

Patch Independent Home Inspections, LLC

16:11 March 21, 2008

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123 Your Street



Definitions

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

F	Functional	Functional with no obvious signs of defect.
NP	Not Present	Item not present or not found.
NI	Not Inspected	Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.
M	Marginal	Item may not be fully functional and requires repair or servicing.
NF	Not Functional	Item needs immediate repair or replacement. It is unable to perform its intended function.

General Information

Property Information

Property Address 123 Your Street
City Your Town State Ohio Zip 43000

Client Information

Client Name
Client Address
City State Zip
Phone Fax

Inspection Company

Inspector Name Rick A. Harrington
Company Name Patch Independent Home Inspections, LLC
Company Address 13514 Falmouth Ave.
City Pickerington State OH Zip 43147
Phone 614-565-4962 Fax 614-768-1190
E-Mail homeinspections@insight.rr.com
File Number xxx
Amount Received xxxxx

Conditions

Others Present None Property Occupied Vacant
Estimated Age 16 years per county auditor web site Entrance Faces North
Inspection Date 3/15/08
Start Time 8:30 AM End Time 12:00 PM
Electric On Yes No Not Applicable
Gas/Oil On Yes No Not Applicable
Water On Yes No Not Applicable
Temperature 32 degrees
Weather Cloudy Soil Conditions Snow covered
Space Below Grade Basement and crawl space
Building Type Single family Garage
Sewage Disposal Public How Verified
Water Source Public How Verified



Lots and Grounds

- | | F | NP | NI | M | NF | |
|----|-------------------------------------|--------------------------|--------------------------|-------------------------------------|-------------------------------------|--|
| 1. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Driveway: Concrete Note - Crack visible in concrete driveway. The crack has been sealed to help keep water from penetrating under the slab. Suggest monitoring and maintaining the seal in the cracks. see picture 8. |
| 2. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Walks: Concrete |
| 3. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Steps/Stoops: Concrete |
| 4. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Deck: Painted or stained treated wood Deck ledger board is missing lag bolt or through bolts attaching the deck to the home. As people gather on a deck, their weight and movement translate to not just downward force but outward force that acts as a lever prying the deck away from the house. Held in place only by the friction of bent wood fibers, nails tend to loosen when wood alternately shrinks and swells with changes in moisture content and temperature. Once nails loosen, they offer even less resistance to the prying forces of a crowd. Suggest adding at least lag bolts but better yet through bolts with washers and nuts on both ends. see picture 14. Note - moss is present on under side of steps on bay window side. Suggest cleaning these areas. Top railing at right entry is cracked. Suggest monitoring all top railings and repair/replace as needed. |
| 5. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Grading: Moderate to flat Improper soil slope towards foundation in multiple areas. This will direct water toward the foundation and may cause foundation settlement or water penetration. Recommend the addition of fill dirt to improve grade. Recommended grade is 1 inch drop for every 1 ft lateral away from the foundation continuing from 4 feet to 6 feet. see pictures 6 and 9. |
| 6. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Swale: Adequate slope and depth for drainage |
| 7. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Vegetation: Shrubs, trees and vegetation |

Exterior Surface and Components

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.

F NP NI M NF
Main Exterior Surface _____

- | | | | | | | |
|----|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--|
| 1. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Type: Vinyl siding Suggest maintaining a seal on any opening in the structure. Suggest using silicone caulking that can maintain pliability in exterior uses. Pest and moisture may be allowed to enter the structure through these openings. Regularly check around windows and doors for deteriorating caulk or opening caused by settlement. see picture 13. |
|----|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--|



Exterior Surface and Components (Continued)

