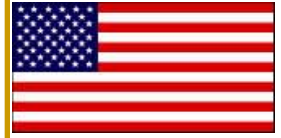




ADVANTAGE INSPECTION, INC.

**P.O. BOX 4137
GREENVILLE, SC 29608
OFFICE (864) 298-0405
FAX (864) 298-0306
www.advantage-inspection.com**



Client Information

First Name: Last Name: **SAMPLE REPORT**
Address:
City: State: Zip: Phone:

Property Inspected

First Name: Last Name: **SAMPLE**
Address: **SAMPLE ADDRESS**
City: **SAMPLE CITY** State: Zip: Phone:
Realtor : Phone:
List Realtor: Phone:

INSPECTION NUMBER # 1122100SS-1



SIMPLY THE BEST



/ /

DEAR SAMPLE REPORT,

I WANT TO THANK YOU FOR SELECTING US TO CONDUCT THE INSPECTION OF YOUR PROPERTY PURCHASE. WE DO OUR VERY BEST TO PROVIDE A COMPREHENSIVE INSPECTION AND REPORT. IF AFTER CAREFUL REVIEW THERE ARE ANY QUESTIONS THAT YOU WOULD LIKE TO ASK, PLEASE DO NOT HESITATE TO CALL.

WE ARE OFTEN ASKED TO REVISIT THE SITE AND CONFIRM REPAIRS WERE COMPLETED. WE ARE HAPPY TO DO THIS FOR AN ADDITIONAL FEE, PROVIDED WE ARE INFORMED WHICH OF THE DEFICIENCIES NOTED IN THE REPORT WERE AGREED UPON TO BE REPAIRED.

PAYMENT IS EXPECTED AT THE TIME OF THE INSPECTION OR AT REPORT DELIVERY. IF YOU PAID AT THE INSPECTION, A PAID INVOICE IS BOUND IN THE CLIENT COPY OF THE REPORT. IF YOU HAVE NOT PAID, PLEASE MAIL A CHECK TO OUR OFFICE AT THE ADDRESS BELOW. BE SURE TO INCLUDE THE INSPECTION NUMBER ON YOUR CHECK SO THAT PAYMENT CAN BE CREDITED PROPERLY. LATE CHARGES WILL BE APPLIED AFTER 30 DAYS.

SINCE CHANGES MAY OCCUR OVER TIME, WE ALSO OFFER AN ANNUAL FOLLOW UP INSPECTION TO DETERMINE IF ANY ADVERSE CHANGES HAVE OCCURRED IN THE MAJOR SYSTEMS OF YOUR HOME, I.E., STRUCTURAL, FOUNDATION (INCLUDING MOISTURE LEVELS), ROOF, HVAC, PLUMBING, AND ELECTRICAL. A VERBAL REPORT IS \$125.00. WE INVITE YOU TO SCHEDULE THIS INSPECTION AT ANY TIME FOLLOWING A YEAR OF OCCUPANCY.

I APPRECIATE YOUR BUSINESS AND WISH YOU WELL IN YOUR NEW HOME!

SINCERELY,

INSPECTOR

ADVANTAGE INSPECTION INTERNATIONAL

P.O. BOX 4137 GREENVILLE, SC 29608

OFFICE: (864) 298-0405 FAX: (864) 298-0306

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DATE
/ /

SIMPLY THE BEST

Invoice

BILL TO:
SAMPLE REPORT
<u>DAY PHONE:</u>
<u>OTHER PHONE:</u>

INSPECTION ADDRESS

SAMPLE ADDRESS

SAMPLE CITY

INSPECTION NUMBER #

1122100SS-1

REALTOR

REALTOR PHONE

DESCRIPTION OF SERVICES	AMOUNT
HOME INSPECTION (GENERAL VISUAL INSPECTION). RADON SCREENING LEAD SEPTIC FLUSH & DYE TEST WATER TEST REPAIR INSPECTION	
INVOICE PAYMENT DESCRIPTION	TOTAL BILLING
REC'D CK 1-24-00	AMOUNT PAID
	\$400.00
PAYMENT OF THE INVOICE INDICATES ACCEPTANCE OF THE STANDARDS OF PRACTICE.	AMOUNT DUE
	-\$400.00

COMMENTS ON THE INSPECTION OR SERVICE.

PLEASE ENCLOSE A COPY OF THIS BILL OR WRITE THE INSPECTION NUMBER ON YOUR CHECK AND REMIT TO:

ADVANTAGE INSPECTION INTERNATIONAL

P.O. BOX 4137 GREENVILLE, SC 29608

OFFICE: (864) 298-0405 FAX: (864) 298-0306



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**Attention: Each inspection company is
an independently owned and operated business.**

Definition of Evaluation Headings

S= Serviceable - Items are not necessarily perfect but are functioning as designed with respect to age.

NR = Needs repair - Those items that do not function properly or adversely affect the habitability of the dwelling; or appears to warrant further investigation by a specialist, or requires subsequent observation(s).

NP = Not present - The required inspection component was not present at the time of inspection.

NI = Not Inspected - The required inspection component was not inspected or inspection was limited for some reason. An explanation of limitations should follow in the remarks column.

GENERAL STANDARDS OF PRACTICE AND REPORT CONDITIONS PAGE 1 OF 2

The Client(s) _____ agree to the following: in consideration for the fee received of _____ the inspection company is providing, at the request of Client(s), a real estate inspector to perform a "Real Estate Inspection" on the property located at:
Address: _____ Date: _____

REAL ESTATE INSPECTION AGREEMENT

The cursory limited visual inspection pertains solely to items listed on the inspection report which are readily accessible at the time of the inspection. The Inspection to be done under this agreement is only an attempt to identify items in need of immediate repair or specific hazards. The presence of Client(s) has been requested and encouraged during the inspection and shall be at the Client(s) own risk. This inspection is supplemental to any real estate transfer or seller's Disclosure Statement and shall not be used as a substitute for such Disclosure Statement(s).

The Client(s) agree that the scope of the inspection to be provided is defined by the American Society of Home Inspectors (ASHI) including any departures made by the inspection company. A copy of the Standards is available to you upon request. These are the agreed standards of practice for the performance of this inspection.

The cursory limited inspection intends to reduce risk but will not eliminate risk, the inspection to be done will not identify all repair needs or hazards be they in accessible or inaccessible areas. When inspection of any system or component is limited or designated as not inspected due to inaccessibility or for any other reasons, Client(s) must understand that conditions affecting the structure, systems or components may be present. All findings should be considered partial or incomplete until further evaluated by a qualified repair person prior to closing.

Since this inspection is based upon visual observations made on one day during a limited time period, the inspection company cannot be responsible for any condition affecting any system or component which is intermittent and not detectable during the inspection. No warranties or guarantees are expressed or implied. The inspection company will not light pilot lights, activate the main water, gas or electric systems, energize electrical circuits which are off or otherwise operate other than user controls.

The written inspection report provided by the inspection company will contain the opinions of the inspector. These opinions would not be applicable to future changing conditions. Although code compliance and engineering evaluation are specifically excluded from the inspection, some codes may be used as a reference and basis for the opinion of the inspector. The inspection services to be provided are further defined and limited by the report and any attached addenda.

GENERAL STATEMENTS AND AGREEMENTS THAT APPLY TO HOME INSPECTIONS

Unless specifically stated, the report will not include opinions of the following: code compliance, durability, environmental concerns, compliance with any conservation or energy standard, efficiency, fitness for purpose, flood or seismic risks, underground plumbing, future life, future performance, especially that of foundations, insurability, merchantability, obsolescence, quality, safety of any item inspected. In addition, the report will not contain information relating to: septic systems, wells, cisterns, private water supplies water quality or volume, central vacuum systems, solar systems whether active or inactive, security systems, soils systems, lead paint, asbestos, radon, toxic or flammable materials, refrigerators, freezers, remote overhead door transmitters/receivers, floor coverings, wall coverings, free standing kitchen appliances, laundry appliances, water conditioners, swimming pools, spas, tennis courts, playground equipment or other recreational or leisure appliances and self-cleaning or continuous-cleaning capabilities of ovens. Further, the inspection will not include any analysis of any wood destroying organisms or insects and wood and non-wood infesting insects such as fleas, cockroaches, bees, mites, ticks, flies, etc.

