



Inspection Report

Inspection Date: 5/1/2010

Single Family Sample Report

Property Address:

Address

City State Zip



All In One Home Inspection LLC

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Date: 5/1/2010	Time: 09:00 AM	Report ID: Single Family Sample Report
Property: Address City State Zip	Customer: Single Family Sample Report	Real Estate Professional:

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI) = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this home or building.

Repair or Replace (RR) = The item, component or unit is not functioning as intended or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

Homes more than 5 years old may have areas that are not current in code requirements. This is not a new home and this home cannot be expected to meet current code standards. While this inspection makes every effort to point out safety issues, it does not inspect for code. It is common that homes of any age will have had repairs performed and some repairs may not be in a workmanlike manner. Some areas may appear less than standard. This inspection looks for items that are not functioning as intended. It does not grade the repair. It is sometimes common to see old plumbing or mixed materials. Sometimes water signs in crawlspaces or basements could be years old from a problem that no longer exists. Or, it may still need further attention and repair. Determining this can be difficult in a lived in home. Sometimes homes have signs of damage to wood from wood eating insects. Having this is typical and fairly common. If the home inspection reveals signs of damage you should have a pest control company inspect further for activity and possible hidden damage. The home inspection does not look for possible manufacturer re-calls on components that could be in this home. Always consider hiring the appropriate expert for any repairs or further inspection.

Style of Home:
Single Family

Age Of Home:
Over 15 Years

Home Faces:
Western Direction

Client Is Present:
No

Agent Present:
Yes

Weather:
Clear

Temperature:
Over 70

Rain in last 3 days:
Yes

Property Occupied:
Yes

1. Exterior

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building.

The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected.

The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks.

The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.



Styles & Materials

Siding Material:

Vinyl

Window Types:

Casement
Double-hung

Outlet Style:

GFCI

Exterior Entry Doors:

Sliding Glass
Steel
Wood

Front Entryway:

Covered porch
Sidewalk
Steps

Side and/or Rear Entryway:

Areaway
Deck with steps
Steps

Driveway:

Asphalt

Inspection Items

1.0 WALL CLADDING / SIDING, FLASHING AND TRIM

Comments: Repair or Replace

Deck Stair Area - Siding damaged. I recommend repair in order to prevent insects, vegetation and moisture from entering behind veneer. Consult with a qualified contractor.



1.0 Picture 1

1.1 EAVES, SOFFITS AND FASCIAS

Comments: Repair or Replace

A gap between the eave board and soffits exists. The gap should be sealed to prevent vermin, moisture and insects from getting past the siding to enter the soffit and attic spaces.



1.1 Picture 1

1.2 PLUMBING WATER FAUCETS (hose bibs)

Comments: Inspected

1.3 OUTLETS AND LIGHTING (exterior)

Comments: Repair or Replace

(1) The exterior light does not illuminate. The bulb may be burned out, the switch broken or the lamp light sockets broken. Replace bulbs and try to operate lamp, otherwise repair recommended by a licensed electrician.



1.3 Picture 1

(2) Deck Area - The exterior GFCI is tripped in the off position and will not reset easily. This is considered a safety hazard until repaired. I recommend replacement of the GFCI outlet and a follow up test to ensure their intended safe operation.



1.3 Picture 2

1.4 EXTERIOR VENTS

Comments: Repair or Replace

Dryer vent cap damaged. The damaged cap may leak allowing rain water to leak into the dryer and interior spaces of the home. Replacement of the dryer vent cap is recommended.



1.4 Picture 1

1.5 WINDOWS (exterior)

Comments: Repair or Replace

Screens missing from windows. Replace to prevent the ingress of insects and vermin when windows are open.



1.5 Picture 1



1.5 Picture 2



1.5 Picture 3

1.6 DOORS (exterior), INTERCOMS & DOORBELLS

Comments: Repair or Replace

Side Door - Door bell inoperative. Door bell needs repair.



1.6 Picture 1

1.7 STEPS, STOOPS AND APPLICABLE RAILINGS

Comments: Repair or Replace

(1) Side Steps - The steps have loose and cracked mortar between concrete slabs on the landing. The cracks will be prone to further damage from thermal expansion/contraction and moisture/ice expansion in winter. Recommend re-pointing the slabs on the landing to prevent continued accelerated damage to the steps.



1.7 Picture 1

(2) Side Steps - Step treads are cracked. The cracks will be prone to further damage from thermal expansion/contraction and moisture/ice expansion in winter. Recommend sealing, patching or replacing step treads to prevent further moisture and ice damage to step, brick and mortar.



1.7 Picture 2

1.8 PORCHES AND APPLICABLE RAILINGS

Comments: Inspected

1.9 WALKWAYS AND AREAWAYS (With respect to their effect on the condition of the building)

Comments: Inspected

1.10 DRIVEWAYS (With respect to their effect on the condition of the building)

Comments: Inspected

1.11 VEGETATION (With respect to their effect on the condition of the building)

Comments: Repair or Replace

(1) Dead branches from trees are a hazard to persons working or playing in yard. Recommend tree pruning for dead branches by a qualified tree contractor.



1.11 Picture 1



1.11 Picture 2



1.11 Picture 3

(2) Vegetation should be kept 4 to 6 inches away from foundation and siding. Vegetation can cause moisture

build up against siding and/or mechanical damage. Recommend cutting vegetation back or removal.



1.11 Picture 4



1.11 Picture 5



1.11 Picture 6

(3) Walkways are overgrown with bushes and shrubs from garden. Cutback or remove vegetation to allow use of walkways.



1.11 Picture 7

(4) A wood pile is present that may attract wood destroying insects near home. I recommend removal of wood pile to help prevent the attraction of wood destroying insects.



1.11 Picture 8

1.12 GRADING AND DRAINAGE (With respect to their effect on the condition of the building)

Comments: Repair or Replace

It could not be determined at time of inspection where the drain pipe for the surface drain in the driveway leads to. I could not determine if the drain was functional at time of inspection. The drain appears to be full of soil and may be clogged. The drain may require repair or cleaning by a qualified landscaper or drainage contractor to keep water from puddling at the end of the driveway. Evaluation and repair recommended by a qualified landscaper.



1.12 Picture 1



1.12 Picture 2

1.13 RETAINING WALLS (With respect to their effect on the condition of the building)

Comments: Inspected

1.14 DECKS AND APPLICABLE RAILINGS

Comments: Repair or Replace

(1) Joist hangers under deck are missing nails. For maximum joist hanger strength and to meet manufacturers installation requirements there should be a nail in every fastener hole. I recommend consulting with the joist hanger manufacture for the correct nail size and installation requirements. This is considered a safety issue until corrected or repaired.



1.14 Picture 1



1.14 Picture 2

(2) Top of Stairs - Deck fasteners are protruding up from deck planks making for a tripping hazard. Protruding deck fasteners are also a hazard for bare feet. Refasten deck screws to secure deck planks and for safety.



1.14 Picture 3

1.15 OTHER (General: Pools, Sheds & Outbuildings)

Comments: Repair or Replace

(1) Note: Gas cut off for barbecue is located under the deck.



1.15 Picture 1

(2) Vegetation should be kept 4 to 6 inches away from foundation and siding. Vegetation can cause moisture build up against siding and/or mechanical damage. Recommend cutting vegetation back or removal.



1.15 Picture 2

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

2. Roofing / Chimneys and Roof Structure / Attic

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. Also observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control.

The home inspector shall: Describe the type of roof covering materials. Also describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces.

The home inspector shall: Report the methods used to observe the roofing. Also shall: Move insulation when readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches and at exterior doors.

The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors. Also not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

Note: Asphalt shingle roof coverings more than 20 years old may show signs of wear and tear in the form of shingles being loose, broken, torn, cracked, pitted, brittle and/or shrunken. There may also be mechanical damage in the form of abrasion from tree branches, traffic, nails popped through shingles and water erosion. Older roofs should be monitored more regularly for wear, tear and damage and repaired as required to prevent leakage. If your roof is older and begins to show some of the above mentioned signs of wear and tear, start planning and budgeting for a roof replacement.