2. Trim: Wood Trim around rear entrance door is rotted and cracked. This will allow water to penetrate to the structure. Suggest repair by a qualified contractor. see picture 12.
3. Fascia: Wood
4. Soffits: Wood
5. Door Bell: Hard wired
6. Entry Doors: Metal Skin
7. Windows: Vinyl double hung
8. Window Screens: Vinyl mesh
9. Basement Windows: Glass block
10. Exterior Lighting: Surface mounted lamps front and rear
11. Exterior Electric Outlets: 110 VAC GFCI Front electrical outlet weather foam is missing. Suggest repair. See picture 1.
12. Hose Bibs: Rotary anti siphon Note - Rear hose bib handle is damaged and has sharp edges. Suggest replacement of handle. see picture 4.
13. Gas Meter: Exterior surface mount at side of home
14. Main Gas Valve: Located at gas meter

Roof

F NP NI M NF

Main Roof Surface _____

1. Method of Inspection: Ladder at eaves and ground level with binoculars
2. Unable to Inspect: 50% Due to snow and ice covering much of the roof covering was not visible.
3. Material: Asphalt shingle
4. Type: Gable
5. Approximate Age: 5 years according to sellers info
6. Flashing: Aluminum Flashing on top of rear bay window is not flat against the roof covering and the nail in the center is not sealed on top. Flashing on roof covering over the rear entrance door is secured with a non sealed nail. Suggest that all flashing be checked and repaired as needed to reduce the risk of water penetration. see pictures 10 and 11.
7. Valleys: Not visible due to snow - front
8. Plumbing Vents: PVC
9. Electrical Mast: Underground utilities Conduit for electrical service drop has disconnect from the meter box. The opening may allow for water or pest to enter the box or conduit. Suggest repair by a qualified contractor. See picture 15.
10. Gutters: Aluminum
11. Downspouts: Aluminum
12. Leader/Extension: Plastic
- Center of Structure Chimney _____
13. Chimney: Metal pipe Note - pertains to furnace chimney flue vent visible on roof.
14. Flue/Flue Cap: Metal
15. Chimney Flashing: Metal



Roof (Continued)

West Chimney

16. Chimney: Aluminum siding & frame covered 3 wall pipe Unable to view interior of chimney, chimney cap due to height. Rust stains appear around the edges of the chimney cap and down the sides of the chimney. Evidence of moisture entering flue and onto damper. Suggest service and check of components by a qualified chimney sweep including the interior flue. Suggest a regular service schedule suggested by a qualified contractor. see pictures 5 and 18
17. Flue/Flue Cap: Metal see note in line above.
18. Chimney Flashing: Aluminum

Garage/Carport

F NP NI M NF

Front Garage

1. Type of Structure: Attached Car Spaces: 2
2. Garage Doors: Insulated aluminum Note - Garage door bottom rubber seal is deteriorate and may let moisture or pests into structure. Suggest replacing seal.
3. Door Operation: Mechanized
4. Door Opener: Functional Safety / Repair or Improve: The garage door auto reverse mechanism did not operate. All garage door opening devices should have a safety feature which automatically reverses the door if it strikes something while closing. This feature reduces the risk of liability, damage, injury, and possible death to a child or pet. Garage door openers equipped with this feature usually have a sensitivity adjustment. It is often set incorrectly or in need of adjustment. Recommend that you consult with a garage door specialist. Note: Due to the age of this home, the opener may not be equipped with an anti-reversing mechanism. Anti-reversing mechanisms were not required in most jurisdictions until early in the 1990's. Light beam safety does not exist. A qualified contractor is suggested to evaluate and estimate repairs
5. Service Doors: Metal skinned Note - door handle is loose from entry way.
6. Ceiling: Drywall
7. Walls: Exposed framing and drywall Evidence of previous water penetration on west wall. Moisture meter readings indicate moisture level in this area is close to the levels in areas that are not visible affected. see picture 16. Reading is 8.7%
8. Floor/Foundation: Poured slab
9. Electrical: 110 VAC GFCI outlets and lighting circuits

Electrical

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main overcurrent device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their overcurrent 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



Electrical (Continued)

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 overcurrent 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.

