

Report: Sample2 Address:

Confidential Inspection Report

,

Prepared for:



This report is the exclusive property of the inspection company and the client whose name appears herewith and its use by any unauthorized persons is prohibited.

Report Table of Contents

GENERAL INFORMATION	4
SITE	6
FOUNDATION	10
ROOF & ATTIC	12
STRUCTURAL	14
HEATING, VENTILATION & AIR CONDITIONING	17
ELECTRICAL SYSTEMS	23
PLUMBING SYSTEM	28
KITCHEN	32
LAUNDRY	35
BATHROOMS	36
BEDROOMS	41
OTHER LIVING SPACES	43
GARAGE	46

GENERAL INFORMATION

Client & Site Information:

1108.
Inspection Date: May 17, 2010 11:00 AM.
Client:

Inspection Site:



People Present: Purchaser, Purchasers Daughter.

Climatic Conditions:

Weather: Partly Cloudy. Rained for about 15 minutes.
Soil Conditions: Damp.
Outside Temperature (F): 70-80.

Utility Services:

Water Source: Public.
Sewage Disposal: Public.
Utilities Status: All utilities on.

Payment Information:

Paid By: Thank You!

REPORT LIMITATIONS

This report is intended only as a general guide to help the client make his own evaluation of the overall condition of the home, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. 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 to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation 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. The inspection is performed in compliance with generally accepted standard of practice, a copy of which is available upon request.

Systems and conditions which are not within the scope of the inspection include, but are not limited to: formaldehyde, lead paint, asbestos, toxic or flammable materials, and other environmental hazards; pest infestation, playground equipment, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, any systems which are shut down or otherwise secured; water wells (water quality and quantity) zoning ordinances; intercoms; security systems; heat sensors; cosmetics or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection.

The inspection report should not be construed as a compliance inspection of any governmental or non governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied

upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.

We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with tradespeople or benefits derived from any sales or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct.

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.

SITE

Site:

House faces: The front of the house faces South West.

Rear View



Right Side View From here on in this inspection report to be referred to as the "A/C side".

Left Side View From here on in this inspection report to be referred to as the "Garage side".

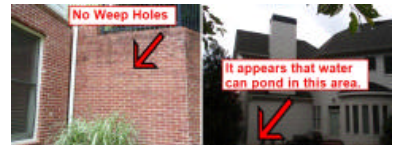


Style of House: Two Story, Traditional.

Estimated age of house: The house is 10 - 15 years old. Built 1999.

Approximate Lot Size: The lot appears to be of an average size for the area.

Site Drainage: **Attention Needed** - The lot needs some minor adjustment in areas to prevent water from standing in the yard. The area on the patio close to the grill appears to allow rain water to stand above the retaining wall. The retaining wall does not appear to have weep holes to allow back up water to escape away from the house.



Slope away from house note: General construction practice requires a slope away from the foundation for adequate drainage - it is recommended that the slope be at least 6" within the first 10' to meet current drainage requirements - (other approved methods such as catch basin drains may be used). Re-grading of the soil is recommended to provide a positive slope away from the foundation wall area.

Bushes and Shrubs Condition: **Attention Needed** - The shrubs and/or bushes need to be trimmed or maintained. Mainly at the back and front of the house. Bushes and shrubs need to be trimmed away from the structure at least 12 inches. This space is needed to prevent direct access to the structure by insects and to keep the bushes from damaging the siding.



Trees Condition: **Action Necessary** - At least one tree on the site needs to be removed or have portions removed.

Mailbox Noted: Yes - There is a mailbox on-site. It is functional and at an acceptable height. The pick up mail flag is missing.

USPS Mailbox Guidelines:
 Vertical Height: between 41" to 45" from surface of the road to the bottom of the mailbox. Depth: 6" to 8" from the curbside to the front of the mailbox.
 Mailbox Size: 18-1/2" length, 5" width, & 6" height or 22-1/2" length, 8" width, 11-1/2" height.
 Position: mailbox should be on the right-hand side



of the road.

Number & Lettering: Numbers 3" high, letters 1" height and should appear on the same side as the approaching mail carrier's vehicle.
Mailbox Usage: USPS use only.

Paving & Condition:

Driveway Paving Material:

Concrete.

Driveway Condition:

Satisfactory - The driveway surface material is in satisfactory condition with only normal deterioration noted. Cracks Typical.



Walkways and Stoop Materials:

Brick.

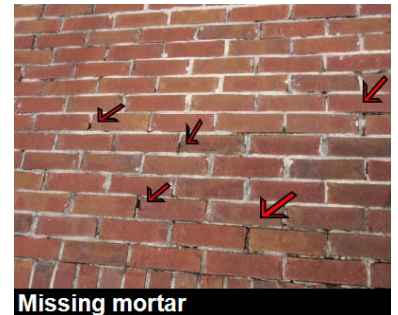
Walkway Condition:

Satisfactory - The walkway surface material is in satisfactory condition with only normal deterioration noted.



Entryway Stoop:

Attention Needed - The entryway stoop needs some minor repair in order to defer deterioration. The mortar between the bricks appears to be becoming missing in some areas. recommend having a licensed concrete professional remove and point the areas with new mortar.



Patio:

Patio Slab Materials:

Concrete.

Slab Condition:

Attention Needed - The slab needs repair in order to prevent further deterioration. There is a trip hazard. Recommend having a licensed concrete professional make repairs.



Patio Lighted:

Yes.

Fences & Gates:

Fencing Materials:

metal materials used for fencing.

Fence Materials Condition:

Satisfactory - The fencing materials appear to be in satisfactory condition.

Gates and Latches:

Attention Needed - The gate or latch hardware needs repair to function as intended. The gate requires that both gates be moved in order to open and close the gates. Recommend having a licensed gate professional make repairs.



Fence Needed - Aquatic Area

Action Necessary - Current safety requirements call for a 6-foot fence surrounding a pool/spa area. Recommend installation of a fence with self-closing gates and lockable gates. Contact local jurisdiction for detailed requirements.

Retaining Walls:

Location of Retaining Wall:

Back of the house and along driveway. The retaining wall along the driveway is acceptable. It has weep holes almost on 10 foot centers.

Condition of Wall and Materials Used:

Satisfactory - The retaining wall is in functional condition. Along the driveway. **Attention Needed** - The retaining wall is in need of some repair in order to function properly. The retaining wall along the back yard supporting the back yard & pools does not have any weep holes.

Water Drainage:

Action Necessary - The run-off water above the retaining wall needs to be redirected as there is evidence of deterioration or movement that appears to have been caused by water. Mainly close to the house behind the grill area, it appears that water can stand and saturate the area causing moisture to get into wall at the corner basement wall. Recommend having a licensed landscape professional put weep holes in the retaining wall. This will help relieve the pressure and probably exclude the water from getting in to the wall at the basement corner. Weep holes should be roughly 4 inches in diameter and not more than 10 feet apart.



Retaining Wall Anchoring:

No - The retaining wall does not appear to have any form of anchoring to minimize movement caused by earth movement or water pressure.

Utility Services:

Water Source:

City.

Water Meter Location:

Front yard several feet in from the street.



Electric Service:

Underground.

Cable Television Service:

Underground.

Telephone Service:

Underground.

Cable Television, Telephone Grounding Wire Verified:

Yes - The cable television and/or the telephone service lines appear to be grounded.



Fuel Source:

Natural gas is provided by a regulated service company or utility.

Sewage Disposal System:

Sewers.

Gas Services:

Gas-fired Equipment Installed:

Furnace. Water heater. There is also a gas starter in the fireplace or a gas log fireplace. Gas cooking grill. Water heater for outdoor spa & pool.

Location of Meter:

A/C side of the house.



Type of Gas Supply:

Natural Gas.

Gas Appliances in Garage Area?:

None installed in the garage area.

Gas Line Primary Piping Material:

Black Iron Pipe. Within the house the black iron pipe is good. Outside the black iron pipe supplying natural gas to the pool is rusting. Recommend removing the rust and coating the pipe with rust preventative paint.



Secondary Supply Piping:

Corrugated Stainless Steel Tubing (CSST)

Piping Installation - Routing - Shutoffs - Hangers - Supports:

Satisfactory - Gas supply piping as installed appears adequate.

Gas Odors Noted:

No.

Vents Noted From Roof View:

There is at least one gas-fired vent stack through the roofline.

FOUNDATION

Foundation:

<i>Type of Foundation:</i>	Utility Basement - Basement with foundation walls below grade tall enough to have living space and a finished floor.
<i>Foundation Materials:</i>	Poured in place concrete, 8 inches or more thick.
<i>Visible Portions of Exterior Foundation Walls:</i>	The exterior view of the foundation is limited to the portions visible above grade. Only about 5% to 10% of the foundation was visible.
<i>Visible Foundation Wall Cracks Noted From Exterior:</i>	Due to limited visibility, an external portion of the foundation is blocked from view and is not covered by this inspection.
<i>Evidence of Recent Movement:</i>	No - There is no evidence of any recent movement.
<i>Perimeter Foundation Drainage Surface:</i>	Attention Needed - The drainage around the foundation should slope away from the foundation at a rate of 1/2 inch per foot for 6 feet away from the foundation. Portions of the ground around the perimeter do not meet this minimum standard.
<i>Footer Drain Tile Noted:</i>	No - The inspection did not reveal any evidence of a footer drainage system.

Interior View Of Basement:

<i>Interior of Basement Percentage Finished Into Living Space:</i>	The finished interiors are described in the room-by-room portions of the report.
<i>Basement Ceiling Exposed:</i>	Only a limited amount of ceiling is visible.
<i>Sill Plates Percentage Visible:</i>	Visibility of the sill space is limited. Only that portion that is readily visible is commented on in this inspection.
<i>Foundation Bolts Noted:</i>	Yes - This inspection noted the presence of foundation bolts correctly used to secure the framing to the foundation. There was only a random look at these bolts or brackets, and no warranty as to their performance is given.
<i>Percent Interior Foundation Wall Exposed:</i>	The interior view of the foundation is limited to the visible portions of the walls. Only about 5% to 10% of the interior foundation walls were visible.
<i>Conditions Noted in Exterior Walls, Interior View:</i>	Satisfactory - The exposed portions of the interior foundation perimeter walls appear to be satisfactory.
<i>Columns and Posts:</i>	The inspector was unable to determine the type or condition of the supporting posts under the main beam as they are fully enclosed and concealed from view.
<i>Main Beam:</i>	The main beam is enclosed; therefore, it is impossible to determine its condition.
<i>These Slab Penetrations Were Noted:</i>	Plumbing stack lines pass through the slab floor.
<i>Floor Cracks Noted:</i>	No - There were no cracks noted in the visible portions of the slab floor.
<i>Basement Windows:</i>	There are basement level windows. The windows as installed appear to be satisfactory. The windows installed in the basement level appear to be egress accessible in case of an emergency.
<i>Interior Stairway Access From:</i>	Main Entry.
<i>Staircase Condition:</i>	Satisfactory - The staircase to the basement level appears functional.
<i>Evidence of Water Entry in the Basement Noted:</i>	Action Necessary - There is evidence of water entry or damage in the basement level. Back basement room in the corner. There appears to be a section where moisture has entered the house from behind the retaining wall at the grill area. See notes in site "Retaining Walls". recommend having a licensed irrigation specialist make corrections i.e. add weep holes.



Appears to have water penetration

<i>Evidence of Mold Noted:</i>	Yes. There is a mold or fungus noted on the basement level wall. This inspection does not include testing for mold type or toxicity. Further testing is recommended and needed
--------------------------------	--

to determine the type and the toxicity levels. A serious health hazard may exist from what appears as a simple mold.

Testing for airborne mold is also excluded from this inspection.

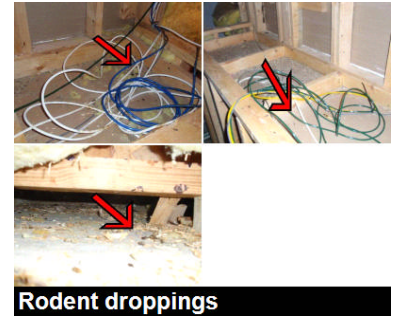
At the time of inspection an Indoor Air Quality sampling was taken.

Certain molds have been recorded as having various levels of toxicity and known to produce respiratory and neural conditions of various intensities.

Please consider having testing completed to protect your investment and your family's health.

Evidence of Rodent Infestation:

Yes - There is visible evidence of rodent infestation on the basement level. Mainly behind and on top of the home theater screen and along that back wall under the kitchen & laundry area. Recommend having a licensed pest control professional remove droppings and eliminate rodents and put an exclusion plan into effect.



Rodent droppings

Walkout Basement:

Walkout Basement - Number of Exposed Walls:

One basement wall is exposed to daylight. Only the walkout doorway is exposed to daylight at ground level.

Drainage in Area of Walkout:

Satisfactory - The area around the walkout door appears to have adequate drainage.

Outside Entry Doors:

Attention Needed - The outside entry door to the walkout basement needs some minor adjustment or repair. The doors were not opened at the time of inspection as the keys available did not work in the available lock. Additionally the between the glass mini louvers on the operating door did not perform as expected they did not lower all of the way. The slider is no longer completely attached to the movement mechanism. Also the semi permanent door is not secured as expected. Recommend having a licensed carpenter make adjustments as necessary. There is a deadbolt installed on the entry door, and it is operational. This is a recommended safety feature.



Radon

Foundation:

Radon Gas is a naturally occurring gas that comes from the ground. The source of metro Atlanta's radon is the formation of granite, which is present within a 100 mile radius of Stone Mountain in Dekalb county. Radon gas is all around us outside, but can be a concern if high levels of radon gas are found inside the home. Which is often the case. The National Academy of Sciences (NAS) has estimated that each year in the U.S., between 15,000 - 21,000 people die from radon related lung cancer. Exposure to radon is the second leading cause of lung cancer, after smoking. The EPA recommends that all home buyers consider a radon test when purchasing a home. The **EPA strongly recommends** that steps be taken to reduce indoor radon levels when test results are 4.0 pCi/L (picocuries per liter of radon in air) or higher. Visit www.epa.gov/radon for more information on radon gas and a map of Georgia counties. Client Accepted Radon Testing.

ROOF & ATTIC

Roofing:

<i>Type Roof:</i>	Combination of: Gable, Hip.
<i>Roof Covering Materials:</i>	Asphalt composition shingles. These consist of cellulose mat, asphalt impregnated with colored gravel on surface. Shingles are applied in horizontal rows. The roofing materials appear to be installed in an acceptable manner.
<i>Cover Layers:</i>	The roof covering on the main structure appears to be the first covering.
<i>Condition of Roof Covering Material:</i>	Satisfactory - The roof covering material is in a condition that is consistent with its age and method of installation, showing no deficiency or cause for immediate concern. Attention Needed - There is excessive granular loss. This is a warning that the shingles are not protected from the ultraviolet rays that cause deterioration to the asphalt matt.
<i>Estimated Life Expectancy of Roof:</i>	The roof covering material appears to have a remaining life expectancy of 3 to 5 years, assuming proper maintenance is completed as needed. The life expectancy given is the best estimate of the inspector, assuming proper maintenance. The actual life of the roofing materials used can be influenced by external sources like weather extremes, conditions caused by trees and vegetation, and mechanical damage.
<i>Slope:</i>	High slope is considered to be 7 in 12, or higher.
<i>Flashing:</i>	Attention Needed - Due to tar or caulk covering, there is no way to determine the condition of the flashing under the sealant. The normal reason for this excessive sealant is to repair a prior leak. It should be watched over time in case it starts to leak. At that time repairs should be made.
<i>Means of Roof Inspection:</i>	Binoculars were used to view the roof covering. The inspection was completed from the ground level. The surface of the roof was not walked on. The surface of the roof is too steep for the inspector to walk on. The condition of the roof covering material is such that walking on it could be hazardous to either the inspector or the covering material.
<i>Valleys:</i>	Satisfactory - The valleys appear to be in satisfactory condition. The valleys on the roof are closed, using either overlapping or interwoven strip shingles from both intersecting roof lines.
<i>Ridges:</i>	Satisfactory - The ridge covering material appears to be in satisfactory condition.
<i>Roof Gutter System:</i>	The gutter system on the roof edge appears to be functional and adequately sloped to carry the water to the downspouts. Action Necessary - The downspouts appear to be in need of repair or replacement in order to function properly. There are at least 2 downspouts missing. Mainly at the front A/C side of the house and in front of the house almost to the A/C side front corner. Recommend having a licensed gutter professional reinstall downspouts. Action Necessary - The splash blocks appear to need repair or replacement. At least one of the splash blocks is missing. Run-off water needs to flow away from the side of the house at least 6 feet. This will allow the run-off to get far enough away to not interfere with the foundation.