Any opinion in the report pertaining to aforementioned items is to be considered partial and incomplete. Before completion of any contractual agreements on the property inspected, Client(s) agrees to obtain second opinions or cost estimates by appropriate specialists on items where performance may be reported as questionable, in need of repair or unsafe. It is specifically understood and agreed that the inspection company and the Client(s) are bound only by the terms and conditions of this agreement and have not relied on any other representations, oral or otherwise. Any conditions requiring repair, replacement or servicing should be evaluated by professionals in appropriate trades before closing. Client(s) give permission to the inspection company to discuss report findings with Realtors, owners, repair persons and other interested persons.

DISCLAIMER OF WARRANTIES AND GUARANTEES - The inspection company or inspector(s) make no guarantee or warranty as to any of the following:

1. That all repair needs and hazards have been discovered or disclosed in accessible or inaccessible areas.
2. That inspection company or the inspector will pay for the repair of undiscovered problems or conditions.
3. That any of the items inspected are designed or constructed in a good or workmanlike manner.
4. That any of the items inspected will continue to perform in the future as they are performing at the time of inspection.
5. That the building will not experience or contain wood destroying insect activity or damage.
6. No guaranty or warranty of merchantability or fitness of use of the condition of the property.

**GENERAL STANDARDS OF PRACTICE
AND REPORT CONDITIONS PAGE 2 OF 2**

The Client(s) agree and understand that the inspection company is not an insurer and does not insure against defects in the property, and that the maximum liability incurred by the inspection company or the inspector(s) for errors and omissions in the inspection, including any liability of any inspector, owner or employee of the inspection company if any, to the Client(s) shall be limited to the amount of the fee paid for the applicable inspection as a result of a settlement. Such damages are the sole and exclusive remedy of Client(s). Client(s) agree to pay all legal expenses and reasonable compensation for loss of time that may be incurred by any inspector, owner or employee of the inspection company as a result of any legal action by the Client(s) where the Client(s) do not prevail. Client(s) understand that comprehensive inspections may be available from other companies.

The Client(s) agree to notify inspection company in writing of any complaints or items in question within 14 days of discovery and to allow the inspection company and the inspector access to the property to evaluate these items before corrective action is taken. Immediate repair should be made in life threatening situations. In other than life threatening situations, Client(s) failure to permit the inspection company to reinspect the item in issue shall mean that Client(s) has waived any claim against the inspection company with respect to that item. In no event shall any action be brought against the inspection company for a breach of this Agreement at any time beyond one (1) year after the date of this Agreement.

Dispute Resolution: Upon written request by either party that is submitted according to the applicable rules for arbitration, any claim, demand or cause of action, which arises out of or is related to this Agreement, (collectively "Claims") shall be resolved by binding arbitration in the County in which the inspection occurred in accordance with (I) the Federal Arbitration Act; (ii) the Code of Procedure ("Code") of the National Arbitration Forum ("Administrator" or "NAF") and (iii) this Agreement, which shall control any inconsistency between it and the Code. The decision of an arbitrator on any Claims submitted to arbitration shall follow applicable substantive law and be in writing setting forth the findings of fact and law and the reasons supporting the decision. Such decision shall be final and binding upon the parties, subject to the right of appeal described below. Judgment upon any arbitration award may be entered in any court having jurisdiction. The arbitrator has exclusive authority to resolve any dispute relating to the applicability or enforceability of this Agreement, including the provisions of this section. Either party shall have the right to appeal to the appropriate court any errors of law in the decision rendered by the arbitrator. After a demand for arbitration is made, each party may conduct a limited number of depositions (including the production of documents) by mutual agreement or as permitted by the arbitrator.

This inspection is not a technically exhaustive examination: If there is concern, the client should have comprehensive inspections conducted by specialists in each field or trade. Client(s) agrees that in the event any portion of the contract, report or addenda is ruled inadmissible as evidence that the remainder of all aforementioned documents, or any portion thereof, shall remain admissible as evidence. Changes to this contract are not accepted without specific written approval of the owner of the inspection company.

Entire Agreement. This Agreement, and the written report issued by the inspector, constitutes the sole Agreement between Client(s) and the inspection company.

Third Party Indemnification. This inspection and the report are not intended for the use or benefit of anyone other than the Client(s). No third party shall have any right arising from the inspection or the report, In consideration for the inspection company furnishing the report, Client(s) shall indemnify and hold the inspection company harmless from any claims, demands or costs as a result of any third party demand or claim arising out of the inspection or the report.

By my signature below, I acknowledge that I have read this contract, that I will read the report and all attachments before purchasing the property, that I understand the terms and conditions and that I agree to be bound by these terms and conditions and to pay inspection fees. The final report will not be released until payment is received by the inspection company.

CLIENT(S): _____ DATE: _____
(IF THIS IS A JOINT PURCHASE, SIGNATURE REPRESENTS AUTHORITY TO SIGN FOR ALL PARTIES)



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REPORT SUMMARY #

1122100SS-1

INSPECTION PERFORMED FOR:

SAMPLE REPORT

PHONE:

PROPERTY INSPECTED

SAMPLE ADDRESS

SAMPLE CITY

THIS SUMMARY IS NOT THE ENTIRE REPORT. THE COMPLETE REPORT MAY INCLUDE ADDITIONAL INFORMATION OF CONCERN TO THE CLIENT. IT IS STRONGLY RECOMMENDED THAT THE CLIENT READ THE COMPLETE REPORT.

THIS SUMMARY OF COMMENTS, ORGANIZED BY SYSTEM OR COMPONENT, INCLUDES ONLY THOSE ITEMS THAT DO NOT FUNCTION PROPERLY OR ADVERSELY AFFECT THE HABITABILITY OF THE DWELLING; OR APPEARS TO WARRANT FURTHER INVESTIGATION BY A SPECIALIST, OR REQUIRES SUBSEQUENT OBSERVATION(S).

GROUNDS & LANDSCAPING

THERE HAS BEEN A FRENCH DRAIN INSTALLED ALONG THE RIGHT SIDE OF THE HOUSE THAT DIVERTS SUB SURFACE WATER TO THE STREET.

TYPICAL CRACKING OBSERVED ON DRIVEWAY.

SUGGEST TRIMMING THICK BUSHES, HEDGES AND VINES THAT ARE IN CONTACT WITH HOUSE.

SUGGEST TRIMMING SMALL LIMBS FROM TREE THAT ARE IN CONTACT WITH THE ROOF ON THE LEFT SIDE OF HOUSE.

FENCE GATE LATCH NEEDS ADJUSTING FOR EASY OPERATION.

THIS SITE APPEARS TO BE REASONABLY WELL DEVELOPED. GENERALLY, WATER APPEARS TO BE DIVERTING AWAY FROM THE FOUNDATION. LANDSCAPING NEEDS NORMAL MAINTENANCE.

EXTERIOR

SIDING IS A TRADITIONAL STUCCO TYPE WITH METAL LATH AND CEMENT ACRYLIC FINISH. SEE COMMENTS BELOW.

MINOR HARLINE CRACKS WERE OBSERVED IN STUCCO AND ARE TYPICAL FOR THIS SIDING TYPE.

SEVERAL WINDOWS WERE HARD TO OPEN OR WOULD NOT OPEN DUE TO NON USE.

UPPER SASH INSULATION SEAL COMPROMISED ON THE RIGHT FRONT WINDOW OF MASTER BEDROOM.

POP IN MULLION GRIDS WERE MISSING ON NUMEROUS WINDOWS AND ONE WAS BROKE IN MASTER BEDROOM.