F NP NI M NF

1. Service Size Amps: 150 amps Volts: 110-240 VAC
 2. Service: 2/0 Aluminum Neutral and ground bonded in distribution panel.
 3. 120 VAC Branch Circuits: Copper
 4. 240 VAC Branch Circuits: Copper and aluminum
 5. Aluminum Wiring:
 6. Conductor Type: Romex
 7. Ground: Rod in ground only
 8. Smoke Detectors: Hard wired
- Basement on south wall Electric Panel _____
9. Manufacturer: Square D Panel is loose at wall. Suggest securing panel as a safety precaution. Panel could move during the operation of breakers or maintenance and create a shock hazard.
 10. Maximum Capacity: 150 amps
 11. Main Breaker Size: 150 amps
 12. Breakers: Copper and Aluminum Breaker 7 in off position at time of inspection. Noted in refrigerator that this breaker controlled the refrigerator. Breaker was turned on to verify operation of refrigerator. Breaker was left on.
 13. AFCI:
 14. GFCI: Basement, garage, kitchen, bathrooms, exterior
 15. Is the panel bonded? Yes No

Structure

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. 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. 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.

F NP NI M NF

1. Structure Type: Wood frame
2. Foundation: Block
3. Differential Movement: Horizontal and stair step cracks without displacement One or more minor cracks were found in the foundation with displacement. These don't appear to be a structural concern, but recommend sealing them to prevent water infiltration and monitoring them in the future. see pictures 2 and 3.
4. Beams: Steel I-Beam



Structure (Continued)

- 5. Bearing Walls: Block and wood frame
- 6. Joists/Trusses: 2x10 solid wood
- 7. Piers/Posts: Poured piers and steel posts
- 8. Floor/Slab: Poured concrete slab
- 9. Stairs/Handrails: Wood stairs with wood handrails
- 10. Subfloor: Plywood

Attic

The home inspector 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: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector 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.

F NP NI M NF

Main Attic

- 1. Method of Inspection: From the attic access
- 2. Unable to Inspect: 20%
- 3. Roof Framing: 2x4 solid wood truss
- 4. Sheathing: OSB - Strand board
- 5. Ventilation: Ridge and soffit vents
- 6. Insulation: Fiberglass
- 7. Insulation Depth: 12 - 14 inches
- 8. Attic Fan:
- 9. House Fan:
- 10. Wiring/Lighting:
- 11. Moisture Penetration:

Over Garage Attic

- 12. Method of Inspection: From the attic access
- 13. Unable to Inspect: 35%
- 14. Roof Framing: 2x4 solid wood truss
- 15. Sheathing: OSB - Strand board
- 16. Ventilation: Roof and soffit vents
- 17. Insulation: Fiberglass
- 18. Insulation Depth: 12 - 14 inches Over living space
- 19. Attic Fan:
- 20. House Fan:
- 21. Wiring/Lighting: 110 VAC lighting circuit Bulb not in socket.
- 22. Moisture Penetration:



Basement

F NP NI M NF

Main Basement

- | | | | | | | |
|-----|-------------------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|--|
| 1. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Unable to Inspect: 30% Insulation on walls and in rim joist cavities. Those areas are not part of this inspection. |
| 2. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Ceiling: Exposed framing |
| 3. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Walls: Block |
| 4. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Floor: Poured concrete |
| 5. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Floor Drain: Surface drain |
| 6. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Windows: Glass Block with vent |
| 7. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Electrical: 110 VAC GFCI outlets and lighting circuits |
| 8. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Smoke Detector: Hard wired |
| 9. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | HVAC Source: Heating system register |
| 10. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Insulation: Fiberglass |
| 11. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Ventilation: Glass Block window vents |
| 12. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Sump Pump: Submerged Sump pump functioned at time of inspection. Suggest replace due to age and rust and monitor until replacement is installed. see picture 22. |
| 13. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Moisture Location: |
| 14. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Basement Stairs/Railings: Wood stairs with wood handrails |

