Complete Home Inspections

Property Inspection Report

This Inspection Report Prepared Exclusively for

Sample Inspection

Special Homeowners Lane A Town, GA.

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http://Complete-Home-Inspections.com/

June 4, 2018

Special Client
Inspection Site: Special Homeowners Lane.
A Town, GA. 30101

Dear Client,

At your request, a visual inspection of the above referenced property was conducted on June 4, 2018. This inspection report reflects the visual conditions of the property at the time of the inspection only. Hidden or concealed defects cannot be included in this report. No warranty is either expressed or implied. This report is not an insurance policy, nor a warranty service.

An earnest effort was made on your behalf to discover all visible defects. The following is an opinion report, expressed as a result of the inspection. The 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. I have listed below any of the issues I observed during the inspection. Please take time to review the report in full. There might be items you would like to add to the list below.

REPORT SUMMARY

Overall, the home was constructed in a workmanlike manner, consistent with the local building trades and methods at the time of construction. The following summary is a list of items that in my opinion represent the more serious issues in terms of safety or cost. All CONCERNS / RECOMMENDATIONS noted in the report are not listed in this summary. You may feel that other items are higher priority or equal in concern than these listed. Within each section, the items are listed in the order they occur in the report, not the order of concern. This is not intended as nor should be used as a substitute for the complete report. Please read the entire Inspection Report, carefully to fully assess the findings of the inspection. There could possibly be items in the body of the report that you would like to appear on the summary page.

THESE ITEMS INVOLVE SAFETY AND SHOULD BE CORRECTED NOW:

SAFETY DEVISES:

8.28 Smoke Detector Conditions:

1. The smoke detector in the upstairs hall was tested and would not respond.
I recommend this unit be checked, repaired or replaced if necessary.
2. The smoke detector in the garage was not attached to the base.
I recommend the unit be replaced and re-tested.

ITEMS TO BE CONSIDERED

EXTERIOR WALLS:

4.2 Condition:

There is a crack in the brick under the front porch and on the right side of the home.
I recommend this be accessed and repaired by a qualified mason.

4.3 Stucco Condition:

1. There is a void in the stucco on the front porch posts.
2. There is darkened areas at the tops of the stucco over the windows and doors.
3. There is a slight crack in the stucco on the right side of the home on the right side of the bay window.
4. There are some slight cracks in the stucco inside the screened in porch.
5. The Georgia Pest Control Associations "Good Business Practices" states that the system should be raised

approximately six inches above grade and the bottom edge should be finished.
The stucco system is at or in contact with the ground.
I recommend having a qualified stucco contractor access, raise and finish the system and make the necessary repairs to the trim.

TRIM:
4.5 Exterior Trim Condition:
The trim is dirty and needs to be cleaned.
There were moisture stains/damage noted under eaves. This can be caused by gutters being full and the water runs up and out the rear onto the trim.
I recommend the gutters be checked and leaned.
The paint on the exterior of the upper deck is worn thin.
There are numerous cracks, voids and some wood rot on the exterior trim.
I recommend the trim be cleaned, repaired and re-painted.

4.8 Exterior Door and Window Condition:
Some wood rot noted mainly around some of the windows.
One of the windows on the left side of the home was missing the screen and has paint peel down to bare wood and the beginning stages of wood rot.
As with the home trim, I recommend the windows and doors be cleaned, repaired and re-painted.

CHIMNEY:
4.15 Exterior Condition:
There was wood rot on the bottom of the chimney chase.
There are surface cracks in the stucco on the chimney that serves the master bedroom.
I recommend the chimney be cleaned, repaired and repainted.

ROOF:
5.7 Kick Out Flashing:
There was not the required kick out flashing installed on the roof section.
I recommend this be installed.

DESCRIPTION:
6.3 Garage Door Exterior Condition:
There are seam cracks on the right garage door.
I recommend these be repaired or the door replaced.

FRONT PORCH:
7.9 Surface- Material and Condition:
The brick has several mortar carracks and voids.
I recommend the porch surface be accessed and repaired by a qualified mason.

REAR DECK:
7.14 Ledger - Bolting and Flashing:
There does not appear to be flashing installed properly across the porch between the ledger board and the siding above. This can cause water to run under the siding into the home.
A qualified contractor should assess this and install the required flashing above the ledger board where necessary.

7.17 Support Posts:
The porch surface on the angled rear section appears to have dropped or shifted.

I recommend a qualified deck contractor access this condition and make the necessary repairs.

BATHROOM SUMMARY:
10.3 Condition Of Toilet:
The toilet was loose at the floor in the upstairs hall bathroom and in the basement bathroom.
I recommend this be repaired by a qualified plumber.

HEATING SYSTEM #2 DESCRIPTION AND CONDITION:
12.28 Air Conditioner Coil:
There was leaking noted inside the burn chamber.
I recommend the unit be serviced and accessed and repaired or replaced by a qualified HVAC technician.

HEATING SYSTEM #3 DESCRIPTION AND CONDITION:
12.43 Burners/Heat Exchangers:
Excessive scale and corrosion is noted in the burn chamber.
I recommend a licensed HVAC contractor access this condition and make the necessary repairs or replacement.

12.45 Gas Line Drip Leg:
There was a drip leg but it was not configured to current safety standards. The drip leg should be at the base of a vertical pipe, not on a horizontal pipe.
I recommend this be repaired by a qualified plumber.

KITCHEN COMPONENTS:
15.20 Electrical:
There are no GFCI outlets in the basement kitchen. It is very important for all outlets in the kitchen to be GFCI protected to prevent injury.
I recommend this be updated by a qualified electrician.

Concerns (More minor Items to be aware of)

RETAINING WALLS:
3.16 Condition:
There are some cracks and mortar voids noted.
I recommend repairing and sealing any cracks with a good cement crack repair/epoxy.
If the cracks shift or widen over time, further evaluation would be required.

GUTTERS & DOWNSPOUTS:
5.9 Downspout Terminations:
It appears the downspout at the right rear corner of the home is leaking onto the rear patio.
The downspout extension under the rear deck is not secured in the drain tube.
I recommend ensuring all downspouts are firmly attached to the drain tubes.

DOORS:
8.5 Exterior Door Condition:
The rear door seal is damaged or missing.
I recommend replacing the seal.

8.7 Interior Door Condition:
The corner bedroom closet door does not latch, repair as required.

AIR CONDITIONING #1:

12.67 Coolant Lines:
The insulation for the lines is worn and torn. I recommend replacing the insulation.

AIR CONDITIONING #2:
12.79 Condensate Line:
The condensation line is too close to the foundation wall. I recommend extending the condensate line out 2-3 feet from the foundation to prevent water from running down the foundation wall.

12.80 Coolant Lines:
The insulation for the lines is worn and torn. I recommend replacing the insulation.

AIR CONDITIONING #3:
12.92 Condensate Line:
Condensate line is broken or disconnected. Repair as required.

12.93 Coolant Lines:
The insulation for the lines is worn and torn. I recommend replacing the insulation.

INTERIOR COMPONENTS:
14.13 Cabinets, Drawers, and Doors:
One of the cabinet door hinges is broken.
Repair as required.

ATTIC AND INSULATION:
16.9 Attic Perimeter:
I viewed as much of the perimeter around the attic for any openings or visible light. There is commonly something referred to as a "builders gap" around the perimeter of the roof where it meets the facia.
I did see some openings or light where the roof under layment meets the facia. This is a possible entry point for animals.
I recommend a pest control company be contacted and access this condition and make recommendations as to repairs.

Other Items

COMMENTS ON THE HVAC SYSTEM::
12.99 System Comments:
Due to the age of the components of the heat and air system, 20 years, a home warranty covering these items is highly recommended.
Be sure when picking a warranty plan to check the deductible and coverage amounts.
I also recommend, as soon as you close, having all appliances and systems serviced by licensed technicians to prevent the chances of a "pre-existing" claim.

Thank you for selecting Complete Home Inspections to do your pre-purchase home inspection. If you have any questions regarding the inspection report or the home, please feel free to call me at 770-598-8639.

Sincerely,

Steve Clarkson

A Note about repairs and re-inspections:
The purpose of this inspection is to determine for you, the buyer, the general condition of the home. The report is not intended to be a repair list for the seller, however, at this point in the home buying process, you may be considering negotiating some repairs with the seller of the home. I am often asked to return to the property to inspect these repairs. This is a service I do provide, however, it is an expense which can often be avoided by insisting that the repairs are performed by licensed contractors and that receipts are provided to you by the seller. This gives you a measure of confidence that the repairs are up to current standards, that there is some guarantee of quality and that you have some recourse in the event of poor workmanship.
All too often, I find homeowner or handyman repairs that are substandard, prolonging the closing and generally creating mistrust and bad feelings. Although the repairs may be a bit more expensive for the seller, insisting on licensed contractors (and receipts) protects the seller as well as the buyer.

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INSPECTION CONDITIONS

INSPECTION AGREEMENT EXPLANATION (located at the end of the report)

This report is the exclusive property of the inspection company and is provided only to the clients listed in the report title. Use of this report by anyone other than those listed is prohibited and not acknowledged without written authorization.
Client agrees to the terms and conditions of this contract agreement, a complete copy is given at the end of the report.

This report is intended only as a general guide to help the client make their own evaluation of the overall condition of the home. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, excavation or moving of insulation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report.

This inspection complies with the **NACHI standards of practise** (see the last pages of this report). This is available to be reviewed at http://www.nachi.org/sop.htm.

Systems and conditions which are not within the scope of this inspection include, but are not limited to: formaldehyde, lead paint, asbestos, toxic or flammable materials, and other environmental hazards; pest infestation, playground equipment, out buildings, efficiency measurements, underground drainage or sprinklers, any systems which are shut down or otherwise secured; water quality; intercoms; security systems; or building code conformity. Any general comments about these systems and conditions are informational only.