IN AN EFFORT TO DETERMINE WHETHER A DESTRUCTIVE, INTRUSIVE MOISTURE ANALYSIS WAS NEEDED ON THIS HOME, INTERIOR MOISTURE SCANS WERE TAKEN ON WOOD FLOORING NEAR DOORWAYS, UNDER WINDOWS, ON WALLS NEAR FIREPLACE AND THE WALLS NEAR AREAS WHERE KICK OUT FLASHING WAS ABSENT AT ROOF INTERSECTIONS WITH SIDE WALLS. **NO MOISTURE WAS REVEALED BY THE PRELIMINARY SCANS** AND FULL INTRUSIVE INSPECTION WAS NOT PERFORMED.

ROOF

AT LEAST THREE ROOF SHINGLES WERE LOOSE AND NEED TO BE REPLACED ON THE RIGHT REAR OF HOUSE - PROBABLY STORM DAMAGE. SINCE WE INSPECTED FROM THE GROUND AND ATTIC, THE AREAS BEHIND COMPOUND VALLEYS COULD NOT BE INSPECTED. SUGGEST ROOFER EVALUATION WHEN REPAIRS ARE MADE. ROOFER SHOULD ALSO CHECK THE CHIMNEY FLASHING SINCE CLOSE INSPECTION WAS NOT POSSIBLE.

RUBBER BOOTS AROUND PLUMBING VENTS AND EXHAUST VENTS NEED SEALED - COULD SEE DAYLIGHT AROUND BOOTS FROM INSIDE THE ATTIC.

SHINGLES APPEAR TO BE IN SERVICEABLE CONDITION EXCEPT AS NOTED.

ATTIC

THERE IS A LOOSE SOFFIT VENT AT THE RIGHT REAR, 2ND LEVEL NEAR CHIMNEY.

13.5 +/- INCHES OF BLOWN FIBERGLASS INSULATION IS PRESENT AND IS RATED AT R-30+/- WHICH IS THE CURRENT STANDARD.

ACCESSIBLE AREAS IN ATTIC WERE INSPECTED. NO SIGNIFICANT PROBLEMS OBSERVED.

#1 FIREPLACE -

GAS LOGS INSTALLED BY OWNER. NO SEPARATE SHUT OFF IN THE FLOOR FOR GAS LOGS. CURRENT STANDARDS REQUIRE SHUT-OFF.

HINGE SLOTS ARE WORN ON DAMPER WHICH PREVENTS ADJUSTING DAMPER TO ONLY FULLY CLOSED OR FULLY OPEN.

#2 FIREPLACE -

#3 FIREPLACE -

REPORT LIMITED TO AN INTERIOR VISUAL INSPECTION OF THE FIRE BOX & FLUE AND EXTERIOR CHIMNEY. ENTIRE INSIDE OF FLUE COULD NOT BE INSPECTED DUE TO OFFSETS AND SMOKE SHELVES. UNABLE TO DETERMINE WHETHER GAS LOGS WERE THE VENT LESS TYPE - AS A PRECAUTION, SUGGEST INSTALLING A C-CLAMP ON DAMPER TO PREVENT FULL CLOSURE. A CRACK WAS NOTED ON THE RIGHT SIDE OF FIREPLACE HEARTH BUT DOES NOT AFFECT FUNCTIONAL UTILITY.

FOUNDATION

CRAWL SPACE INSPECTION LIMITED IN THOSE AREAS CONCEALED BY FLOOR INSULATION, DUCT WORK, PLUMBING PIPES AND LOW OR INACCESSIBLE AREAS. INSULATION PULLED BACK ALONG ENTIRE PERIMETER AT SILLS AND UNDER BATHROOMS.

SOME FOUNDATION VENTS IN THE REAR WERE OBSTRUCTED BY VINES.

CRAWL SPACE HAS 6 +/- " OF FIBERGLASS BLANKET INSULATION WHICH MEETS R-19 VALUE.

THE CRAWL SPACE FRAMING WAS DRY AT THE TIME OF INSPECTION WITH MINOR GROUND MOISTURE CONTAINED BY VAPOR BARRIER, SUMP PUMP AND FAN. SUB STRUCTURE FRAMING APPEARED CONVENTIONAL FOR THE CONSTRUCTION PERIOD. THERE WAS NO DEFORMATION OR WOOD ROT OBSERVED. MOISTURE STAIN ON SUB FLOOR OBSERVED UNDER MASTER BATH - SEE PLUMBING COMMENTS. NOTE: CONSULT OWNER TO SEE IF HOUSE IS UNDER A TRANSFERABLE TERMITE BOND.

ELECTRICAL

ALTHOUGH IT MAY NOT HAVE BEEN REQUIRED WHEN THIS HOUSE WAS BUILT, RECOMMEND HAVING AN ELECTRICIAN INSTALL GROUND FAULT PROTECTION FOR THE KITCHEN RECEPTACLES.

GROUND FAULT RECEPTACLE NOT WORKING IN THE BATHROOM ON THE UPPER LEVEL NEAR STUDY.

THE THREE WAY WALL SWITCH FOR THE BREAKFAST ROOM LIGHT IS NOT WIRED CORRECTLY BECAUSE THE HALL SWITCH HAS TO BE ON IN ORDER FOR THE SWITCH BY THE PORCH DOOR TO WORK. SEVERAL OTHER SWITCHES ARE "TIRED" BUT FUNCTIONAL.

OPEN SPLICE ON GROUND OUTSIDE IN PATIO AREA - LOW VOLTAGE WIRING FOR OUTSIDE LIGHTS.

WIRE SIZE AND DISTRIBUTION TYPICAL OF CONTEMPORARY RESIDENTIAL, WIRING TECHNIQUES EXCEPT AS NOTED.

HEATING UNIT # 1 -

THE TEMPERATURE OUTPUT WITH RESPECT TO RETURN TEMPERATURE ON THE FURNACE SERVING THE LOWER LEVEL WAS WITHIN NORMAL LIMITS. AIR FLOW VARIED SLIGHTLY FROM ROOM TO ROOM.

DUE TO INACCESSIBLE COMPARTMENTS, HEAT EXCHANGER COULD NOT BE FULLY INSPECTED ON CRAWLSPACE FURNACE.

HEATING UNIT # 2 -

THE TEMPERATURE OUTPUT WITH RESPECT TO RETURN TEMPERATURE ON THE FURNACE SERVING THE UPPER LEVEL WAS WITHIN NORMAL LIMITS. AIR FLOW VARIED SLIGHTLY FROM ROOM TO ROOM.

DUE TO INACCESSIBLE COMPARTMENTS, HEAT EXCHANGER COULD NOT BE FULLY INSPECTED ON ATTIC FURNACE.

HEATING UNIT # 3 -

RECOMMEND HVAC TECHNICIAN SERVICE FURNACE UNITS ANNUALLY TO MAINTAIN MAXIMUM OPERATING EFFICIENCY.

COOLING UNIT #1 - OUTSIDE

THE LOWER LEVEL AIR CONDITIONER WAS NOT TESTED DUE MANUFACTURER'S RECOMMENDATIONS NOT TO OPERATE SYSTEM WHEN THE OUTDOOR TEMPERATURE IS LESS THAN 65 DEGREES.

COOLING UNIT #2 - OUTSIDE

THE UPPER LEVEL AIR CONDITIONER WAS NOT TESTED DUE MANUFACTURER'S RECOMMENDATIONS NOT TO OPERATE SYSTEM WHEN THE OUTDOOR TEMPERATURE IS LESS THAN 65 DEGREES.

COOLING UNIT #3 -

LOWER LEVEL HALL RETURN AIR FILTERS COULD NOT BE INSPECTED DUE TO FURNITURE BLOCKING ACCESS.

RECOMMEND HVAC TECHNICIAN SERVICE AIR CONDITIONER UNITS REGULARLY TO MAINTAIN MAXIMUM OPERATING EFFICIENCY.

PLUMBING

HOT AND COLD WATER PIPES ARE WELL INSULATED IN CRAWL SPACE.

SINCE THE WATER HEATER IS IN THE ATTIC, SUGGEST EXTENDING PIPE ON WATER HEATER RELIEF VALVE TO THE EXTERIOR. THE WASTE SYSTEM APPEARS TO BE CONNECTED TO THE PUBLIC SEWER SYSTEM - CONSULT OWNER OR REALTOR FOR VERIFICATION.