Crawl Space

F NP NI M NF

West Crawl Space

- | | | | | | | |
|-----|-------------------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|---|
| 1. | | | | | | Method of Inspection: In the crawl space |
| 2. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Unable to Inspect: 30% Insulation attached to walls prevented visibility of block walls and in rim joist cavities. Those areas are not part of this inspection. |
| 3. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Access: Open |
| 4. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Moisture Penetration: No moisture present at time of inspection |
| 5. | | | | | | Moisture Location: None |
| 6. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Moisture Barrier: Plastic |
| 7. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Ventilation: Open to unfinished side |
| 8. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Insulation: Fiberglass |
| 9. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Vapor Barrier: |
| 10. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Electrical: 110 VAC lighting |
| 11. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | HVAC Source: open to unfinished side |



Air Conditioning

The home inspector shall observe: Central air conditioning and permanently installed cooling systems including: Cooling and air handling equipment; and Normal operating controls. 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 sources; and Cooling equipment 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: Observe window air conditioners or 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.

F NP NI M NF

Main AC System _____

1. A/C System Operation: Appears serviceable To avoid possible compressor damage due to outside temperature below 60 degrees, the unit was not tested.
2. Condensate Removal: PVC piping
3. Exterior Unit: Suspended
4. Manufacturer: Lennox
5. Model Number: HS24-311-1P Serial Number: 5192B24451
6. Area Served: Whole building Approximate Age: 16 years per serial number - Preston guide
7. Fuel Type: 220-240 VAC Temperature Differential: N/A
8. Type: Central A/C Capacity: 2.5 Ton 29,400 BTU per Preston guide
9. Visible Coil: Copper core with aluminum fins
10. Refrigerant Lines: Serviceable condition
11. Electrical Disconnect: Breaker disconnect

Fireplace/Wood Stove

F NP NI M NF

Family Room Fireplace _____

1. Fireplace Construction: Prefab Suggest fireplace and components be cleaned and inspected prior to use and on a regular basis. Individual use may affect the time between service checks.
2. Type: Wood burning
3. Smoke Chamber: Metal
4. Flue: Metal
5. Damper: Metal Damper is loose and does not stay closed. This will allow air to infiltrate the structure. Evidence of water penetration on damper. Suggest service check and repair by a qualified contractor.
6. Hearth: Raised



Heating System

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. The home inspector shall describe: Energy source; and Heating 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.

F NP NI M NF

Basement Heating System

1. Heating System Operation: Functional at time of inspection
2. Manufacturer: Lennox
3. Model Number: G1703-75-1 Serial Number: 5892C09617
4. Type: Forced air Capacity: 75,000 btu input 59,250 btu output on tag
5. Area Served: Whole building Approximate Age: 16 years per serial number - Preston guide
6. Fuel Type: Natural gas
7. Heat Exchanger:
8. Unable to Inspect: 100%
9. Blower Fan/Filter: Direct drive with disposable filter Suggest dirty filter be replaced upon closing and on a regular basis. Filter replacement access is inside the furnace. Turn furnace off before accessing the filter. Filter size is 16x25x1. See picture 21)
10. Distribution: Metal duct
11. Flue Pipe: single wall to double wall
12. Thermostats: Programmable Programming not tested and cool setting not tested due to exterior temperature being under 60 degrees. Raising temperature on keypad operated the furnace.
13. Suspected Asbestos: No

Plumbing

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.

F NP NI M NF

1. Service Line: Polyethylene
2. Main Water Shutoff: Basement Northeast corner next to sump pump.
3. Water Lines: Copper
4. Drain Pipes: PVC



Plumbing (Continued)

- 5. Service Caps: Accessible
- 6. Vent Pipes: PVC
- 7. Gas Service Lines: Black iron pipe

Basement Water Heater

- 8. Water Heater Operation: Functional at time of inspection
- 9. Manufacturer: Rheem
- 10. Model Number: 22V40 - 36F1 Serial Number: RHLN 100549727
- 11. Type: Natural gas Capacity: 40 Gal.
- 12. Approximate Age: manf date 10/2005 on tag Area Served: Whole building
- 13. Flue Pipe: single wall to double wall
- 14. TPRV and Drain Tube: Copper