Styles & Materials

Viewed roof covering from:

Binoculars
Ground
Windows

Roofing Layers:

One

Sky Light(s):

None

Attic info:

Light in attic
Pull Down stairs
Storage

Ceiling Structure:

2 X 8 Joist

Roof-Type:

Gable

Estimated Age of Roof:

15+ Years

Roof Ventilation:

Gable vents
Ridge vents

Attic Insulation:

Batt

Roof Covering:

Asphalt Shingle

Chimney (exterior):

Brick

Method used to observe attic:

Walked

Roof Structure:

2 X 8 Rafters

Inspection Items

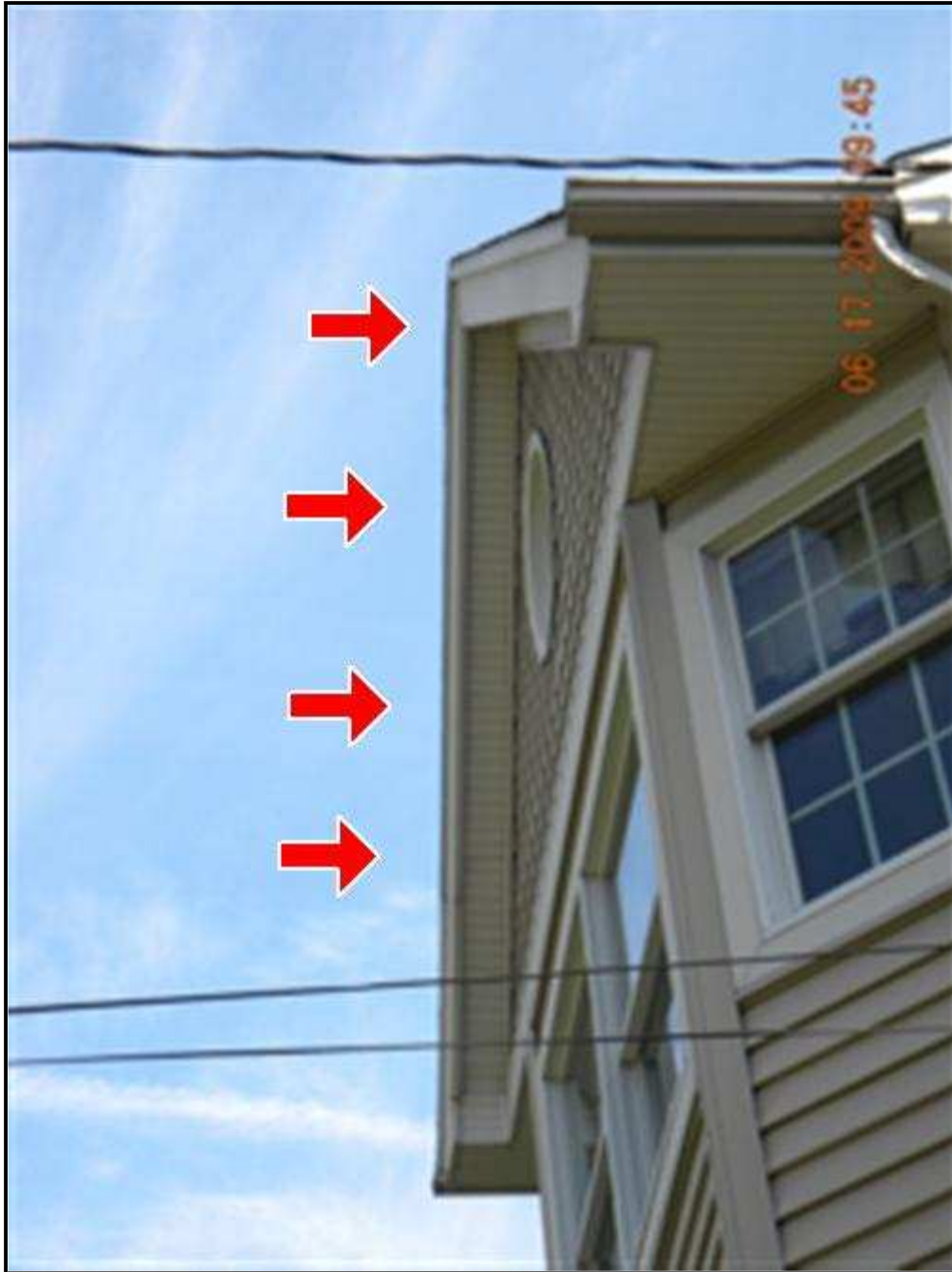
2.0 ROOF COVERINGS

Comments: Repair or Replace

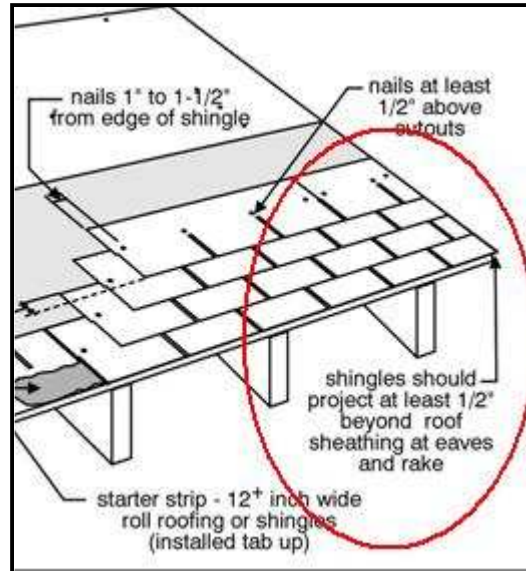
The roofing shingles do not extend over the edge of flashing and siding the traditional 1/2" to 1". Instead of dripping off the edge of the roofing shingle, the moisture may penetrate the gap between the flashing and shingle to get trapped behind roofing shingles and run down inside the siding. Moisture behind the roofing shingles may leak and cause moisture damage to roof sheathing, rafters, attic spaces and interior spaces. Recommend caulking exposed seam. Consult with a roofing contractor to evaluate and make repairs.



2.0 Picture 1



2.0 Picture 2



2.0 Picture 3

2.1 ROOF FLASHING**Comments:** Inspected**2.2 ROOF PENETRATIONS****Comments:** Inspected**2.3 SKYLIGHTS****Comments:** Not Present**2.4 ROOFING DRAINAGE SYSTEMS (gutters and downspouts)****Comments:** Repair or Replace

(1) The gutters are full of debris in areas and needs to be cleaned. Debris in gutters are blocking downspouts, causing gutter overflows and rain splatter onto siding and foundation. Cleaning of gutters is recommended to prevent unwanted water damage to exterior and interior of home. Consider installing gutter guards to help prevent build up of debris in gutters.

This particular gutter appears to collect and drain AC condensate. The gutter will remain wet all summer as condensate drains through to the back yard and drain area. I recommend keeping gutters clean to prevent unwanted rotting debris and resulting odors from occurring in gutters and downspouts.



2.4 Picture 1

(2) Runoff water from another gutter and downspout drains across a lower roof surface. Runoff water will erode roof surface which will lead to premature roofing failure and leakage. The moisture from the clogged upper gutters is slowly seeping out keeping the lower roofing moist below the downspouts. Recommend adding leaders across lower roof surface to guide rain water to the lower gutter.



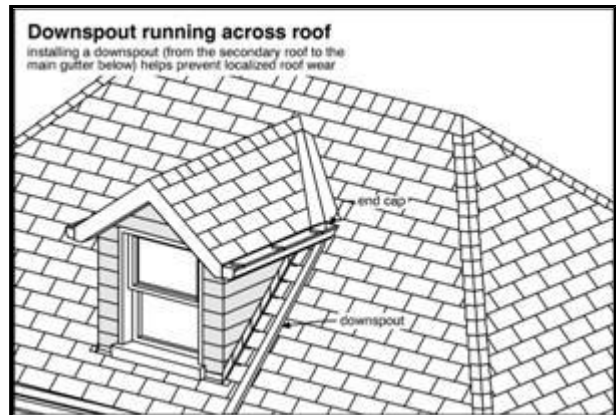
2.4 Picture 2



2.4 Picture 3



2.4 Picture 4



2.4 Picture 5

(3) The attic AC condensate drain is piped to a nearby gutter which causes moisture to continually drain across roof surface. Continual presence of moisture on a roof surface can eventually erode roof surfaces and saturate the roof surface with moisture, which may eventually lead to leakage. I recommend reconnecting the condensate drain to an interior house drain or add leaders across the roof surface to drain moisture to a lower gutter.