KITCHEN FAUCET IS LOOSE AT THE BASE AND HAS A MINOR LEAK.

WASHER & DRYER PRESENT BUT NOT OPERATED - GENERALLY CONSIDERED PERSONAL PROPERTY.

THERE IS A LEAK UNDER THE MASTER BATH SHOWER - APPEARS TO BE COMING FROM AROUND THE ENCLOSURE - HAVE PLUMBER EVALUATE.

SHOWER DOOR WOULD NOT CLOSE PROPERLY.

THE TUB OFF THE STUDY IS NOT HOLDING WATER - ADJUST STOPPER MECHANISM.

FUNCTIONAL WATER FLOW AND DRAINAGE WAS OBSERVED AT ALL FIXTURES WHERE TESTING WAS POSSIBLE AND PRACTICAL.

NOTE: THE WHIRLPOOL MOTOR IS GROUND FAULT PROTECTED BY BREAKER IN LAUNDRY ROOM SUB PANEL. THERE IS NO EASY ACCESS TO WHIRLPOOL MOTOR FOR MAINTENANCE.

INTERIOR

FLOOR & WALL CONDITION IS SERVICEABLE AND TYPICAL FOR AGE OF HOUSE. PERSONAL PROPERTY, FURNISHINGS, ETC. PREVENTED FULL INSPECTION OF ALL FLOOR AND WALL SURFACES.

SEPARATION NOTED IN GROUT BETWEEN COUNTER AND WAINSCOT BEHIND KITCHEN SINK. KITCHEN CABINET DOORS TO THE LEFT OF KITCHEN SINK NEED ALIGNED TO CLOSE PROPERLY. ADJUST CATCH PLATE ON DOOR HANDLE FOR MASTER BATH TOILET ROOM. UPPER LEVEL CLOSET DOOR IS BINDING NEAR THE TOP OF STAIRS. SMOKE DETECTORS NOT TESTED BECAUSE THEY ARE THE MONITORED TYPE.

APPLIANCES

DISHWASHER APPEARS TO BE OVER TEN YEARS OLD AND MAY BE NEARING THE END OF ITS NORMAL LIFE EXPECTANCY. APPLIANCES WERE OPERATING NORMALLY AT THE TIME OF INSPECTION.

INSPECTION PICTURE ADDENDUM

REPORT # 1122100SS-1



PICTURE OF LOOSE SHINGLE



PICTURE OF LEAK UNDER THE MASTER BATH SHOWER

INSPECTION PICTURE ADDENDUM

REPORT # 1122100SS-1



PLUMBING BOOT IS CRACKED AND NEEDS REPLACED.



WIRE SPLICE TOWARD REAR OF THE HOUSE NEEDS TO BE PLACED IN A JUNCTION BOX.



LIGHT FIXTURE IN BONUS ROOM IS NOT ATTACHED TO JUNCTION BOX



WATER LEAK UNDER MASTER SHOWER NEEDS REPAIR.



CABLE PASSAGE DRILLED THROUGH CONCRETE WALL IN BASEMENT NEEDS SEALED.



ROOF IS LEAKING IN LEFT REAR SIDE OF HOUSE AND NEEDS REPAIR.

S = Items Are Serviceable.

NR = Needs Repair

NP = Items Not Present

NI = Items Not Inspected

EXTERIOR

Report Number
1122100SS-1

REMARKS

	S	NR	NP	NI	
SIDING - Stucco	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	SIDING IS A TRADITIONAL STUCCO TYPE WITH METAL LATH AND CEMENT ACRYLIC FINISH. SEE COMMENTS BELOW.
SIDING CRACKS -	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	MINOR HARLINE CRACKS WERE OBSERVED AND ARE TYPICAL FOR THIS SIDING TYPE.
SHUTTERS	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
TRIM ROT -	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
PAINT & CAULKING	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
FASCIAS - Wood	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
SOFFIT / EAVES - Wood	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
PORCH - Screened	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
PORCH RAILS - Wood	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
STOOP - Masonry	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
STOOP RAILS - Metal	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
DECK -	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	
DECK RAILS -	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
FRONT DOOR <input checked="" type="checkbox"/> Single <input type="checkbox"/> Metal <input type="checkbox"/> Double <input type="checkbox"/> Glass <input checked="" type="checkbox"/> Wood <input type="checkbox"/> Fiberglass	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
OTHER DOOR(S) <input checked="" type="checkbox"/> Single <input checked="" type="checkbox"/> Wood <input type="checkbox"/> Glass <input type="checkbox"/> Double <input type="checkbox"/> Metal <input type="checkbox"/> Fiberglass	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
SLIDING GLASS DOOR <input type="checkbox"/> Screened <input type="checkbox"/> Tempered <input type="checkbox"/> Insulated	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	
GARAGE - Two car attached	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
DOOR OPENER - Overhead Door - no auto reverse	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
WINDOWS <input checked="" type="checkbox"/> Double Hung <input type="checkbox"/> Wood <input type="checkbox"/> Single Hung <input type="checkbox"/> Vinyl <input type="checkbox"/> Slider <input checked="" type="checkbox"/> Insulated <input type="checkbox"/> Fixed <input type="checkbox"/> Storm <input type="checkbox"/> Awning <input type="checkbox"/> Casement <input type="checkbox"/> Metal <input type="checkbox"/> Screens	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	SEVERAL WINDOWS WERE HARD TO OPEN OR WOULD NOT OPEN DUE TO NON USE. UPPER SASH INSULATION SEAL COMPROMISED ON THE RIGHT FRONT WINDOW OF MASTER BEDROOM. POP IN MULLION GRIDS WERE MISSING ON NUMEROUS WINDOWS AND ONE WAS BROKE IN MASTER BEDROOM.

EXTERIOR COMMENTS

IN AN EFFORT TO DETERMINE WHETHER A DESTRUCTIVE, INTRUSIVE MOISTURE ANALYSIS WAS NEEDED ON THIS HOME, INTERIOR MOISTURE SCANS WERE TAKEN ON WOOD FLOORING NEAR DOORWAYS, UNDER WINDOWS, ON WALLS NEAR FIREPLACE AND THE WALLS NEAR AREAS WHERE KICK OUT FLASHING WAS ABSENT AT ROOF INTERSECTIONS WITH SIDE WALLS. **NO MOISTURE WAS REVEALED BY THE PRELIMINARY SCANS AND FULL INTRUSIVE INSPECTION WAS NOT PERFORMED.**

Note: Conditions behind siding, gutters, awnings and heavy shrubbery are not visible and are expressly excluded from this report. If stucco (E.I.F.S.) is present, we recommend that surface scanning and / or intrusive moisture analysis be performed by a specialist in this field.

S = Items Are Serviceable.

NR = Needs Repair

NP = Items Not Present

NI = Items Not Inspected

ROOF

Report Number
1122100SS-1

REMARKS

	S	NR	NP	NI
ROOF MATERIAL Fiberglass Composition	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
ROOF STYLE Hip & Gable	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
FLASHING AND ROOF PENETRATIONS	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
SKYLIGHTS	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
GUTTERS - Aluminum	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
DOWNPOUTS - Aluminum	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
SPLASH BLOCKS - Pipe	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

AT LEAST THREE ROOF SHINGLES WERE LOOSE AND NEED TO BE REPLACED ON THE RIGHT REAR OF HOUSE - PROBABLY STORM DAMAGE. SINCE WE INSPECTED FROM THE GROUND AND ATTIC, THE AREAS BEHIND COMPOUND VALLEYS COULD NOT BE INSPECTED. SUGGEST ROOFER EVALUATION WHEN REPAIRS ARE MADE. ROOFER SHOULD ALSO CHECK THE CHIMNEY FLASHING SINCE CLOSE INSPECTION WAS NOT POSSIBLE.

RUBBER BOOTS AROUND PLUMBING VENTS AND EXHAUST VENTS NEED SEALED - COULD SEE DAYLIGHT AROUND BOOTS FROM INSIDE THE ATTIC.