Basement Water Heater

- 15. Water Heater Operation: Functional at time of inspection
- 16. Manufacturer: Rheem
- 17. Model Number: 22v40 - 36F1 Serial Number: RHLN0905404844
- 18. Type: Natural gas Capacity: 40 Gal.
- 19. Approximate Age: manf date 9/2005 on tag Area Served: Whole building
- 20. Flue Pipe: single wall to double wall
- 21. TPRV and Drain Tube: Copper
- 22. Water heaters are attached with plumbing control valves that can control the water flow through the tanks to the supply lines. They can be used in series, parallel, or singular.

Bathroom

F NP NI M NF

Entry way half bath Bathroom

- 1. Ceiling: Painted drywall
- 2. Walls: Painted drywall
- 3. Floor: Hardwood laminate
- 4. Doors: Hollow wood
- 5. Electrical: 110 VAC GFCI outlets and lighting circuits
- 6. Sink/Basin: Pedestal
- 7. Faucets/Traps: Faucet with PVC trap
- 8. Toilets: Functional
- 9. HVAC Source: Heating system register
- 10. Ventilation: Electric ventilation fan

2nd floor hall Bathroom

- 11. Ceiling: Painted drywall
- 12. Walls: Painted drywall
- 13. Floor: Vinyl floor covering
- 14. Doors: Hollow wood
- 15. Electrical: 110 VAC GFCI outlets and lighting circuits
- 16. Counter/Cabinet: Wood
- 17. Sink/Basin: Molded single bowl
- 18. Faucets/Traps: Faucet with PVC trap
- 19. Tub/Surround: Fiberglass tub and ceramic tile surround
- 20. Toilets: Functional



Bathroom (Continued)

21. HVAC Source: Heating system register Note - heating register is not fastened to the floor and may pose a trip hazard. see picture 20.
22. Ventilation: Electric ventilation fan
- Master bath Bathroom _____
23. Ceiling: Painted drywall
24. Walls: Painted drywall
25. Floor: Carpet
26. Doors: Hollow wood
27. Windows: Vinyl double hung
28. Electrical: 110 VAC GFCI outlets and lighting circuits
29. Counter/Cabinet: Wood
30. Sink/Basin: Molded dual bowl
31. Faucets/Traps: Faucet with PVC trap
32. Shower/Surround: Fiberglass pan and ceramic tile surround
33. Spa Tub/Surround: Fiberglass tub and ceramic tile surround
34. Toilets: Functional
35. HVAC Source: Heating system register Note - heating register is not fastened to the floor and may pose a trip hazard
36. Ventilation: Electric ventilation fan In toilet closet.

Kitchen

F NP NI M NF

1st Floor Kitchen _____

1. Cooking Appliances: General Electric
2. Ventilator: In Microwave
3. Disposal: In-Sinkerator
4. Dishwasher: General Electric
5. Refrigerator: Kenmore Component was turned on at the breaker at start of inspection. Water was not dispersed from the door spigot. Ice was not yet available but the auger turned in the ice dispensing unit. Unit appeared to be connected to water supply but could not be verified that it was on or line was not compromised. Suggest service and repair on line first.
6. Microwave: General Electric
7. Sink: Stainless Steel
8. Electrical: 110 VAC GFCI outlets and lighting circuits
9. Plumbing/Fixtures: Faucet with PVC trap Faucet leaks around base during operation. Suggest repair faucet. Client advised the faucet was scheduled for replacement.
10. Counter Tops: Laminate Caulking along countertop / back splash seam is deteriorating and may allow moisture into the structure. Suggest repair caulking.
11. Cabinets: Wood
12. Ceiling: Painted drywall
13. Walls: Painted drywall
14. Floor: Hardwood laminate
15. Windows: Vinyl double hung



Kitchen (Continued)

16. HVAC Source: Heating system register

Bedroom

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.