2.4 Picture 6



2.4 Picture 7

2.5 ROOF VENTILATION (GABLE, SOFFIT, RIDGE & WINDOWS)

Comments: Inspected

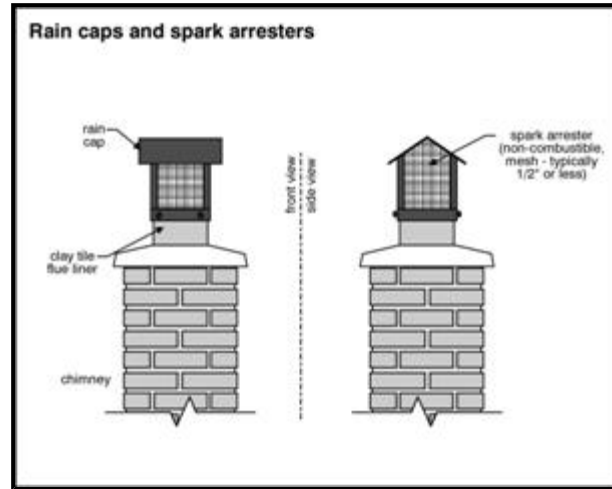
2.6 CHIMNEYS (EXTERIOR)

Comments: Repair or Replace

Consider installing a flue cap to prevent the ingress of moisture, debris and vermin.



2.6 Picture 1



2.6 Picture 2

2.7 ROOF STRUCTURE (Report leak signs or condensation)

Comments: Inspected

2.8 ATTIC ACCESS

Comments: Inspected

2.9 ATTIC INSULATION

Comments: Inspected

2.10 VISIBLE ELECTRIC WIRING IN ATTIC

Comments: Inspected

2.11 BATHROOM EXHAUST VENTS

Comments: Inspected

2.12 ATTIC FANS AND THERMOSTATIC CONTROLS (ATTIC)

Comments: Not Present

The roof and attic of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

3. Garage

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of cabinets; and A representative number of doors and windows.

The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.

The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.



Garage Style:

Attached
Tuck Under

Auto-Opener Safety Features:

Reverse On Contact
Safety Beam

Styles & Materials**Garage Door Type:**

One manual
One automatic

Outlet Style:

3 Prong Regular

Garage Door Material:

Metal

Heat Source:

None

Inspection Items**3.0 GARAGE CEILINGS**

Comments: Inspected

3.1 GARAGE WALLS (INCLUDING FIREWALL SEPARATION)

Comments: Inspected

3.2 GARAGE FLOOR

Comments: Inspected

Note: Garage had stored items at time of inspection, unable to completely inspect foundations, floors, walls, ceilings, windows and/or outlets.



3.2 Picture 1

3.3 GARAGE DOOR (S)

Comments: Repair or Replace

(1) A safety wire passing through the center of the door spring is missing. The safety wire keeps the spring from injuring those operating the door should the spring break. Recommend the installation of a safety wire.



3.3 Picture 1

(2) The hinge plates chafe on the garage door rails. The hinges need adjustment to prevent chaffing or rubbing on rails. Recommend repair by a qualified garage door contractor.



3.3 Picture 2

3.4 GARAGE DOOR OPERATORS (Report whether or not doors will reverse when met with resistance)**Comments:** Inspected**3.5 OCCUPANT DOOR FROM GARAGE TO INSIDE HOME****Comments:** Inspected**3.6 GARAGE WINDOW(S)****Comments:** Not Present**3.7 OUTLETS, LIGHTING AND WALL SWITCHES****Comments:** Inspected**3.8 PRESENCE OF INSTALLED HEAT SOURCE****Comments:** Not Present**3.9 GARAGE STRUCTURE - ROOF STRUCTURE, WALL FRAMING & FOUNDATION****Comments:** Inspected

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

4(A). Master Bath

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. Also shall observe: walls, ceilings, floors, countertops, a representative number of installed cabinets, a representative number of doors and windows, the interior water supply, the distribution systems including all fixtures and faucets, the drain, the waste and vent systems including all fixtures.

The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device.

The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance.

The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate safety valves or shut-off valves; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials. Also not required to: Inspect the paint, wallpaper, and other finish treatments, the carpeting, the window treatments or recreational facilities.



Styles & Materials

Ventilation:

Window

Outlet Style:

GFCI

Heat Source:

Circulated Baseboard

Cooling Source:

Cooling Register

Inspection Items

4.0.A CEILINGS

Comments: Inspected

4.1.A WALLS

Comments: Inspected

4.2.A FLOORS

Comments: Inspected

4.3.A DOORS (REPRESENTATIVE NUMBER)

Comments: Inspected

4.4.A WINDOWS (REPRESENTATIVE NUMBER)

Comments: Inspected

4.5.A COUNTERTOPS AND CABINETS

Comments: Inspected

4.6.A PLUMBING WATER SUPPLY, DISTRIBUTION AND FIXTURES

Comments: Inspected

4.7.A PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Comments: Repair or Replace

(1) The sink is draining slowly. The sink drain needs cleaning or repair.



4.7.A Picture 1

(2) The sink stopper is missing or not working. Replacement or repair is needed to make sink work as intended.



4.7.A Picture 2

4.8.A OUTLETS, LIGHTING AND SWITCHES**Comments:** Inspected**4.9.A PRESENCE OF INSTALLED HEAT SOURCE****Comments:** Inspected**4.10.A PRESENCE OF INSTALLED COOLING SOURCE****Comments:** Inspected**4.11.A VENTILATION****Comments:** Inspected

The bathroom in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

4(B). Hall Bath

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. Also shall observe: walls, ceilings, floors, countertops, a representative number of installed cabinets, a representative number of doors and windows, the interior water supply, the distribution systems including all fixtures and faucets, the drain, the waste and vent systems including all fixtures.

The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device.

The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance.

The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate safety valves or shut-off valves; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials. Also not required to: Inspect the paint, wallpaper, and other finish treatments, the carpeting, the window treatments or recreational facilities.



Styles & Materials

Ventilation:
Window

Outlet Style:
GFCI
GFCI Protected Outlet

Heat Source:
Circulated Baseboard

Cooling Source:
Cooling Register

Inspection Items

4.0.B CEILINGS

Comments: Inspected

4.1.B WALLS

Comments: Inspected

4.2.B FLOORS

Comments: Inspected

4.3.B DOORS (REPRESENTATIVE NUMBER)

Comments: Inspected

4.4.B WINDOWS (REPRESENTATIVE NUMBER)

Comments: Inspected

4.5.B COUNTERTOPS AND CABINETS

Comments: Inspected

4.6.B PLUMBING WATER SUPPLY, DISTRIBUTION AND FIXTURES

Comments: Inspected

4.7.B PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Comments: Repair or Replace

The sink is draining slowly. The sink drain needs cleaning or repair.



4.7.B Picture 1

4.8.B OUTLETS, LIGHTING AND SWITCHES

Comments: Inspected

4.9.B PRESENCE OF INSTALLED HEAT SOURCE**Comments:** Inspected**4.10.B PRESENCE OF INSTALLED COOLING SOURCE****Comments:** Inspected**4.11.B VENTILATION****Comments:** Inspected

The bathroom in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

4(C). Powder Room

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. Also shall observe: walls, ceilings, floors, countertops, a representative number of installed cabinets, a representative number of doors and windows, the interior water supply, the distribution systems including all fixtures and faucets, the drain, the waste and vent systems including all fixtures.

The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device.

The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance.

The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate safety valves or shut-off valves; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials. Also not required to: Inspect the paint, wallpaper, and other finish treatments, the carpeting, the window treatments or recreational facilities.