Attic & Ventilation:

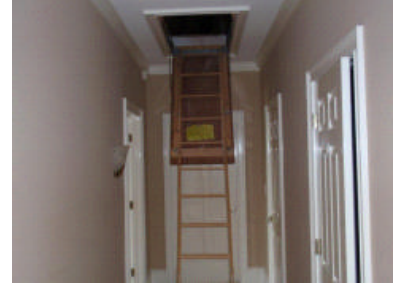
Attic Access Location: Hallway ceiling.

Attic Accessibility:

There is a pull down ladder installed.

REPAIR RECOMMENDATION:

For improved energy efficiency, it is recommended that the pull down attic ladder have perimeter weather-stripping and insulation installed to reduce heat loss and heat gain at this location.

*Method of Inspection:*

The attic cavity was inspected by entering the area.

Attic Cavity Type:

Storage - The attic cavity has capacity for storage of light boxes or items.

Roof Framing:

A rafter system is installed in the attic cavity to support the roof decking. The rafter spacing is 16 inch on center.

Roof Framing Condition:

Satisfactory - The roof framing appears to be in functional condition.

Roof Bracing:

The roof framing as installed seems adequate.

Roof Decking:

The roof decking material is oriented strand board sheathing. The builder did not install ply clips during installation, which may result in sagging at the joints of the sheathing.

Evidence of Leaks on Interior of Attic:

There is no evidence of current water leaks into the accessible attic spaces.

Ventilation Hi/Low:

Attention Needed - There appear to be vents installed; however, the existing vents need some attention in order to perform correctly. See note in Roof Penetrations in Roofing section. Powered attic ventilator not functioning.

Vapor Barrier Installed:

There was no vapor barrier noted in the attic cavity.

Insulation Clear of Sheathing:

There is at least 1 1/2 inches of clearance between the roof sheathing and the insulation.

Insulation Noted:

Satisfactory - The attic insulation appears to be adequate and properly installed. The following type of insulation was noted in the attic: Fiberglass. There is an average of at least 10" of insulation installed.

Roof Penetrations*Roofing:*

Plumbing Vents not installed properly or trailing edge not nailed down properly, or nails not sealed, or improperly installed, or boots cracked or not tight around vent pipe. At least one plumbing vent boot is cracked. If one is crack the others are probably in the same condition. Recommend having a licensed roofer replace plumbing vent flashing & boots. Gas Fired Appliance Vent(s) Okay. 1 Powered Attic Ventilation Okay. Powered Attic Ventilation Bad. There is at least 1 powered attic ventilation fan that did not operate at the time of inspection. The dial was turned and the fan motor did not respond. Recommend having a licensed electrician make repairs. Keeping the temperature in the attic lower than 120 degrees F. will help extend the useful life of the roofing materials.



STRUCTURAL

Structural:

Type of Construction:

Frame. Brick.

Exterior Siding Materials:

Combination of: Brick.

Siding Condition:

Attention Needed - The exterior siding material or finish is in a condition that requires minor repair to prevent further deterioration. Exterior man en entry door to the kitchen hallway the siding at the ground level is rotten.



Trim Condition:

Attention Needed - The trim needs some minor repair to prevent further deterioration. Some portion of the trim boards needs some painting to prevent further deterioration.

Soffit/Eaves:

Attention Needed - Soffit/eaves appear to need some minor repair to prevent further deterioration. Some portions need paint to prevent further deterioration. Satisfactory - The soffit/eaves appear to be in satisfactory condition and show only signs of normal wear.

Fascia & Rake Boards:

Attention Needed - The fascia and/or rake boards appear to need some minor repair to prevent further deterioration. paint.

Condition of Painted Surfaces:

Attention Needed - The exposed painted surfaces need some minor attention or touch-ups to make the surfaces weather tight. These repairs should be scheduled soon to prevent further deterioration.

Outside Entry Doors:

The noted door(s) is located Front door. It appears the front door does not seal properly at the top. Recommend having a licensed carpenter make repairs. The back door appears to be soft wood and in need of replacement. recommend having a licensed carpenter make repairs. The basement french doors did not operate at the time of inspection. They were locked shut and did not appear to be in good condition. Recommend having a licensed carpenter make repairs.



Windows Type:

Double Hung. Insulated glass windows.

Window Condition:

There are approximately 53 windows in the house. It appears that about 35% of the windows are in need of repair. Several window sills are rotten, have soft wood or are in need of replacement. The pladium window at the front of the house at the landing of the upstairs stair case the bottom of that big window appears to be in need of replacement. recommend having a licensed window person make repairs.



Window Exterior Trim:

Attention: At least one window has soft/rotten/wet wood at the sill, or at least one window has soft/ rotten/wet brick molding, or at least one window has soft/rotten/wet header trim. Recommend having a licensed carpenter make repairs.

Window Flashing:

Satisfactory - The installed window flashing above the windows appears to be adequate.

Structural Caulking:

Caulk should be applied to areas where brick and wood siding meet, trim around window frames or doors, and piping and service penetrations. Also, any cracks that allow moisture or wind entry should be caulked to prevent deterioration.

Framing Type:

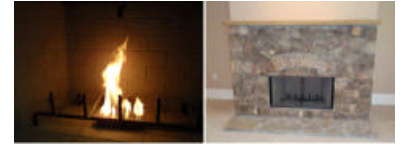
Platform framing was the chosen style of framing.

Wall Covering Material: sheetrock.
Ceiling Covering Material: sheetrock.
Evidence of Mold Noted: Water is providing the moisture source. Leakage appears to be from: an undetermined source. Retaining wall.

Testing for Asbestos is not within the scope of this inspection: The inspector is not responsible for identifying the presence of asbestos materials in the home. In some cases, asbestos can be identified visually (such as duct tape, 9" x 9" floor tiles, exterior siding and exhaust vent insulation) and will be mentioned in this report. In most cases, lab analysis is usually needed to confirm the presence of asbestos in these materials as well as wall, ceiling and attic insulation materials. For further information on asbestos visit www.epa.gov/asbestos. No asbestos materials were noted: mainly because this is a newer home, it is unlikely that any asbestos materials are present.

Fireplace:

Location of Fireplace: Den.



Type of Fireplace: Masonry - There is a masonry-built fireplace installed. Masonry Firebox - There is a masonry material lining the firebox. This masonry material is fired during manufacturing to withstand the temperatures found during normal fireplace usage.

Fireplace Fuel: The fireplace has a gas starter. It was not lighted. Only an on/off test was performed to determine fuel accessibility.

Firebox Condition: Satisfactory - The firebox appears to be sound and useable in its current condition. There are no glass doors installed. These could help minimize heat loss from the room when fireplace is not in use. When the fireplace is in use, they will eliminate embers from flying into the room and reduce the volume of room air sucked up the chimney.

Damper Condition: **Attention Needed** - The flue damper needs to be adjusted so that it will have the full range of movement. Services of a professional chimney sweep or mason may be needed. The damper is either missing or was never installed. Services of a licensed professional mason would be needed to estimate repairs. Either way, one needs to be installed to prevent the heated room air from going up the fireplace flue when the fireplace is not in use. There is no damper clip installed. All fireplaces with a gas connection should have a clip installed that will allow a small airflow up the chimney.

Flue Condition from Firebox: Satisfactory - The visible portions of the chimney flue appear to be satisfactory.

Smoke Chamber: Satisfactory - The smoke chamber walls are sloped towards the flue.

Flue Condition From Roof: The fireplace flue was not checked from the top side. The inspector did not climb on to the roof or could not get to the chimney top.

Exterior Stack Material: The exterior fireplace stack material is made of cement board.

Exterior Stack Condition: Satisfactory - The exterior stack is in satisfactory condition.

Flue Lined: Yes - The fireplace flue appears to be lined with.

Chimney Cap or Crown: Yes - There is a chimney cap. The chimney cap is made of metal. Its function is to keep water out of the stack. It appears to be functioning as intended.

Rain Hat: Yes - There is a metal rain hat installed. It will help keep rain from entering the flue.

Spark Arrestor: Yes - There is a metal spark arrestor installed. In addition to preventing fires, it will also keep animals and birds out of the flue.

Chimney Height and Clearance: Yes - The chimney installation appears to meet clearance requirements.

Flashing: Satisfactory - The installed flashing around the chimney stack appears to be functional.

Ash pit Present: No - There is no ash pit.

Source of Combustion Air: Room air is used for combustion in the fireplace. It would be best to have a window open while using since a roaring fire consumes approximately 300 to 400 cubic feet of air per minute.

Heat Circulator: Yes, the fireplace is equipped with a gravity or fan system to circulate heat from the fireplace into the living space.

Hearth Condition:

The hearth is in satisfactory condition. The hearth extends at least 16 inches in front of the firebox and extends at least 8 inches to either side.

Mantle:

Yes - There is a mantle installed. Yes - There is a mantle installed, and it meets the 12" minimum clearance above the firebox.

HEATING, VENTILATION & AIR CONDITIONING

Air Conditioning Unit No. 1:

Model/ Serial Number/ Size:

Brand - Ruud; Model # UAKA-048JAZ; Serial #5432M079807934 ; This unit was manufactured about 1998. Then unit appears to be a 4 ton unit. The typical service life for an AC unit is 12 - 15 years. **Attention Needed** - Although this unit was operational during the inspection, the age and/or condition is such that you may need to replace it in the near future.

Unit/Condenser Location:

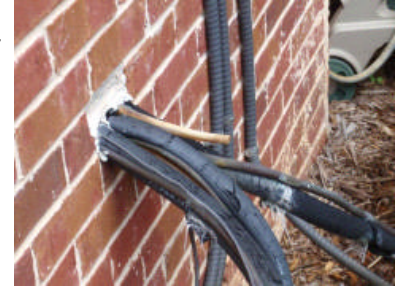
Inside A/C Main Floor Brand - ADP; Model # HA12248E210B1805; Serial # 6097A41307; Appears to have been manufacturer in 1997. Appears to be a 4 ton unit.

Unit Tested:

Yes.

Insulation Wrap on the Suction Line:

Action Necessary - The insulation wrap for the suction line to the condenser/compressor is either missing or needs replacement. This condition affects the efficiency of the cooling system.



Condenser Clear of Obstruction:

Action Necessary - Conditions exist which severely restrict the air around the condenser cabinet. Action is recommended to minimize the air restrictions within 4 feet of the cabinet. Recommend removing the saw grass around the units.



Condenser Cabinet Level:

Satisfactory.

Condensing Coil Condition:

Satisfactory - The condensing coil appears to be clean, and no blockage was noted. Precautions are recommended to prevent a drop in efficiency caused by blocked coils. For example: when mowing, throw grass clippings away from the condenser cabinet.

Service Disconnect:

Satisfactory - The installed service disconnect is located within sight of the condensing coil cabinet and not more than 50 feet from the unit.

Condensate Line:

Attention Needed - There is a condensate drain line installed, but attention is recommended so that it will drain the condensate from the evaporator condensate tray into the condensate drain line.



Condensate Discharges too close to house

Temperature at Supply Registers: 56 Degrees f.

Temperature at Return Registers: 72 Degrees F.

Temperature Differential: 16 Degrees F. Satisfactory. The desired temperature drop across the evaporator is 14 - 22 degrees F.

Air Conditioning Unit No. 2:*Model/ Serial Number/ Size:*

Brand - RUUD; Model # UAKA-042JAZ ; Serial # 5461M079808283; This unit was manufactured about 1998. The unit appears to be a 3.5 ton unit.
 Inside A/C Brand - ADP; Model # HA12248E210B180584; Serial # 6097H07127; Appears to have been manufactured in 1997. The typical service life for an AC unit is 12 - 15 years. **Attention Needed** - Although this unit was operational during the inspection, the age and/or condition is such that you may need to replace it in the near future.
 Inside A/C for the upstairs.

Type:

Refrigerator/Split System. Electricity-powered.

Unit/Condenser Location:

A/C side of the house the middle unit. Services the upstairs area.

Unit Tested:

No - The air conditioning unit was not tested either due to ambient temperatures or because the unit was shut down. The inspector may not activate a unit that has been disconnected or does not activate using normal controls. The inspector may not activate a unit if the ambient temperature is below 65 degrees or below the temperature recommended by the manufacturer.

Insulation Wrap on the Suction Line:

Action Necessary - The insulation wrap for the suction line to the condenser/compressor is either missing or needs replacement. This condition affects the efficiency of the cooling system.

*Condenser Clear of Obstruction:*

Action Necessary - Conditions exist which severely restrict the air around the condenser cabinet. Action is recommended to minimize the air restrictions within 4 feet of the cabinet. Recommend removing Saw grass.

*Condenser Cabinet Level:*

Satisfactory.

Condensing Coil Condition:

Satisfactory - The condensing coil appears to be clean, and no blockage was noted. Precautions are recommended to prevent a drop in efficiency caused by blocked coils. For example: when mowing, throw grass clippings away from the condenser cabinet.

Service Disconnect:

Satisfactory - The installed service disconnect is located within sight of the condensing coil cabinet and not more than 50 feet from the unit.

Condensate Line:

Inspector was unable to locate the condensate discharge point. Recommend having a licensed HVAC professional locate and ensure the Client Recommendation that follows.

CLIENT RECOMMENDATION:

Recommend the discharge be extended at least 6' away from the house to help prevent excessive moisture close to the house, which will promote the presence of termites and other wood destroying organisms. Also the condensing coil pads can be undermined leading them to an out of level condition which will adversely affect the performance of the condenser.

Temperature at Supply Registers: 71 Degrees F.*Temperature at Return Registers:* 86 Degrees F.

Temperature Differential: 15 Degrees F. Satisfactory. The desired temperature drop across the evaporator is 14 - 22 degrees F.

Air Conditioning Unit No. 3:*Model/ Serial Number/ Size:*

Brand - RUUD; Model # UPKA-018JAZ; Serial # 5343M519707864 ; This unit was manufactured about 1997. The unit appears to be a 1.5 ton unit. The typical service life for an AC unit is 12 - 15 years. **Attention Needed** - Although this unit was operational during the inspection, the age and/or condition is such that you may need to replace it in the near future.

Inside A/C servicing the basement. Brand - RUUD; Model # RCBA-2453GG14; Serial # M5097.

Type:

Refrigerator/Split System. Electricity-powered. Heat Pump. Electricity-powered.

Unit/Condenser Location:

A/C side of the house the unit closest to the front of the house.

Unit Tested:

Yes.

Insulation Wrap on the Suction Line:

Action Necessary - The insulation wrap for the suction line to the condenser/compressor is either missing or needs replacement. This condition affects the efficiency of the cooling system.

*Condenser Clear of Obstruction:*

Action Necessary - Conditions exist which severely restrict the air around the condenser cabinet. Action is recommended to minimize the air restrictions within 4 feet of the cabinet.

Condenser Cabinet Level:

Satisfactory.

Condensing Coil Condition:

Satisfactory - The condensing coil appears to be clean, and no blockage was noted. Precautions are recommended to prevent a drop in efficiency caused by blocked coils. For example: when mowing, throw grass clippings away from the condenser cabinet.

Service Disconnect:

Satisfactory - The installed service disconnect is located within sight of the condensing coil cabinet and not more than 50 feet from the unit.

Condensate Line:

Attention Needed - There is a condensate drain line installed, but attention is recommended so that it will drain the condensate from the evaporator condensate tray into the condensate drain line.. **CLIENT RECOMMENDATION:**

Recommend the discharge be extended at least 6' away from the house to help prevent excessive moisture close to the house, which will promote the presence of termites and other wood destroying organisms. Also the condensing coil pads can be undermined leading them to an out of level condition which will adversely affect the performance of the condenser.