ROOF INSPECTED FROM: INSPECTED ROOF FROM ATTIC & GRADE.

ROOF AREAS NOT INSPECTED: THE AREA DIRECTLY BEHIND CHIMNEY COULD NOT BE INSPECTED FROM GROUND.

ROOF COMMENTS signs of past water damage behind chimney. problem seems to have been repaired - no recent signs of water leaks/no repair SHINGLES APPEAR TO BE IN SERVICEABLE CONDITION EXCEPT AS NOTED.

ATTIC

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REMARKS

	S	NR	NP	NI
ROOF FRAMING - Conventional rafter & bracing	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
CEILING JOISTS - Conventional joist & bearing	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
ROOF DECKING - Plywood	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
WATER PENETRATION	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
WHOLE HOUSE FAN	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
VENTILATION <input type="checkbox"/> Turbine <input checked="" type="checkbox"/> Soffit <input type="checkbox"/> Power Fan <input type="checkbox"/> Louvers <input checked="" type="checkbox"/> Ridge <input type="checkbox"/> Static	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
INSULATION <input type="checkbox"/> Vermiculite <input checked="" type="checkbox"/> Fiberglass <input type="checkbox"/> Blown <input type="checkbox"/> Rock wool <input type="checkbox"/> Cellulose <input type="checkbox"/> Roll/batt	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
ATTIC ACCESS - Scuttle & doors off the bonus room and hall	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

THERE IS A LOOSE SOFFIT VENT AT THE RIGHT REAR, 2ND LEVEL NEAR CHIMNEY.

13.5 +/- INCHES OF BLOWN FIBERGLASS INSULATION IS PRESENT AND IS RATED AT R-30+/- WHICH IS THE CURRENT STANDARD.

ATTIC COMMENTS ACCESSIBLE AREAS IN ATTIC WERE INSPECTED. NO SIGNIFICANT PROBLEMS OBSERVED.

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FIREPLACE & CHIMNEY

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REMARKS

	S	NR	NP	NI	
#1 FIREPLACE LOCATION <input checked="" type="checkbox"/> Den <input type="checkbox"/> Bedroom <input type="checkbox"/> Living Room <input type="checkbox"/> Bonus <input type="checkbox"/> Basement <input type="checkbox"/> Other					#1 FIREPLACE DESCRIPTION <input type="checkbox"/> Not Present <input type="checkbox"/> Metal <input type="checkbox"/> Stove Insert <input type="checkbox"/> Free Standing <input checked="" type="checkbox"/> Masonry <input checked="" type="checkbox"/> Built in <input checked="" type="checkbox"/> Gas Logs
FIREPLACE CONDITION (#1)	●	○	○	○	
GAS LOGS (#1)	○	●	○	○	GAS LOGS INSTALLED BY OWNER. NO SEPARATE SHUT OFF IN THE FLOOR FOR GAS LOGS. CURRENT STANDARDS REQUIRE SHUT-OFF.
DAMPER (#1)	○	●	○	○	HINGE SLOTS ARE WORN ON DAMPER WHICH PREVENTS ADJUSTING DAMPER TO ONLY FULLY CLOSED OR FULLY OPEN.
CHIMNEY CONDITION (#1)	●	○	○	○	
FLUE LINER (#1)	●	○	○	○	
#2 FIREPLACE LOCATION <input type="checkbox"/> Den <input type="checkbox"/> Bedroom <input type="checkbox"/> Living Room <input type="checkbox"/> Bonus <input type="checkbox"/> Basement <input type="checkbox"/> Other					#2 FIREPLACE DESCRIPTION <input checked="" type="checkbox"/> Not Present <input type="checkbox"/> Metal <input type="checkbox"/> Stove Insert <input type="checkbox"/> Free Standing <input type="checkbox"/> Masonry <input type="checkbox"/> Built in <input type="checkbox"/> Gas Logs
FIREPLACE CONDITION (#2)	○	○	●	○	
GAS LOGS (#2)	○	○	●	○	
DAMPER (#2)	○	○	●	○	
CHIMNEY CONDITION (#2)	○	○	●	○	
FLUE LINER (#2)	○	○	●	○	
#3 FIREPLACE LOCATION <input type="checkbox"/> Den <input type="checkbox"/> Bedroom <input type="checkbox"/> Living Room <input type="checkbox"/> Bonus <input type="checkbox"/> Basement <input type="checkbox"/> Other					#3 FIREPLACE DESCRIPTION <input checked="" type="checkbox"/> Not Present <input type="checkbox"/> Metal <input type="checkbox"/> Stove Insert <input type="checkbox"/> Free Standing <input type="checkbox"/> Masonry <input type="checkbox"/> Built in <input type="checkbox"/> Gas Logs
FIREPLACE CONDITION (#3)	○	○	●	○	
GAS LOGS (#3)	○	○	●	○	
DAMPER (#3)	○	○	●	○	
CHIMNEY CONDITION (#3)	○	○	●	○	
FLUE LINER (#3)	○	○	●	○	

FIREPLACE & CHIMNEY COMMENTS

REPORT LIMITED TO AN INTERIOR VISUAL INSPECTION OF THE FIRE BOX & FLUE AND EXTERIOR CHIMNEY. ENTIRE INSIDE OF FLUE COULD NOT BE INSPECTED DUE TO OFFSETS AND SMOKE SHELVES. UNABLE TO DETERMINE WHETHER GAS LOGS WERE THE VENT LESS TYPE - AS A PRECAUTION, SUGGEST INSTALLING A C-CLAMP ON DAMPER TO PREVENT FULL CLOSURE. A CRACK WAS NOTED ON THE RIGHT SIDE OF FIREPLACE HEARTH BUT DOES NOT AFFECT FUNCTIONAL UTILITY.

Note: Cracks in flue liners are often concealed by the normal build up of creosote. A fire was not started to check the draft. Our visual inspection may not detect all possible problems. For these reasons, we suggest that you have your chimney serviced every year by a chimney professional.

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FOUNDATION

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REMARKS

BASEMENT DETAILS

ACCESSIBLE AREAS

	S	NR	NP	NI
MOISTURE PENETRATION Wood moisture content _____ %	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
PIER MATERIAL -	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
WALL MATERIAL -	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
FLOOR JOISTS & SILLS -	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
GIRDER -	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
SUBFLOOR -	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
FLOOR / SLAB -	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
INSULATION Thickness = _____ inches	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>

CRAWL SPACE DETAILS

ACCESSIBLE AREAS

MOISTURE PENETRATION Wood moisture content = <u>6-12</u> %	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
SUMP PUMP	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
VAPOR BARRIER - Plastic	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
PIER MATERIAL - Block	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
WALL MATERIAL - Block	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
FLOOR JOISTS & SILLS - Conventional framing	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
GIRDER - Double, wood	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
SUBFLOOR - Plywood	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
VENTILATION	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
INSULATION Thickness = 6 1/4 inches	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

CRAWL SPACE INSPECTION LIMITED IN THOSE AREAS CONCEALED BY FLOOR INSULATION, DUCT WORK, PLUMBING PIPES AND LOW OR INACCESSIBLE AREAS. INSULATION PULLED BACK ALONG ENTIRE PERIMETER AT SILLS AND UNDER BATHROOMS.

SOME VENTS IN THE REAR OBSTRUCTED BY VINES.

CRAWL SPACE HAS 6 +/- " OF FIBERGLASS BLANKET INSULATION WHICH MEETS R-19 VALUE.

FOUNDATION COMMENTS

THE CRAWL SPACE FRAMING WAS DRY AT THE TIME OF INSPECTION WITH MINOR GROUND MOISTURE CONTAINED BY VAPOR BARRIER, SUMP PUMP AND FAN. SUB STRUCTURE FRAMING APPEARED CONVENTIONAL FOR THE CONSTRUCTION PERIOD. THERE WAS NO DEFORMATION OR WOOD ROT OBSERVED. MOISTURE STAIN ON SUB FLOOR OBSERVED UNDER MASTER BATH - SEE PLUMBING COMMENTS. NOTE: CONSULT OWNER TO SEE IF HOUSE IS UNDER A TRANSFERABLE TERMITE BOND.