**Styles & Materials****Ventilation:**

Fan
Window

Outlet Style:

GFCI

Heat Source:

Circulated Baseboard

Cooling Source:

None

Inspection Items**4.0.C CEILINGS****Comments:** Inspected**4.1.C WALLS****Comments:** Inspected

4.2.C FLOORS**Comments:** Inspected**4.3.C DOORS (REPRESENTATIVE NUMBER)****Comments:** Inspected**4.4.C WINDOWS (REPRESENTATIVE NUMBER)****Comments:** Inspected**4.5.C COUNTERTOPS AND CABINETS****Comments:** Not Present**4.6.C PLUMBING WATER SUPPLY, DISTRIBUTION AND FIXTURES****Comments:** Inspected**4.7.C PLUMBING DRAIN, WASTE AND VENT SYSTEMS****Comments:** Inspected**4.8.C OUTLETS, LIGHTING AND SWITCHES****Comments:** Inspected**4.9.C PRESENCE OF INSTALLED HEAT SOURCE****Comments:** Inspected**4.10.C PRESENCE OF INSTALLED COOLING SOURCE****Comments:** Not Present**4.11.C VENTILATION****Comments:** Inspected

The bathroom in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

4(D). Basement Bath

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. Also shall observe: walls, ceilings, floors, countertops, a representative number of installed cabinets, a representative number of doors and windows, the interior water supply, the distribution systems including all fixtures and faucets, the drain, the waste and vent systems including all fixtures.

The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device.

The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance.

The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate safety valves or shut-off valves; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials. Also not required to: Inspect the paint, wallpaper, and other finish treatments, the carpeting, the window treatments or recreational facilities.



Styles & Materials

Ventilation:
Fan

Outlet Style:
GFCI

Inspection Items

4.0.D CEILINGS

Comments: Inspected

4.1.D WALLS

Comments: Inspected

4.2.D FLOORS

Comments: Inspected

4.3.D DOORS (REPRESENTATIVE NUMBER)

Comments: Inspected

4.4.D WINDOWS (REPRESENTATIVE NUMBER)

Comments: Not Present

4.5.D COUNTERTOPS AND CABINETS

Comments: Inspected

4.6.D PLUMBING WATER SUPPLY, DISTRIBUTION AND FIXTURES

Comments: Inspected

4.7.D PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Comments: Inspected

4.8.D OUTLETS, LIGHTING AND SWITCHES

Comments: Inspected

4.9.D VENTILATION

Comments: Inspected

The bathroom in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

5(A). Bedrooms

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows.

The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.

The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.



Styles & Materials

Ceiling Materials:

Sheetrock

Interior Doors:

Hollow core

Wall Material:

Sheetrock

Heat Source:

Circulated Baseboard

Floor Covering(s):

Carpet

Cooling Source:

Cooling Register

Inspection Items

5.0.A CEILINGS

Comments: Inspected

5.1.A WALLS

Comments: Inspected

5.2.A FLOORS

Comments: Inspected

5.3.A DOORS (REPRESENTATIVE NUMBER)

Comments: Inspected

5.4.A WINDOWS (REPRESENTATIVE NUMBER)

Comments: Inspected

5.5.A CLOSET

Comments: Inspected

5.6.A STEPS, STAIRWAYS, BALCONIES AND RAILINGS (INTERIOR)

Comments: Not Present

5.7.A OUTLETS, LIGHT FIXTURES AND WALL SWITCHES

Comments: Inspected

5.8.A PRESENCE OF INSTALLED HEAT SOURCE

Comments: Inspected

5.9.A PRESENCE OF INSTALLED COOLING SOURCE

Comments: Inspected

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of

concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

5(B). Living Room

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows.

The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.

The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.



Styles & Materials

Ceiling Materials:

Sheetrock

Wall Material:

Sheetrock

Floor Covering(s):

Hardwood

Interior Doors:

Not Present

Heat Source:

Circulated Baseboard

Cooling Source:

Cooling Register

Inspection Items

5.0.B CEILINGS

Comments: Inspected

5.1.B WALLS

Comments: Inspected

5.2.B FLOORS

Comments: Inspected

5.3.B DOORS (REPRESENTATIVE NUMBER)

Comments: Not Present

5.4.B WINDOWS (REPRESENTATIVE NUMBER)

Comments: Inspected

5.5.B CLOSET

Comments: Not Present

5.6.B STEPS, STAIRWAYS, BALCONIES AND RAILINGS (INTERIOR)

Comments: Not Present

5.7.B OUTLETS, LIGHT FIXTURES AND WALL SWITCHES

Comments: Inspected

5.8.B PRESENCE OF INSTALLED HEAT SOURCE

Comments: Inspected

5.9.B PRESENCE OF INSTALLED COOLING SOURCE

Comments: Inspected

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas

obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

5(C). Dining Room

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows.

The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.

The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.



Styles & Materials

Ceiling Materials:

Sheetrock

Interior Doors:

Wood with Glass Pane

Wall Material:

Sheetrock

Heat Source:

Circulated Baseboard

Floor Covering(s):

Wood

Cooling Source:

Cooling Register

Inspection Items

5.0.C CEILINGS

Comments: Inspected

5.1.C WALLS

Comments: Inspected

5.2.C FLOORS

Comments: Inspected

5.3.C DOORS (REPRESENTATIVE NUMBER)

Comments: Inspected

5.4.C WINDOWS (REPRESENTATIVE NUMBER)

Comments: Inspected

5.5.C CLOSET

Comments: Not Present

5.6.C STEPS, STAIRWAYS, BALCONIES AND RAILINGS (INTERIOR)

Comments: Not Present

5.7.C OUTLETS, LIGHT FIXTURES AND WALL SWITCHES

Comments: Inspected

5.8.C PRESENCE OF INSTALLED HEAT SOURCE

Comments: Inspected

5.9.C PRESENCE OF INSTALLED COOLING SOURCE

Comments: Inspected

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be

considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

5(D). Other Rooms

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and a representative number of doors and windows.

The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.

The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.



Styles & Materials

Ceiling Materials:
Sheetrock

Wall Material:
Sheetrock

Floor Covering(s):
Carpet
Hardwood

Interior Doors:
Not Present

Heat Source:
Circulated Baseboard
Heating / Cooling Register

Cooling Source:
Cooling Register
Heating / Cooling Register

Inspection Items

5.0.D CEILINGS

Comments: Inspected

5.1.D WALLS

Comments: Inspected

5.2.D FLOORS

Comments: Inspected

5.3.D DOORS (REPRESENTATIVE NUMBER)

Comments: Not Present

5.4.D WINDOWS (REPRESENTATIVE NUMBER)

Comments: Inspected

5.5.D CLOSET

Comments: Inspected

5.6.D STEPS, STAIRWAYS, BALCONIES AND RAILINGS (INTERIOR)

Comments: Inspected

5.7.D OUTLETS, LIGHT FIXTURES AND WALL SWITCHES

Comments: Inspected

5.8.D PRESENCE OF INSTALLED HEAT SOURCE

Comments: Inspected

5.9.D PRESENCE OF INSTALLED COOLING SOURCE

Comments: Inspected

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of

concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

5(E). Hallways and Entry Areas

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and a representative number of doors and windows.

The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.

The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.



Styles & Materials

Ceiling Materials:
Sheetrock

Wall Material:
Sheetrock

Floor Covering(s):
Carpet
Hardwood

Interior Doors:
Not Present

Heat Source:
None

Cooling Source:
None

Inspection Items

5.0.E CEILINGS

Comments: Inspected

5.1.E WALLS

Comments: Inspected

5.2.E FLOORS

Comments: Inspected

5.3.E DOORS (REPRESENTATIVE NUMBER)

Comments: Not Present

5.4.E WINDOWS (REPRESENTATIVE NUMBER)

Comments: Not Present

5.5.E CLOSET

Comments: Inspected

5.6.E STEPS, STAIRWAYS, BALCONIES AND RAILINGS (INTERIOR)

Comments: Inspected

5.7.E OUTLETS, LIGHT FIXTURES AND WALL SWITCHES

Comments: Inspected

5.8.E PRESENCE OF INSTALLED HEAT SOURCE

Comments: Not Present

5.9.E PRESENCE OF INSTALLED COOLING SOURCE

Comments: Not Present

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

6. Kitchen Components and Appliances

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. Also shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks and Sump pumps. Also operate: All plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance.