Temperature at Supply Registers:

62 Degrees F.

Temperature at Return Registers:

72 Degrees F.

Temperature Differential:

10 Degrees F. **Attention Needed** - The desired temperature differential across the evaporator is 14 degrees to 22 degrees F. The measured temperatures do not fall within the recommended parameter. It is suggested that a qualified licensed professional be consulted to determine if repairs are needed.

Heating Unit # 1: Main Floor Unit.*Heating System Location:*

Basement.

Basement.

This inspection consists of a visual inspection of the mechanical components and is not technically exhaustive. The systems are inspected using normal access methods and no equipment is dismantled or taken apart for further evaluation. The inspector is not equipped to inspect furnace heat exchangers for evidence of cracks, holes or other damage which could lead to carbon monoxide (C/O) entry into the home; **the condition**

of the heat exchanger inside a gas furnace is not within the scope of this inspection. With all gas furnaces over 15 years of age, annual heat exchanger inspections are advised, including prior to purchase of the home. The inspector does not light pilot lights per insurance requirements and will not be able to fully inspect systems that are not lit. Safety devices are not tested by the inspector. Asbestos materials have been commonly used in some older heating systems; determining the presence of asbestos can only be performed by laboratory testing and is beyond the scope of this inspection. Thermostats are not checked for calibration, timed functions or programmed functions. Adequacy, efficiency or the even distribution of air throughout a building cannot be fully addressed by a visual inspection. **No testing for mold or fungus is within the scope of this inspection.** Electronic air cleaners, humidifiers and dehumidifiers are beyond the scope of this inspection; these systems should be evaluated by a qualified HVAC contractor prior to purchase of the home and should be maintained bi-annually. 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 part of the inspection and can only be determined by performing a load test by a professional HVAC contractor - it is possible that some HVAC systems may not be properly sized to accommodate basement buildouts or room additions. Normal service and maintenance on all HVAC equipment is recommended twice a year (Spring & Fall). Determining the condition of oil tanks and other possible environmental hazards, whether buried or exposed, is beyond the scope of this inspection.

Heating System Type: A forced air furnace is installed as the primary source of heat.

Fuel Source: The fuel source is natural gas.

Model/Serial Number/Size: Brand - RUUD; Model # UGDJ-10EBRJR ; Serial # EB5D307F349711305 ; This unit was manufactured about 1997. The typical service life for a forced air natural gas furnace is 18 - 20 years.

Flue Type: The flue pipe is metal.

Flue Condition: Satisfactory - The furnace/boiler flue as installed appears to be in satisfactory condition. During this inspection it is impossible to determine the condition of the interior of the flue. The interior of the flue may be deteriorated, but during a visual inspection we were unable to see the interior walls. *Insulation Shield*
IRC 2006 G2426.4 UPC 502.4 Insulation Shield. Where vents pass through insulated assemblies, an insulation shield constructed of not less than 26 gage sheet (0.016 inch) (0.4 mm) metal shall be installed to provide clearance between vent and insulation material. The clearance shall not be less than the clearance to combustibles specified by the vent manufacturer's installation instructions. Where vents pass through attic space, the shield shall terminate not less than 2 inches (51mm) above the insulation materials and shall be secured in place to prevent displacement. Insulation shields provided as part of a listed vent system shall be installed in accordance with the manufacturer's installation instructions.

Unit Tested: Yes.

Furnace Temperature output within manufacturer specifications: Yes.

Filter Size: 20" X 25" X 1". The unit has a "SpaceGuard High Efficiency Air Filter" which can do a superior job of cleaning air if the unit is installed and installed properly. Recommend having a licensed HVAC professional replace the filter.



Drip Leg: Yes.

Humidifier: Yes

Maintenance Recommendation:
These units use water to humidify the air. It is recommended that during the summer

months that the water supply be turned off and the pan cleaned. To help prevent microbial contamination from developing in the pan and system. This will help any body with breathing problems to breathe better.

Heating Unit # 2: Basement Unit

Heating System Location:

Basement.

This inspection consists of a visual inspection of the mechanical components and is not technically exhaustive. The systems are inspected using normal access methods and no equipment is dismantled or taken apart for further evaluation. The inspector is not equipped to inspect furnace heat exchangers for evidence of cracks, holes or other damage which could lead to carbon monoxide (C/O) entry into the home; **the condition of the heat exchanger inside a gas furnace is not within the scope of this inspection.** With all gas furnaces over 15 years of age, annual heat exchanger inspections are advised, including prior to purchase of the home. The inspector does not light pilot lights per insurance requirements and will not be able to fully inspect systems that are not lit. Safety devices are not tested by the inspector. Asbestos materials have been commonly used in some older heating systems; determining the presence of asbestos can only be performed by laboratory testing and is beyond the scope of this inspection. Thermostats are not checked for calibration, timed functions or programmed functions. Adequacy, efficiency or the even distribution of air throughout a building cannot be fully addressed by a visual inspection. **No testing for mold or fungus is within the scope of this inspection.** Electronic air cleaners, humidifiers and dehumidifiers are beyond the scope of this inspection; these systems should be evaluated by a qualified HVAC contractor prior to purchase of the home and should be maintained bi-annually. 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 part of the inspection and can only be determined by performing a load test by a professional HVAC contractor - it is possible that some HVAC systems may not be properly sized to accommodate basement buildouts or room additions. Normal service and maintenance on all HVAC equipment is recommended twice a year (Spring & Fall). Determining the condition of oil tanks and other possible environmental hazards, whether buried or exposed, is beyond the scope of this inspection.

Heating System Type:

Air-to-Air type heat pump is installed as the primary heating system. Electric Resistance heat is installed as the emergency heating system.

Fuel Source:

The fuel source is electricity.

Model/Serial Number/Size:

Brand - RUUD; Model # UBHA-14J05NFBAL; Serial # TM509701080; This unit was manufactured about 1997.

Unit Tested:

Yes.

Filter Condition:

Filters replaced every 30 - 45 days help the efficiency of the HVAC units, help extend the useful life of the units and provide better air filtration.

Furnace Temperature output within manufacturer specifications:

No - The temperature output is not within the norm for a gas/oil-fired furnace. Services of a qualified licensed professional are recommended. Temperatures above this range can cause premature heat exchanger failure. Temperatures below this range indicate the furnace is not heating up to the normal heating range.

Filter Size:

Custom fit sized. recommend having a licensed HVAC professional install the correct air filter.

Heat Pump Temperature Differential:

5 degrees F. **Action Necessary** - The temperature spread is less than that called for. The condition is generally caused by a dirty condenser coil or a low level of refrigerant material. There is a remote possibility that the ambient temperature and humidity are responsible for some of the lack of temperature spread, but it still needs to be serviced by a professional service technician.

Heat Pump Backup Heat Source:

Electric calrods of coils are installed for backup heat. The Emergency heat source did not operate at the time of inspection.

Heat Exchanger Inspected:

No.

Heat Exchanger Inspected Via:

The heat exchanger was inspected without invasive or destructive means. Usually only 10 to 20 percent of the exchanger is visible without partial or total disassembly of the furnace. This inspection covers only the readily visible portions of the heat exchanger.

Heating Unit # 3: Upstairs Unit*Heating System Location:*

Attic.

This inspection consists of a visual inspection of the mechanical components and is not technically exhaustive. The systems are inspected using normal access methods and no equipment is dismantled or taken apart for further evaluation. The inspector is not equipped to inspect furnace heat exchangers for evidence of cracks, holes or other damage which could lead to carbon monoxide (C/O) entry into the home; **the condition of the heat exchanger inside a gas furnace is not within the scope of this inspection.** With all gas furnaces over 15 years of age, annual heat exchanger inspections are advised, including prior to purchase of the home. The inspector does not light pilot lights per insurance requirements and will not be able to fully inspect systems that are not lit. Safety devices are not tested by the inspector. Asbestos materials have been commonly used in some older heating systems; determining the presence of asbestos can only be performed by laboratory testing and is beyond the scope of this inspection. Thermostats are not checked for calibration, timed functions or programmed functions. Adequacy, efficiency or the even distribution of air throughout a building cannot be fully addressed by a visual inspection. **No testing for mold or fungus is within the scope of this inspection.** Electronic air cleaners, humidifiers and dehumidifiers are beyond the scope of this inspection; these systems should be evaluated by a qualified HVAC contractor prior to purchase of the home and should be maintained bi-annually. 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 part of the inspection and can only be determined by performing a load test by a professional HVAC contractor - it is possible that some HVAC systems may not be properly sized to accommodate basement buildouts or room additions. Normal service and maintenance on all HVAC equipment is recommended twice a year (Spring & Fall). Determining the condition of oil tanks and other possible environmental hazards, whether buried or exposed, is beyond the scope of this inspection.

Heating System Type:

A forced air furnace is installed as the primary source of heat.

Fuel Source:

The fuel source is natural gas.

Model/Serial Number/Size:

Brand -RUUD; Model # UGDJ-10EBRJR; Serial # EB5D307F349711400 ; This unit was manufactured about 1997.

Flue Type:

The flue pipe is metal.

Flue Condition:

Satisfactory - The furnace/boiler flue as installed appears to be in satisfactory condition. During this inspection it is impossible to determine the condition of the interior of the flue. The interior of the flue may be deteriorated, but during a visual inspection we were unable to see the interior walls.

Unit Tested:

Yes.

Filter Size:

20" X 25" X 1"

Filter Condition:

Filters replaced every 30 - 45 days help the efficiency of the HVAC units, help extend the useful life of the units and provide better air filtration.

Furnace Temperature output within manufacturer specifications:

Yes.

Drip Leg:

Yes.

Humidifier:

Yes;

Maintenance Recommendation:

These units use water to humidify the air. It is recommended that during the summer months that the water supply be turned off and the pan cleaned. To help prevent microbial contamination from developing in the pan and system. This will help any body with breathing problems to breathe better.

ELECTRICAL SYSTEMS

Primary Power Source

Service Voltage:

The incoming electrical service to this structure is 120/240 volts.

Electrical Note: This is a visual inspection of the electrical system only, wiring inside walls, ceilings and floors are not visible for inspection. The panel cover will be removed (if accessible) and will be visually inspected for defects or violations. Testing of the main breaker is not within the scope of the inspection. A representative number of receptacles / outlets will be tested for proper grounding, polarity and GFCI and or ARC Fault protection if needed. Wiring devices behind furniture or in use for computers, TV's, etc. will not be tested. Light fixtures will be tested but light bulbs will not be changed if the light is inoperative. Evaluation of low voltage wiring, phones, CATV, security systems, intercoms and stereo wiring is not within the scope of this inspection. Electrical concerns and problems, by their nature, often involve hazards with fire safety or personal life safety and should be considered with utmost seriousness. Most repairs suggested in this report should be conducted by a licensed electrician; electrical repairs attempted by anyone other than a licensed electrician should be approached with significant caution. This is a visual inspection of the electrical system only, wiring inside walls, ceilings and floors are not visible for inspection. The panel cover will be removed (if accessible) and will be visually inspected for defects of violations. Testing of the main breaker is not within the scope of the inspection. A representative number of receptacles / outlets will be tested for proper grounding, polarity and GFCI and or ARC Fault protection if needed. Wiring devices behind furniture or in use for computers, TV's, etc. will not be tested. Light fixtures will be tested but light bulbs will not be changed if the light is inoperative. Evaluation of low voltage wiring, phones, CATV, security systems, intercoms and stereo wiring is not within the scope of this inspection. Electrical concerns and problems, by their nature, often involve hazards with fire safety or personal life safety and should be considered with utmost seriousness. Most repairs suggested in this report should be conducted by a licensed electrician; electrical repairs attempted by anyone other than a licensed electrician should be approached with significant caution.

Service/Entrance/Meter:

Underground/Good - Underground service to the structure is desirable for safety and appearance. Contact the utility company to mark the location of underground cable before digging.

Main Power Panel & Circuitry

Main Power Distribution Panel Location:

Basement.

Main Power Panel Size:

There are 2 Main Power Panels. Both 200 amp - Brand - Square D; The ampacity of the main power panel appears to be more than adequate for the structure as presently used with room for expansion.

Service Cable to Panel Type:

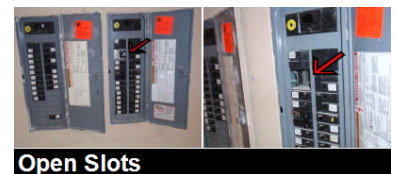
Aluminum.

Is Panel Accessible:

Yes - The electrical panel is in a location that makes it readily accessible.

Panel Condition:

Action Necessary - The right power panel, as a container for safely covering circuitry and components, requires immediate action to minimize the possibility of electrical shock. The panel has open slots. Recommend having a licensed electrician make repairs.



Main Panel Type:

Breakers - The structure is equipped with a breaker type main power panel. This is the desirable type; when a breaker trips off, it can easily be reset. Caution: If a breaker is reset and trips back off, this is an indication that there is a short or weakened condition in the circuit. Call a qualified licensed electrician for analysis of the existing problem.

Breaker/Fuse to Wire Compatibility:

Satisfactory - The breakers/fuses in the main power panel appear to be appropriately matched to the circuit wire gauge.

Legend Available:

Yes - Identification of the breakers and the appliances or areas they control are clearly marked. This inspection does not verify the accuracy of this legend.

Panel Cover Removed: Yes.



Condition of Wiring in Panel: Satisfactory - Electrical circuitry wiring in the panel appears neatly arranged with no unallowable splices.

Feeder and Circuit Wiring Type: Copper - The structure is wired using plastic insulated copper single conductor cables commonly referred to as Romex.

Circuit Wiring Condition: **Attention Needed** - Some portion of the exposed wiring outside the power panel (connections, routing, fasteners, and insulation) is in need of attention. In the master bedroom all outlets had a problem at the time of inspection. The left side outlet of the outlets were not energized at the time of inspection. Inspector switched all switches and was unable to energize the left plug in slot. Recommend having a licensed electrician make corrections.

Ground Fault Protected Outlets: At some areas - This structure is partially protected by using Ground Fault Circuit Interrupt outlets at some of these locations: outlets within 6' of a water source, any outside outlets, in the garage, and any outlets in an unfinished basement. Any areas not protected should be considered for installation as they afford inexpensive protection from electrical shock. The GFCI outlets in the 2 bathroom over the garage, inspector could not find the reset outlet for both of them.

Main Service Ground Verified: Yes - The main service ground wire was located by the inspector. The ground driven rod, solid conductor, and connection were located. The grounding conductor to the water service line was noted, and it is correctly connected to the street side of the main water line.

Wire Protection/Routing: Satisfactory - Visible wiring appears to be installed in an acceptable manner.

Doorbell : None - There is no exterior door with a working doorbell.

Central Vacuum Installed: Yes - There is a central vacuum system installed. This inspection does not evaluate its performance, nor does it verify the availability of hoses or attachments. **Action Necessary** - The installed unit did not function as intended. Some manner of repair is needed.

Exterior Lighting: Satisfactory - The exterior lighting appears functional. Also, this is a benefit for security.
CLIENT RECOMMENDATION:
 1. Installation of security lighting is recommended as an upgrade: consider replacing the existing exterior spotlights with a motion activated light; this type of inexpensive upgrade can provide additional convenience lighting and security lighting such as illuminating a guest's arrival at the driveway or announcing an intruder's activities on the property. Security lighting is one of the most effective and least expensive security features the homeowner can install.
 2. Exterior spotlight fixtures very high off the ground make it difficult to replace bulbs on a regular basis. Client may want to consider using better quality, longer lasting bulbs in these high locations to reduce the number of bulb changes. These bulbs are more expensive than regular spotlight bulbs, but they can last up to five years or more.
 Electrical Note: This is a visual inspection of the electrical system only, wiring inside walls, ceilings and floors are not visible for inspection. The panel cover will be removed (if accessible) and will be visually inspected for defects or violations. Testing of the main breaker is not within the scope of the inspection. A representative number of receptacles / outlets will be tested for proper grounding, polarity and GFCI and or ARC Fault protection if needed. Wiring devices behind furniture or in use for computers, TV's, etc. will not be tested. Light fixtures will be tested but light bulbs will not be changed if the light is inoperative. Evaluation of low voltage wiring, phones, CATV, security systems, intercoms and stereo wiring is not within the scope of this inspection. Electrical concerns and problems, by their nature, often involve hazards with fire safety or personal life safety and should be considered with utmost seriousness. Most repairs suggested in this

report should be conducted by a licensed electrician; electrical repairs attempted by anyone other than a licensed electrician should be approached with significant caution.