Should any disagreement or dispute arise as a result of this inspection or report, it shall be decided by arbitration and shall be submitted for binding, non-appealable arbitration to the American Arbitration Association in accordance with its Construction Industry Arbitration Rules then obtaining, unless the parties mutually agree otherwise. In the event of a claim, the Client will allow the Inspection Company to inspect the claim prior to any repairs or waive the right to make the claim. Client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency. The client agrees that if any problem arises they will contact the inspector directly within three days the problem is first noticed.
Any disagreement with this report or the Inspection Agreement must be made within three days of receiving this report. Otherwise the Inspection Agreement is acknowledged, received and accepted.

CLIENT & SITE INFORMATION:

1.1 Date and Time Of Inspection:
June 4, 2018 @ 9:00 AM.

1.2 Client Name:
Sample Inspection.

1.3 Inspection Site:
Special Homeowners Lane.

1.4 Inspection Site City/State/Zip:
A Town, GA.

CLIMATIC CONDITIONS:

1.5 Weather:
The sky was partly cloudy at the time of the inspection.

1.6 Soil Conditions:
The ground was dry.

1.7 Outside Temperature:
It was 70-80 degrees at the time of the inspection.

UTILITY SERVICES:

1.8 Water Source:
The home is on either city or county, public water.

1.9 Sewage Disposal:

Public.

1.10 Utilities Status:

All utilities on.

OTHER INFORMATION:

1.11 House Occupied?

The home did not appear to be lived in but did appear to have been staged to make the home show well.

HOMESITE

HOMESITE VIEWS:

2.1 Front Of Home:


2.2 One Side Of Home:


2.3 Rear Of Home:


2.4 Other Side Of Home:


HOME, GROUNDS, WALKS

This inspection is not intended to address or include any geological conditions or site stability information. For information concerning these conditions, a geologist or soils engineer should be consulted. Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls. This inspection is visual in nature and does not attempt to determine drainage performance of the site or the condition of any underground piping, including municipal water and sewer service piping or septic systems.

BUILDING CHARACTERISTICS:

3.1 Estimated Age Of Home:

The online listing stated the home was built in1998.

3.2 Building Type:

The home is a one family home.

3.3 Stories:

The home is 2 stories.

3.4 Space Below Grade:

The basement is full size, under most of the home, and the basement was mostly finished.

DRIVEWAY:

3.5 Type:

The driveway is a poured concrete driveway.



3.6 Condition:

There are cracks and breaks in the driveway. These cracks noted are more major considering repairs. I recommend contacting an experienced building contractor concerning repairs.

SIDEWALKS AROUND HOME:

3.7 Type:

The walkway is constructed with concrete.



3.8 Condition:

The walkway appears to be in good condition.

3.9 Comment:

I always recommend keeping soil at least halfway up any concrete walkway edges. This will help maintain the support of the walkway as well as help to keeping animals from tunneling under the walkway.

GRADING:

3.10 Site Description:

The home is sitting on a generally steep slope.

3.11 Grounds Condition:

The grade at the foundation appears to be sloped acceptably in most areas to allow water to run away from the home.

3.12 Further Comments:

I recommend keeping the slope of all soils running away from the foundation. The slope should fall away from the foundation at a minimum of 1/2 inch per foot and extend at least 10 feet away from the foundation.

LANDSCAPING:

3.13 Condition:

The homes landscaping appears to have been maintained.
There are trees planted close to the home. Tree roots can be very damaging to a home' s foundation. Removal may be needed.

RETAINING WALLS:

3.14 Front Wall Type:

The front retaining wall is of masonry type construction.



3.15 Rear Wall Type:

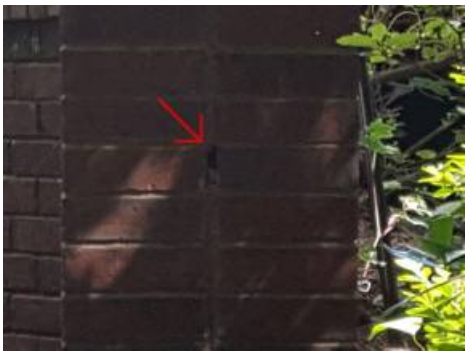
The retaining wall is of masonry type construction.



3.16 Condition:

There are some cracks and mortar voids noted.
I recommend repairing and sealing any cracks with a good cement crack repair/epoxy.
If the cracks shift or widen over time, further evaluation would be required.






EXTERIOR STRUCTURE

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

EXTERIOR WALLS:

4.1 Siding Type:

The siding is brick with a type of stucco trim.

4.2 Condition:

There is a crack in the brick under the front porch and on the right side of the home.
I recommend this be accessed and repaired by a qualified mason.


4.3 Stucco Condition:

1. There is a void in the stucco on the front porch posts.
2. There is darkened areas at the tops of the stucco over the windows and doors.
3. There is a slight crack in the stucco on the right side of the home on the right side of the bay window.
4. There are some slight cracks in the stucco inside the screened in porch.
5. The Georgia Pest Control Associations "Good Business Practices" states that the system should be raised approximately six inches above grade and the bottom edge should be finished.
The stucco system is at or in contact with the ground.
I recommend having a qualified stucco contractor access, raise and finish the system and make the necessary repairs to the trim.




TRIM:

4.4 Material:

Most of the trim is constructed of wood.

4.5 Exterior Trim Condition:

The trim is dirty and needs to be cleaned.
There were moisture stains/damage noted under eaves. This can be caused by gutters being full and the water runs up and out the rear onto the trim.
I recommend the gutters be checked and leaned.
The paint on the exterior of the upper deck is worn thin.
There are numerous cracks, voids and some wood rot on the exterior trim.
I recommend the trim be cleaned, repaired and re-painted.







4.6 Soffit Vents:

The soffit vents are dirty or covered with paint. This can restrict the air flow through the attic.
I recommend the soffit vents be cleaned or cleared of all paint and debris.

4.7 Exterior Doors and Windows:

The window and door trim is constructed of wood.

4.8 Exterior Door and Window Condition:

Some wood rot noted mainly around some of the windows.
One of the windows on the left side of the home was missing the screen and has paint peel down to bare wood and the beginning stages of wood rot.
As with the home trim, I recommend the windows and doors be cleaned, repaired and re-painted.


4.9 Exterior Front Door Condition:

Appears to be in good condition overall.

4.10 Shutters Condition:

The front windows of the home had shutters as trim detail installed.
The shutters appear to be in good condition.

4.11 Window Screens:

Most of the windows have screens and they appear to be in good condition.

FOUNDATION:

4.12 Material:

The foundation walls are poured concrete.

4.13 Condition:

The visible portion of the exterior foundation walls appear to be in good condition.

CHIMNEY:

4.14 Material:

The chimney exterior is constructed of a type of stucco.

4.15 Exterior Condition:

There was wood rot on the bottom of the chimney chase.
There are surface cracks in the stucco on the chimney that serves the master bedroom.
I recommend the chimney be cleaned, repaired and repainted.



4.16 Spark Arrester:

There did appear to be a spark arrester on each chimney. This is a unit on top of the chimney that will retard sparks from going from the chimney, into the air and possibly causing a fire on the roof.
The chimney caps need to be painted.

ROOF SYSTEM

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

ROOF:

5.1 Style:

The roof system is constructed in a combination of hip and gable styles.

5.2 Type:

The roof shingles appear to be a 20 year type of material.

5.3 Roof Access:

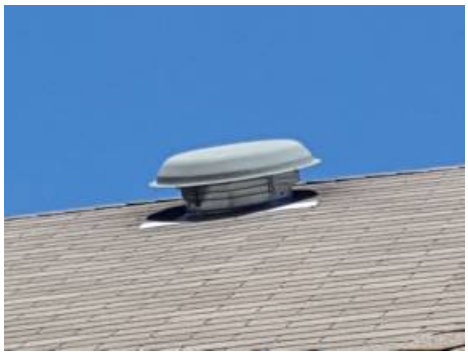
The roof system was viewed from the ground due to the height or pitch.

5.4 Covering Condition:

Appears to be in good condition/within useful life, The disclosure stated the roof was replaced 9-10 years ago.

5.5 Roof Venting:

Plain vents were noted in the roof system. An automatic exhaust vent was present.



5.6 Drip Edge:

There did not appear to be any type of drip edge. Drip edge helps protect the eaves and under layment from water damage. I recommend drip edge be added.

5.7 Kick Out Flashing:

The following are locations where kickout flashing is critical:
1. Anywhere a roof and exterior wall intersect, where the wall continues past the lower roof-edge and gutter. If a kickout flashing is absent in this location, large amounts of water may miss the gutter, penetrate the siding, and become trapped inside the wall
2. Where gutters terminate at the side of a chimney.
There was not the required kick out flashing installed on the roof section.
I recommend this be installed.


Example

GUTTERS & DOWNSPOUTS:

5.8 Type:

There are full, complete gutters on the home. There is a form of Gutter Topper installed.

5.9 Downspout Terminations:

It appears the downspout at the right rear corner of the home is leaking onto the rear patio.
The downspout extension under the rear deck is not secured in the drain tube.
I recommend ensuring all downspouts are firmly attached to the drain tubes.



5.10 Cleaning Gutters:

The gutters can get dirty. This is common for light colored gutters to get this way and I have found that the best way to clean them is to use the "Mr. Clean Magic Eraser".

GARAGE

DESCRIPTION:

6.1 Garage Description:

The garage is attached to the main home, under the same roof system. The garage is a three car garage.






6.2 Door Header:

I can not verify or see any type of flashing at the top of the door frame.
I recommend watching above the door, inside and out, for any moisture staining.

6.3 Garage Door Exterior Condition:

There are seam cracks on the right garage door.
I recommend these be repaired or the door replaced.

ROOF:

6.4 Condition:

Same as house, Appears to be in good condition.

FLOOR:

6.5 Condition:

The floor appears to be in good condition. The floor has typical cracks. I recommend sealing any large cracks with an epoxy or sealant.

CEILING/WALLS:

6.6 Condition:

The ceiling and walls appear to be in good condition overall. Typical cracks noted. These can be repaired when the ceiling and walls are painted.

6.7 Front Wall:

There is only one handrail on the right side of the steps going up into the home. Normally the requirement for three steps or higher would be to have a handrail on each side.