The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device.

The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.



Styles & Materials

Refrigerator:
SUB ZERO

Range Hood/Vent:
THERMADOR

Countertop:
Laminate

Heat Source:
Circulated Baseboard

Dishwasher Brand:
GENERAL ELECTRIC

Built in Microwave:
GENERAL ELECTRIC

Disposer Brand:
KITCHEN AIDE

Cooling Source:
Cooling Register

Range/Oven:
GENERAL ELECTRIC

Cabinetry:
Wood

Trash Compactors:
NONE

Inspection Items

6.0 CEILINGS

Comments: Inspected

6.1 WALLS

Comments: Inspected

6.2 FLOORS

Comments: Inspected

6.3 WINDOWS (REPRESENTATIVE NUMBER)

Comments: Inspected

6.4 PANTRY CLOSET**Comments:** Not Present**6.5 COUNTERTOPS AND A REPRESENTATIVE NUMBER OF CABINETS****Comments:** Inspected**6.6 PLUMBING WATER SUPPLY FAUCETS AND FIXTURES****Comments:** Repair or Replace

The lever on faucet leaks at the sink. Repairs are needed to stop leaking water from damaging the cabinet bottom or to eliminate moisture that may contribute to fungi growth. I recommend repair as necessary by a qualified person or plumber.



6.6 Picture 1

6.7 PLUMBING DRAINS / VENT SYSTEMS**Comments:** Inspected**6.8 OUTLETS, LIGHTING AND WALL SWITCHES****Comments:** Inspected**6.9 PRESENCE OF INSTALLED HEAT SOURCE****Comments:** Inspected**6.10 PRESENCE OF INSTALLED COOLING SOURCE****Comments:** Inspected**6.11 REFRIGERATOR****Comments:** Inspected**6.12 RANGES/OVENS/COOKTOPS****Comments:** Inspected**6.13 RANGE HOOD****Comments:** Inspected**6.14 MICROWAVE COOKING EQUIPMENT****Comments:** Inspected**6.15 DISHWASHER****Comments:** Inspected**6.16 FOOD WASTE DISPOSER****Comments:** Inspected**6.17 TRASH COMPACTOR****Comments:** Not Present

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

7. Laundry Room or Area

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. Also shall observe: walls, ceilings, floors, countertops, a

representative number of installed cabinets, a representative number of doors and windows, the interior water supply, the distribution systems including all fixtures and faucets, the drain, the waste and vent systems including all fixtures.

The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device.

The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance.

The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate safety valves or shut-off valves; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials. Also not required to: Inspect the paint, wallpaper, and other finish treatments, the carpeting, the window treatments or recreational facilities.



Styles & Materials

Floor:

Tile

Doors:

Hollow Core

Dryer Power:

Natural Gas and 110 VAC

Laundry Floor Drain:

Not Present

Ceiling:

Sheetrock

Laundry Room/Area Location:

Basement

Washer Drain:

Wall Mounted Drain

Walls:

Sheetrock

Dyer Vent:

Ridged Metal

Slop Sink:

PVC

Inspection Items

7.0 CEILINGS

Comments: Inspected

7.1 WALLS

Comments: Inspected

7.2 FLOORS

Comments: Inspected

7.3 DOORS

Comments: Inspected

7.4 WINDOWS

Comments: Not Present

7.5 WASHER AND DRYER ELECTRICAL OUTLETS

Comments: Inspected

7.6 WASHER SUPPLY VALVES, HOSES AND DRAIN

Comments: Inspected

7.7 SLOP SINK, FAUCET AND DRAIN

Comments: Inspected

7.8 DRYER POWER/FUEL AND VENT PIPING

Comments: Inspected

7.9 CENTRAL VACUUM EQUIPMENT

Comments: Inspected

The laundry room or area in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

8. Electrical System

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors.

The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels.

The home inspector shall report any observed aluminum branch circuit wiring.

The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system.

The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.



Styles & Materials

Electricity On:

Yes

Electrical Service Conductors:

220 volts

Aluminum

Main Panel Location:

Basement

Main Electric Panel Manufacturer:

SQUARE D

Main Panel Capacity:

200 AMP

Main Breaker Size:

200 A

Main Panel Type:

Circuit breakers

Branch wire 15 and 20 AMP:

Copper

Wiring Methods:

BX

Romex

Inspection Items

8.0 SERVICE ENTRANCE CONDUCTORS

Comments: Repair or Replace

Cracked or missing caulking where service wire enters the electric meter box, service wire needs to be caulked at cable gland to prevent moisture ingress into meter box and elsewhere. Repair recommended by a licensed electrician.



8.0 Picture 1

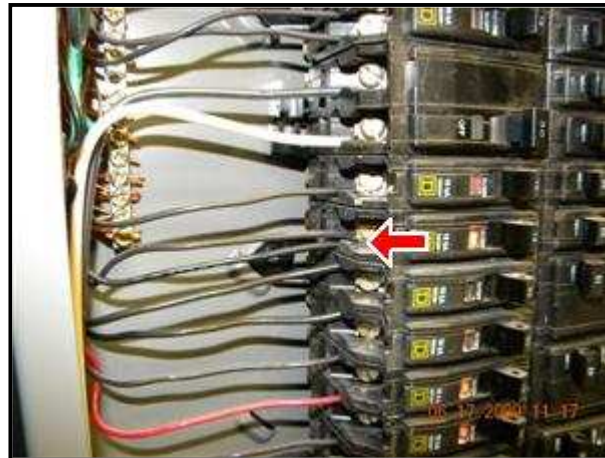
8.1 MAIN AND DISTRIBUTION PANELS, MAIN OVERCURRENT DEVICE, SERVICE AND GROUNDING EQUIPMENT

Comments: Inspected

8.2 BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE

Comments: Repair or Replace

Double tap wiring of breakers is present. Recommended practice is one wire per circuit breaker to prevent the connections and breaker from overheating. Consult with an electrician for evaluation and repair.



8.2 Picture 1

8.3 OPERATION OF ELECTRIC PANEL MOUNTED GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

Comments: Not Present

8.4 SMOKE DETECTORS

Comments: Not Inspected

To obtain the Certificate of Occupancy the home owner typically insures that working smoke detectors are installed near bedrooms and other area of home as required.

8.5 CARBON MONOXIDE DETECTORS

Comments: Not Inspected

To obtain the Certificate of Occupancy the home owner typically insures that working carbon monoxide detectors are installed near bedrooms and other area of home as required.

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

9. Plumbing System

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps.

The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device.

The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance.

The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.



Styles & Materials

Gas On:

Yes

Water Source:

Public

Gas Shut Off Location:

Outside

Water Shut Off Location:

Basement

Water On:

Yes

Water Filters:

Whole house conditioner

Plumbing Water Supply (into home):

Copper

Plumbing Waste:Cast iron
Copper
PVC**Water Heater Age:**

15+ Years

Plumbing Water Distribution (inside home):

Copper

Water Heater Manufacturer:

SUPERSTOR

Sewage Disposal:

City

Water Heater Capacity:

40 Gallon (1-2 people)

Water Heater Power Source:

Zoned Tank Heated by Boiler

Inspection Items**9.0 MAIN WATER SHUT-OFF DEVICE****Comments:** Inspected**9.1 MAIN FUEL SHUT OFF****Comments:** Inspected**9.2 INTERIOR WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES****Comments:** Inspected**9.3 FUNCTIONAL FLOW (water volume test)****Comments:** Inspected**9.4 HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS****Comments:** Inspected

(1) Note: Hot Water Heaters that have reached the age of 12 years and are still in operation are considered to be at the end of their design lives. Not all Hot Water Heaters reach the age of 12 years, many fail as they near this age. Consider replacing older Hot Water Heaters prior to their failure and eventual leakage. Hot Water Heaters left in service beyond 12 years should be monitored for leakage continually until they are replaced. Budget for a new Hot Water Heater in the near future.