Electrical Service:

Patio:

Yes, The outlet is Ground Fault Circuit Interrupt protected.

Interior View of Basement:

Satisfactory - The electrical outlets in the basement level tested as correctly grounded. The basement level electrical outlets are protected with Ground Fault Circuit Interrupt protection as required by current standards. Dedicated circuits should not be GFCI protected.

Garage:

The garage electrical outlets are not protected using Ground Fault Circuit Interrupters. For safety reasons, they are recommended for use in garages for all circuits except dedicated circuits.

Electric Service Condition:

Utility Services:

Satisfactory - The underground service appears adequate.

Interior Lighting

Main Power Panel & Circuitry

Satisfactory

LED lights - the right choice yet?

Governments across the globe are banning the sale of cheap, energy-gobbling incandescent light bulbs to force consumers to make wiser energy choices. The U.S. phase-out will start in 2012, and so far, the only contenders to replace the traditional bulbs are CFLs (compact fluorescent) and LEDs (light emitting diodes).

CFLs currently account for 25 % of the lighting market, and their popularity continues to rise as they get cheaper and more versatile. CFLs are certainly more energy efficient and longer-lived than incandescent bulbs (they use 75% less energy and last 10 times longer). But they contain mercury (a known health and environmental hazard), their light quality can be unpleasant, and they still aren't appropriate for all locations and fixtures (i.e. they cannot be dimmed).

LEDs account for only a tiny percentage of the consumer lighting market at this point, but experts believe their future is brighter than that of CFLs. The promise of LEDs is their even longer life and incredible energy efficiency. But the initial purchase price of LED bulbs is high. A replacement LED bulb for a 60-watt costs \$100. The technology is changing fast. There are specialty LED bulbs on the market right now in the \$15 to \$20 range, and prices are expected to drop dramatically over the next few years.

In a nut shell:

Which are better - CFLs or LEDs?

- LED bulbs are the best choice for reducing energy use, but until they get cheaper, CFLs make better economic sense.
- You'd only recoup the purchase price of an LED bulb over its lifetime if you live in an area with high energy costs. In comparison, a CFL would pay for itself in less than a year.

Incandescent bulbs lose on both counts. Despite costing pennies, they use so much energy that at 10 cents per kWh, you can recoup the price of an expensive LED bulb within five years.

Lighting:

Kitchen:

Satisfactory - The ceiling lights in the kitchen are in satisfactory condition.

Laundry:

Satisfactory - Lighting in the laundry is adequate.

Master Bathroom:

Satisfactory - The ceiling light and fixture in this bathroom are in satisfactory condition.

Bathroom #2: Full Bath over Garage

Satisfactory - The ceiling light and fixture in this bathroom are in satisfactory condition.

Bathroom #3: Shower Bath over Garage

Satisfactory - The ceiling light and fixture in this bathroom are in satisfactory condition.

Bathroom #4: Full Bath on A/C side of the house

Satisfactory - The ceiling light and fixture in this bathroom are in satisfactory condition.

Bathroom #5: Main Floor Full Bath

Satisfactory - The ceiling light and fixture in this bathroom are in satisfactory condition.

Bathroom #6: Basement

Satisfactory - The ceiling light and fixture in this bathroom are in satisfactory condition.

Electrical Outlets:

<i>Kitchen:</i>	Satisfactory - The outlets tested in the kitchen are correctly wired and grounded. Satisfactory - There is a Ground Fault Circuit Interrupt outlet installed and functional above the kitchen countertop. It is in the area within reach of the sink.
<i>Laundry:</i>	Satisfactory - The outlet tested in the laundry room is correctly wired and grounded.
<i>Master Bedroom:</i>	The left outlet in every outlet in the master bedroom is not energized. Inspector operated all switches and checked the breaker panel for tripped breakers and could not find any faults. Recommend having a licensed electrician make repairs.
<i>Bedroom #2: Front of house A/C side upper floor.</i>	Tired outlet noted. This means the retention ability is lacking. A plug can slide out of the socket and create a spark on the way out, resulting in the potential for fire. Replacement of the outlet receptacle is needed.
<i>Bedroom #3: Back of house over Garage</i>	Tired outlet noted. This means the retention ability is lacking. A plug can slide out of the socket and create a spark on the way out, resulting in the potential for fire. Replacement of the outlet receptacle is needed.
<i>Bedroom #4: Front of house at corner over garage</i>	Tired outlet noted. This means the retention ability is lacking. A plug can slide out of the socket and create a spark on the way out, resulting in the potential for fire. Replacement of the outlet receptacle is needed.
<i>Bedroom #5: Front of house at middle position:</i>	Tired outlet noted. This means the retention ability is lacking. A plug can slide out of the socket and create a spark on the way out, resulting in the potential for fire. Replacement of the outlet receptacle is needed.
<i>Bedroom #6: Basement:</i>	Tired outlet noted. This means the retention ability is lacking. A plug can slide out of the socket and create a spark on the way out, resulting in the potential for fire. Replacement of the outlet receptacle is needed.
<i>Living Room:</i>	Tired outlet noted. This means the retention ability is lacking. A plug can slide out of the socket and create a spark on the way out, resulting in the potential for fire. Replacement of the outlet receptacle is needed.
<i>Dining Room:</i>	Tired outlet noted. This means the retention ability is lacking. A plug can slide out of the socket and create a spark on the way out, resulting in the potential for fire. Replacement of the outlet receptacle is needed.
<i>Family Room:</i>	Tired outlet noted. This means the retention ability is lacking. A plug can slide out of the socket and create a spark on the way out, resulting in the potential for fire. Replacement of the outlet receptacle is needed.
<i>HomeTheater:</i>	Satisfactory - The outlets tested in this room are correctly wired and grounded.
<i>Study/Den:</i>	Tired outlet noted. This means the retention ability is lacking. A plug can slide out of the socket and create a spark on the way out, resulting in the potential for fire. Replacement of the outlet receptacle is needed.
<i>Big room in basement:</i>	Tired outlet noted. This means the retention ability is lacking. A plug can slide out of the socket and create a spark on the way out, resulting in the potential for fire. Replacement of the outlet receptacle is needed.

Ground Fault Interrupt Outlets:

<i>Laundry:</i>	None, This laundry room does not have a Ground Fault Circuit Interrupt outlet installed. The age of the structure may predate the required installation. However, for safety considerations, it is strongly suggested that one be installed at any location within 6 feet of a water source.
<i>Master Bathroom:</i>	Satisfactory - There is a functional Ground Fault Circuit Interrupt outlet installed in the area of the bathroom vanity.
<i>Bathroom #2: Full Bath over Garage</i>	Satisfactory - There is a functional Ground Fault Circuit Interrupt outlet installed in the area of the bathroom vanity.
<i>Bathroom #3: Shower Bath over Garage</i>	Action Necessary - There is a Ground Fault Circuit Interrupt outlet installed in the area of the bathroom lavatory. However, it failed to stop the current flow or did not reset after testing. Replacement is necessary.
<i>Bathroom #4: Full Bath on A/C side of the house</i>	Satisfactory - There is a functional Ground Fault Circuit Interrupt outlet installed in the area of the bathroom vanity.
<i>Bathroom #5: Main Floor Full Bath</i>	Satisfactory - There is a functional Ground Fault Circuit Interrupt outlet installed in the area of the bathroom vanity.

Bathroom #6: Basement

Satisfactory - There is a functional Ground Fault Circuit Interrupt outlet installed in the area of the bathroom vanity.

Light Switch:

Master Bathroom:

Satisfactory - The light switch is satisfactory.

Bathroom #2: Full Bath over Garage

Satisfactory - The light switch is satisfactory.

Bathroom #3: Shower Bath over Garage

Satisfactory - The light switch is satisfactory.

Bathroom #4: Full Bath on A/C side of the house

Satisfactory - The light switch is satisfactory.

Bathroom #5: Main Floor Full Bath

Satisfactory - The light switch is satisfactory.

Bathroom #6: Basement

Satisfactory - The light switch is satisfactory.

Master Bedroom:

Satisfactory - The light and light switch were functional at the time of the inspection.

Bedroom #2: Front of house A/C side upper floor.

Satisfactory - The light and light switch were functional at the time of the inspection.

Bedroom #3: Back of house over Garage

Satisfactory - The light and light switch were functional at the time of the inspection.

Bedroom #4: Front of house at corner over garage

Satisfactory - The light and light switch were functional at the time of the inspection.

Bedroom #5: Front of house at middle position:

Satisfactory - The light and light switch were functional at the time of the inspection.

Bedroom #6: Basement:

Satisfactory - The light and light switch were functional at the time of the inspection.

Living Room:

Satisfactory - The light and light switch were functional at the time of the inspection.

Dining Room:

Satisfactory - The light and light switch were functional at the time of the inspection.

Family Room:

Satisfactory - The light and light switch were functional at the time of the inspection.

HomeTheater:

Satisfactory - The light and light switch were functional at the time of the inspection. One of the light switches is missing the handle.

Study/Den:

Satisfactory - The light and light switch were functional at the time of the inspection.

Big room in basement:

Satisfactory - The light and light switch were functional at the time of the inspection.

PLUMBING SYSTEM

Plumbing:

Water Source: City/Municipal.

Public Service Piping Material: The main service line to the structure appears to be copper.

Main Water Line Cutoff Location: Basement room in front of the utility room in the ceiling behind the cubby hole.



Interior Supply Piping Material: The interior supply piping in the structure is predominantly copper.

Water Pressure: 45 PSI. Water pressure was checked at an exterior hose bib. Water pressure from 40 to 80 pounds per square inch is considered within normal/acceptable range.



Exterior Hose Bibs Functional: **Attention Needed** - At least one of the exterior hose bibs either leaks or did not turn on during the inspection. The hose bib at the back of the house has a broken handle. Recommend replacing the handle.



Functional Supply: Satisfactory - By testing multiple fixtures at one time, functional flow of the water supply was verified.

Leaks in the Supply Piping Noted: No.

Sewage Disposal Type: Public Sewer System.

Waste Line Materials: The predominant waste line material is plastic. PVC.

Waste Piping Condition: Satisfactory - The visible plumbing waste piping appears functional.

Vent Piping Material: The vent material, as it passes through the roof, is plastic. PVC.

Vent Piping Condition: Satisfactory - The visible plumbing vent piping appears functional.

Supply/Waste Piping Supports: Satisfactory - The tie straps and hangers supporting supply and waste piping appear adequate.

Functional Drainage: Yes - Functional drainage has been verified. Water drained from a random sample of fixtures or drains flows at a rate faster than was supplied.

Objectionable Odors Noted: No.

Lawn Sprinkler System:

There is a lawn sprinkler system installed. The system appeared to operate. One zone was tested.



Water Heater: #1

Location:

Basement.

Model & Serial Numbers:

Brand - AO Smith; Model # GCV50100; Serial # J05A087394; Manufactured approximately 2005:

Good News!

The water heater is the newer FVIR (Flammable Vapor Ignition Resistant) type of tank now required by federal mandate for improved safety in the event of flammable vapor ignition near the water heater. This type of tank has a sealed burner opening at the front and a flame arrestor plate underneath the tank that prevents flames traveling out to the floor in case of flammable spillage at the tank location. If vapor ignition event occurs, a calibrated thermal switch activates to shut down the pilot light and burner. Should this safety shutdown occur, service will be required by a licensed plumber before the water heater can be brought back into service. Because of these safety features, this type of gas water heater can be allowed on the floor of a garage or other location where gasoline or other flammable vapors will be stored, these tanks do not require to be raised 18 inches off of the floor as previously required with older tanks. Due to air flow requirements, this type of tank should not be wrapped with an insulation blanket.



Tank Capacity:

A 50 gallon water heater is installed and is recommended for a large family or a home with a spa tub.

Fuel Source for Water Heater:

The water heater is gas-fired.

Expansion Tank;

No.

Exposed Water Heater Condition:

Satisfactory - It shows some age, but it appears sound.

Firebox Condition

The underside of the tank appears to be in normal condition in relation to its age.

Drip Leg Installed for Natural Gas-Fired Unit:

Yes - There is a drip leg installed on the incoming gas line to the water heater.

Gas Valve:

Satisfactory - There is a gas valve cutoff installed adjacent to the hot water tank.

Flue/Exhaust Pipe Condition:

Satisfactory - The exhaust flue appears to be correctly installed. The exhaust flue pipe is metal.

Water Piping Condition:

Satisfactory - The incoming and output piping is installed correctly.

Water Heater Fill Valve Installed:

Yes - There is a fill valve installed on the incoming water line. This valve can be used to cut off the water supply to the water heater.

Temperature Controls:

Satisfactory - The thermostat and temperature controls appear to function normally. Temperature controls for the most economical and relatively safe condition would be set at 130 degrees F. Temperatures in excess of 130 degrees F. are not recommended for both economic and safety reasons. Checking water temperatures is beyond the scope of this inspection, but it can be determined by the use of a simple cooking thermometer.

Drain Valve:

Yes - There is a drain valve installed on the lower side of the water heater.

Temperature & Pressure Relief Valve:

Satisfactory - The temperature and pressure relief valve is of the correct rating for the water heater.

Maintenance Recommendation:

1. Client is advised to test Temperature and Pressure Relief Valve (TPR valve) at least once per year to insure normal valve operation and **SAFE PERFORMANCE** of the water heater. Lack of testing can lead to a potential **SAFETY HAZARD** - corrosive buildup could form inside the valve causing the valve to lock up and fail. The valve is designed to open thermostatically if needed during an overheating event or increased pressure inside the tank. The valve is easily tested by lifting the lever and allowing water to exit the tank through the attached drain line. When done testing, the valve should return to its original closed position and seal its self. If the valve fails to fully open, fully close, or if the valve leaks several minutes after testing, valve replacement may be needed by a professional licensed plumber.

2. The water heater manufacturer recommends draining the water heater at least once per year to flush out unwanted soil sediment and corrosive mineral deposits collecting inside the lower tank. The draining process includes turning off the power supply (Natural Gas or Electricity) & cold water supply to the tank, attaching a garden hose to the drain valve to release the water. The tank may not need to be fully drained, sometimes only 5 - 10 gallons of water needs to be released - monitor the water clarity and stop draining the tank after the water quality clears up. When the draining process is complete, close the drain valve and turn the cold water supply back on and relight the pilot light if present, or turn the electricity back on. Read the water heater owners manual for more information concerning tank safety and maintenance.

Safety Overflow Pipe:

Satisfactory - The overflow pipe is correctly installed.

Insulated Hot Water Piping:

Recommended - Hot water piping that runs through unheated areas should be insulated to reduce water heating costs and to get hotter water to the fixture quicker. Up to 30% of the heat losses in a domestic hot water system are from the delivery piping system.

Hot Water Recirculation System:

Yes, System appears operational; there was hot water at most fixtures almost immediately.

Water Heater: #2

Location:

Basement.

Model & Serial Numbers:

Brand - RHEEM; Model # 41V50; Serial # RHNG1297A25129 ; Manufactured approximately 1997. The average service life for a water heater is 10 - 12 years. The water heater appears to be at or near the end of its economic life. Although it is functional today, you should plan for its replacement.



Tank Capacity:

A 50 gallon water heater is installed and is recommended for a large family or a home with a spa tub.

Fuel Source for Water Heater:

The water heater is gas-fired.

Expansion Tank;

No.

Exposed Water Heater Condition:

Rust Noted - It shows signs of rust and some deterioration, but it is functional and not leaking.

Firebox Condition

There is rust on the underside of the tank.