F NP NI M NF

Light tan on 2nd floor Bedroom

- 1. Closet: Single
- 2. Ceiling: Painted drywall
- 3. Walls: Painted drywall
- 4. Floor: Carpet
- 5. Doors: Hollow wood
- 6. Windows: Vinyl double hung
- 7. Electrical: 110 VAC outlets and lighting circuits Note switched outlet next to door.
- 8. HVAC Source: Heating system register

Yellow on 2nd floor Bedroom

- 9. Closet: Single
- 10. Ceiling: Painted drywall
- 11. Walls: Painted drywall
- 12. Floor: Carpet
- 13. Doors: Hollow wood
- 14. Windows: Vinyl double hung
- 15. Electrical: 110 VAC outlets and lighting circuits Note - switched outlet next to door.
- 16. HVAC Source: Heating system register

Green carpet on 2nd floor Bedroom

- 17. Closet: Single
- 18. Ceiling: Painted drywall
- 19. Walls: Painted drywall
- 20. Floor: Carpet
- 21. Doors: Hollow wood Note - missing doorstop may allow handle to damage wall.
- 22. Windows: Vinyl double hung
- 23. Electrical: 110 VAC outlets and lighting circuits Note - switched outlet next to door.
- 24. HVAC Source: Heating system register

Master Bedroom

- 25. Closet: Walk In With window and vent.
- 26. Ceiling: Painted drywall
- 27. Walls: Painted drywall
- 28. Floor: Carpet
- 29. Doors: Hollow wood
- 30. Windows: Vinyl double hung



Bedroom (Continued)

31. Electrical: 110 VAC outlets and lighting circuits
 32. HVAC Source: Heating system register

Living Space

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.

F NP NI M NF

Entry way Living Space

1. Closet: Single
 2. Ceiling: Painted drywall
 3. Walls: Painted drywall Note settlement cracks over doorway to kitchen. Suggest repair and monitor. See picture 17. not pictured - other corner.
 4. Floor: Hardwood laminate
 5. Doors: Hollow wood
 6. Electrical: 110 VAC outlets and lighting circuits
 7. HVAC Source: Heating system register
 8. Smoke Detector: Hard wired

Family Room Living Space

9. Ceiling: Painted drywall
 10. Walls: Painted drywall
 11. Floor: Carpet
 12. Windows: Vinyl double hung
 13. Electrical: 110 VAC outlets and lighting circuits
 14. HVAC Source: Heating system register

Eating area Living Space

15. Ceiling: Painted drywall
 16. Walls: Painted drywall
 17. Floor: Hardwood laminate
 18. Windows: Vinyl double hung
 19. Electrical: 110 VAC outlets and lighting circuits
 20. HVAC Source: Heating system register

Dining Room and Living Room Living Space

21. Ceiling: Painted drywall
 22. Walls: Painted drywall Note settlement cracks around box unit on ceiling . Suggest repair and monitor. See picture 19. other areas not pictured.
 23. Floor: Carpet
 24. Windows: Vinyl double hung
 25. Electrical: 110 VAC outlets and lighting circuits
 26. HVAC Source: Heating system register

2nd floor hallway Living Space

27. Closet: Single
 28. Ceiling: Painted drywall Attic access.
 29. Walls: Painted drywall



Living Space (Continued)

- 30. Floor: Carpet
- 31. Doors: Hollow wood
- 32. Electrical: 110 VAC outlets and lighting circuits
- 33. Smoke Detector: Hard wired

Laundry Room/Area

F NP NI M NF

- 1st Floor Laundry Room/Area _____
- 1. Ceiling: Painted drywall
 - 2. Walls: Painted drywall
 - 3. Floor: Hardwood laminate
 - 4. Doors: Hollow wood
 - 5. Electrical: 110 VAC outlets and lighting circuits
 - 6. HVAC Source: Heating system register
 - 7. Washer Hose Bib: Gate valves
 - 8. Washer and Dryer Electrical: 110-240 VAC
 - 9. Dryer Vent: Plastic flex
 - 10. Dryer Gas Line: Black iron pipe Capped off with shut off in off position.
Not being used.
 - 11. Washer Drain: Wall mounted drain
 - 12. Floor Drain: none Suggest adding a secondary overflow pan and drain to
direct water to a desired location in the event of water escaping out
of the washer or the washer connections.