6.8 Electrical:

There are GFCI outlets in the garage. They were tested and are OK.

GARAGE DOOR(S):

6.9 Exterior Door Condition:

Both garage doors appeared to be in good condition.

6.10 Door Opener Condition:

The door openers were tested using the wall buttons.

The openers operated as they should. The safety feature, auto reverse, of the door was tested and was found operable.

6.11 Entry Door:

The entry door from the home into the garage appears to be a proper fire rated door.

6.12 Preventative Maintenance (Recommended)

PORCHES, DECKS

Decks and porches are often built close to the ground, where no viewing or access is possible. These areas as well as others too low to enter, or in some other manner not accessible, are excluded from the inspection and are not addressed in the report. We routinely recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs.

FRONT PORCH:

7.1 Type:

The left side of the front porch is constructed of brick.
The right side of the porch is constructed of wood.



7.2 Age:

The porch appears to be the original porch.

7.3 Overall Condition:

There is some wood rot in the trim over the porch.
There is wood rot at the base of the porch posts.
I recommend the trim and posts be cleaned, repaired and re-painted as the home' s trim.


7.4 Ledger - Bolting and Flashing:

The ledger board is bolted to the home.

7.5 Ledger, Rim and Joist Attachment:

The joists are only toe nailed to the ledger board with a support post underneath. Today's standards call for each joist to have a hanger bracket installed securing it against the ledger board. This helps to eliminate the possibilities of the joist coming away from the ledger board.
I recommend adding hanger brackets to each individual joist.

7.6 Joist Span:

The joists are made of 2x8 lumber and are installed on 16" centers. Each joist is allowed to be a maximum of 12'5" long.
The span of the joists appear to be correct.

7.7 Support Posts:

The support posts appear to be in good condition.

7.8 Support Posts Footings:

The porch support posts are sitting on the porch itself.
There is not way to determine if there is an existing footer.

7.9 Surface- Material and Condition:

The right side surface boards are constructed of wood.
The lower level surface is formed concrete.
The left side is constructed with brick
The brick has several mortar carracks and voids.
I recommend the porch surface be accessed and repaired by a qualified mason.






7.10 Guard/Railing:

The handrail appeared to be in good condition overall.

7.11 Stair Description and Condition:

The tread is constructed with brick. Overall the step appears to be in good condition.

REAR DECK:

7.12 Type:

The rear deck is constructed of wood.



7.13 Overall Condition:

Appears to be in good condition overall.


7.14 Ledger - Bolting and Flashing:

The ledger board is bolted to the home.

There does not appear to be flashing installed properly across the porch between the ledger board and the siding above. This can cause water to run under the siding into the home.
A qualified contractor should assess this and install the required flashing above the ledger board where necessary.


7.15 Ledger, Rim and Joist Attachment:

The joists are only toe nailed to the ledger board with a support post underneath. Today's standards call for each joist to have a hanger bracket installed securing it against the ledger board. This helps to eliminate the possibilities of the joist coming away from the ledger board.
I recommend adding hanger brackets to each individual joist.

7.16 Joist Span:

The joists are made of 2x8 lumber and are installed on 16" centers. Each joist is allowed to be a maximum of 12'5" long.
The span of the joists appear to be correct.

7.17 Support Posts:

The porch surface on the angled rear section appears to have dropped or shifted.
I recommend a qualified deck contractor access this condition and make the necessary repairs.


7.18 Support Posts Footings:

The posts go down into the ground and the footings were not visible.
Many pest control companies site this as "wood to ground contact" because they can not tell if the wood is pressure treated and/or if it is listed for ground contact.
There is not any way to tell if it is rated for ground contact.

7.19 Surface- Material and Condition:

The surface boards are constructed of wood. The surface appears to be in good condition overall.



7.20 Guard/Railing:

The handrail appeared to be in good condition overall.



7.21 Stair Description and Condition:

There were multiple sets of stairs attached to the deck or porch. The stairs are constructed of wood. Overall the stairs appear to be in good condition, The handrail appeared to be in good condition.


SCREENED IN PORCH:

7.22 Type:

The porch is constructed of wood.

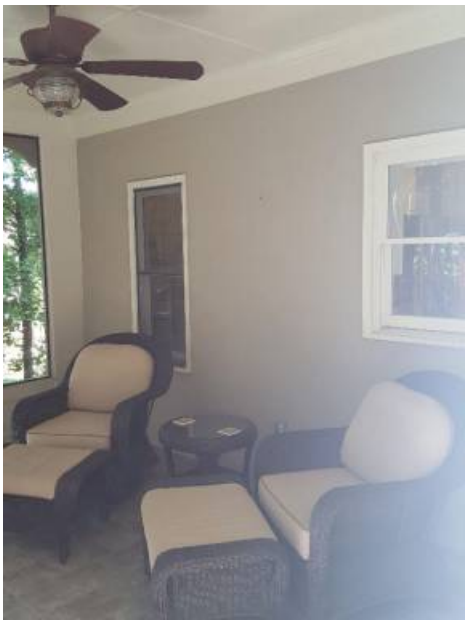


7.23 Overall Condition:

Appears to be in good condition overall.

7.24 Wall and Ceiling Condition:

The walls and ceiling appear to be in good condition overall.


7.25 Ledger - Bolting and Flashing:

The ledger board is bolted to the home.


7.26 Ledger, Rim and Joist Attachment:

The joists are only toe nailed to the ledger board with a support post underneath. Today's standards call for each joist to have a hanger bracket installed securing it against the ledger board. This helps to eliminate the possibilities of the joist coming away from the ledger board.

I recommend adding hanger brackets to each individual joist.

7.27 Support Posts:

The support posts appear to be in good condition.

7.28 Support Posts Footings:

It appears the support posts are sitting on and anchored to concrete footings.

7.29 Lower Surface- Material and Condition:

The surface is constructed of concrete. The surface appears to be in good condition overall.

7.30 Upper Surface- Material and Condition:

The surface is constructed with a type of tile.



7.31 Guard/Railing:

The handrail appeared to be in good condition overall.

PATIO:

7.32 Rear Patio Type:

The patio surface is concrete.

7.33 Rear Patio Condition:

The patio appears to be in good condition overall.

The patio surface is dirty and needs to be cleaned.

INTERIOR

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

DOORS:

8.1 Main Entry Door Type:
The front door is constructed of wood.

8.2 Main Entry Door Condition:
The front door operated properly.

8.3 Door Bell Condition:
Door Bell is operational.

8.4 Other Exterior Door Types:
There was a french style exterior door. There was an atrium type of exterior door. There was a standard side/rear door.

8.5 Exterior Door Condition:
The exterior doors were tested and were operable.
The rear door seal is damaged or missing.
I recommend replacing the seal.

8.6 Interior Door Type:
The interior doors appear to be hollow core doors.

8.7 Interior Door Condition:
All the doors were tested and most appeared to be functional and operational.
The corner bedroom closet door does not latch, repair as required.

8.8 Door Stops:

Some of the wall door stops were missing through out the home.
Instead they had a top hinge stop. These are not as good and can cause damage to the door.
Replace as needed.

WINDOWS:

8.9 Window Type:

The windows are mainly constructed of wood.
Note to client: Wood windows are, in many cases, difficult to open due to being painted "shut" on the interior or the exterior.
The windows are insulated.

8.10 Window Condition:

A representative sampling of the window operation was tested. Windows as a grouping are generally operational. One of the vertical trim pieces has come loose in the front living room window.

8.11 Window Seals:

The rubber seals on some of the windows are beginning to pull inwards from the pressure created between the two pieces of

glass. This does not necessarily mean the Integrity of the seal is blown. Continue to watch these windows for any signs of condensation or moisture in between the glass.

INTERIOR WALLS:

8.12 Material:

The walls appear to be drywall.

8.13 Condition:

General condition appears serviceable, Typical sheetrock cracks noted. This is normal and can easily be repaired when painting.

CEILINGS:

8.14 Type:

The ceilings appear to be drywall.

8.15 Condition:

General condition appears serviceable, Typical sheetrock cracks noted. This is normal and can easily be repaired when painting.

Upstairs Hall

FLOORS:

8.16 Type:

The flooring consists of carpet, Some of the flooring is wood. Some of the flooring is tile.

8.17 Condition:

General condition appears good.

8.18 Squeaks:

Some of the floors had some squeaks as you walked on them.

STAIRS & HANDRAILS:

8.19 Condition:

Interior stairs are adequate and in good condition, Stair handrail is properly attached.

FIREPLACE #1:

8.20 First Location:

There is a fireplace in the living room.



8.21 Unit Type:

The unit is a prefabricated metal firebox. Gas Logs were present.

8.22 First Unit Condition:

The firebox and unit appear to be in good condition overall. Damper was tested and is operational. Gas valve is present at hearth.

8.23 Smoke Detector:

There is not a smoke detector noted in the same room as the wood burning devise.
I recommend one be installed, preferably on an opposite wall.

FIREPLACE #2:

8.24 Second Location:

There is a fireplace in the bedroom.



8.25 Unit Type:

The unit is a prefabricated metal firebox. Gas Logs were present.

8.26 Second Unit Condition:

The firebox and unit appear to be in good condition overall. Damper was tested and is operational. Gas valve is present at hearth, Fireplaces should be serviced and cleaned periodically. If this has not been done or it can not be verified, I recommend the unit be serviced and cleaned by a qualified chimney sweep.

8.27 Smoke Detector:

There is not a smoke detector noted in the same room as the wood burning devise.
I recommend one be installed, preferably on an opposite wall.

SAFETY DEVISES:

8.28 Smoke Detector Conditions:

The National Fire Protection Association (NFPA) recommends that a smoke alarm should be installed on every level of the home and each bedroom.
1. The smoke detector in the upstairs hall was tested and would not respond.
I recommend this unit be checked, repaired or replaced if necessary.
2. The smoke detector in the garage was not attached to the base.
I recommend the unit be replaced and re-tested.