<i>Drip Leg Installed for Natural Gas-Fired Unit:</i>	Yes - There is a drip leg installed on the incoming gas line to the water heater.
<i>Gas Valve:</i>	Satisfactory - There is a gas valve cutoff installed adjacent to the hot water tank.
<i>Flue/Exhaust Pipe Condition:</i>	Satisfactory - The exhaust flue appears to be correctly installed. The exhaust flue pipe is metal.
<i>Water Piping Condition:</i>	Satisfactory - The incoming and output piping is installed correctly.
<i>Water Heater Fill Valve Installed:</i>	Yes - There is a fill valve installed on the incoming water line. This valve can be used to cut off the water supply to the water heater.
<i>Temperature Controls:</i>	Satisfactory - The thermostat and temperature controls appear to function normally. Temperature controls for the most economical and relatively safe condition would be set at 130 degrees F. Temperatures in excess of 130 degrees F. are not recommended for both economic and safety reasons. Checking water temperatures is beyond the scope of this inspection, but it can be determined by the use of a simple cooking thermometer.
<i>Drain Valve:</i>	Yes - There is a drain valve installed on the lower side of the water heater.
<i>Temperature & Pressure Relief Valve:</i>	Satisfactory - The temperature and pressure relief valve is of the correct rating for the water heater. Maintenance Recommendation: 1. Client is advised to test Temperature and Pressure Relief Valve (TPR valve) at least once per year to insure normal valve operation and SAFE PERFORMANCE of the water heater. Lack of testing can lead to a potential SAFETY HAZARD - corrosive buildup could form inside the valve causing the valve to lock up and fail. The valve is designed to open thermostatically if needed during an overheating event or increased pressure inside the tank. The valve is easily tested by lifting the lever and allowing water to exit the tank through the attached drain line. When done testing, the valve should return to its original closed position and seal its self. If the valve fails to fully open, fully close, or if the valve leaks several minutes after testing, valve replacement may be needed by a professional licensed plumber. 2. The water heater manufacturer recommends draining the water heater at least once per year to flush out unwanted soil sediment and corrosive mineral deposits collecting inside the lower tank. The draining process includes turning off the power supply (Natural Gas or Electricity) & cold water supply to the tank, attaching a garden hose to the drain valve to release the water. The tank may not need to be fully drained, sometimes only 5 - 10 gallons of water needs to be released - monitor the water clarity and stop draining the tank after the water quality clears up. When the draining process is complete, close the drain valve and turn the cold water supply back on and relight the pilot light if present, or turn the electricity back on. Read the water heater owners manual for more information concerning tank safety and maintenance.
<i>Safety Overflow Pipe:</i>	Satisfactory - The overflow pipe is correctly installed.
<i>Insulated Hot Water Piping:</i>	Action Necessary -There is no insulation installed on the exposed water piping in unheated areas. Not only is this inefficient, but there is the potential for freeze damage.

KITCHEN

Kitchen:

<i>Location:</i>	Main level rear of house.	
<i>Outside Entry Door:</i>	There is no deadbolt installed on the entry door. Consideration should be given to installing a deadbolt as a safety feature.	
<i>Windows:</i>	<p>Attention Needed - At least one window or associated hardware in the kitchen needs attention. Both windows have broken crank covers. The left window does not operate as expected. The opening lever came out of the slot under the window. Recommend having a licensed window professional make repairs.</p>	
<i>Ceiling:</i>	Satisfactory - The ceiling is functional and as expected.	
<i>Floor:</i>	Satisfactory - The flooring in the kitchen is satisfactory. The floor covering material is wood. The entry way from the driveway has some missing grout between the tile. Recommend removing the grout, re grouting and sealing.	
<i>Countertops:</i>	Satisfactory - The countertops in the kitchen are satisfactory.	
<i>Cabinets, Drawers, and Doors:</i>	Satisfactory - The cabinets, doors, and drawers are satisfactory in both appearance and function.	
<i>Faucet and Supply Lines:</i>	Satisfactory - Faucets and supply lines appear satisfactory with no leaks noted. There are shutoffs installed for both hot and cold water pipes under the basin. The dish sprayer attachment is not functional it could not turn off the sprayer completely.	
<i>Sink and Drain Lines:</i>	Action Necessary - There is evidence of deterioration or leakage in the P-trap or waste line. Replacement of the affected parts is recommended.	
<i>Food Waste Disposal:</i>	Leaks. Recommend having a licensed plumber make repairs. Satisfactory - The food waste disposal appears to be functional. No food was ground up in this inspection. The inspector was unable to determine if the unit will grind food waste adequately.	
<i>Dishwasher:</i>	Brand - General Electric; Model # GSD4020Z00BB; Serial # FT704818B; Dishwasher discharge pipe from dishwasher shall be fastened to the underside of the underside of the counter top before connecting to the sink tailpiece.	

Range Hood:

Brand - General Electric; Model # JUB66W1BB; Serial # FT822182C . Rather than a range hood, there is a Jenn-Air Type range top installed. This unit has a ducted vent fan system installed. The unit is not functioning as intended. The unit did not operate when start button was depressed. Recommend having a licensed electrician make repairs as necessary.



Range/Oven Fuel Source:

Electric - There is a 220-volt hookup for an electric range/oven.

Cook top:

Brand - General Electric; Model # JP66D8DV1BB; Serial # FT71205R . Manufactured in All the heating elements on the range top and oven were functional at the time of the inspection. Temperatures of heat settings were not tested.



Microwave Oven:

Brand - General Electric; Model # JE1860BH03; Serial # FH903398U; manufactured about 2005 .



Refrigerator:

Brand - Sub Zero; Model # 561; Serial # M1386257.



Water For Refrigerator:

There is no water source for the refrigerator.

Heat Source:

Satisfactory - There is a heat register in this room.

Kitchen Note:

CLIENT RECOMMENDATION:

For improved fire safety, it is recommended that fire extinguishers be present in the home, one on each floor level. The extinguishers should be UL approved and an ABC type for residential use; the ABC type fire extinguishers assists in putting out several different types of fires commonly found in residential such as paper fires, grease fires in kitchens and electrical fires. Choose a quality unit that can be recharged after use. Good locations for fire extinguishers include one at each floor level with the garage, laundry room, bedroom hallways and the kitchen being the best locations. To prevent the chemical powders inside the fire extinguisher from compacting, each extinguishers should be shaken 2 times per year.

Oven:

Kitchen:

Brand - General Electric; Model # JTP4580W2BB;
Serial # DT691304R ;



Fire Extinguisher Note

Kitchen:

CLIENT RECOMMENDATION:

For improved fire safety, it is recommended that fire extinguishers be present in the home, one on each floor level. The extinguishers should be UL approved and an ABC type for residential use; the ABC type fire extinguishers assists in putting out several different types of fires commonly found in residential such as paper fires, grease fires in kitchens and electrical fires. Choose a quality unit that can be recharged after use. Good locations for fire extinguishers include one at each floor level with the garage, laundry room, bedroom hallways and the kitchen being the best locations. To prevent the chemical powders inside the fire extinguisher from compacting, each extinguishers should be shaken 2 times per year.

LAUNDRY

Laundry:

<i>Location:</i>	Garage side of the house at the service entrance.
<i>Entry Door:</i>	Satisfactory - The entry door to the laundry room is functional.
<i>Walls:</i>	Satisfactory - The walls in the laundry room appear to be satisfactory.
<i>Ceilings:</i>	Satisfactory - The ceiling is satisfactory.
<i>Floor:</i>	Attention Needed - The floor in the laundry room needs some attention. The laundry area floor should be covered with a water resistant material. There should be no tears in the floor covering material.
<i>Windows:</i>	Satisfactory - There is at least one window and associated hardware in the laundry room that operates satisfactorily.
<i>Washer & Dryer</i>	Dryer Brand - Maytag; Serial # MDE4000AYQ; Serial # 28147441YK. Dryer operated at the time of inspection.
<i>Washer Hookup:</i>	There is a connection box installed in the wall with both hot and cold water and a drain pipe. The drain pipe was not flood tested. It is recommended that hose connections to the washing machine be clad with stainless steel webbing. This helps lengthen service time and helps prevent damage because of hoses that burst.
<i>Washer Pan:</i>	No - There is no washer pan installed under the washing machine. Any time the washing machine is installed on a floor level above another finished floor, a washer pan should be installed to prevent damage caused by an overflowing washer or a leak.
<i>Dryer Hookup:</i>	Yes - There is a 220-volt outlet provided for an electric dryer. If you intend to use a gas clothes dryer, you will need to have a gas line installed.
<i>Dryer Ventilation:</i>	Satisfactory - The dryer ventilation as installed appears adequate. The vent hood outside is clean, and the flapper is functional.
<i>Area Ventilation:</i>	Satisfactory - The area ventilation seems adequate. <u>Maintenance tip:</u> When operating the dryer, you can reduce house air consumption by opening the window in the laundry room. This can favorably impact heating cost over time. Dryers consumer over 50 cfm of air.
<i>Laundry Basin:</i>	Yes - There is a laundry basin installed. The unit is functional. No leaks were noted.
<i>Toilet:</i>	Yes.

BATHROOMS

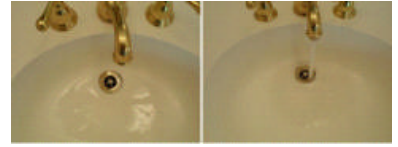
Master Bathroom:

Vanity Cabinet:

Satisfactory - The vanity cabinet and top in this bathroom are satisfactory.

Basin and Drain Fixture:

Satisfactory - The basin and drainage fixture appears to be satisfactory. **Attention Needed** - The basin or drainage fixture needs attention. Neither master bath sink has a stopper installed. The left sink appears to have drain leak. Recommend having a licensed plumber make repairs.



Faucet and Supply Lines:

Satisfactory - Faucets and supply lines appear satisfactory. There are shutoffs installed for both hot and cold water pipes under the basin.

Toilet Condition

Action Necessary - The toilet in the bathroom needs repair. The flush handle does not return to the horizontal position, therefore not allowing the flapper valve to return to the closed position, thus causing water to run. Recommend having a licensed plumber make repairs.

Tub:

There is a spa tub installed. The tub was filled with water and the jets activated to observe for proper action. The tub appeared to function properly.

Maintenance Recommendation:

Recommend once a quarter that the spa tub be filled above the air jets and at least 1/2 cup of bleach be introduced into the water. Allow system to run for about 20 minutes then drain. This should help prevent bacteria from building up in the hoses.



Tub Mixing Valve & Stopper:

Satisfactory - The tub mixing valve and the tub unit are in satisfactory condition.

Shower/Shower Head and Mixing Valves:

Satisfactory - The shower, shower head, and mixing valves are all performing as required.

Shower Pan:

Disclaimer - This is a visual inspection of the readily accessible portions of the shower stall and was not invasive. Therefore, it is a limited inspection and may not have noted any hidden defects. Flood testing of the shower pan was not included as part of this inspection.

Tub & Shower Walls:

Attention Needed - The walls show some deterioration. Some attention is needed to prevent further deterioration. Grout is coming out from between the tiles mainly at the horizontal corners and the vertical corners. recommend having a licensed tile professional remove out grout, replace with new and seal.

Tub/Shower Drain:

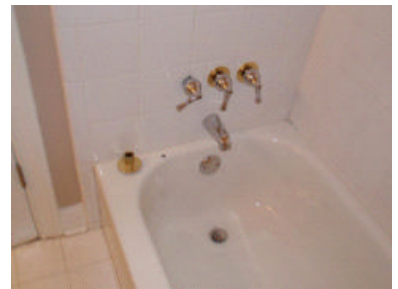
Satisfactory - The tub/shower appears to drain at an acceptable rate.

Glass Tub/Shower Door:

Yes.

Caulking/Water Contact Areas:

Attention Needed - The caulking in the water contact areas appears to need attention. Damage may result if not corrected. Around the tub the grout is missing or cracked. Recommend having a licensed tile professional remove grout, replace and seal.



Heat Source:

Satisfactory - There is a heat source in this room.

Entry Door:

Satisfactory - The entry door to the bathroom is as I expected, and it is functional.

Walls:

Satisfactory - The walls in this bathroom are satisfactory.

Windows:

Satisfactory - The windows and associated hardware in the bathroom are all satisfactory.

Ceiling:

Satisfactory - The ceiling in this bathroom is satisfactory.

Floor:

Satisfactory - The flooring in this bathroom is satisfactory. The floor covering material is

Ventilation Fans: ceramic or glazed tile.
Attention Needed - There is an exhaust fan installed in this bathroom, it does not have a cover.



Bathroom #2: Full Bath Over Garage

Vanity Cabinet: Satisfactory - The vanity cabinet and top in this bathroom are satisfactory.

Basin and Drain Fixture: Satisfactory - The basin and drainage fixture appears to be satisfactory.

Faucet and Supply Lines: Satisfactory - Faucets and supply lines appear satisfactory. There are shutoffs installed for both hot and cold water pipes under the basin.

Toilet Condition Satisfactory - The toilet in the bathroom appears to be functional. **Good News! The toilets are the newer water saving toilets (required after 1993) that use only 1.6 gallons per flush (GPF) instead of the older type that use 3.5 GPF.**

Tub: Attention Needed - Steel Tub Needs Repair - The bathtub is a steel material, and it appears to have some rust or chip in the finish. There is no evidence of its leaking at this time. I know of no permanent repair, and replacement will be needed. The Escutcheon Plates (the decorative trim rings around pipe penetrations through walls) are missing.

Tub Mixing Valve & Stopper: Satisfactory - The tub mixing valve and the tub unit are in satisfactory condition.

Shower/Shower Head and Mixing Valves: Satisfactory - The shower, shower head, and mixing valves are all performing as required.

Tub & Shower Walls: **Attention Needed** - The walls show some deterioration. Some attention is needed to prevent further deterioration.. There is some missing grout between some of the tiles. There is no evidence of water damage yet. Do not delay making these repairs to prevent future damage.

Tub/Shower Drain: **Attention Needed** - The tub/shower drains, but it drains slower than expected. Services of a drain cleaning service company may be needed.

Glass Tub/Shower Door: Yes, Safety Glass? - There is a set of sliding glass doors installed. I was not able to determine if they are made of safety glass. The handles are loose.

Caulking/Water Contact Areas: **Attention Needed** - The caulking in the water contact areas appears to need attention. Damage may result if not corrected.

Heat Source: Satisfactory - There is a heat source in this room.

Entry Door: Satisfactory - The entry door to the bathroom is as I expected, and it is functional.

Walls: Satisfactory - The walls in this bathroom are satisfactory.

Windows: None - There is no window in this bathroom.



<i>Ceiling:</i>	Satisfactory - The ceiling in this bathroom is satisfactory.
<i>Floor:</i>	Satisfactory - The flooring in this bathroom is satisfactory. The floor covering material is ceramic or glazed tile.
<i>Ventilation Fans:</i>	Satisfactory - There is an exhaust fan installed in this bathroom, and it is performing satisfactorily.

Bathroom #3: Shower Bath Over Garage

<i>Vanity Cabinet:</i>	Satisfactory - The vanity cabinet and top in this bathroom are satisfactory.
<i>Basin and Drain Fixture:</i>	Satisfactory - The basin and drainage fixture appears to be satisfactory.
<i>Faucet and Supply Lines:</i>	Satisfactory - Faucets and supply lines appear satisfactory. There are shutoffs installed for both hot and cold water pipes under the basin.
<i>Toilet Condition</i>	Satisfactory - The toilet in the bathroom appears to be functional. Good News! The toilets are the newer water saving toilets (required after 1993) that use only 1.6 gallons per flush (GPF) instead of the older type that use 3.5 GPF.
<i>Shower/Shower Head and Mixing Valves:</i>	Satisfactory - The shower, shower head, and mixing valves are all performing as required.
<i>Tub & Shower Walls:</i>	Satisfactory - The walls appear to be in satisfactory condition.
<i>Tub/Shower Drain:</i>	There is a visible leak under the tub/shower. Services of a qualified licensed plumber are required. Action Necessary - A condition exists that calls for immediate action. This shower pan leaks as evidenced by the water spot in the ceiling of the garage. Do not use this shower until repaired. recommend having a licensed tile professional make repairs.
<i>Glass Tub/Shower Door:</i>	Yes.
<i>Caulking/Water Contact Areas:</i>	Attention Needed - The caulking in the water contact areas appears to need attention. Damage may result if not corrected.
<i>Heat Source:</i>	Satisfactory - There is a heat source in this room.
<i>Entry Door:</i>	Satisfactory - The entry door to the bathroom is as I expected, and it is functional.
<i>Walls:</i>	Satisfactory - The walls in this bathroom are satisfactory.
<i>Windows:</i>	None - There is no window in this bathroom.
<i>Ceiling:</i>	Satisfactory - The ceiling in this bathroom is satisfactory.
<i>Floor:</i>	Satisfactory - The flooring in this bathroom is satisfactory. The floor covering material is ceramic or glazed tile.
<i>Ventilation Fans:</i>	Satisfactory - There is an exhaust fan installed in this bathroom, and it is performing satisfactorily.