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ELECTRICAL

Report Number
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REMARKS

	S	NR	NP	NI	
SERVICE ENTRANCE - Underground	●	○	○	○	
SERVICE WIRES: SIZE & TYPE 4/0 Aluminum = 200 Amps & 240 Volts	●	○	○	○	
GROUNDING EQUIPMENT <input checked="" type="checkbox"/> To Ground Stake <input type="checkbox"/> To Water Pipe	●	○	○	○	
MAIN PANEL Located at: Outside	●	○	○	○	
SUB PANELS Located at: Laundry Room	●	○	○	○	
OVER CURRENT PROTECTION <input checked="" type="checkbox"/> Circuit Breakers <input type="checkbox"/> Fuses	●	○	○	○	
GROUND FAULT PROTECTION Currently present at: <input checked="" type="checkbox"/> Baths <input type="checkbox"/> Garage <input type="checkbox"/> Kitchen <input type="checkbox"/> Carport <input checked="" type="checkbox"/> Exterior <input checked="" type="checkbox"/> Whirlpool	○	●	○	○	ALTHOUGH IT MAY NOT HAVE BEEN REQUIRED WHEN THIS HOUSE WAS BUILT, RECOMMEND HAVING AN ELECTRICIAN INSTALL GROUND FAULT PROTECTION FOR THE KITCHEN RECEPTACLES. GROUND FAULT RECEPTACLE NOT WORKING IN THE BATHROOM ON THE UPPER LEVEL NEAR STUDY.
110 VOLT CIRCUITS Material <input checked="" type="checkbox"/> Copper <input type="checkbox"/> Aluminum	○	○	○	○	
220 VOLT CIRCUITS Material <input type="checkbox"/> Copper <input type="checkbox"/> Aluminum	●	○	○	○	
RECEPTACLES Type <input type="checkbox"/> 2 Prong <input checked="" type="checkbox"/> 3 Prong	●	○	○	○	
LIGHT FIXTURES & SWITCHES	○	●	○	○	THE THREE WAY WALL SWITCH FOR THE BREAKFAST ROOM LIGHT IS NOT WIRED CORRECTLY BECAUSE THE HALL SWITCH HAS TO BE ON IN ORDER FOR THE SWITCH BY THE PORCH DOOR TO WORK. SEVERAL OTHER SWITCHES ARE 'TIRED' BUT FUNCTIONAL.
SAFETY CONCERNS	○	●	○	○	OPEN SPLICE ON GROUND OUTSIDE IN PATIO AREA - LOW VOLTAGE WIRING FOR OUTSIDE LIGHTS.

ELECTRICAL COMMENTS

WIRE SIZE AND DISTRIBUTION TYPICAL OF CONTEMPORARY RESIDENTIAL, WIRING TECHNIQUES EXCEPT AS NOTED.

Note: This inspection does not include low voltage systems, alarm wiring, telephone wiring, cable TV or satellite wiring.

Safety Note: To help prevent fatal electric shocks, modern standards require Ground Fault Circuit protection at the receptacles serving the kitchen and bathrooms, garage, exterior, crawl space, whirlpools & spas, pools and fountains.

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HEATING

Report Number
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REMARKS

		S	NR	NP	NI	
HEATING UNIT #1 MANUFACTURER TRANE MODEL NUMBER THD 100A96081 SERIAL NUMBER DO00302-890123422 LOCATION <input checked="" type="checkbox"/> Crawl space <input type="checkbox"/> Outside <input type="checkbox"/> Inside <input type="checkbox"/> Attic <input type="checkbox"/> Basement <input type="checkbox"/> Garage						HEATING UNIT #1 DESCRIPTION <input type="checkbox"/> Not Present <input type="checkbox"/> Heat Pump <input type="checkbox"/> Baseboard <input type="checkbox"/> Steam <input checked="" type="checkbox"/> Forced Air <input type="checkbox"/> Radiant Heat <input type="checkbox"/> Solar <input type="checkbox"/> Hot Water ENERGY SOURCE SYSTEM TYPE <input checked="" type="checkbox"/> Natural Gas <input type="checkbox"/> Electric <input checked="" type="checkbox"/> Central <input type="checkbox"/> Split system <input type="checkbox"/> Propane <input type="checkbox"/> Oil <input type="checkbox"/> Room unit <input type="checkbox"/> Package system TOTAL CAPACITY APPROXIMATE AGE 100,000 BTU's per data plate 1989
AIR TEMPERATURE RISE #1 Return - 65 Supply - 125		●	○	○	○	THE TEMPERATURE OUTPUT WITH RESPECT TO RETURN TEMPERATURE ON THE FURNACE SERVING THE LOWER LEVEL WAS WITHIN NORMAL LIMITS. AIR FLOW VARIED SLIGHTLY FROM ROOM TO ROOM. DUE TO INACCESSIBLE COMPARTMENTS, HEAT EXCHANGER COULD NOT BE FULLY INSPECTED ON CRAWLSPACE FURNACE.
GENERAL CONDITION #1		●	○	○	○	
HEATING UNIT #2 MANUFACTURER TRANE MODEL NUMBER TU0090A948A0 SERIAL NUMBER LOCATION <input type="checkbox"/> Crawl space <input type="checkbox"/> Outside <input type="checkbox"/> Inside <input checked="" type="checkbox"/> Attic <input type="checkbox"/> Basement <input type="checkbox"/> Garage						HEATING UNIT #2 DESCRIPTION <input type="checkbox"/> Not Present <input type="checkbox"/> Heat Pump <input type="checkbox"/> Baseboard <input type="checkbox"/> Steam <input checked="" type="checkbox"/> Forced Air <input type="checkbox"/> Radiant Heat <input type="checkbox"/> Solar <input type="checkbox"/> Hot Water ENERGY SOURCE SYSTEM TYPE <input checked="" type="checkbox"/> Natural Gas <input type="checkbox"/> Electric <input checked="" type="checkbox"/> Central <input type="checkbox"/> Split system <input type="checkbox"/> Propane <input type="checkbox"/> Oil <input type="checkbox"/> Room unit <input type="checkbox"/> Package system TOTAL CAPACITY APPROXIMATE AGE 90,000 BTU's per data plate 1988
AIR TEMPERATURE RISE #2 Return - 65 Supply - 120		●	○	○	○	THE TEMPERATURE OUTPUT WITH RESPECT TO RETURN TEMPERATURE ON THE FURNACE SERVING THE UPPER LEVEL WAS WITHIN NORMAL LIMITS. AIR FLOW VARIED SLIGHTLY FROM ROOM TO ROOM. DUE TO INACCESSIBLE COMPARTMENTS, HEAT EXCHANGER COULD NOT BE FULLY INSPECTED ON ATTIC FURNACE.
GENERAL CONDITION #2		●	○	○	○	
HEATING UNIT #3 MANUFACTURER NOT PRESENT MODEL NUMBER NOT PRESENT SERIAL NUMBER NOT PRESENT LOCATION <input type="checkbox"/> Crawl space <input type="checkbox"/> Outside <input type="checkbox"/> Inside <input type="checkbox"/> Attic <input type="checkbox"/> Basement <input type="checkbox"/> Garage						HEATING UNIT #3 DESCRIPTION <input checked="" type="checkbox"/> Not Present <input type="checkbox"/> Heat Pump <input type="checkbox"/> Baseboard <input type="checkbox"/> Steam <input type="checkbox"/> Forced Air <input type="checkbox"/> Radiant Heat <input type="checkbox"/> Solar <input type="checkbox"/> Hot Water ENERGY SOURCE SYSTEM TYPE <input type="checkbox"/> Natural Gas <input type="checkbox"/> Electric <input type="checkbox"/> Central <input type="checkbox"/> Split system <input type="checkbox"/> Propane <input type="checkbox"/> Oil <input type="checkbox"/> Room unit <input type="checkbox"/> Package system TOTAL CAPACITY APPROXIMATE AGE
AIR TEMPERATURE RISE #3 Return - Supply -		○	○	●	○	
GENERAL CONDITION #3		○	○	●	○	

HEATING COMMENTS

RECOMMEND HVAC TECHNICIAN SERVICE FURNACE UNITS ANNUALLY TO MAINTAIN MAXIMUM OPERATING EFFICIENCY.