8.29 Carbon Monoxide Detector Conditions:

The National Fire Protection Association (NFPA) recommends that a CO alarm should be installed outside of each bedroom in a central location as well as one on each level of the home.
I did not find any carbon monoxide detectors in the home.
I recommend proper Carbon monoxide detectors be installed in appropriate locations.

8.30 Fire Extinguishers:

The National Fire Protection Association (NFPA) recommends that a fire extinguisher be installed on every level of the home plus the kitchen and garage.
I did not see any fire extinguishers anywhere in the home.

BEDROOMS

BEDROOMS SUMMARY:

9.1 Bedroom Locations:

There was a master bedroom and three additional bedrooms upstairs. There was a qualifying bedroom in the basement.

9.2 Walls:

Satisfactory - The walls in the bedrooms appear to be satisfactory. There is some minor cracking in the sheetrock. Most likely this is due to slight settlement or shrinkage.

9.3 Ceilings:

The ceilings are as they should be. There is some minor cracking in the sheetrock. Most likely this is due to slight settlement or shrinkage.

9.4 Lights And Switches.

Satisfactory - The lights and switches were functional at the time of the inspection.

9.5 Ceiling Fans:

The ceiling fans were tested and performed properly.

9.6 Electrical Outlets:

Satisfactory - The outlets tested are correctly wired and grounded.

9.7 Heat Sources:

There are heat vents to the bedrooms. There is no comment as to the amount of air or temperature coming from the supply vent.

9.8 Smoke Detectors:

There were not smoke detectors noted in the bedrooms. This is a newer requirement for newer homes.
I recommend installing one in each bedroom.

BATHROOM

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

BATHROOM SUMMARY:

10.1 Bath Location Summary:

There was a bathroom downstairs, and a master bath and two bathrooms upstairs. There was a bathroom in the basement.

10.2 Condition Of Sinks:

All of the sinks appeared to be in good condition. Drain was tested and functioned as it should. Counters/cabinets appear serviceable.

10.3 Condition Of Toilet:

The toilets were tested and operated properly.
The toilet was loose at the floor in the upstairs hall bathroom and in the basement bathroom.
I recommend this be repaired by a qualified plumber.


10.4 Tub/Shower Plumbing Fixtures:

All fixtures operated as they should.

10.5 Tub/Shower And Walls:

Tub and shower areas appeared as they should. Shower walls appeared as they should. The enclosure door was tested and operated properly.

10.6 Bath Ventilation:

Ventilation is adequate.

10.7 Electrical:

There are GFCI outlets (ground fault circuit interrupters) in the bathrooms. They were tested and are OK.
The reset for the master bathroom ground fault is in the master bathroom.
The reset for the ground fault in the Jack and Jill bathroom, the other upstairs bathroom and the main level bathroom is in the basement bathroom.

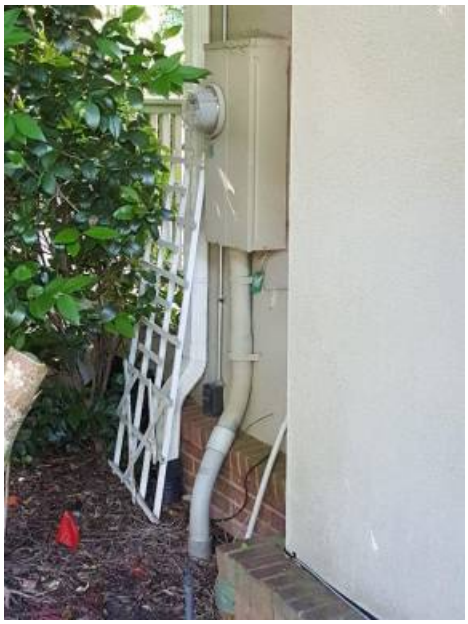
ELECTRICAL - EXTERIOR

Any electrical repairs attempted by anyone other than a licensed electrician should be approached with caution. The power to the entire house should be turned off prior to beginning any repair efforts, no matter how trivial the repair may seem. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. Light bulbs are not changed during the inspection, due to time constraints. Checking to determine what outlets are on specific circuits is beyond the scope of this inspection.

SERVICE:

11.1 Type:

The main electrical power comes into the home underground to the meter base.



11.2 Condition:

The main meter base appears as it should, securely fastened to the home.

11.3 Service Amperage:

200 amp service.

ELECTRICAL PANELS:

11.4 Main Panel Location:

The main panel is located in the basement.

11.5 Main Panel Type:

The electric panel is equipped with circuit breakers.

11.6 Main Panel Comments:

The panel interior appears to be in good condition, The main panel appears to be labeled. There is no assurance that it is labeled correctly. Circuit and wire sizing correct so far as visible, Grounding system is present.

11.7 Main Panel Neutral Bus Bar:

It is important by today's standards in all panels to install each common (white) wire to it's own individual screw on the common bus bar.

The common wires in this panel do not appear to be properly connected to the bus bar. This was not required when the home was built.

CONDUCTORS:

11.8 Entrance Cables:

Aluminum- OK.

11.9 Branch Wiring:

Copper.

SWITCHES & OUTLETS:

11.10 Overall Condition:

A representative sampling of switches and outlets was tested. As a whole, outlets and switches throughout the house are in serviceable condition.

11.11 Lighting and Switches:

Some of the lights did not work. Possibly just the bulbs.

SUB PANEL:

11.12 Subpanel Location:

The sub panel is located next to the main panel.

11.13 Subpanel Breaker:

The sub panel main breaker size in amps is, 100.

11.14 Sub Panel Comments:

The sub panel appeared to be wired properly overall. Labeled OK, Circuit and wire sizing correct so far as visible, Grounding

system is present.

11.15 Sub Panel Neutral Bus Bar:

It is important in a sub panel to install each common (white) wire to it's own individual screw on the common bus bar. The common wires in this sub panel appear to be connected to the bus bar.

11.16 Sub Panel Bus Bars:

It is important in a sub panel to completely separate the common (white) wires from any ground. This sub panel appears to be properly bonded.

HEATING - AIR CONDITIONING

The inspector is not equipped to inspect furnace heat exchangers for evidence of cracks or holes, as this can only be done by dismantling the unit. This is beyond the scope of this inspection. Some furnaces are designed in such a way that inspection is almost impossible. The inspector can not light pilot lights. Safety devices are not tested by the inspector.
NOTE: Asbestos materials have been commonly used in heating systems. Determining the presence of asbestos can ONLY be preformed by laboratory testing and is beyond the scope of this inspection. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection. Electronic air cleaners, humidifiers and de-humidifiers are beyond the scope of this inspection. Have these systems evaluated by a qualified individual. The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. Subjective judgment of system capacity is not a part of the inspection. Builders in many cases install the minimum sized air conditioning to reduce costs. This makes it very difficult for the units to cool on the hottest of days. Normal service and maintenance is recommended on a yearly basis.

HEATING SYSTEM #1 DESCRIPTION AND CONDITION:

12.1 Location Of First Heat Unit:
The furnace is located in the basement.

12.2 Manufacturer:
Carrier.

12.3 Model #
FA4ANF024.

12.4 Serial #
3900A52501.

12.5 Unit Age:
Manufacture date is 09/2000.

12.6 Unit Size in Tons:
The unit is a 2 ton unit.

12.7 Primary Unit:
Unit is operational and appears to be in good condition.

12.8 Pump/Blower Fan:
Operational.

12.9 Evaporator Coil:
Appears serviceable.

12.10 Coil Condensation:
There was a motorized pump and it appeared to be operational.

12.11 DrainPan:
The air handler was sitting in a drain pan.
These are beneficial if the unit was ever to leak, containing any water from causing further damage to surrounding floors, walls and ceilings. There is not a drain pan cut off switch. These are advisable in case the condensation line is restricted. I recommend talking to your HVAC technician about installing one.

12.12 Air Plenum:
Appears serviceable.

12.13 Air Filters:
There was a filter present and it appears to have been maintained.

12.14 Filter Size:
14x20x1.

12.15 Filter Location:
The filter is located in the front of the unit.

HEATING SYSTEM #2 DESCRIPTION AND CONDITION:

12.16 Location Of Second Heat Unit:
Furnace is located in the basement.

12.17 Manufacturer:
Bryant.

12.18 Model #
383KAV036070.

12.19 Serial #
3196A14791.

12.20 Unit Age:
Manufacture date is 08/1996. Original to the home.

12.21 Input in BTU's:
65,000 btu's.

12.22 Primary Unit:
Unit is operational and appears to be in good condition.

12.23 Burners/Heat Exchangers:
Burner Flame(s) appear typical.

12.24 Pump/Blower Fan:
Operational.

12.25 Gas Line Drip Leg:

There was the required gas drip leg installed on the gas line.

12.26 Combustion Air:
Appears adequate.

12.27 Unit Venting:
Appears adequate.

12.28 Air Conditioner Coil:
There was leaking noted inside the burn chamber.
I recommend the unit be serviced and accessed and repaired by a qualified HVAC technician.

12.29 Coil Condensation:
There was a motorized pump and it appeared to be operational.

12.30 DrainPan:
The air handler was not sitting in a drain pan.
These are beneficial if the unit was ever to leak, containing any water from causing further damage to surrounding floors, walls and ceilings. There is not a drain pan cut off switch. These are advisable in case the condensation line is restricted.
I recommend talking to your HVAC technician about installing one.

12.31 Air Plenum:
Appears serviceable.

12.32 Air Filters:
There was a filter present and it appears to have been maintained.

12.33 Filter Size:
16X25X1.

12.34 Filter Location:
The filter for this unit is located inside the lower compartment on the left side. The bottom panel must be removed to access this filter.