9.4 Picture 1



9.4 Picture 2

(2) The "bonding" wire for the hot to cold water pipes at the hot water is disconnected or missing. If the bond wire is not reattached an electrical shock hazard may become present on all the hot water piping in the home if the hot water piping were to come in contact with active electrical wiring. I recommend the installation of a bond wire by a licensed electrician.



9.4 Picture 3

9.5 INTERIOR DRAIN, WASTE AND VENT SYSTEMS**Comments:** Inspected**9.6 SUMP PUMP & SUMP WELL****Comments:** Not Present**9.7 FUEL DISTRIBUTION SYSTEMS (Piping, venting, supports & leaks)****Comments:** Inspected

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

10. Heating / Central Air Conditioning

The home inspector shall observe permanently installed heating systems including: Heating equipment; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. Central air conditioning systems including: Cooling and air handling equipment; Distribution systems including: Fans, pumps, ducts and piping, with associated supports, dampers, insulation, air filters, registers, fan-coil units; and The presence of an installed cooling source in each room.

The home inspector shall describe: Energy source; and Heating/Cooling equipment and distribution type.

The home inspector shall operate the systems using normal operating controls.

The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance.

The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms. Operate cooling systems when weather conditions or other circumstances may cause equipment damage; Observe non-central air conditioners; or Observe the uniformity or adequacy of cool-air supply to the various rooms.





Styles & Materials

Heat System Brand #1:
SLANT FIN

Heat Equipment Age #1:
15+ Years

Central Air Manufacturer #1:
TRANE

Filter Location #1:
HVAC local Ductwork

Types of Fireplaces:
Factory Built

Cooling Equipment Type #2:
Central Air Conditioning

AC System Age #2:
3+ Years

Filter Type #2:
Disposable
Electronic air cleaner

Cooling Equipment Energy Source #3: AC System Age #3:
Electricity 7 +Years

Filter Location #3:
HVAC local Ductwork

Heat Type #1:
Circulating boiler

Cooling Equipment Type #1:
Central Air Conditioning

AC System Age #1:
15+ Years

Filter Type #1:
Electronic air cleaner
Washable

Operable Fireplaces:
One

Cooling Equipment Energy Source #2:
Electricity

AC System #2 Temperature Differential:
more than 15 degree F change

Central Air Manufacturer #3:
INT. COMFORT

Filter Type #3:
Cartridge
Disposable

Heating Equipment Energy Source #1:
Natural gas

Cooling Equipment Energy Source #1:
Electricity

AC System #1 Temperature Differential:
more than 15 degree F change

Ductwork:
Insulated
and
Non-insulated

Number of Woodstoves:
None

Central Air Manufacturer #2:
LENNOX

Filter Location #2:
HVAC local Ductwork

Cooling Equipment Type #3:
Central Air Conditioning

AC System #3 Temperature Differential:
more than 15 degree F change

Inspection Items

10.0 HEATING EQUIPMENT / AIR HANDLER

Comments: Inspected

10.1 HUMIDIFIER

Comments: Not Present

10.2 CHIMNEYS, FLUES AND VENTS (Interior: Heat systems)

Comments: Inspected

10.3 COOLING EQUIPMENT / AIR HANDLER

Comments: Repair or Replace

Attic - The primary drip pan located inside the AC evaporator cabinet shows signs of leaking AC condensate water into the secondary drip pan. Failure to repair the primary evaporator drip pan may eventually lead to the secondary drip pan clogging and leaking AC condensation water into the interior spaces of home. Recommend evaluation and repair by a qualified HVAC technician.



10.3 Picture 1

10.4 NORMAL OPERATING CONTROLS

Comments: Inspected

10.5 AUTOMATIC SAFETY CONTROLS

Comments: Inspected

10.6 DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, registers, radiators, fan coil units and convectors)

Comments: Inspected

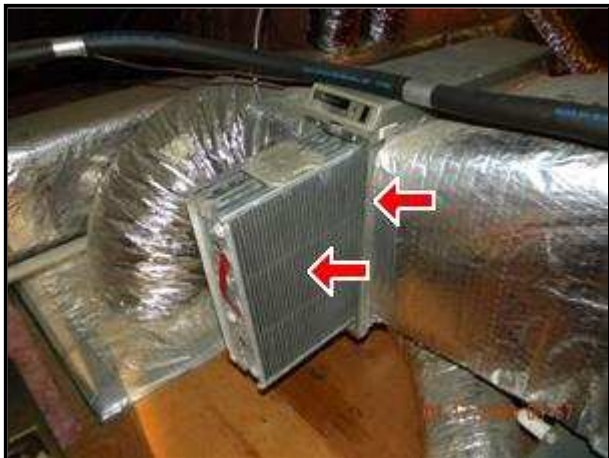
10.7 FILTERS FOR HEATING / COOLING AIR

Comments: Repair or Replace

(1) After you first move in, recommend inspecting every two weeks during heating or cooling season. If filter does not appear dirty then wait longer to check for dust build up. You will eventually figure out how often to change filter. If you can see dust on the filter, it is probably worth changing or cleaning. A totally clogged filter will cause the HVAC system to run inefficiently.

The location of the electrostatic and cartridge filters are noted in the photos.

It appears that disposable filters could be used in the hallway ceiling instead of washable filters in the attic HVAC cabinets.



10.7 Picture 1 Electrostatic and Washable Filters



10.7 Picture 2 Electrostatic and Washable Filters



10.7 Picture 3 Cartridge Filter



10.7 Picture 4 Cartridge Filter Holder for Attic AC

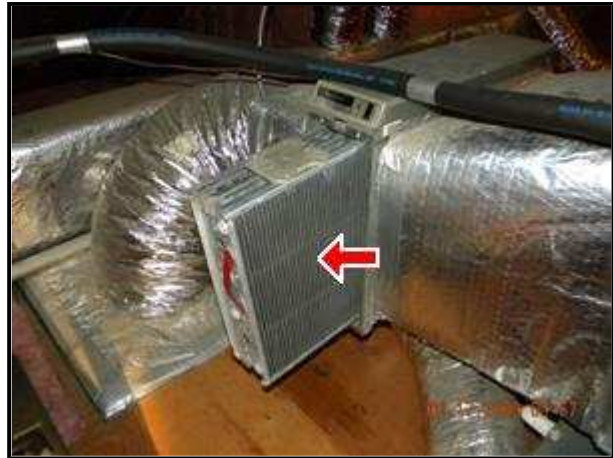


10.7 Picture 5 Cartridge Filter Holder for Attic AC

(2) The electrostatic air filter in the attic appears inoperative. The filter power did not appear to be turned on. I recommend repair by a qualified HVAC contractor to make operable.



10.7 Picture 6

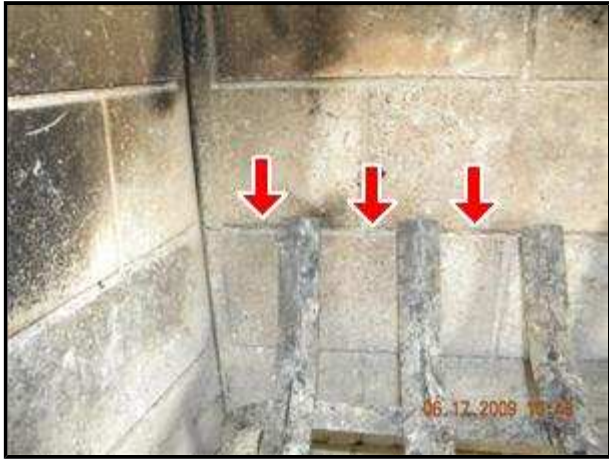


10.7 Picture 7

10.8 SOLID FUEL HEATING DEVICES (Fireplaces, Woodstove)

Comments: Repair or Replace

Fire brick in factory built fireplace appears to be cracked. I recommend repairing or replacing fire brick to prevent fire hazards from embers and uncontrolled hot flue gases. Consult with the fireplace manufacturer for the suitable fire brick panel replacement. Evaluation and repair by a qualified chimney inspector is recommended.