Note: For gas or oil furnaces, the only cover that was removed was the access cover on the burner assembly. The heat exchanger cannot be examined without extensive disassembly of the cabinet. Since this is not possible during a standard, visual home inspection, you may want to obtain a service contract on the unit or have it technically evaluated by an HVAC technician. Mechanical equipment can fail at any time.

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COOLING

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REMARKS

		S	NR	NP	NI	
COOLING UNIT #1 MANUFACTURER TRANE MODEL NUMBER TTJ748A100A SERIAL NUMBER NOT PRESENT						COOLING UNIT #1 DESCRIPTION <input type="checkbox"/> Not Present <input checked="" type="checkbox"/> Central <input type="checkbox"/> Package system <input checked="" type="checkbox"/> Electric <input type="checkbox"/> Room units <input type="checkbox"/> Split system <input type="checkbox"/> Dual zone <input type="checkbox"/> Gas LOCATION TOTAL CAPACITY APPROXIMATE AGE <input checked="" type="checkbox"/> Outside 4 TONS PER DATA 1989 <input type="checkbox"/> Inside PLATE
AIR TEMPERATURE DROP #1 Return - Supply -		○	○	○	●	THE LOWER LEVEL AIR CONDITIONER WAS NOT TESTED DUE MANUFACTURER'S RECOMMENDATIONS NOT TO OPERATE SYSTEM WHEN THE OUTDOOR TEMPERATURE IS LESS THAN 65 DEGREES.
GENERAL CONDITION #1		○	○	○	●	
COOLING UNIT #2 MANUFACTURER TRANE MODEL NUMBER TTJ736A100A0 SERIAL NUMBER D37267884						COOLING UNIT #2 DESCRIPTION <input type="checkbox"/> Not Present <input checked="" type="checkbox"/> Central <input type="checkbox"/> Package system <input checked="" type="checkbox"/> Electric <input type="checkbox"/> Room units <input type="checkbox"/> Split system <input type="checkbox"/> Dual zone <input type="checkbox"/> Gas LOCATION TOTAL CAPACITY APPROXIMATE AGE <input checked="" type="checkbox"/> Outside 3 TONS PER DATA 1989 <input type="checkbox"/> Inside PLATE
AIR TEMPERATURE DROP #2 Return - Supply -		○	○	○	●	THE UPPER LEVEL AIR CONDITIONER WAS NOT TESTED DUE MANUFACTURER'S RECOMMENDATIONS NOT TO OPERATE SYSTEM WHEN THE OUTDOOR TEMPERATURE IS LESS THAN 65 DEGREES.
GENERAL CONDITION #2		○	○	○	●	
COOLING UNIT #3 MANUFACTURER NOT PRESENT MODEL NUMBER NOT PRESENT SERIAL NUMBER NOT PRESENT						COOLING UNIT #3 DESCRIPTION <input checked="" type="checkbox"/> Not Present <input type="checkbox"/> Central <input type="checkbox"/> Package system <input type="checkbox"/> Electric <input type="checkbox"/> Room units <input type="checkbox"/> Split system <input type="checkbox"/> Dual zone <input type="checkbox"/> Gas LOCATION TOTAL CAPACITY APPROXIMATE AGE <input type="checkbox"/> Outside <input type="checkbox"/> Inside
AIR TEMPERATURE DROP #3 Return - Supply -		○	○	●	○	
GENERAL CONDITION #3		○	○	●	○	
DUCT SUPPLY <input type="checkbox"/> None <input checked="" type="checkbox"/> Sheet Metal <input checked="" type="checkbox"/> Insulated <input checked="" type="checkbox"/> Flex <input type="checkbox"/> Uninsulated <input type="checkbox"/> Fiber Board		○	○	○	○	
DUCT RETURN <input type="checkbox"/> None <input checked="" type="checkbox"/> Sheet Metal <input checked="" type="checkbox"/> Insulated <input checked="" type="checkbox"/> Flex <input type="checkbox"/> Uninsulated <input type="checkbox"/> Fiber Board		○	○	○	○	
FILTER Size 20 X 20 X 1 & 14 X 20 X 1		○	○	○	●	LOWER LEVEL HALL RETURN AIR FILTERS COULD NOT BE INSPECTED DUE TO FURNITURE BLOCKING ACCESS.

COOLING COMMENTS

RECOMMEND HVAC TECHNICIAN SERVICE AIR CONDITIONER UNITS REGULARLY TO MAINTAIN MAXIMUM OPERATING EFFICIENCY.

Note: This report does not reflect a technically exhaustive evaluation and should not be interpreted as a prediction of the remaining life expectancy of the air conditioner. Special HVAC license is required to check refrigerant pressures and other internal components. If you wish to have a technical evaluation, we suggest you have the system serviced and evaluated by a licensed HVAC technician.

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PLUMBING

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REMARKS

	S	NR	NP	NI	
WATER SUPPLY - <input checked="" type="radio"/> Public <input type="radio"/> Private	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
WELL Manufacturer _____	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	
PUMP Est. age _____					
WATER SHUT OFF LOCATION	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
<input checked="" type="checkbox"/> Meter <input checked="" type="checkbox"/> Water heater <input type="checkbox"/> Foundation					
WATER PRESSURE _____ 70 _____ app. psig	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
WATER PIPES <input checked="" type="checkbox"/> Copper <input type="checkbox"/> Galvanized <input type="checkbox"/> Plastic <input type="checkbox"/> Polybutylene	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
WATER PIPE SUPPORT	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
WATER PIPE INSULATION	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	HOT AND COLD WATER PIPES ARE WELL INSULATED IN CRAWL SPACE.
WATER HEATER <input type="checkbox"/> Electric <input checked="" type="checkbox"/> Gas <input type="checkbox"/> Other	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	SINCE THE WATER HEATER IS IN THE ATTIC, SUGGEST EXTENDING PIPE ON WATER HEATER RELIEF VALVE TO THE EXTERIOR.
_____ 50 _____ gallon capacity					
Manufacturer _____ RHEEM					
Temperature _____ 130 _____ Deg. F. / Est. age _____ 10 _____					
WASTE WATER DISPOSAL <input checked="" type="checkbox"/> Public <input type="checkbox"/> Private	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	THE WASTE SYSTEM APPEARS TO BE CONNECTED TO THE PUBLIC SEWER SYSTEM - CONSULT OWNER OR REALTOR FOR VERIFICATION.
WASTE & VENT PIPES <input checked="" type="checkbox"/> Plastic <input type="checkbox"/> Galvanized <input type="checkbox"/> Cast Iron <input type="checkbox"/> Copper	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
WASTE PIPE SUPPORT	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
PLUMBING FIXTURES					
KITCHEN SINK	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	KITCHEN FAUCET IS LOOSE AT THE BASE AND HAS A MINOR LEAK.
LAUNDRY CONNECTIONS <input type="checkbox"/> Washer <input checked="" type="checkbox"/> Elect. Dryer <input type="checkbox"/> Mop Sink <input type="checkbox"/> Gas Dryer	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	WASHER & DRYER PRESENT BUT NOT OPERATED - GENERALLY CONSIDERED PERSONAL PROPERTY.
DRYER EXHAUSTED - Outside	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
BATH #1 - Master	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	THERE IS A LEAK UNDER THE MASTER BATH SHOWER - APPEARS TO BE COMING FROM AROUND THE ENCLOSURE - HAVE PLUMBER EVALUATE. SHOWER DOOR WOULD NOT CLOSE PROPERLY.
BATH #2 - Second floor	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
BATH #3 - Second floor	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
BATH #4 - Second floor off study & hall	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	THE TUB OFF THE STUDY IS NOT HOLDING WATER - ADJUST STOPPER MECHANISM.
BATH #5 -	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	

PLUMBING COMMENTS

FUNCTIONAL WATER FLOW AND DRAINAGE WAS OBSERVED AT ALL FIXTURES WHERE TESTING WAS POSSIBLE AND PRACTICAL. HOMEOWNER NOTE: THE WHIRLPOOL MOTOR IS GROUND FAULT PROTECTED BY BREAKER IN LAUNDRY ROOM SUB PANEL. THERE IS NO EASY ACCESS TO WHIRLPOOL MOTOR FOR MAINTENANCE.