12.35 Comments:
Suggest cleaning/servicing blower motor, pilot light, vent system and burners.

HEATING SYSTEM #3 DESCRIPTION AND CONDITION:

12.36 Location Of Third Heat Unit:
Furnace is located in the attic.

12.37 Manufacturer:
Bryant.

12.38 Model #
383KAV036079.

12.39 Serial #
3196A06645.

12.40 Unit Age:
Manufacture date is 08/1996. Original to the home.

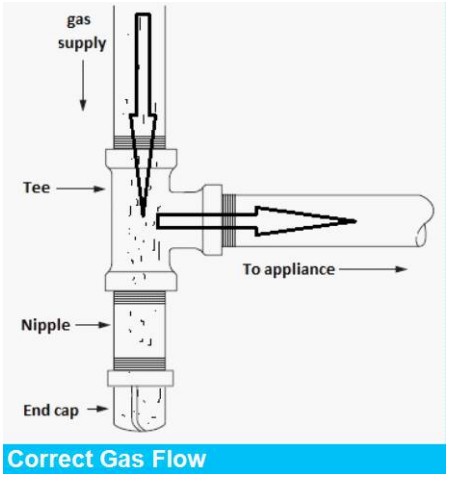
12.41 Input in BTU's:
65,000 btu's.

12.42 Primary Unit:
Unit is operational and appears to be in good condition.

12.43 Burners/Heat Exchangers:
Burner Flame(s) appear typical, Excessive scale and corrosion is noted in the burn chamber.
I recommend a licensed HVAC contractor access this condition and make the necessary repairs.

12.44 Pump/Blower Fan:
Operational.

12.45 Gas Line Drip Leg:
There was a drip leg but it was not configured to current safety standards. The drip leg should be at the base of a vertical pipe, not on a horizontal pipe.
I recommend this be repaired by a qualified plumber.



Correct Gas Flow

12.46 Combustion Air:
Appears adequate.

12.47 Unit Venting:
Appears adequate.

12.48 Air Conditioner Coil:
The unit coil appeared to be in good condition with no apparent leaking.

12.49 Coil Condensation:
The unit condensation drains to the exterior through a PVC line.
This line was not checked for blockage.

12.50 DrainPan:
The air handler was sitting in a drain pan.
These are beneficial if the unit was ever to leak, containing any water from causing further damage to surrounding floors, walls and ceilings. There is a drain pan cut off switch. These are advisable in case the condensation line is restricted.
I am unable to check the operation or connection of this switch.

12.51 Air Plenum:
Appears serviceable.

12.52 Air Filters:
There was a filter present and it appears to have been maintained.

12.53 Filter Size:
16X25X1.

12.54 Filter Location:
The filter for this unit is located inside the lower compartment on the left side. The bottom panel must be removed to access this filter.

AIR CONDITIONING #1:

12.55 Location:
On the exterior, side of home, Left unit.

12.56 Visual Condition:
The exterior of the unit appeared to be good.

12.57 Type:
Central, Electric.

12.58 Manufacturer:
Bryant.

12.59 Model #
661CJ024-4.

12.60 Serial #
4400E14236.

12.61 Power Source:
220 Volt, Electrical disconnect present.

12.62 Breaker Size:
The maximum allowed breaker size according to the manufacturer is 25 amps.
The actual breaker size at the disconnect is 20 amps, This is acceptably sized.

12.63 Unit Age:
Manufactured Date 10/2000.

12.64 Capacity Of Unit:
The unit is a 2 ton unit.

12.65 System Condition:

The system appeared to be operational.

12.66 Condensate Line:
Condensate line installed.

12.67 Coolant Lines:
The insulation for the lines is worn and torn. I recommend replacing the insulation.

AIR CONDITIONING #2:

12.68 Location:
On the exterior, side of home, Middle unit.

12.69 Visual Condition:
There was some rust on the unit,
It is older.

12.70 Type:
Central, Electric.

12.71 Manufacturer:
Bryant.

12.72 Model #
561CJ036-D.

12.73 Serial #
0597E12706.

12.74 Power Source:
220 Volt, Electrical disconnect present.

12.75 Breaker Size:
The maximum allowed breaker size according to the manufacturer is 30 amps.
The actual breaker size at the disconnect is 30 amps, This is acceptably sized.

12.76 Unit Age:
Original to the house.

12.77 Capacity Of Unit:
The unit is a 3 ton unit.

12.78 System Condition:
The system appeared to be operational.

12.79 Condensate Line:
The condensation line is too close to the foundation wall. I recommend extending the condensate line out 2-3 feet from the

foundation to prevent water from running down the foundation wall.

12.80 Coolant Lines:

The insulation for the lines is worn and torn. I recommend replacing the insulation.

AIR CONDITIONING #3:

12.81 Location:

On the exterior, side of home, Right unit.

12.82 Visual Condition:

The exterior of the unit appeared to be good.

12.83 Type:

Central, Electric.

12.84 Manufacturer:

Ruud.

12.85 Model #
UAND-036JBZ.

12.86 Serial #
7297F120612688.

12.87 Power Source:
220 Volt, Electrical disconnect present.

12.88 Breaker Size:
The maximum allowed breaker size according to the manufacturer is 30 amps.
The actual breaker size at the disconnect is 30 amps, This is acceptably sized.

12.89 Unit Age:
Manufactured Date 03/2006.

12.90 Capacity Of Unit:
The unit is a 3 ton unit.

12.91 System Condition:
The system appeared to be operational.

12.92 Condensate Line:
Condensate line is broken or disconnected. Repair as required.

12.93 Coolant Lines:
The insulation for the lines is worn and torn. I recommend replacing the insulation.

DUCTWORK:

12.94 Type:
Insulated sheet metal, Flexible Round.

12.95 Ducts/Air Supply:
Appears adequate and in good condition.

12.96 Upstairs Air Temperature Readings:
The air temperature in an upstairs room was 75.2.
The air temperature coming out of the vent was 64.1.
This shows the unit was cooling acceptably.

12.97 Downstairs Air Temperature Readings:
The air temperature in a downstairs room was 75.1.
The air temperature coming out of the vent was 53.2.
This shows the unit was cooling acceptably.

12.98 Basement Air Temperature Readings:

The air temperature in a downstairs room was 70.2.
The air temperature coming out of the vent was 51.3.
This shows the unit was cooling acceptably.

COMMENTS ON THE HVAC SYSTEM::

12.99 System Comments:

Due to the age of the components of the heat and air system, 20 years, a home warranty covering these items is highly recommended.
Be sure when picking a warranty plan to check the deductible and coverage amounts.
I also recommend, as soon as you close, having all appliances and systems serviced by licensed technicians to prevent the chances of a "pre-existing" claim.

PLUMBING

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

MAIN LINE:

13.1 Material:

Could not determine.

13.2 Main Water Cut Off Location:

The main water cut off is in the basement. The required pressure regulator was noted.

SUPPLY LINES:

13.3 Material:

Copper.

13.4 Condition:

Appears serviceable.

WASTE LINES:

13.5 Material:

Plastic.

13.6 Condition:

Plumbing waste lines appear to be in good condition even though they are not all fully visible.

WATER HEATER:

13.7 Type:

Gas.


13.8 Manufacturer:
Bradford White.

13.9 Model#
MI5036FBN.

13.10 Serial#
GA12885675.

13.11 Unit Age
Mfg Date 2012.

13.12 Size:
50 Gallons.

13.13 Location:
Basement.

13.14 Overall Condition:
The water heater appeared to be in good condition. The TPR valve (Temperature Pressure Relief) was noted, not tested. The line appears proper and as it should. A water shutoff valve is installed, The flue vent was intact, properly secured to the top of the tank and at the joints. Expansion tank is present.

13.15 Gas Line Drip Leg:
There was the required gas drip leg installed on the gas line.

13.16 DrainPan:
The water heater was not sitting in a drain pan.
These are beneficial if the water heater was ever to leak, containing any water from causing further damage to surrounding floors, walls and ceilings.

FUEL SYSTEM:

13.17 Meter Location / Condition:

The meter is located at the exterior. The system appears to be in operational condition.

HOSE FAUCETS:

13.18 Right Side of Home:

13.19 Left Side of Home:

This faucet was tested and was operable.

13.20 Anti-Siphon Devise:

It did not appear that the hose bibbs had the currently required anti siphon devise attached. I recommend one be installed on each hose bibb.

KITCHEN - APPLIANCES - LAUNDRY

Inspection of stand alone freezers and built-in ice makers are outside the scope of the inspection. No opinion is offered as to the adequacy of dishwasher operation.
Ovens, self or continuous cleaning operations, cooking functions, clocks, timing devices, lights and thermostat accuracy are not tested during this inspection.
Appliances are not moved during the inspection and only tested using the simplest normal settings. Portable dishwashers are not inspected, as they require connection to facilitate testing.
Laundry appliances are not tested or moved during the inspection and the condition of any walls or flooring hidden by them cannot be judged.
Drain lines and water supply valves serving washing machines are not operated. Water supply valves may be subject to leaking if turned.
Exterior ventilation can not always be verified as to location of exhaust.

KITCHEN:

14.1

KITCHEN SINK:

14.2 Type And Condition:

The sink appears to be stainless steel, The sink appears to be in good condition, Faucet is functional, Hand sprayer was tested and did operate as it should.

14.3 Comments:

Note to client: There was an air admittance valve (AIV) commonly referred to as a "studor" vent located under the kitchen sink.
It is important that you as a homeowner know it is there in the event there is any type of problem.

GARBAGE DISPOSAL:

14.4 Condition:

Unit is operational, The wiring connection on the underside of the unit appears to be properly covered with a retaining nut.

DISHWASHER:

14.5 Condition:

The unit was run and appears operational.

RANGE/COOK TOP AND OVEN:

14.6 Separate Cooktop:

The cooktop is a separate unit, Gas, The burners were tested under normal operating conditions and were operable.

14.7 Separate Oven Unit:

The oven is a separate unit. Electric, The oven was tested under normal operating conditions and was operable. The oven was tested at "bake" at 350 degrees.

VENTILATION:

14.8 Type And Condition:

There was a standard type of exhaust fan and hood.

REFRIGERATOR:

14.9 Type And Condition:

Electric, Refrigerator appears to be operational.

14.10 Ice Maker:

The refrigerator did have an ice maker and there was ice in the storage box.
I do not check any operation of the ice maker.