Bathroom #4: Full Bath On A/C Side Of The House

<i>Vanity Cabinet:</i>	Satisfactory - The vanity cabinet and top in this bathroom are satisfactory.
<i>Basin and Drain Fixture:</i>	Satisfactory - The basin and drainage fixture appears to be satisfactory.
<i>Faucet and Supply Lines:</i>	Satisfactory - Faucets and supply lines appear satisfactory. There are shutoffs installed for both hot and cold water pipes under the basin.
<i>Toilet Condition</i>	Satisfactory - The toilet in the bathroom appears to be functional. Good News! The toilets are the newer water saving toilets (required after 1993) that use only 1.6 gallons per flush (GPF) instead of the older type that use 3.5 GPF.
<i>Tub:</i>	Attention Needed - Steel Tub Needs Repair - The bathtub is a steel material, and it appears to have some rust or chip in the finish. There is no evidence of its leaking at this time. I know of no permanent repair, and replacement will be needed.
<i>Tub Mixing Valve & Stopper:</i>	Action Necessary - The tub mixing valve needs repair. The valve does not have The Escutcheon Plates (the decorative trim rings around pipe penetrations through walls) are loose

<i>Shower/Shower Head and Mixing Valves:</i>	Satisfactory - The shower, shower head, and mixing valves are all performing as required.
<i>Tub & Shower Walls:</i>	Satisfactory - The walls appear to be in satisfactory condition.
<i>Tub/Shower Drain:</i>	Satisfactory - The tub/shower appears to drain at an acceptable rate.
<i>Glass Tub/Shower Door:</i>	No, There are no doors on the tub or shower. This is the most efficient way to prevent moisture damage caused by water getting out of the tub/shower. Consideration should be given to installing them.
<i>Caulking/Water Contact Areas:</i>	Attention Needed - The caulking in the water contact areas appears to need attention. Damage may result if not corrected.
<i>Heat Source:</i>	Satisfactory - There is a heat source in this room.
<i>Entry Door:</i>	Satisfactory - The entry door to the bathroom is as I expected, and it is functional.
<i>Walls:</i>	Satisfactory - The walls in this bathroom are satisfactory.
<i>Windows:</i>	None - There is no window in this bathroom.
<i>Ceiling:</i>	Satisfactory - The ceiling in this bathroom is satisfactory.
<i>Floor:</i>	Satisfactory - The flooring in this bathroom is satisfactory. The floor covering material is ceramic or glazed tile.
<i>Ventilation Fans:</i>	Satisfactory - There is an exhaust fan installed in this bathroom, and it is performing satisfactorily.

Bathroom #5: Main Floor Full Bath

<i>Vanity Cabinet:</i>	Satisfactory - The vanity cabinet and top in this bathroom are satisfactory.
<i>Basin and Drain Fixture:</i>	Satisfactory - The basin and drainage fixture appears to be satisfactory.
<i>Faucet and Supply Lines:</i>	Satisfactory - Faucets and supply lines appear satisfactory. There are shutoffs installed for both hot and cold water pipes under the basin.
<i>Toilet Condition</i>	Satisfactory - The toilet in the bathroom appears to be functional. Good News! The toilets are the newer water saving toilets (required after 1993) that use only 1.6 gallons per flush (GPF) instead of the older type that use 3.5 GPF.
<i>Tub:</i>	Steel Tub OK - The bathtub is a steel material with a solid finish applied. It appears to be in satisfactory condition.
<i>Tub Mixing Valve & Stopper:</i>	Satisfactory - The tub mixing valve and the tub unit are in satisfactory condition. Action Necessary - The bathtub stopper does not hold water in the tub.
<i>Shower/Shower Head and Mixing Valves:</i>	Satisfactory - The shower, shower head, and mixing valves are all performing as required. Attention Needed - The shower head or mixing valve needs some attention so that it will function as intended. The Escutcheon Plates at the tub hot water shut off / on valve (the decorative trim rings around pipe penetrations through walls) are loose
<i>Tub & Shower Walls:</i>	Attention Needed - The walls show some deterioration. Some attention is needed to prevent further deterioration. The grout is becoming missing in the corners. recommend having a licensed tile professional remove old tile, replace and seal.
<i>Tub/Shower Drain:</i>	Satisfactory - The tub/shower appears to drain at an acceptable rate.
<i>Glass Tub/Shower Door:</i>	Yes, Safety Glass? - There is a set of sliding glass doors installed. I was not able to determine if they are made of safety glass.
<i>Caulking/Water Contact Areas:</i>	Attention Needed - The caulking in the water contact areas appears to need attention. Damage may result if not corrected. The wall at the tub or shower seam needs to be caulked to prevent moisture from entering the wallboard.
<i>Heat Source:</i>	Satisfactory - There is a heat source in this room.
<i>Entry Door:</i>	Satisfactory - The entry door to the bathroom is as I expected, and it is functional.
<i>Walls:</i>	Satisfactory - The walls in this bathroom are satisfactory.
<i>Windows:</i>	None - There is no window in this bathroom.
<i>Ceiling:</i>	Satisfactory - The ceiling in this bathroom is satisfactory.
<i>Floor:</i>	Satisfactory - The flooring in this bathroom is satisfactory. The floor covering material is ceramic or glazed tile.
<i>Ventilation Fans:</i>	There is a ventilation fan in the toilet area. However there is none in the bath / shower

area. None - There is no exhaust fan or window in this bathroom. Current building standards require either an exhaust fan or window for ventilation. Consideration should be given to the installation of either.

Bathroom #6: Basement

<i>Vanity Cabinet:</i>	Satisfactory - The vanity cabinet and top in this bathroom are satisfactory.
<i>Basin and Drain Fixture:</i>	Satisfactory - The basin and drainage fixture appears to be satisfactory.
<i>Faucet and Supply Lines:</i>	Satisfactory - Faucets and supply lines appear satisfactory. There are shutoffs installed for both hot and cold water pipes under the basin.
<i>Toilet Condition</i>	Satisfactory - The toilet in the bathroom appears to be functional. Good News! The toilets are the newer water saving toilets (required after 1993) that use only 1.6 gallons per flush (GPF) instead of the older type that use 3.5 GPF.
<i>Tub:</i>	Steel Tub OK - The bathtub is a steel material with a solid finish applied. It appears to be in satisfactory condition.
<i>Tub Mixing Valve & Stopper:</i>	Satisfactory - The tub mixing valve and the tub unit are in satisfactory condition.
<i>Shower/Shower Head and Mixing Valves:</i>	Satisfactory - The shower, shower head, and mixing valves are all performing as required.
<i>Tub & Shower Walls:</i>	Satisfactory - The walls appear to be in satisfactory condition.
<i>Tub/Shower Drain:</i>	Satisfactory - The tub/shower appears to drain at an acceptable rate.
<i>Caulking/Water Contact Areas:</i>	Satisfactory - The caulking in the water contact areas appears to be satisfactory.
<i>Heat Source:</i>	Satisfactory - There is a heat source in this room.
<i>Entry Door:</i>	Satisfactory - The entry door to the bathroom is as I expected, and it is functional.
<i>Walls:</i>	Satisfactory - The walls in this bathroom are satisfactory.
<i>Windows:</i>	None - There is no window in this bathroom.
<i>Ceiling:</i>	Satisfactory - The ceiling in this bathroom is satisfactory.
<i>Floor:</i>	Satisfactory - The flooring in this bathroom is satisfactory. The floor covering material is ceramic or glazed tile.
<i>Ventilation Fans:</i>	Satisfactory - There is an exhaust fan installed in this bathroom, and it is performing satisfactorily.

BEDROOMS

Master Bedroom:

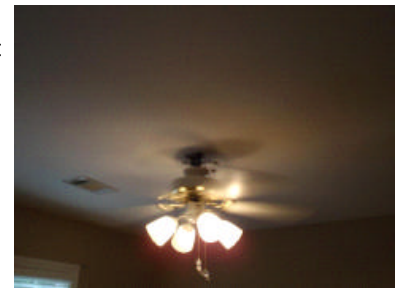
<i>Entry Door:</i>	Satisfactory - The entry door on the master room is as I expected, and it is functional.
<i>Closet:</i>	Satisfactory - The closet is functional and of average size. The closet is lighted.
<i>Walls:</i>	Satisfactory - The walls in the room appear to be satisfactory.
<i>Ceiling:</i>	Satisfactory - The ceiling is functional and as I expected.
<i>Ceiling Fan:</i>	Satisfactory - There is a ceiling fan installed in this room. It appears to be functional.
<i>Floor:</i>	Satisfactory - The floors are in satisfactory condition. The floor covering material is carpet.
<i>Windows:</i>	Action Necessary - At least one window or associated hardware in this room needs repair.
<i>Heat Source Noted:</i>	There is a heat source to this room. There is no comment as to the amount of air or temperature coming from the supply vent.
<i>Smoke Detector:</i>	There is no smoke detector installed in this room. For safety considerations, you should consider installation of a battery operated or hardwired smoke detector.

Bedroom #2: Front Of House A/C Side Upper Floor.

<i>Entry Door:</i>	Satisfactory - The entry door on the master room is as I expected, and it is functional. The doors are not undercut the recommended 1/2" to 3/4". To help allow air flow in a fire event. Recommend having a licensed carpenter under cut the doors.
<i>Closet:</i>	Satisfactory - The closet is functional and of average size. The closet is lighted.
<i>Walls:</i>	Satisfactory - The walls in the room appear to be satisfactory.
<i>Ceiling:</i>	Satisfactory - The ceiling is functional and as I expected.
<i>Ceiling Fan:</i>	Satisfactory - There is a ceiling fan installed in this room. It appears to be functional.
<i>Floor:</i>	Satisfactory - The floors are in satisfactory condition. The floor covering material is carpet.
<i>Windows:</i>	Attention Needed - At least one window or associated hardware in this room needs attention.
<i>Heat Source Noted:</i>	There is a heat source to this room. There is no comment as to the amount of air or temperature coming from the supply vent.
<i>Smoke Detector:</i>	There is no smoke detector installed in this room. For safety considerations, you should consider installation of a battery operated or hardwired smoke detector.

Bedroom #3: Back Of House Over Garage

<i>Entry Door:</i>	Satisfactory - The entry door on the master room is as I expected, and it is functional.
<i>Closet:</i>	Satisfactory - The closet is functional and of average size. The closet is lighted.
<i>Walls:</i>	Satisfactory - The walls in the room appear to be satisfactory.
<i>Ceiling:</i>	Satisfactory - The ceiling is functional and as I expected.
<i>Ceiling Fan:</i>	Attention Needed - The ceiling fan installed in this room appears to need some adjustment. The mount cover is not attached and the fan wobbles while in operation. Recommend having a licensed electrician replace.
<i>Floor:</i>	Satisfactory - The floors are in satisfactory condition. The floor covering material is carpet.
<i>Windows:</i>	Satisfactory - The windows and associated hardware in this room are all satisfactory. Attention Needed - The screen for this window needs repair.



Heat Source Noted: There is a heat source to this room. There is no comment as to the amount of air or temperature coming from the supply vent.

Smoke Detector: There is no smoke detector installed in this room. For safety considerations, you should consider installation of a battery operated or hardwired smoke detector.

Bedroom #4: Front Of House At Corner Over Garage

Entry Door: Satisfactory - The entry door on the master room is as I expected, and it is functional.

Closet: Satisfactory - The closet is functional and of average size. The closet is lighted.

Walls: Satisfactory - The walls in the room appear to be satisfactory.

Ceiling: Satisfactory - The ceiling is functional and as I expected.

Floor: Satisfactory - The floors are in satisfactory condition. The floor covering material is carpet.

Windows: **Attention Needed** - At least one window or associated hardware in this room needs attention.

Heat Source Noted: There is a heat source to this room. There is no comment as to the amount of air or temperature coming from the supply vent.

Smoke Detector: There is no smoke detector installed in this room. For safety considerations, you should consider installation of a battery operated or hardwired smoke detector.

Bedroom #5: Front Of House At Middle Position:

Entry Door: Satisfactory - The entry door on the master room is as I expected, and it is functional.

Closet: Satisfactory - The closet is functional and of average size. The closet is lighted.

Walls: Satisfactory - The walls in the room appear to be satisfactory.

Ceiling: Satisfactory - The ceiling is functional and as I expected.

Ceiling Fan: Satisfactory - There is a ceiling fan installed in this room. It appears to be functional.

Floor: Satisfactory - The floors are in satisfactory condition. The floor covering material is carpet.

Windows: **Attention Needed** - At least one window or associated hardware in this room needs attention.

Heat Source Noted: There is a heat source to this room. There is no comment as to the amount of air or temperature coming from the supply vent.

Smoke Detector: There is no smoke detector installed in this room. For safety considerations, you should consider installation of a battery operated or hardwired smoke detector.

Bedroom #6: Basement:

Entry Door: Satisfactory - The entry door on the master room is as I expected, and it is functional.

Closet: Satisfactory - The closet is functional and of average size.

Walls: Satisfactory - The walls in the room appear to be satisfactory.

Ceiling: Satisfactory - The ceiling is functional and as I expected.

Floor: Satisfactory - The floors are in satisfactory condition. The floor covering material is carpet.

Windows: **Attention Needed** - At least one window or associated hardware in this room needs attention.

Heat Source Noted: There is a heat source to this room. There is no comment as to the amount of air or temperature coming from the supply vent.

Smoke Detector: There is no smoke detector installed in this room. For safety considerations, you should consider installation of a battery operated or hardwired smoke detector.

OTHER LIVING SPACES

Front Entry & Main Hallway:

Front Entry Door:

Attention Needed - The main entry door or its associated hardware needs adjustment or repair. The weather strip around the door needs some repair, mainly across the top of the door. There is a deadbolt installed on the main entry door, and it is operational. This is a recommended safety feature.

Entry Floor:

Satisfactory - The entry floor material is in satisfactory condition.

Main Hallway:

Satisfactory - The main hallway walls and floor are in satisfactory condition.

Guest Closet:

Satisfactory - The guest closet is functional and of average size.

Main Staircase:

Satisfactory - The main staircase is appropriately installed. There is a handrail installed. **Attention Needed** - Some portion of the main stairway needs attention. The handrails are not secure. The staircase is adequately lighted. The staircase has a landing.

Upper Level Hallway:

Satisfactory - The upper level hallway walls and floor are in satisfactory condition.

Living Room:

Closet:

Satisfactory - The closet is functional and of average size.

Walls:

Satisfactory - The walls in the room appear to be satisfactory.

Ceiling:

Satisfactory - The ceiling is functional and as I expected.

Floor:

Satisfactory - The floors are in satisfactory condition.

Windows:

Attention Needed - At least one window or associated hardware in this room needs attention.

Heat Source Noted:

There is a heat source to this room. There is no comment as to the amount of air or temperature coming from the supply vent.

Smoke Detector:

There is no smoke detector installed in this room. For safety considerations, you should consider installation of a battery operated or hardwired smoke detector.

Fireplace:

Yes - There is a fireplace in this room.

Dining Room:

Walls:

Satisfactory - The walls in the room appear to be satisfactory.

Ceiling:

Satisfactory - The ceiling is functional and as I expected.

Floor:

Satisfactory - The floors are in satisfactory condition. The floor covering material is carpet.

Windows:

Attention Needed - At least one window or associated hardware in this room needs attention.

Heat Source Noted:

There is a heat source to this room. There is no comment as to the amount of air or temperature coming from the supply vent.

Smoke Detector:

There is no smoke detector installed in this room. For safety considerations, you should consider installation of a battery operated or hardwired smoke detector.

Family Room:

Walls:

Satisfactory - The walls in the room appear to be satisfactory.