10.8 Picture 1



10.8 Picture 2

10.9 GAS/LP FIRELOGS AND FIREPLACES

Comments: Not Present

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

11. Structural Components

The home inspector shall observe: Structural components including foundations, floors, walls, columns or piers, ceilings and roof. Also shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control.

The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. Also shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces.

The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. Also shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors.

The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

Styles & Materials

Foundation:

Masonry Block

Basement/Lower Level Floor:

Concrete Slab

Columns or Piers:

Steel Column

Floor Structure:

2 X 10 Joist

Floor System Insulation:

If present, hidden from view

Wall Structure:

2 X 4 Wood

Basement Ventilation:

Windows

Basement Heat Source:

Circulated Radiator with Thermostatically controlled Fan

Inspection Items

11.0 FOUNDATIONS (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)

Comments: Repair or Replace

(1) White efflorescence (powder substance) on block wall indicates moisture is in contact with the masonry. This does not necessarily indicate that intrusion will occur. I recommend checking the gutters and the downspout drain lines for proper operation. Also, a water proofing paint could be applied to the interior side of the block if necessary. Efflorescence is found on many homes without water intrusion occurring inside the home. But, it should alert you to the possibility that future steps may be needed.



11.0 Picture 1



11.0 Picture 2

(2) Foundation cracks present. The cracks do not appear to effect the structural integrity of the home but should be patched to prevent the ingress of insects and moisture.



11.0 Picture 3



11.0 Picture 4

11.1 CRAWLSPACES (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)

Comments: Not Present

11.2 VENTILATION OF FOUNDATION AREA (crawl space or basement)

Comments: Inspected

11.3 VAPOR RETARDERS (ON GROUND IN CRAWLSPACE OR BASEMENT)

Comments: Inspected

11.4 DEHUMIDIFIER IN BASEMENT

Comments: Inspected

11.5 INSULATION UNDER FLOOR SYSTEM

Comments: Not Present

11.6 FLOORS (Structural, Beams, Joists, Flooring, etc.)

Comments: Inspected

11.7 WALLS (Structural, Framing, Masonry, Veneer, Joists, etc.)

Comments: Inspected

11.8 CEILINGS (structural, 1st floor ceiling and up)

Comments: Inspected

11.9 COLUMNS OR PIERS

Comments: Inspected

11.10 BASEMENT/LOWER LEVEL FLOOR (Concrete Slab)

Comments: Inspected

11.11 BASEMENT DOOR (To Interior of Home)

Comments: Inspected

11.12 BASEMENT STAIRS (To Interior of Home)**Comments:** Inspected**11.13 BASEMENT WINDOWS****Comments:** Inspected**11.14 BASEMENT OUTLETS, SWITCHES, LIGHTING AND WIRING****Comments:** Inspected**11.15 BASEMENT INSTALLED HEAT SOURCE****Comments:** Inspected**11.16 BASEMENT STAIRWELL, DRAIN AND DOOR****Comments:** Not Present

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

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To All In One Home Inspection LLC

General Summary



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Customer

Single Family Sample Report

Address

Address

City State Zip

Please read the Introduction and Chapter 1 of "How to Operate Your Home". There may be useful tips on what to look for during the pre-closing walk through and what to do the first few days in your new home.

We also advise that the first few weeks in your new home that you monitor the function of your installed system and appliances for proper operation. In particular:

- The first few rain storms observe that the downspouts and leaders are carrying water away from the foundation in a satisfactory way.
- Make sure that pipes, hoses and drains to and from dishwashers, washing machines and refrigerator ice makers are free of leaks when operated.
- During the home inspection the operational check of appliances are cursory in nature to demonstrate basic functionality. Monitor operation of refrigerators, dishwashers, washing machines, dryers, etc. for satisfactory functionality.

Please note the following about possible conditions of the inspected home:

- Health - Lead Paint & other Lead products - Lead may be found in paint, plumbing and water. Please note we do not inspect for the presence of lead. When the presence of Lead is a concern, we recommend consulting with a licensed Lead Inspection Company.
- Health - Asbestos - Many common building materials are known to latently contain asbestos. During the inspection we visually look for the presence of friable (loose) Asbestos. If during the inspection we observe possible presence of asbestos, we suggest positive identification be provided through lab analysis of samples.
- Chimney Flue - Due to the nature of the chimney flue's construction the internal portions of the flue are not readily accessible and as such are not included in this inspection. A separate chimney inspection should be considered when evidence suggests that there may be internal chimney and/or flue damage from moisture, poor flue drafts, chimney fires, mechanical impact, missing flue liner, etc.
- Septic Systems - Homes with septic waste systems should always be inspected and tested by a qualified septic inspection company to check for proper design and operation prior to the home's purchase.
- Oil Tanks - If an older home (Typically 30 to 40 years or more) is heated with gas or other system, it is possible that the home was heated with oil at one time prior to being converted to gas or alternate system. If the presence of an oil tank is suspected and it can not be confirmed that no tank exists then I recommend an

underground tank search be conducted by a qualified tank removal contractor. Also, If a tank is present or been removed inquire if the soil was tested for oil tank leakage.

The following items or discoveries indicate that these systems or components do not function as intended or adversely affects the habitability of the dwelling; or appear to warrant further investigation by a specialist, or requires subsequent observation. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function, efficiency, or safety of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

1. Exterior

1.0 WALL CLADDING / SIDING, FLASHING AND TRIM

Repair or Replace

Deck Stair Area - Siding damaged. I recommend repair in order to prevent insects, vegetation and moisture from entering behind veneer. Consult with a qualified contractor.

1.1 EAVES, SOFFITS AND FASCIAS

Repair or Replace

A gap between the eave board and soffits exists. The gap should be sealed to prevent vermin, moisture and insects from getting past the siding to enter the soffit and attic spaces.

1.3 OUTLETS AND LIGHTING (exterior)

Repair or Replace

(1) The exterior light does not illuminate. The bulb may be burned out, the switch broken or the lamp light sockets broken. Replace bulbs and try to operate lamp, otherwise repair recommended by a licensed electrician.

(2) Deck Area - The exterior GFCI is tripped in the off position and will not reset easily. This is considered a safety hazard until repaired. I recommend replacement of the GFCI outlet and a follow up test to ensure their intended safe operation.

1.4 EXTERIOR VENTS

Repair or Replace

Dryer vent cap damaged. The damaged cap may leak allowing rain water to leak into the dryer and interior spaces of the home. Replacement of the dryer vent cap is recommended.

1.5 WINDOWS (exterior)

Repair or Replace

Screens missing from windows. Replace to prevent the ingress of insects and vermin when windows are open.

1.6 DOORS (exterior), INTERCOMS & DOORBELLS

Repair or Replace

Side Door - Door bell inoperative. Door bell needs repair.

1.7 STEPS, STOOPS AND APPLICABLE RAILINGS

Repair or Replace

(1) Side Steps - The steps have loose and cracked mortar between concrete slabs on the landing. The cracks will be prone to further damage from thermal expansion/contraction and moisture/ice expansion in winter. Recommend re-pointing the slabs on the landing to prevent continued accelerated damage to the steps.

(2) Side Steps - Step treads are cracked. The cracks will be prone to further damage from thermal expansion/contraction and moisture/ice expansion in winter. Recommend sealing, patching or replacing step treads to prevent further moisture and ice damage to step, brick and mortar.

1.11 VEGETATION (With respect to their effect on the condition of the building)

Repair or Replace

(1) Dead branches from trees are a hazard to persons working or playing in yard. Recommend tree pruning for dead branches by a qualified tree contractor.

1. Exterior

(2) Vegetation should be kept 4 to 6 inches away from foundation and siding. Vegetation can cause moisture build up against siding and/or mechanical damage. Recommend cutting vegetation back or removal.

(3) Walkways are overgrown with bushes and shrubs from garden. Cutback or remove vegetation to allow use of walkways.

(4) A wood pile is present that may attract wood destroying insects near home. I recommend removal of wood pile to help prevent the attraction of wood destroying insects.