OTHER KITCHEN APPLIANCES:

14.11 Microwave:

The microwave was tested, normally using the popcorn setting, and was operational.

INTERIOR COMPONENTS:

14.12 Counters:

The counters are a type of solid surface. There are many different types of materials that these might consist of. The counters appeared to be in good condition overall.

14.13 Cabinets, Drawers, and Doors:

The cabinets, doors, and drawers are satisfactory in both appearance and function.
One of the cabinet door hinges is broken.
Repair as required.

14.14 Under Cabinet Lighting:

The lighting was tested and was operational.

14.15 Electrical:

There are GFCI outlets in the kitchen. They were tested and are OK.

LAUNDRY:

14.16 Location:

The laundry room is located in a second floor utility area. I always recommend the use of a pan for the washer to set in. If there is ever a leak, it should be contained by the pan and drain to the outside.

14.17 Condition:

Plumbing appears operable, but not tested.

I do not want to create a leak at the valve. There was a 220v service line. I am unable to check this outlet unless the dryer is connected. Dryer venting is provided and appears to be in good condition.

I recommend the venting be serviced and cleaned at least once per year. There was a gas line for the dryer and the line is capped.

A cap is installed to prevent gas leakage.

Washer Drain Pan Connection Shown

14.18 Water Lines:

I always recommend the use of stainless steel braided lines. These are not as prone to leakage.

BELOW GRADE

BASEMENT:

15.1 Accessibility:
Basement is fully accessible, finished.






15.2 Basement Condition:
The basement appears to be in good condition overall. Basement door appears serviceable, Stairs and handrail serviceable.

15.3 Type of Walls:
Poured concrete.

15.4 Wall Condition:
Most of the basement walls are hidden and can not be inspected.

15.5 Electrical:
A representative sampling of the basement outlets were tested and were wired properly.

15.6 Beams:
Beams are not fully visible.

15.7 Floor Joists:
The floor joists are not fully visible.

15.8 Sub Floor Condition:
The ceilings were covered with sheetrock. The structure was not visible.

15.9 Columns- Supports:
Appear to be adequate and in good condition.

15.10 Floor:
Appears adequate and in good condition.

15.11 Additional Comments:
I always recommend the use of a dehumidifier in below grade areas. This helps reduce moisture.

KITCHEN COMPONENTS:

15.12 Make4"and Center

15.13 Sink Type And Condition:

The sink appears to be stainless steel, The sink appears to be in good condition, Faucet is functional, Hand sprayer was tested and did operate as it should.

15.14 Garbage Disposal Condition:

Unit is operational.

15.15 Refrigerator Type And Condition:

Electric, Refrigerator appears to be operational.

15.16 Ice Maker:

The refrigerator did have an ice maker and there was ice in the storage box.
I do not check any operation of the ice maker.

15.17 Dishwasher Condition:

The unit was run and appears operational.

15.18 Counters:

Counters are tile, Appear serviceable.

15.19 Cabinets, Drawers, and Doors:

Satisfactory - The cabinets, doors, and drawers are satisfactory in both appearance and function.
One of the fronts is loose.
Re-nail as required.

15.20 Electrical:

There are no GFCI outlets in the kitchen. It is very important for all outlets in the kitchen to be GFCI protected to prevent injury.

I recommend this be updated by a qualified electrician.

ATTIC

ATTIC AND INSULATION:

16.1 Main Attic Description:

Attic is full size, over most of the home, Attic framing is conventional framing style.

16.2 Main Attic Entry:

The entrance to the attic is a pull down ceiling stair system.

16.3 Pull Down Stairs:

The stair system to the attic appears to be in good condition. The attic stairs do have a form of insulation to reduce heat loss.

16.4 Accessibility:

The attic area was accessible.

16.5 Attic Light:

The attic light operated by a wall switch.

16.6 Insulation Type:

The insulation material is a type of blown in fiberglass.

16.7 Insulation Condition:

The insulation in the attic is approximately 11 inches. Appears to be in good condition.

16.8 Roof Venting:

An automatic exhaust vent was present. This unit was not operating at the time of the inspection and was not tested due to inability of reaching the fan.

There was an air admittance valve (AIV) commonly referred to as a "studor" vent located in the attic.
It is important that you as a homeowner know it is there in the event there is any type of problem.


16.9 Attic Perimeter:

I viewed as much of the perimeter around the attic for any openings or visible light. There is commonly something referred to as a "builders gap" around the perimeter of the roof where it meets the facia.
I did see some openings or light where the roof under layment meets the facia. This is a possible entry point for animals.
I recommend a pest control company be contacted and access this condition and make recommendations as to repairs.

OTHER COMMENTS ON THE HOME

PEST CONTROL:

17.1 Termite:

The termite people were at the home treating the home at the beginning of the inspection.

OUTSIDE SPRINKLER SYSTEM:

17.2 Location:

There was an outside sprinkler system noted in the garage.
This system was not inspected, it is beyond the scope of the inspection.

RADON MITIGATION SYSTEM:

17.3 Comments:

There was a radon mitigation system in place in the basement running on the exterior of the right rear corner of the home.
I recommend asking the seller for the paper work on this system.

LOW VOLTAGE LIGHTING:

17.4 Not Inspect

There was an outside lighting system noted.
This system was not inspected, it is beyond the scope of the inspection.
One of the lights in the front appeared broken.


INTERCOM SYSTEM:

17.5

There was an intercom system noted in the home.
This system was not inspected, it is beyond the scope of the inspection.

NACHI Standards of Practice

(International Association of Certified Home Inspectors)

Last revised June 2013

1. Definitions and Scope

1.1. A **general home inspection** is a non-invasive, visual examination of the accessible areas of a residential property (as delineated below), performed for a fee, which is designed to identify defects within specific systems and components defined by these Standards that are both observed and deemed material by the inspector. The scope of work may be modified by the Client and Inspector prior to the inspection process.

I. The general home inspection is based on the observations made on the date of the inspection, and not a prediction of future conditions.

II. The general home inspection will not reveal every issue that exists or ever could exist, but only those material defects observed on the date of the inspection.

1.2. A **material defect** is a specific issue with a system or component of a residential property that may have a significant, adverse impact on the value of the property, or that poses an unreasonable risk to people. The fact that a system or component is near, at or beyond the end of its normal useful life is not, in itself, a material defect.

1.3. A **general home inspection report** shall identify, in written format, defects within specific systems and components defined by these Standards that are both observed and deemed material by the inspector. Inspection reports may include additional comments and recommendations.

2. Limitations, Exceptions & Exclusions

2.1. Limitations:

I. An inspection is not technically exhaustive.

II. An inspection will not identify concealed or latent defects.

III. An inspection will not deal with aesthetic concerns or what could be deemed matters of taste, cosmetic defects, etc.

IV. An inspection will not determine the suitability of the property for any use.

V. An inspection does not determine the market value of the property or its marketability.

VI. An inspection does not determine the insurability of the property.

VII. An inspection does not determine the advisability or inadvisability of the purchase of the inspected property.

VIII. An inspection does not determine the life expectancy of the property or any components or systems therein.

IX. An inspection does not include items not permanently installed.

X. These Standards of Practice apply only to properties with four or fewer residential units.

2.2. Exclusions:

I. The inspector is not required to determine:

A. property boundary lines or encroachments.
B. the condition of any component or system that is not readily accessible.
C. the service life expectancy of any component or system.
D. the size, capacity, BTU, performance or efficiency of any component or system.
E. the cause or reason of any condition.
F. the cause for the need of correction, repair or replacement of any system or component.
G. future conditions.
H. compliance with codes or regulations.
I. the presence of evidence of rodents, birds, animals, insects, or other pests.
J. the presence of mold, mildew or fungus.
K. the presence of airborne hazards, including radon.
L. the air quality.
M. the existence of environmental hazards, including lead paint, asbestos or toxic drywall.
N. the existence of electromagnetic fields.
O. any hazardous waste conditions.
P. any manufacturers' recalls or conformance with manufacturer installation, or any information included for consumer protection purposes.

Q. acoustical properties.
R. correction, replacement or repair cost estimates.
S. estimates of the cost to operate any given system.

II. The inspector is not required to operate:

A. any system that is shut down.
B. any system that does not function properly.
C. or evaluate low-voltage electrical systems such as, but not limited to:
    1. phone lines;
    2. cable lines;
    3. satellite dishes;
    4. antennae;
    5. lights; or
    6. remote controls.
D. any system that does not turn on with the use of normal operating controls.
E. any shut-off valves or manual stop valves.
F. any electrical disconnect or over-current protection devices.
G. any alarm systems.
H. moisture meters, gas detectors or similar equipment.

III. The inspector is not required to:

A. move any personal items or other obstructions, such as, but not limited to: throw rugs, carpeting, wall coverings, furniture, ceiling tiles, window coverings, equipment, plants, ice, debris, snow, water, dirt, pets, or anything else that might restrict the visual inspection.
B. dismantle, open or uncover any system or component.
C. enter or access any area that may, in the opinion of the inspector, be unsafe.
D. enter crawlspaces or other areas that may be unsafe or not readily accessible.
E. inspect underground items, such as, but not limited to: lawn-irrigation systems, or underground storage tanks (or indications of their presence), whether abandoned or actively used.
F. do anything which may, in the inspector's opinion, be unsafe or dangerous to the inspector or others, or damage property, such as, but not limited to: walking on roof surfaces, climbing ladders, entering attic spaces, or negotiating with pets.
G. inspect decorative items.
H. inspect common elements or areas in multi-unit housing.
I. inspect intercoms, speaker systems or security systems.
J. offer guarantees or warranties.
K. offer or perform any engineering services.
L. offer or perform any trade or professional service other than general home inspection.
M. research the history of the property, or report on its potential for alteration, modification, extendibility or suitability for a specific or proposed use for occupancy.
N. determine the age of construction or installation of any system, structure or component of a building, or differentiate between original construction and subsequent additions, improvements, renovations or replacements.
O. determine the insurability of a property.
P. perform or offer Phase 1 or environmental audits.
Q. inspect any system or component that is not included in these Standards.