Ceiling:

Satisfactory - The ceiling is functional and as I expected.

Floor:

Satisfactory - The floors are in satisfactory condition. The floor covering material is carpet.

Windows:

Attention Needed - At least one window or associated hardware in this room needs attention.

Telephone Access or Jack:

Yes - There is a telephone jack installed in this room. It may or may not be functional. It has broken sheet rock behind it.

*Heat Source Noted:*

There is a heat source to this room. There is no comment as to the amount of air or temperature coming from the supply vent.

Hometheater:*Entry Door:*

Satisfactory - The entry door on the master room is as I expected, and it is functional.

Walls:

Attention Needed - The walls in the room show some condition that does not appear to be a serious structural concern at this time.

Ceiling:

Satisfactory - The ceiling is functional and as I expected.

Floor:

Satisfactory - The floors are in satisfactory condition. The floor covering material is carpet.

Heat Source Noted:

There is a heat source to this room. There is no comment as to the amount of air or temperature coming from the supply vent.

Smoke Detector:

There is no smoke detector installed in this room. For safety considerations, you should consider installation of a battery operated or hardwired smoke detector.

Study/Den:*Walls:*

Satisfactory - The walls in the room appear to be satisfactory.

Ceiling:

Satisfactory - The ceiling is functional and as I expected.

Floor:

Satisfactory - The floors are in satisfactory condition.

Windows:

Attention Needed - At least one window or associated hardware in this room needs attention.

Heat Source Noted:

There is a heat source to this room. There is no comment as to the amount of air or temperature coming from the supply vent.

Smoke Detector:

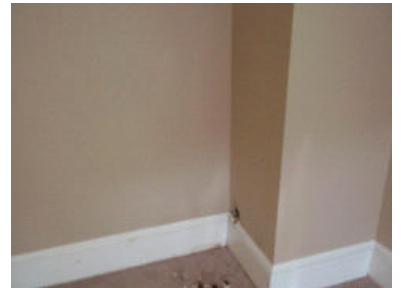
There is no smoke detector installed in this room. For safety considerations, you should consider installation of a battery operated or hardwired smoke detector.

Big Room In Basement:*Entry Door:*

Attention Needed - The entry door or hardware on the master room needs some adjustment or repair for it to function appropriately. At least one of the door hinges needs repair or replacement.

Walls:

Action Necessary - There is a condition in the wall sheeting that needs to be repaired. There is at least one area that appears to have moisture behind the wall as evidenced by the water marks and broken out piece of sheetrock.

*Ceiling:*

Satisfactory - The ceiling is functional and as I expected.

Floor:

Satisfactory - The floors are in satisfactory condition. The floor covering material is carpet.

Windows:

Attention Needed - At least one window or associated hardware in this room needs attention.

Heat Source Noted:

There is a heat source to this room. There is no comment as to the amount of air or temperature coming from the supply vent.

Smoke Detector:

There is no smoke detector installed in this room. For safety considerations, you should consider installation of a battery operated or hardwired smoke detector.

GARAGE

Garage:

Garage Type The garage is attached.

Size of Garage: Three car garage.

Number of Overhead Doors There are two overhead doors.

Overhead Door and Hardware Condition: **Attention Needed** - The overhead door needs some minor repair. the bottom panels on both doors are missing insulation. Recommend having a licensed overhead door professional make repairs.



Overhead Door exterior trim: Brick molding needs repair.

Automatic Overhead Door Opener: New home owners need to remember to request "Garage Door Opener Remote Control Units" be left behind.

Safety Reverse Switch on the Automatic Opener: No - The door opener is not equipped with an automatic reverse safety switch. There is an electronic beam safety reverse system installed. It does not function as intended.

Floor Condition: Satisfactory - The garage floor is in satisfactory condition.

Garage Walls Condition: **Attention Needed** - The walls show some minor condition that needs repair.

Fire Rated Ceiling: I was unable to determine if the installed sheetrock is fire rated.

Fire Rated Entry Door to Structure: Yes - There is a fire rated door separating the garage from the living areas of the house. It appear the steps to the house have been chewed on.



Garage Roof Condition: The detached garage roof covering materials are similar to that on the main structure, and they are in a similar condition.

Coberth Home Inspections
Damon Coberth
1100 Tuxedo Court
Roswell, Georgia 30075
(404) 218-4672
Damon@CoberthHomeInspections.com
CoberthHomeInspections.com

May 18, 2010

RE:



Dear Ms :

At your request, a visual inspection of the above referenced property was conducted on May 17, 2010. An earnest effort was made on your behalf to discover all visible defects, however, in the event of an oversight, maximum liability must be limited to the fee paid. The following is an opinion report, reflecting 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.

IMPORTANT: 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. The entire Inspection Report, including the Standards of Practice, limitations and scope of Inspection, and Pre-Inspection Agreement must be carefully read to fully assess the findings of the inspection. This list is not intended to determine which items may need to be addressed per the contractual requirements of the sale of the property. Any areas of uncertainty regarding the contract should be clarified by consulting an attorney or real estate agent.

It is strongly recommended that you have appropriate licensed contractors evaluate each concern further and the entire system for additional concerns that may be outside our area of expertise or the scope of our inspection BEFORE the close of escrow. Please call our office for any clarifications or further questions.

POSITIVE OBSERVATIONS

SITE

Utility Services:

A.1: *Electric Service:*

Underground.

ELECTRICAL SYSTEMS

Primary Power Source

A.2: Service/Entrance/Meter:

Underground/Good - Underground service to the structure is desirable for safety and appearance. Contact the utility company to mark the location of underground cable before digging.

Electrical Service:

A.3: Interior View of Basement:

Satisfactory - The electrical outlets in the basement level tested as correctly grounded. The basement level electrical outlets are protected with Ground Fault Circuit Interrupt protection as required by current standards. Dedicated circuits should not be GFCI protected.

PLUMBING SYSTEM

Plumbing:

A.4: Lawn Sprinkler System:

There is a lawn sprinkler system installed. The system appeared to operate. One zone was tested.



Water Heater: #1

A.5: Model & Serial Numbers:

Brand - AO Smith; Model # GCV50100; Serial # J05A087394; Manufactured approximately 2005:

Good News!

The water heater is the newer FVIR (Flammable Vapor Ignition Resistant) type of tank now required by federal mandate for improved safety in the event of flammable vapor ignition near the water heater. This type of tank has a sealed burner opening at the front and a flame arrestor plate underneath the tank that prevents flames traveling out to the floor in case of flammable spillage at the tank location. If vapor ignition event occurs, a calibrated thermal switch activates to shut down the pilot light and burner. Should this safety shutdown occur, service will be required by a licensed plumber before the water heater can be brought back into service. Because of these safety features, this type of gas water heater can be allowed on the floor of a garage or other location where gasoline or other flammable vapors will be stored, these tanks do not require to be raised 18 inches off of the floor as previously required with older tanks. Due to air flow requirements, this type of tank should not be wrapped with an insulation blanket.



OTHER LIVING SPACESLiving Room:*A.6: Fireplace:*

Yes - There is a fireplace in this room.

MAJOR OR SAFETY ITEMS**SITE**Site:*B.1: Trees Condition:*

Action Necessary - At least one tree on the site needs to be removed or have portions removed.

Patio:*B.2: Slab Condition:*

Attention Needed - The slab needs repair in order to prevent further deterioration. There is a trip hazard. Recommend having a licensed concrete professional make repairs.

Fences & Gates:*B.3: Fence Needed - Aquatic Area*

Action Necessary - Current safety requirements call for a 6-foot fence surrounding a pool/spa area. Recommend installation of a fence with self-closing gates and lockable gates. Contact local jurisdiction for detailed requirements.

Retaining Walls:*B.4: Water Drainage:*

Action Necessary - The run-off water above the retaining wall needs to be redirected as there is evidence of deterioration or movement that appears to have been caused by water. Mainly close to the house behind the grill area, it appears that water can stand and saturate the area causing moisture to get into wall at the corner basement wall. Recommend having a licensed landscape professional put weep holes in the retaining wall. This will help relieve the pressure and probably exclude the water from getting in to the wall at the basement corner. Weep holes should be roughly 4 inches in diameter and not more than 10 feet apart.



Gas Services:

B.5: Gas Line Primary Piping Material:

Black Iron Pipe. Within the house the black iron pipe is good. Outside the black iron pipe supplying natural gas to the pool is rusting. Recommend removing the rust and coating the pipe with rust preventative paint.



FOUNDATION

Interior View Of Basement:

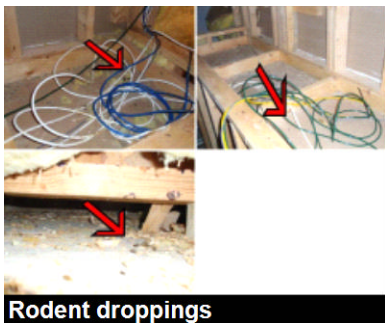
B.6: Evidence of Water Entry in the Basement Noted:

Action Necessary - There is evidence of water entry or damage in the basement level. Back basement room in the corner. There appears to be a section where moisture has entered the house from behind the retaining wall at the grill area. See notes in site "Retaining Walls". recommend having a licensed irrigation specialist make corrections i.e. add weep holes.



B.7: Evidence of Rodent Infestation:

Yes - There is visible evidence of rodent infestation on the basement level. Mainly behind and on top of the home theater screen and along that back wall under the kitchen & laundry area. Recommend having a licensed pest control professional remove droppings and eliminate rodents and put an exclusion plan into effect.



ROOF & ATTIC

Roofing:

B.8: Roof Gutter System:

The gutter system on the roof edge appears to be functional and adequately sloped to carry the water to the downspouts. **Action Necessary** - The downspouts appear to be in need of repair or replacement in order to function properly. There are at least 2 downspouts missing. Mainly at the front A/C side of the house and in front of the house almost to the A/C side front corner. Recommend having a licensed gutter professional reinstall downspouts. **Action Necessary** - The splash blocks appear to need repair or replacement. At least one of the splash blocks is missing. Run-off water needs to flow away from the side of the house at least 6 feet. This will allow the run-off to get far enough away to not interfere with the foundation.

**Missing Downspouts****Roof Penetrations****B.9: Roofing:**

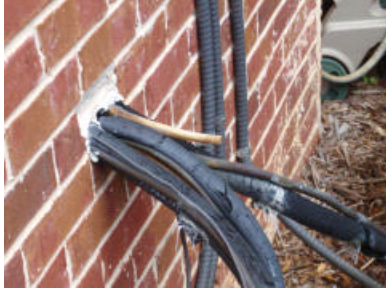
Plumbing Vents not installed properly or trailing edge not nailed down properly, or nails not sealed, or improperly installed, or boots cracked or not tight around vent pipe. At least one plumbing vent boot is cracked. If one is crack the others are probably in the same condition. Recommend having a licensed roofer replace plumbing vent flashing & boots. Gas Fired Appliance Vent(s) Okay. 1 Powered Attic Ventilation Okay. Powered Attic Ventilation Bad. There is at least 1 powered attic ventilation fan that did not operate at the time of inspection. The dial was turned and the fan motor did not respond. Recommend having a licensed electrician make repairs. Keeping the temperature in the attic lower than 120 degrees F. will help extend the useful life of the roofing materials.

**STRUCTURAL****Fireplace:****B.10: Damper Condition:**

Attention Needed - The flue damper needs to be adjusted so that it will have the full range of movement. Services of a professional chimney sweep or mason may be needed. The damper is either missing or was never installed. Services of a licensed professional mason would be needed to estimate repairs. Either way, one needs to be installed to prevent the heated room air from going up the fireplace flue when the fireplace is not in use. There is no damper clip installed. All fireplaces with a gas connection should have a clip installed that will allow a small airflow up the chimney.

HEATING, VENTILATION & AIR CONDITIONING**Air Conditioning Unit No. 1:****B.11: Insulation Wrap on the Suction Line:**

Action Necessary - The insulation wrap for the suction line to the condenser/compressor is either missing or needs replacement. This condition affects the efficiency of the cooling system.



B.12: Condenser Clear of Obstruction:

Action Necessary - Conditions exist which severely restrict the air around the condenser cabinet. Action is recommended to minimize the air restrictions within 4 feet of the cabinet. Recommend removing the saw grass around the units.



Air Conditioning Unit No. 2:

B.13: Insulation Wrap on the Suction Line:

Action Necessary - The insulation wrap for the suction line to the condenser/compressor is either missing or needs replacement. This condition affects the efficiency of the cooling system.



B.14: Condenser Clear of Obstruction:

Action Necessary - Conditions exist which severely restrict the air around the condenser cabinet. Action is recommended to minimize the air restrictions within 4 feet of the cabinet. Recommend removing Saw grass.



Air Conditioning Unit No. 3:*B.15: Insulation Wrap on the Suction Line:*

Action Necessary - The insulation wrap for the suction line to the condenser/compressor is either missing or needs replacement. This condition affects the efficiency of the cooling system.

*B.16: Condenser Clear of Obstruction:*

Action Necessary - Conditions exist which severely restrict the air around the condenser cabinet. Action is recommended to minimize the air restrictions within 4 feet of the cabinet.

B.17: Temperature Differential:

10 Degrees F. **Attention Needed** - The desired temperature differential across the evaporator is 14 degrees to 22 degrees F. The measured temperatures do not fall within the recommended parameter. It is suggested that a qualified licensed professional be consulted to determine if repairs are needed.

Heating Unit # 2: Basement Unit*B.18: Heat Pump Temperature Differential:*

5 degrees F. **Action Necessary** - The temperature spread is less than that called for. The condition is generally caused by a dirty condenser coil or a low level of refrigerant material. There is a remote possibility that the ambient temperature and humidity are responsible for some of the lack of temperature spread, but it still needs to be serviced by a professional service technician.

B.19: Heat Pump Backup Heat Source:

Electric calrods of coils are installed for backup heat. The Emergency heat source did not operate at the time of inspection.

ELECTRICAL SYSTEMSMain Power Panel & Circuitry*B.20: Panel Condition:*

Action Necessary - The right power panel, as a container for safely covering circuitry and components, requires immediate action to minimize the possibility of electrical shock. The panel has open slots. Recommend having a licensed electrician make repairs.

*B.21: Circuit Wiring Condition:*

Attention Needed - Some portion of the exposed wiring outside the power panel (connections, routing, fasteners, and insulation) is in need of attention. In the master bedroom all outlets had a problem at the time of inspection. The left side outlet of the outlets were not energized at the time of inspection. Inspector switched all

switches and was unable to energize the left plug in slot. Recommend having a licensed electrician make corrections.

B.22: Ground Fault Protected Outlets:

At some areas - This structure is partially protected by using Ground Fault Circuit Interrupt outlets at some of these locations: outlets within 6' of a water source, any outside outlets, in the garage, and any outlets in an unfinished basement. Any areas not protected should be considered for installation as they afford inexpensive protection from electrical shock. The GFCI outlets in the 2 bathroom over the garage, inspector could not find the reset outlet for both of them.

B.23: Central Vacuum Installed:

Yes - There is a central vacuum system installed. This inspection does not evaluate its performance, nor does it verify the availability of hoses or attachments. **Action Necessary** - The installed unit did not function as intended. Some manner of repair is needed.

Electrical Outlets:

B.24: Master Bedroom:

The left outlet in every outlet in the master bedroom is not energized. Inspector operated all switches and checked the breaker panel for tripped breakers and could not find any faults. Recommend having a licensed electrician make repairs.

Ground Fault Interrupt Outlets:

B.25: Bathroom #3: Shower Bath over Garage

Action Necessary - There is a Ground Fault Circuit Interrupt outlet installed in the area of the bathroom lavatory. However, it failed to stop the current flow or did not reset after testing. Replacement is necessary.

PLUMBING SYSTEM

Water Heater: #2

B.26: Model & Serial Numbers:

Brand - RHEEM; Model # 41V50; Serial # RHNG1297A25129 ; Manufactured approximately 1997. The average service life for a water heater is 10 - 12 years. The water heater appears to be at or near the end of its economic life. Although it is functional today, you should plan for its replacement.



B.27: Insulated Hot Water Piping:

Action Necessary - There is no insulation installed on the exposed water piping in unheated areas. Not only is this inefficient, but there is the potential for freeze damage.

