas Unit in Living Room

74-IV Conditions noted below require necessary repair and / or further evaluation by a qualified professional
GAS UNIT DID NOT RESPOND
The unit should be evaluated and repaired by the local gas company or a qualified fireplace contractor. The gas supply should be turned off to the unit until it is evaluated.

Damper - Fireplace

The inspector views the damper and reports on its condition. The damper should operate easily & fully open / close. When open, the damper should not obstruct the flue gases traveling from the firebox to the flue pipe / chimney.

75-I Damper - Operation / Condition
N/A

Smoke Detectors - Interior

The inspector is not conducting a technical evaluation of the smoke detectors. The inspector's evaluation of the unit(s) is limited to the response of the test button. The power supply for smoke detectors may be battery powered, or hardwired directly into the main electric system of the house. Most electric units also have battery back up. NOTE; Smoke detectors should be installed on the ceilings of all bedrooms, common areas and all levels of the dwelling.

76-I Smoke Detectors - Response

76-II Conditions noted below require routine maintenance and / or minor repair
RESPONDED TO THE TEST BUTTON (Smoke Detectors)
The smoke detectors responded to the test button

Carbon Monoxide Detectors - Interior

The inspector is not conducting a technical evaluation of the Carbon Monoxide detectors. The inspector's evaluation of the unit(s) is limited to the response of the test button. The power supply for Carbon Monoxide detectors may be battery powered, hardwired directly into the main electric system of the house, and plug in units that plug directly into a receptacle. Carbon Monoxide detectors should be installed on each level of the living space in unobstructed air space, and no closer than 15 feet from fuel burning appliances. Follow manufactures recommendations regarding placement of Carbon Monoxide detectors. Some experts recommend placing near a forced hot air register in a bedroom. If the heat exchanger should fail, Carbon Monoxide will travel through the duct work to the register.

77-I Carbon Monoxide Detectors - Response

77-III Conditions noted below require some repair and / or close monitoring
INSTALL CARBON MONOXIDE DETECTORS
Carbon Monoxide detectors should be installed on all levels of the house in unobstructed air space, and no closer than 15 feet from fuel burning appliances.

Structure / Attic / Crawl Space & Ventilation - Interior

The inspector views the attic / crawl space and reports on the condition and visible ventilation at the time of inspection. In many instances, the inspector's view will be limited. The conditions noted are based on areas able to be viewed only. The inspector notes how the attic was accessed / viewed. The inspector also views visible structural components of the roof and ceiling from the attic / crawl space and reports on the type of structure and visible condition of the components. In many instances, the inspector will have a limited view of these components. Conditions noted are based on areas able to be viewed, at the time of inspection

78-I Structure - Attic / Crawl Space & Ventilation - How Viewed
VIEWED FROM LADDER / STAIRWAY / OPENING
The inspector will have a very limited view of the attic space.

78-I Location of Attic / Crawl Space
UPPER CRAWL SPACE

78-I Structure Type (Viewed From Attic)
WOOD RAFTERS
The members extending from the wall top plate to the ridge. The rafters support the roof deck.

78-II Conditions noted below require routine maintenance and / or minor repair
SATISFACTORY
Areas able to be viewed appear satisfactory at the time of inspection.

78-IV Conditions noted below require necessary repair and / or further evaluation by a qualified professional
EXHAUST VENT(S) TERMINATE IN ATTIC
Exhaust fans from kitchens, bathrooms, laundry areas, etc. should not terminate in the attic or crawl space. Recommend these exhaust vents are properly vented outdoors, either through a sidewall or through the roof.

CONSIDERABLE DAMAGE / DECAY / NOTED TO MEMBERS
Recommend evaluation by a structural engineer and repair based on this evaluation by a qualified carpenter.

Insulation - Interior

Insulation is used to avoid heat / cool loss. The inspector reports on areas of insulation able to be viewed at the time of inspection and the location of the insulation. The efficiency or R-value of the insulation is not determined. Generally, thicker insulation will have a higher R-value (resistance) or insulation value for that particular material. The inspector may not be able to determine the presence of insulation, however, insulation may be installed in areas not able to be viewed by the inspector, (ex; behind walls, in an inaccessible attic, etc.). A qualified insulation contractor should install / repair insulation when noted by the inspector. Without training and proper

protective gear, some types of insulation can be harmful, and an irritant.

79-I Insulation - Location / Type / Vapor Barrier
ATTIC / UPPER CRAWL SPACE

79-I Type of Insulation
FIBERGLASS
Composed of small fibers that divide the air space. Fiberglass insulation, if installed correctly, is a very good insulator.

79-I Vapor Barrier
UNABLE TO DETERMINE

Comments / Information

The home inspector can add additional comments here.

The inspector can add as much text in this section as desired. text can also be added anywhere in the report

SCROLL DOWN FOR ATTACHMENTS / ADDITIONAL REPORTS

Attachments / Additional Reports

Please see the following pages to view any additional reports or information from the inspector.

The following are links to other documents with additional information:

- The Life Cycle of a Roof
- What Are Ice Dams
- Principles of Exterior Drainage
- Basement Waterproofing
- Glass Block Windows
- Arc Fault Circuit Interrupters
- Repairing Aluminum Wiring

The inspector can add Radon, additional services reports, or other information here. Inspectcheck.net also has a technical attachment library that the inspector can easily upload to further inform the client.
Some of the technical information can be seen under "Clients Link" at www.inspectcheck.net.
The inspector can choose to upload links (noted here) or full text. (Full text reports will increase the size of the report).