3. Standards of Practice

3.1. Roof

I. The inspector shall inspect from ground level or the eaves:

A. the roof-covering materials;
B. the gutters;
C. the downspouts;
D. the vents, flashing, skylights, chimney, and other roof penetrations; and
E. the general structure of the roof from the readily accessible panels, doors or stairs.

II. The inspector shall describe:

A. the type of roof-covering materials.

III. The inspector shall report as in need of correction:

A. observed indications of active roof leaks.

IV. The inspector is not required to:

A. walk on any roof surface.
B. predict the service life expectancy.
C. inspect underground downspout diverter drainage pipes.
D. remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces.
E. move insulation.
F. inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments.
G. walk on any roof areas that appear, in the opinion of the inspector, to be unsafe.
H. walk on any roof areas if it might, in the opinion of the inspector, cause damage.
I. perform a water test.
J. warrant or certify the roof.
K. confirm proper fastening or installation of any roof-covering material.

3.2. Exterior

I. The inspector shall inspect:

A. the exterior wall-covering materials, flashing and trim;
B. all exterior doors;
C. adjacent walkways and driveways;
D. stairs, steps, stoops, stairways and ramps;
E. porches, patios, decks, balconies and carports;
F. railings, guards and handrails;
G. the eaves, soffits and fascia;
H. a representative number of windows; and
I. vegetation, surface drainage, retaining walls and grading of the property, where they may adversely affect the structure due to moisture intrusion.

II. The inspector shall describe:

A. the type of exterior wall-covering materials.

III. The inspector shall report as in need of correction:

A. any improper spacing between intermediate balusters, spindles and rails.

IV. The inspector is not required to:

A. inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting.
B. inspect items that are not visible or readily accessible from the ground, including window and door flashing.
C. inspect or identify geological, geo technical, hydrological or soil conditions.
D. inspect recreational facilities or playground equipment.
E. inspect seawalls, break walls or docks.
F. inspect erosion-control or earth-stabilization measures.
G. inspect for safety-type glass.
H. inspect underground utilities.
I. inspect underground items.
J. inspect wells or springs.
K. inspect solar, wind or geothermal systems.
L. inspect swimming pools or spas.
M. inspect wastewater treatment systems, septic systems or cesspools.
N. inspect irrigation or sprinkler systems.
O. inspect drain fields or dry wells.
P. determine the integrity of multiple-pane window glazing or thermal window seals.

3.3. Basement, Foundation, Crawlspace & Structure

I. The inspector shall inspect:

A. the foundation;
B. the basement;
C. the crawlspace; and

D. structural components.

II. The inspector shall describe:

A. the type of foundation; and
B. the location of the access to the under-floor space.

III. The inspector shall report as in need of correction:

A. observed indications of wood in contact with or near soil;
B. observed indications of active water penetration;
C. observed indications of possible foundation movement, such as sheetrock cracks, brick cracks, out-of-square door frames, and unlevel floors; and
D. any observed cutting, notching and boring of framing members that may, in the inspector's opinion, present a structural or safety concern.

IV. The inspector is not required to:

A. enter any crawlspace that is not readily accessible, or where entry could cause damage or pose a hazard to the inspector.
B. move stored items or debris.
C. operate sump pumps with inaccessible floats.
D. identify the size, spacing, span or location or determine the adequacy of foundation bolting, bracing, joists, joist spans or support systems.
E. provide any engineering or architectural service.
F. report on the adequacy of any structural system or component.

3.4. Heating

I. The inspector shall inspect:

A. the heating system, using normal operating controls.

II. The inspector shall describe:

A. the location of the thermostat for the heating system;
B. the energy source; and
C. the heating method.

III. The inspector shall report as in need of correction:

A. any heating system that did not operate; and
B. if the heating system was deemed inaccessible.

IV. The inspector is not required to:

A. inspect or evaluate the interior of flues or chimneys, fire chambers, heat exchangers, combustion air systems, fresh-air intakes, humidifiers, dehumidifiers, electronic air filters, geothermal systems, or solar heating systems.
B. inspect fuel tanks or underground or concealed fuel supply systems.
C. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system.
D. light or ignite pilot flames.
E. activate heating, heat pump systems, or other heating systems when ambient temperatures or other circumstances are not conducive to safe operation or may damage the equipment.
F. override electronic thermostats.
G. evaluate fuel quality.
H. verify thermostat calibration, heat anticipation, or automatic setbacks, timers, programs or clocks.

3.5. Cooling

I. The inspector shall inspect:

A. the cooling system using normal operating controls.

II. The inspector shall describe:

A. the location of the thermostat for the cooling system; and
B. the cooling method.

III. The inspector shall report as in need of correction:

A. any cooling system that did not operate; and
B. if the cooling system was deemed inaccessible.

IV. The inspector is not required to:

A. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the cooling system.
B. inspect portable window units, through-wall units, or electronic air filters.
C. operate equipment or systems if the exterior temperature is below 65° Fahrenheit, or when other circumstances are not conducive to safe operation or may damage the equipment.
D. inspect or determine thermostat calibration, cooling anticipation, or automatic setbacks or clocks.
E. examine electrical current, coolant fluids or gases, or coolant leakage.

3.6. Plumbing

I. The inspector shall inspect:
A. the main water supply shut-off valve;
B. the main fuel supply shut-off valve;
C. the water heating equipment, including the energy source, venting connections, temperature/pressure-relief (TPR) valves, Watts 210 valves, and seismic bracing;
D. interior water supply, including all fixtures and faucets, by running the water;
E. all toilets for proper operation by flushing;
F. all sinks, tubs and showers for functional drainage;
G. the drain, waste and vent system; and
H. drainage sump pumps with accessible floats.

II. The inspector shall describe:
A. whether the water supply is public or private based upon observed evidence;
B. the location of the main water supply shut-off valve;
C. the location of the main fuel supply shut-off valve;
D. the location of any observed fuel-storage system; and
E. the capacity of the water heating equipment, if labeled.

III. The inspector shall report as in need of correction:
A. deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously;
B. deficiencies in the installation of hot and cold water faucets;
C. mechanical drain stops that were missing or did not operate if installed in sinks, lavatories and tubs; and
D. toilets that were damaged, had loose connections to the floor, were leaking, or had tank components that did not operate.

IV. The inspector is not required to:
A. light or ignite pilot flames.
B. measure the capacity, temperature, age, life expectancy or adequacy of the water heater.
C. inspect the interior of flues or chimneys, combustion air systems, water softener or filtering systems, well pumps or tanks, safety or shut-off valves, floor drains, lawn sprinkler systems, or fire sprinkler systems.
D. determine the exact flow rate, volume, pressure, temperature or adequacy of the water supply.
E. determine the water quality, potability or reliability of the water supply or source.
F. open sealed plumbing access panels.
G. inspect clothes washing machines or their connections.
H. operate any valve.
I. test shower pans, tub and shower surrounds or enclosures for leakage or functional overflow protection.
J. evaluate the compliance with conservation, energy or building standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping.
K. determine the effectiveness of anti-siphon, back-flow prevention or drain-stop devices.
L. determine whether there are sufficient cleanouts for effective cleaning of drains.
M. evaluate fuel storage tanks or supply systems.
N. inspect wastewater treatment systems.
O. inspect water treatment systems or water filters.
P. inspect water storage tanks, pressure pumps, or bladder tanks.

Q. evaluate wait-time to obtain hot water at fixtures, or perform testing of any kind to water heater elements.
R. evaluate or determine the adequacy of combustion air.
S. test, operate, open or close: safety controls, manual stop valves, temperature/pressure-relief valves, control valves, or check valves.
T. examine ancillary or auxiliary systems or components, such as, but not limited to, those related to solar water heating and hot water circulation.
U. determine the existence or condition of polybutylene plumbing.

3.7. Electrical

I. The inspector shall inspect:
A. the service drop;
B. the overhead service conductors and attachment point;
C. the service head, gooseneck and drip loops;
D. the service mast, service conduit and raceway;
E. the electric meter and base;
F. service-entrance conductors;
G. the main service disconnect;
H. panel boards and over-current protection devices (circuit breakers and fuses);
I. service grounding and bonding;
J. a representative number of switches, lighting fixtures and receptacles, including receptacles observed and deemed to be arc-fault circuit interrupter (AFCI)-protected using the AFCI test button, where possible;
K. all ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible; and
L. smoke and carbon-monoxide detectors.

II. The inspector shall describe:
A. the main service disconnect amperage rating, if labeled; and
B. the type of wiring observed.

III. The inspector shall report as in need of correction:
A. deficiencies in the integrity of the service-entrance conductors' insulation, drip loop, and vertical clearances from grade and roofs;
B. any unused circuit-breaker panel opening that was not filled;
C. the presence of solid conductor aluminum branch-circuit wiring, if readily visible;
D. any tested receptacle in which power was not present, polarity was incorrect, the cover was not in place, the GFCI devices were not properly installed or did not operate properly, evidence of arcing or excessive heat, and where the receptacle was not grounded or was not secured to the wall; and
E. the absence of smoke detectors.

IV. The inspector is not required to:
A. insert any tool, probe or device into the main panel board, sub-panels, distribution panel boards, or electrical fixtures.
B. operate electrical systems that are shut down.
C. remove panel board cabinet covers or dead fronts.
D. operate or re-set over-current protection devices or overload devices.
E. operate smoke or carbon-monoxide detectors.
F. measure or determine the amperage or voltage of the main service equipment, if not visibly labeled.
G. inspect the fire and alarm system or components.
H. inspect the ancillary wiring or remote-control devices.
I. activate any electrical systems or branch circuits that are not energized.
J. inspect low-voltage systems, electrical de-icing tapes, swimming pool wiring, or any time-controlled devices.
K. verify the service ground.
L. inspect private or emergency electrical supply sources, including, but not limited to: generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility.
M. inspect spark or lightning arrestors.

N. inspect or test de-icing equipment.
O. conduct voltage-drop calculations.
P. determine the accuracy of labeling.
Q. inspect exterior lighting.