Note: if well water is used for drinking purposes, we recommend it be tested by a lab or the health dept. Underground septic systems, sewer lines, and water treatment equipment are not inspected. We recommend septic tank contractor evaluation and pumping before closing.

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INTERIOR

Report Number
1122100SS-1

ROOMS / FLOORS	Dining	Den	Living	Kitchen	Bonus room	B/R #1	B/R #2	B/R 3#	B/R #4	Bath #1	Bath #2	Bath #3	Misc. room
Basement													
Level 1	WD	CPT	WD	TIL		CPT				TIL			
Level 2					CPT	CPT	CPT	CPT		CPT/T	CPT/T	TIL	CPT
Level 3													
FLOORS & WALLS	FLOOR & WALL CONDITION IS SERVICEABLE AND TYPICAL FOR AGE OF HOUSE. PERSONAL PROPERTY, FURNISHINGS, ETC. PREVENTED FULL INSPECTION OF ALL FLOOR AND WALL SURFACES.												
ALARMS	Is smoke detector working? <input type="radio"/> Yes <input type="radio"/> No <input type="radio"/> N/A						Carbon monoxide detector should be installed? <input checked="" type="radio"/> Yes <input type="radio"/> No <input type="radio"/> N/A						
CEILING	Are major cracks visible ? <input type="radio"/> Yes <input checked="" type="radio"/> No <input type="radio"/> N/A						Are water stains evident ? <input type="radio"/> Yes <input checked="" type="radio"/> No <input type="radio"/> N/A						
STAIRS /DOORS	Interior doors operate and lock properly ? <input checked="" type="radio"/> Yes <input checked="" type="radio"/> No <input type="radio"/> N/A						Are handrails installed on stairs ? <input checked="" type="radio"/> Yes <input type="radio"/> No <input type="radio"/> N/A						

INTERIOR COMMENTS

SEPARATION NOTED IN GROUT BETWEEN COUNTER AND WAINSCOT BEHIND KITCHEN SINK. KITCHEN CABINET DOORS TO THE LEFT OF KITCHEN SINK NEED ALIGNED TO CLOSE PROPERLY. ADJUST CATCH PLATE ON DOOR HANDLE FOR MASTER BATH TOILET ROOM. UPPER LEVEL CLOSET DOOR IS BINDING NEAR THE TOP OF STAIRS. SMOKE DETECTORS NOT TESTED BECAUSE THEY ARE THE MONITORED TYPE.

APPLIANCES

Report Number
1122100SS-1

REMARKS

		S	NR	NP	NI	
DISHWASHER	<u>Manufacturer</u> MAYTAG	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	DISHWASHER APPEARS TO BE OVER TEN YEARS OLD AND MAY BE NEARING THE END OF ITS NORMAL LIFE EXPECTANCY.
DISPOSAL	<u>Manufacturer</u> EMERSON	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
OVEN <input type="checkbox"/> Electric <input type="checkbox"/> Gas	<u>Manufacturer</u> JENN-AIR	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
RANGE <input type="checkbox"/> Electric <input type="checkbox"/> Gas	<u>Manufacturer</u> JENN-AIR	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
REFRIGERATOR	<u>Manufacturer</u> AMANA	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
TRASH COMPACTOR	<u>Manufacturer</u>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	
MICROWAVE	<u>Manufacturer</u> JENN-AIR	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	

APPLIANCE COMMENTS

APPLIANCES WERE OPERATING NORMALLY AT THE TIME OF INSPECTION.

Note: Washers and dryers are normally considered personal property and are not checked if present. Due to time constraints, self cleaning options on ovens are not tested. Since appliances are only turned on for a short period of time, extensive testing of timers, thermostats and other controls is not possible. Any appliance that is over ten years old is considered past its normal life expectancy. Appliances can fail at any time regardless of age: consider purchasing a service contract to cover repair or replacement.

BELOW IS THE REPORT OF THE INSPECTION AS PROVIDED BY SAMPLE HEATING & COOLING, INC.:

CUSTOMER: ADVANTAGE INSPECTION DATE: FEBRUARY 23, 2005
ADDRESS: SAMPLE TECH: JOE
CITY, STATE, ZIP: SAMPLE SC 29700
UNIT # 1 LOCATION: ONE SYSTEM

THERMOSTAT MOUNT: SATISFACTORY? YES COMMENTS:

CONDENSER #1: AGE: 4 YEARS CAPACITY: 2 TON MAKE: RHEEM
SERIAL#: 5882M260009999 MODEL#: RAKA-024JAZ
SYSTEM STYLE: CENTRAL SPLIT SYSTEM
OUTDOOR TEMP: 60 INDOOR TEMP: 69 VOLTAGE: 249
CHARGE: SUCTION 58 PSI DISCHARGE 180 PSI
GENERAL CONDITION: AVERAGE ARMO-FLEX INSULATION NEEDED? NO
REPAIRS NEEDED: SEE BELOW

BLOWER #1: MAKE: RHEEM MODEL#: RGPJ-05EAUER
AGE: 4 YEARS SERIAL#: EB5D302F479900575
CONDITION/OPERATION: GOOD
FILTER #1 SIZE: 20X20X1 LOCATION: WALL
GENERAL CONDITION: GOOD
REPAIRS NEEDED:

EVAPORATOR #1: MAKE: RHEEM MODEL #: NO DATA PLATE
AGE: 4 YEARS SERIAL #: NO DATA PLATE
SUPPLY TEMP: 52 RETURN TEMP: 69 DELTA T: 17
CHECK EVAPORATOR COIL/COMPONENTS: INACCESSIBLE? YES
CHECK CONDENSATE PAN/DRAIN: GOOD
GENERAL CONDITION: GOOD ARMO-FLEX INSULATION NEEDED? NO
REPAIRS NEEDED:

HEATING COMPONENTS: GAS 50,000 BTU LOCATION: ATTIC
SUPPLY TEMP: 114 RETURN TEMP: 69 DELTA T: 45
CHECK IGNITION SYSTEM, PIPING & COMPONENTS: GOOD
INSPECT HEAT EXCHANGER, BURNERS, VENTING, & DRAFT: GOOD
CHECK OPERATING, SAFETY, & LOCKOUT CONTROLS: GOOD
CHECK ELECTRIC HEAT: N/A
GENERAL CONDITION: GOOD
REPAIRS NEEDED: SEE BELOW

DUCT SYSTEM: SUPPLY - MATERIAL: METAL / FLEX INSULATED? YES
CONDITION: GOOD
RETURN - MATERIAL: METAL / FLEX INSULATED? SEE BELOW
CONDITION: GOOD
REPAIRS NEEDED: SEE BELOW
OF SUPPLY VENTS : 9 # OF RETURN VENTS : 1

GENERAL COMMENTS:

CONDENSER - THE CONDENSER COIL IS DIRTY. IT NEEDS TO BE CHEMICALLY CLEANED.

THE HIGH VOLTAGE CONDUIT IS LOOSE. IT NEEDS TO BE TIGHTENED TO PROPERLY CONNECT TO THE CONDENSING UNIT.

THE CONDENSER IS NOT LEVEL.

THE BREAKER IS TOO LARGE FOR THE CONDENSING UNIT. IT IS 30 AMP AND THE MAXIMUM SHOULD BE A 25 AMP.

FURNACE - THE FLAME SENSOR IS DIRTY. IT NEEDS TO BE REMOVED AND CLEANED.

DUCTWORK - THE SQUARE TO ROUND FOR THE RETURN NEEDS TO BE INSULATED.