1.12 GRADING AND DRAINAGE (With respect to their effect on the condition of the building)

Repair or Replace

It could not be determined at time of inspection where the drain pipe for the surface drain in the driveway leads to. I could not determine if the drain was functional at time of inspection. The drain appears to be full of soil and may be clogged. The drain may require repair or cleaning by a qualified landscaper or drainage contractor to keep water from puddling at the end of the driveway. Evaluation and repair recommended by a qualified landscaper.

1.14 DECKS AND APPLICABLE RAILINGS

Repair or Replace

(1) Joist hangers under deck are missing nails. For maximum joist hanger strength and to meet manufacturers installation requirements there should be a nail in every fastener hole. I recommend consulting with the joist hanger manufacture for the correct nail size and installation requirements. This is considered a safety issue until corrected or repaired.

(2) Top of Stairs - Deck fasteners are protruding up from deck planks making for a tripping hazard. Protruding deck fasteners are also a hazard for bare feet. Refasten deck screws to secure deck planks and for safety.

1.15 OTHER (General: Pools, Sheds & Outbuildings)

Repair or Replace

(2) Vegetation should be kept 4 to 6 inches away from foundation and siding. Vegetation can cause moisture build up against siding and/or mechanical damage. Recommend cutting vegetation back or removal.

2. Roofing / Chimneys and Roof Structure / Attic

2.0 ROOF COVERINGS

Repair or Replace

The roofing shingles do not extend over the edge of flashing and siding the traditional 1/2" to 1". Instead of dripping off the edge of the roofing shingle, the moisture may penetrate the gap between the flashing and shingle to get trapped behind roofing shingles and run down inside the siding. Moisture behind the roofing shingles may leak and cause moisture damage to roof sheathing, rafters, attic spaces and interior spaces. Recommend caulking exposed seam. Consult with a roofing contractor to evaluate and make repairs.

2.4 ROOFING DRAINAGE SYSTEMS (gutters and downspouts)

Repair or Replace

(1) The gutters are full of debris in areas and needs to be cleaned. Debris in gutters are blocking downspouts, causing gutter overflows and rain splatter onto siding and foundation. Cleaning of gutters is recommended to prevent unwanted water damage to exterior and interior of home. Consider installing gutter guards to help prevent build up of debris in gutters.

This particular gutter appears to collect and drain AC condensate. The gutter will remain wet all summer as condensate drains through to the back yard and drain area. I recommend keeping gutters clean to prevent unwanted rotting debris and resulting odors from occurring in gutters and downspouts.

(2) Runoff water from another gutter and downspout drains across a lower roof surface. Runoff water will erode roof surface which will lead to premature roofing failure and leakage. The moisture from the clogged upper gutters is slowly seeping out keeping the lower roofing moist below the downspouts. Recommend adding leaders across lower roof surface to guide rain water to the lower gutter.

2. Roofing / Chimneys and Roof Structure / Attic

(3) The attic AC condensate drain is piped to a nearby gutter which causes moisture to continually drain across roof surface. Continual presence of moisture on a roof surface can eventually erode roof surfaces and saturate the roof surface with moisture, which may eventually lead to leakage. I recommend reconnecting the condensate drain to an interior house drain or add leaders across the roof surface to drain moisture to a lower gutter.

2.6 CHIMNEYS (EXTERIOR)

Repair or Replace

Consider installing a flue cap to prevent the ingress of moisture, debris and vermin.

3. Garage

3.3 GARAGE DOOR (S)

Repair or Replace

(1) A safety wire passing through the center of the door spring is missing. The safety wire keeps the spring from injuring those operating the door should the spring break. Recommend the installation of a safety wire.

(2) The hinge plates chafe on the garage door rails. The hinges need adjustment to prevent chaffing or rubbing on rails. Recommend repair by a qualified garage door contractor.

4(A). Master Bath

4.7.A PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Repair or Replace

(1) The sink is draining slowly. The sink drain needs cleaning or repair.

(2) The sink stopper is missing or not working. Replacement or repair is needed to make sink work as intended.

4(B). Hall Bath

4.7.B PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Repair or Replace

The sink is draining slowly. The sink drain needs cleaning or repair.

6. Kitchen Components and Appliances

6.6 PLUMBING WATER SUPPLY FAUCETS AND FIXTURES

Repair or Replace

The lever on faucet leaks at the sink. Repairs are needed to stop leaking water from damaging the cabinet bottom or to eliminate moisture that may contribute to fungi growth. I recommend repair as necessary by a qualified person or plumber.

8. Electrical System

8.0 SERVICE ENTRANCE CONDUCTORS

Repair or Replace

Cracked or missing caulking where service wire enters the electric meter box, service wire needs to be caulked at cable gland to prevent moisture ingress into meter box and elsewhere. Repair recommended by a licensed electrician.

8.2 BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR

8. Electrical System

AMPERAGE AND VOLTAGE

Repair or Replace

Double tap wiring of breakers is present. Recommended practice is one wire per circuit breaker to prevent the connections and breaker from overheating. Consult with an electrician for evaluation and repair.

9. Plumbing System

9.4 HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS

Inspected

(1) Note: Hot Water Heaters that have reached the age of 12 years and are still in operation are considered to be at the end of their design lives. Not all Hot Water Heaters reach the age of 12 years, many fail as they near this age. Consider replacing older Hot Water Heaters prior to their failure and eventual leakage. Hot Water Heaters left in service beyond 12 years should be monitored for leakage continually until they are replaced. Budget for a new Hot Water Heater in the near future.

(2) The "bonding" wire for the hot to cold water pipes at the hot water is disconnected or missing. If the bond wire is not reattached an electrical shock hazard may become present on all the hot water piping in the home if the hot water piping were to come in contact with active electrical wiring. I recommend the installation of a bond wire by a licensed electrician.

10. Heating / Central Air Conditioning

10.3 COOLING EQUIPMENT / AIR HANDLER

Repair or Replace

Attic - The primary drip pan located inside the AC evaporator cabinet shows signs of leaking AC condensate water into the secondary drip pan. Failure to repair the primary evaporator drip pan may eventually lead to the secondary drip pan clogging and leaking AC condensation water into the interior spaces of home. Recommend evaluation and repair by a qualified HVAC technician.

10.7 FILTERS FOR HEATING / COOLING AIR

Repair or Replace

(2) The electrostatic air filter in the attic appears inoperative. The filter power did not appear to be turned on. I recommend repair by a qualified HVAC contractor to make operable.

10.8 SOLID FUEL HEATING DEVICES (Fireplaces, Woodstove)

Repair or Replace

Fire brick in factory built fireplace appears to be cracked. I recommend repairing or replacing fire brick to prevent fire hazards from embers and uncontrolled hot flue gases. Consult with the fireplace manufacturer for the suitable fire brick panel replacement. Evaluation and repair by a qualified chimney inspector is recommended.

11. Structural Components

11.0 FOUNDATIONS (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)

Repair or Replace

(2) Foundation cracks present. The cracks do not appear to effect the structural integrity of the home but should be patched to prevent the ingress of insects and moisture.

Home inspectors are not required to report on the following:

- Life expectancy of any component or system;
- The causes of the need for a repair;
- The methods, materials, and costs of corrections (If provided, cost of correction estimates from All In One

Home Inspection LLC are for informational purposes only and should not be used in place of actual quotations from qualified contractors in evaluating the impact of repairs for the home.);

- The suitability of the property for any specialized use;
- Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions;
- The market value of the property or its marketability;
- The advisability or inadvisability of purchase of the property;
- Any component or system that was not observed;
- The presence or absence of pests such as wood damaging organisms, rodents, or insects;
- Cosmetic items, underground items, or items not permanently installed.

Home inspectors are not required to:

- Offer warranties or guarantees of any kind;
- Calculate the strength, adequacy, or efficiency of any system or component;
- Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons;
- Operate any system or component that is shut down or otherwise inoperable;
- Operate any system or component that does not respond to normal operating controls;
- Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility;
- Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air;
- Determine the effectiveness of any system installed to control or remove suspected hazardous substances;
- Predict future condition, including but not limited to failure of components.

Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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