Marginal Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Lots and Grounds

1. **Grading:** Moderate to flat Improper soil slope towards foundation in multiple areas. This will direct water toward the foundation and may cause foundation settlement or water penetration. Recommend the addition of fill dirt to improve grade. Recommended grade is 1 inch drop for every 1 ft lateral away from the foundation continuing from 4 feet to 6 feet. see pictures 6 and 9.

Roof

2. **Flashing:** Aluminum Flashing on top of rear bay window is not flat against the roof covering and the nail in the center is not sealed on top. Flashing on roof covering over the rear entrance door is secured with a non sealed nail. Suggest that all flashing be checked and repaired as needed to reduce the risk of water penetration. see pictures 10 and 11.
3. **Electrical Mast:** Underground utilities Conduit for electrical service drop has disconnect from the meter box. The opening may allow for water or pest to enter the box or conduit. Suggest repair by a qualified contractor. See picture 15.
4. **West Chimney Chimney:** Aluminum siding & frame covered 3 wall pipe Unable to view interior of chimney, chimney cap due to height. Rust stains appear around the edges of the chimney cap and down the sides of the chimney. Evidence of moisture entering flue and onto damper. Suggest service and check of components by a qualified chimney sweep including the interior flue. Suggest a regular service schedule suggested by a qualified contractor. see pictures 5 and 18
5. **West Chimney Flue/Flue Cap:** Metal see note in line above.

Electrical

6. **Basement on south wall Electric Panel Manufacturer:** Square D Panel is loose at wall. Suggest securing panel as a safety precaution. Panel could move during the operation of breakers or maintenance and create a shock hazard.

Kitchen

7. **1st Floor Kitchen Refrigerator:** Kenmore Component was turned on at the breaker at start of inspection. Water was not dispersed from the door spigot. Ice was not yet available but the auger turned in the ice dispensing unit. Unit appeared to be connected to water supply but could not be verified that it was on or line was not compromised. Suggest service and repair on line first.
8. **1st Floor Kitchen Plumbing/Fixtures:** Faucet with PVC trap Faucet leaks around base during operation. Suggest repair faucet. Client advised the faucet was scheduled for replacement.
9. **1st Floor Kitchen Counter Tops:** Laminate Caulking along countertop / back splash seam is deteriorating and may allow moisture into the structure. Suggest repair caulking.



Not Functional Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Lots and Grounds

1. **Deck:** Painted or stained treated wood Deck ledger board is missing lag bolt or through bolts attaching the deck to the home. As people gather on a deck, their weight and movement translate to not just downward force but outward force that acts as a lever prying the deck away from the house. Held in place only by the friction of bent wood fibers, nails tend to loosen when wood alternately shrinks and swells with changes in moisture content and temperature. Once nails loosen, they offer even less resistance to the prying forces of a crowd. Suggest adding at least lag bolts but better yet through bolts with washers and nuts on both ends. see picture 14. Note - moss is present on under side of steps on bay window side. Suggest cleaning these areas. Top railing at right entry is cracked. Suggest monitoring all top railings and repair/replace as needed.

Exterior Surface and Components

2. **Trim:** Wood Trim around rear entrance door is rotted and cracked. This will allow water to penetrate to the structure. Suggest repair by a qualified contractor. see picture 12.

Fireplace/Wood Stove

3. **Family Room Fireplace Damper:** Metal Damper is loose and does not stay closed. This will allow air to infiltrate the structure. Evidence of water penetration on damper. Suggest service check and repair by a qualified contractor.