3.8. Fireplace

I. The inspector shall inspect:
A. readily accessible and visible portions of the fireplaces and chimneys;
B. lintels above the fireplace openings;
C. damper doors by opening and closing them, if readily accessible and manually operable; and
D. cleanout doors and frames.

II. The inspector shall describe:
A. the type of fireplace.

III. The inspector shall report as in need of correction:
A. evidence of joint separation, damage or deterioration of the hearth, hearth extension or chambers;
B. manually operated dampers that did not open and close;
C. the lack of a smoke detector in the same room as the fireplace;
D. the lack of a carbon-monoxide detector in the same room as the fireplace; and
E. cleanouts not made of metal, pre-cast cement, or other non-combustible material.

IV. The inspector is not required to:
A. inspect the flue or vent system.
B. inspect the interior of chimneys or flues, fire doors or screens, seals or gaskets, or mantels.
C. determine the need for a chimney sweep.
D. operate gas fireplace inserts.
E. light pilot flames.
F. determine the appropriateness of any installation.
G. inspect automatic fuel-fed devices.
H. inspect combustion and/or make-up air devices.
I. inspect heat-distribution assists, whether gravity-controlled or fan-assisted.
J. ignite or extinguish fires.
K. determine the adequacy of drafts or draft characteristics.
L. move fireplace inserts, stoves or firebox contents.
M. perform a smoke test.
N. dismantle or remove any component.
O. perform a National Fire Protection Association (NFPA)-style inspection.
P. perform a Phase I fireplace and chimney inspection.

3.9. Attic, Insulation & Ventilation

I. The inspector shall inspect:
A. insulation in unfinished spaces, including attics, crawlspaces and foundation areas;
B. ventilation of unfinished spaces, including attics, crawlspaces and foundation areas; and
C. mechanical exhaust systems in the kitchen, bathrooms and laundry area.

II. The inspector shall describe:
A. the type of insulation observed; and
B. the approximate average depth of insulation observed at the unfinished attic floor area or roof structure.

III. The inspector shall report as in need of correction:
A. the general absence of insulation or ventilation in unfinished spaces.

IV. The inspector is not required to:
A. enter the attic or any unfinished spaces that are not readily accessible, or where entry could cause damage or, in the inspector's opinion, pose a safety hazard.
B. move, touch or disturb insulation.
C. move, touch or disturb vapor retarders.
D. break or otherwise damage the surface finish or weather seal on or around access panels or covers.
E. identify the composition or R-value of insulation material.

F. activate thermostatically operated fans.
G. determine the types of materials used in insulation or wrapping of pipes, ducts, jackets, boilers or wiring.
H. determine the adequacy of ventilation.

3.10. Doors, Windows & Interior

I. The inspector shall inspect:
A. a representative number of doors and windows by opening and closing them;
B. floors, walls and ceilings;
C. stairs, steps, landings, stairways and ramps;
D. railings, guards and handrails; and
E. garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls.

II. The inspector shall describe:
A. a garage vehicle door as manually-operated or installed with a garage door opener.

III. The inspector shall report as in need of correction:
A. improper spacing between intermediate balusters, spindles and rails for steps, stairways, guards and railings;
B. photo-electric safety sensors that did not operate properly; and
C. any window that was obviously fogged or displayed other evidence of broken seals.

IV. The inspector is not required to:
A. inspect paint, wallpaper, window treatments or finish treatments.
B. inspect floor coverings or carpeting.
C. inspect central vacuum systems.
D. inspect for safety glazing.
E. inspect security systems or components.
F. evaluate the fastening of islands, countertops, cabinets, sink tops or fixtures.
G. move furniture, stored items, or any coverings, such as carpets or rugs, in order to inspect the concealed floor structure.
H. move suspended-ceiling tiles.
I. inspect or move any household appliances.
J. inspect or operate equipment housed in the garage, except as otherwise noted.
K. verify or certify the proper operation of any pressure-activated auto-reverse or related safety feature of a garage door.
L. operate or evaluate any security bar release and opening mechanisms, whether interior or exterior, including their compliance with local, state or federal standards.
M. operate any system, appliance or component that requires the use of special keys, codes, combinations or devices.
N. operate or evaluate self-cleaning oven cycles, tilt guards/latches, or signal lights.
O. inspect microwave ovens or test leakage from microwave ovens.
P. operate or examine any sauna, steam-generating equipment, kiln, toaster, ice maker, coffee maker, can opener, bread warmer, blender, instant hot-water dispenser, or other small, ancillary appliances or devices.
Q. inspect elevators.
R. inspect remote controls.
S. inspect appliances.
T. inspect items not permanently installed.
U. discover firewall compromises.
V. inspect pools, spas or fountains.
W. determine the adequacy of whirlpool or spa jets, water force, or bubble effects.
X. determine the structural integrity or leakage of pools or spas.

The glossary of terms are found within the Standards of Practice at:
http://www.nachi.org/glossary.htm

Complete Home Inspections - Inspection Agreement

This is an Agreement between you, the undersigned Client, and us, the Inspector, pertaining to our inspection of the Property at the address stated within this report. The terms below govern this Agreement.

1. The fee for this inspection is is payable in full at the time of the inspection.

2. We will perform a visual inspection of the home/building and provide you with a written report identifying the defects that we (1) observed and (2) deemed material. The report is only supplementary to the seller's disclosure.

3. Unless otherwise noted in this Agreement or not possible, we will perform the inspection in accordance with the current Standards of Practice (SOP) of the International Association of Certified Home Inspectors ("InterNACHI") posted at www.nachi.org/sop. If your jurisdiction has adopted mandatory standards that differ from InterNACHI's SOP, we will perform the inspection in accordance with your jurisdiction's standards. You understand that InterNACHI's SOP contains limitations, exceptions, and exclusions. You understand that InterNACHI is not a party to this Agreement, has no control over us, and does not employ or supervise us.

4. Unless otherwise indicated in writing, we will NOT test for the presence of radon, a harmful gas. Unless otherwise indicated in writing, we will not test for mold. Unless otherwise indicated in writing, we will not test for compliance with applicable building codes or for the presence of or for any potential dangers arising from the presence of asbestos, lead paint, soil contamination, or other environmental hazards or violations. If any structure you want us to inspect is a log structure or includes log construction, you understand that such structures have unique characteristics that may make it impossible for us to inspect and evaluate them. Therefore, the scope of our inspection will not include decay of the interior of logs in log walls, log foundations or roofs, or similar defects.

5. Our inspection and report are for your use only. You give us permission to discuss our observations with real estate agents, owners, repair persons, or other interested parties. You will be the sole owner of the report and all rights to it. We are not responsible for use or misinterpretation by third parties, and third parties who rely on it in any way do so at their own risk and release us (including employees and business entities) from any liability whatsoever. If you or any person acting on your behalf provide the report to a third party who then sues you and/or us, you release us from any liability and agree to pay our costs and legal fees in defending any action naming us. Our inspection and report are in no way a guarantee or warranty, express or implied, regarding the future use, operability, habitability or suitability of the home/building or its components. We disclaim all warranties, express or implied, to the fullest extent allowed by law.

6. We assume no liability for the cost of repair or replacement of unreported defects, either current or arising in the future. In all cases, our liability is limited to liquidated damages in an amount not greater than the fee you paid us. You waive any claim for consequential, exemplary, special or incidental damages or for the loss of the use of the home/building. You acknowledge that this liquidated damages is not a penalty, but that we intend it to: (i) reflect the fact that actual damages may be difficult or impractical to ascertain; (ii) allocate risk between us; and (iii) enable us to perform the inspection for the agreed-upon fee.

7. We do not perform engineering, architectural, plumbing, or any other job function requiring an occupational license in the jurisdiction where the property is located. If we hold a valid occupational license, we may inform you of this and you may hire us to perform additional functions. Any agreement for such additional services shall be in a separate writing.

8. If you believe you have a claim against us, you agree to provide us with the following: (1) written notification of your claim within seven days of discovery in sufficient detail and with sufficient supporting documents that we can evaluate it; and (2) immediate access to the premises. Failure to comply with these conditions releases us from liability.

9. You agree that the exclusive venue for any litigation arising out of this Agreement shall be in the county where we have our principal place of business. If you fail to prove any claim against us, you agree to pay all our legal costs, expenses and attorney's fees incurred in defending that claim. You agree that the exclusive venue for any legal action against InterNACHI itself, allegedly arising out of this Agreement or our membership in InterNACHI, will be in Boulder County, Colorado. Before bringing any such action, you must provide InterNACHI with 30 days' written notice of the nature of the claim in sufficient detail and with sufficient supporting documents that InterNACHI can evaluate it. In any action against us or InterNACHI, you waive trial by jury.

10. If a court declares any provision of this Agreement invalid, the remaining provisions remain in effect. This Agreement represents our entire agreement; there are no terms other than those set forth herein. All prior discussions are merged into this Agreement. No statement or promise by us shall be binding unless reduced to writing and signed by one of our authorized officers. Any modification of this Agreement must be in writing and signed by you and by one of our authorized officers. This Agreement shall be binding upon and enforceable by the parties and their heirs, executors, administrators, successors and assignees. You will have no cause of action against us after one year from the date of the inspection.

11. Past-due fees for your inspection shall accrue interest at 8% per year. You agree to pay all costs and attorney's fees we incur in collecting the fees owed to us. If the Client is a corporation, LLC, or similar entity, you personally guarantee payment of the fee.

12. If you request a re-inspection, the re-inspection is subject to the terms of this Agreement.

13. You may not assign this Agreement.

14. If a court finds any term of this Agreement ambiguous or requiring judicial interpretation, the court shall not construe that term against us by reason of the rule that any ambiguity in a document is construed against the party drafting it. You had the opportunity to consult qualified counsel before signing this.

15. If there is more than one Client, you are signing on behalf of all of them, and you represent that you are authorized to do so.

I HAVE CAREFULLY READ THIS AGREEMENT. I AGREE TO IT AND ACKNOWLEDGE RECEIVING A COPY OF IT.

_____

CLIENT (Date)