KITCHEN

Kitchen:

B.28: Sink and Drain Lines:

Action Necessary - There is evidence of deterioration or leakage in the P-trap or waste line. Replacement of the affected parts is recommended.

B.29: Food Waste Disposal:

Leaks. Recommend having a licensed plumber make repairs. Satisfactory - The food waste disposal appears to be functional. No food was ground up in this inspection. The inspector was unable to determine if the unit will grind food waste adequately.

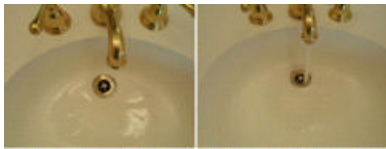


BATHROOMS

Master Bathroom:

B.30: Basin and Drain Fixture:

Satisfactory - The basin and drainage fixture appears to be satisfactory. **Attention Needed** - The basin or drainage fixture needs attention. Neither master bath sink has a stopper installed. The left sink appears to have drain leak. Recommend having a licensed plumber make repairs.



B.31: Toilet Condition

Action Necessary - The toilet in the bathroom needs repair. The flush handle does not return to the horizontal position, therefore not allowing the flapper valve to return to the closed position, thus causing water to run. Recommend having a licensed plumber make repairs.

Bathroom #3: Shower Bath Over Garage

B.32: Tub/Shower Drain:

There is a visible leak under the tub/shower. Services of a qualified licensed plumber are required. **Action Necessary** - A condition exists that calls for immediate action. This shower pan leaks as evidenced by the water spot in the ceiling of the garage. Do not use this shower until repaired. recommend having a licensed tile professional make repairs.



BEDROOMS

Master Bedroom:

B.33: Windows:

Action Necessary - At least one window or associated hardware in this room needs repair.

OTHER LIVING SPACESBig Room In Basement:*B.34: Walls:*

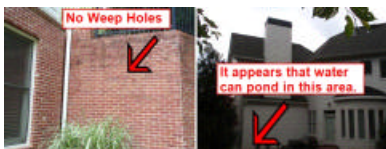
Action Necessary - There is a condition in the wall sheeting that needs to be repaired. There is at least one area that appears to have moisture behind the wall as evidenced by the water marks and broken out piece of sheetrock.

**GARAGE**Garage:*B.35: Safety Reverse Switch on the Automatic Opener:*

No - The door opener is not equipped with an automatic reverse safety switch. There is an electronic beam safety reverse system installed. It does not function as intended.

MODERATE OR MONITOR ITEMS**SITE**Site:*C.1: Site Drainage:*

Attention Needed - The lot needs some minor adjustment in areas to prevent water from standing in the yard. The area on the patio close to the grill appears to allow rain water to stand above the retaining wall. The retaining wall does not appear to have weep holes to allow back up water to escape away from the house. Slope away from house note: General construction practice requires a slope away from the foundation for adequate drainage - it is recommended that the slope be at least 6" within the first 10' to meet current drainage requirements - (other approved methods such as catch basin drains may be used). Re-grading of the soil is recommended to provide a positive slope away from the foundation wall area.

*C.2: Bushes and Shrubs Condition:*

Attention Needed - The shrubs and/or bushes need to be trimmed or maintained. Mainly at the back and front of the house. Bushes and shrubs need to be trimmed away from the structure at least 12 inches. This space is needed to prevent direct access to the structure by insects and to keep the bushes from damaging the siding.



C.3: Mailbox Noted:

Yes - There is a mailbox on-site. It is functional and at an acceptable height. The pick up mail flag is missing.

USPS Mailbox Guidelines:

Vertical Height: between 41" to 45" from surface of the road to the bottom of the mailbox. Depth: 6" to 8" from the curbside to the front of the mailbox.

Mailbox Size: 18-1/2" length, 5" width, & 6" height or 22-1/2" length, 8" width, 11-1/2" height.

Position: mailbox should be on the right-hand side of the road.

Number & Lettering: Numbers 3" high, letters 1" height and should appear on the same side as the approaching mail carrier's vehicle.

Mailbox Usage: USPS use only.

**Paving Condition:****C.4: Entryway Stoop:**

Attention Needed - The entryway stoop needs some minor repair in order to defer deterioration. The mortar between the bricks appears to be becoming missing in some areas. Recommend having a licensed concrete professional remove and point the areas with new mortar.

**Fences & Gates:****C.5: Gates and Latches:**

Attention Needed - The gate or latch hardware needs repair to function as intended. The gate requires that both gates be moved in order to open and close the gates. Recommend having a licensed gate professional make repairs.



Retaining Walls:

C.6: Condition of Wall and Materials Used:

Satisfactory - The retaining wall is in functional condition. Along the driveway. **Attention Needed** - The retaining wall is in need of some repair in order to function properly. The retaining wall along the back yard supporting the back yard & pools does not have any weep holes.

FOUNDATION

Foundation:

C.7: Perimeter Foundation Drainage Surface:

Attention Needed - The drainage around the foundation should slope away from the foundation at a rate of 1/2 inch per foot for 6 feet away from the foundation. Portions of the ground around the perimeter do not meet this minimum standard.

Walkout Basement:

C.8: Outside Entry Doors:

Attention Needed - The outside entry door to the walkout basement needs some minor adjustment or repair. The doors were not opened at the time of inspection as the keys available did not work in the available lock. Additionally the between the glass mini louvers on the operating door did not perform as expected they did not lower all of the way. The slider is no longer completely attached to the movement mechanism. Also the semi permanent door is not secured as expected. Recommend having a licensed carpenter make adjustments as necessary. There is a deadbolt installed on the entry door, and it is operational. This is a recommended safety feature.



ROOF & ATTIC

Roofing:

C.9: Condition of Roof Covering Material:

Satisfactory - The roof covering material is in a condition that is consistent with its age and method of installation, showing no deficiency or cause for immediate concern. **Attention Needed** - There is excessive granular loss. This is a warning that the shingles are not protected from the ultraviolet rays that cause deterioration to the asphalt matt.

C.10: Flashing:

Attention Needed - Due to tar or caulk covering, there is no way to determine the condition of the flashing under

the sealant. The normal reason for this excessive sealant is to repair a prior leak. It should be watched over time in case it starts to leak. At that time repairs should be made.

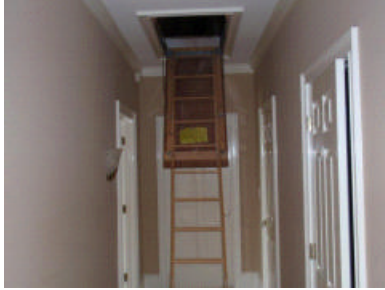
Attic & Ventilation:

C.11: Attic Accessibility:

There is a pull down ladder installed.

REPAIR RECOMMENDATION:

For improved energy efficiency, it is recommended that the pull down attic ladder have perimeter weather-stripping and insulation installed to reduce heat loss and heat gain at this location.



C.12: Ventilation Hi/Low:

Attention Needed - There appear to be vents installed; however, the existing vents need some attention in order to perform correctly. See note in Roof Penetrations in Roofing section. Powered attic ventilator not functioning.

STRUCTURAL

Structural:

C.13: Siding Condition:

Attention Needed - The exterior siding material or finish is in a condition that requires minor repair to prevent further deterioration. Exterior man en entry door to the kitchen hallway the siding at the ground level is rotten.



C.14: Trim Condition:

Attention Needed - The trim needs some minor repair to prevent further deterioration. Some portion of the trim boards needs some painting to prevent further deterioration.

C.15: Soffit/Eaves:

Attention Needed - Soffit/eaves appear to need some minor repair to prevent further deterioration. Some portions need paint to prevent further deterioration. Satisfactory - The soffit/eaves appear to be in satisfactory condition and show only signs of normal wear.

C.16: Fascia & Rake Boards:

Attention Needed - The fascia and/or rake boards appear to need some minor repair to prevent further deterioration. paint.

C.17: Condition of Painted Surfaces:

Attention Needed - The exposed painted surfaces need some minor attention or touch-ups to make the surfaces weather tight. These repairs should be scheduled soon to prevent further deterioration.

C.18: Window Exterior Trim:

Attention: At least one window has soft/rotten/wet wood at the sill, or at least one window has soft/ rotten/wet brick molding, or at least one window has soft/rotten/wet header trim. Recommend having a licensed carpenter make repairs.

HEATING, VENTILATION & AIR CONDITIONINGAir Conditioning Unit No. 1:*C.19: Model/ Serial Number/ Size:*

Brand - Ruud; Model # UAKA-048JAZ; Serial #5432M079807934 ; This unit was manufactured about 1998. Then unit appears to be a 4 ton unit. The typical service life for an AC unit is 12 - 15 years. **Attention Needed** - Although this unit was operational during the inspection, the age and/or condition is such that you may need to replace it in the near future.

Inside A/C Main Floor Brand - ADP; Model # HA12248E210B1805; Serial # 6097A41307; Appears to have been manufacturer in 1997. Appears to be a 4 ton unit.

C.20: Condensate Line:

Attention Needed - There is a condensate drain line installed, but attention is recommended so that it will drain the condensate from the evaporator condensate tray into the condensate drain line.



Condensate Discharges too close to house

Air Conditioning Unit No. 2:*C.21: Model/ Serial Number/ Size:*

Brand - RUUD; Model # UAKA-042JAZ ; Serial # 5461M079808283; This unit was manufactured about 1998. The unit appears to be a 3.5 ton unit.

Inside A/C Brand - ADP; Model # HA12248E210B180584; Serial # 6097H07127; Appears to have been manufactured in 1997. The typical service life for an AC unit is 12 - 15 years. **Attention Needed** - Although this unit was operational during the inspection, the age and/or condition is such that you may need to replace it in the near future.

Inside A/C for the upstairs.

Air Conditioning Unit No. 3:*C.22: Model/ Serial Number/ Size:*

Brand - RUUD; Model # UPKA-018JAZ; Serial # 5343M519707864 ; This unit was manufactured about 1997.

The unit appears to be a 1.5 ton unit. The typical service life for an AC unit is 12 - 15 years. **Attention Needed** - Although this unit was operational during the inspection, the age and/or condition is such that you may need to replace it in the near future.

Inside A/C servicing the basement. Brand - RUUD; Model # RCBA-2453GG14; Serial # M5097.

C.23: Condensate Line:

Attention Needed - There is a condensate drain line installed, but attention is recommended so that it will drain the condensate from the evaporator condensate tray into the condensate drain line.. [CLIENT](#)

RECOMMENDATION:

Recommend the discharge be extended at least 6' away from the house to help prevent excessive moisture close to the house, which will promote the presence of termites and other wood destroying organisms. Also the condensing coil pads can be undermined leading them to an out of level condition which will adversely affect the performance of the condenser.

Heating Unit # 1: Main Floor Unit.

C.24: Flue Condition:

Satisfactory - The furnace/boiler flue as installed appears to be in satisfactory condition. During this inspection it is impossible to determine the condition of the interior of the flue. The interior of the flue may be deteriorated, but during a visual inspection we were unable to see the interior walls. *Insulation Shield*
IRC 2006 G2426.4 UPC 502.4 Insulation Shield. Where vents pass through insulated assemblies, an insulation shield constructed of not less than 26 gage sheet (0.016 inch) (0.4 mm) metal shall be installed to provide clearance between vent and insulation material. The clearance shall not be less than the clearance to combustibles specified by the vent manufacturer's installation instructions. Where vents pass through attic space, the shield shall terminate not less than 2 inches (51mm) above the insulation materials and shall be secured in place to prevent displacement. Insulation shields provided as part of a listed vent system shall be installed in accordance with the manufacturer's installation instructions.

C.25: Filter Size:

20" X 25" X 1". The unit has a "SpaceGuard High Efficiency Air Filter" which can do a superior job of cleaning air if the unit is installed and installed properly. Recommend having a licensed HVAC professional replace the filter.



Heating Unit # 2: Basement Unit

C.26: Furnace Temperature output within manufacturer specifications:

No - The temperature output is not within the norm for a gas/oil-fired furnace. Services of a qualified licensed professional are recommended. Temperatures above this range can cause premature heat exchanger failure. Temperatures below this range indicate the furnace is not heating up to the normal heating range.

C.27: Filter Size:

Custom fit sized. recommend having a licensed HVAC professional install the correct air filter.

ELECTRICAL SYSTEMS

Ground Fault Interrupt Outlets:

C.28: Laundry:

None, This laundry room does not have a Ground Fault Circuit Interrupt outlet installed. The age of the structure may predate the required installation. However, for safety considerations, it is strongly suggested that one be installed at any location within 6 feet of a water source.

PLUMBING SYSTEM

Plumbing:*C.29: Exterior Hose Bibs Functional:*

Attention Needed - At least one of the exterior hose bibs either leaks or did not turn on during the inspection. The hose bib at the back of the house has a broken handle. Recommend replacing the handle.

**KITCHEN**Kitchen:*C.30: Windows:*

Attention Needed - At least one window or associated hardware in the kitchen needs attention. Both windows have broken crank covers. The left window does not operate as expected. The opening lever came out of the slot under the window. Recommend having a licensed window professional make repairs.

*C.31: Faucet and Supply Lines:*

Satisfactory - Faucets and supply lines appear satisfactory with no leaks noted. There are shutoffs installed for both hot and cold water pipes under the basin. The dish sprayer attachment is not functional it could not turn off the sprayer completely.

**LAUNDRY**Laundry:*C.32: Floor:*

Attention Needed - The floor in the laundry room needs some attention. The laundry area floor should be covered with a water resistant material. There should be no tears in the floor covering material.

BATHROOMSMaster Bathroom:*C.33: Tub & Shower Walls:*

Attention Needed - The walls show some deterioration. Some attention is needed to prevent further deterioration. Grout is coming out from between the tiles mainly at the horizontal corners and the vertical corners.

recommend having a licensed tile professional remove out grout, replace with new and seal.

C.34: Caulking/Water Contact Areas:

Attention Needed - The caulking in the water contact areas appears to need attention. Damage may result if not corrected. Around the tub the grout is missing or cracked. Recommend having a licensed tile professional remove grout, replace and seal.



C.35: Ventilation Fans:

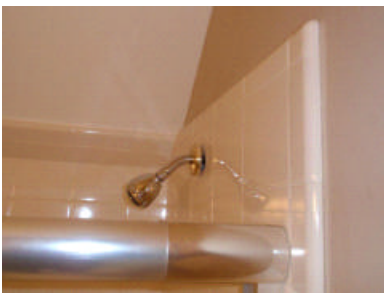
Attention Needed - There is an exhaust fan installed in this bathroom, it does not have a cover.



Bathroom #2: Full Bath Over Garage

C.36: Tub:

Attention Needed - Steel Tub Needs Repair - The bathtub is a steel material, and it appears to have some rust or chip in the finish. There is no evidence of its leaking at this time. I know of no permanent repair, and replacement will be needed. The Escutcheon Plates (the decorative trim rings around pipe penetrations through walls) are missing.



C.37: Tub & Shower Walls:

Attention Needed - The walls show some deterioration. Some attention is needed to prevent further deterioration.. There is some missing grout between some of the tiles. There is no evidence of water damage yet. Do not delay making these repairs to prevent future damage.

C.38: Tub/Shower Drain:

Attention Needed - The tub/shower drains, but it drains slower than expected. Services of a drain cleaning service company may be needed.

C.39: Caulking/Water Contact Areas:

Attention Needed - The caulking in the water contact areas appears to need attention. Damage may result if not corrected.

Bathroom #3: Shower Bath Over Garage*C.40: Caulking/Water Contact Areas:*

Attention Needed - The caulking in the water contact areas appears to need attention. Damage may result if not corrected.

Bathroom #4: Full Bath On A/C Side Of The House*C.41: Tub:*

Attention Needed - Steel Tub Needs Repair - The bathtub is a steel material, and it appears to have some rust or chip in the finish. There is no evidence of its leaking at this time. I know of no permanent repair, and replacement will be needed.

C.42: Tub Mixing Valve & Stopper:

Action Necessary - The tub mixing valve needs repair. The valve does not have The Escutcheon Plates (the decorative trim rings around pipe penetrations through walls) are loose

C.43: Caulking/Water Contact Areas:

Attention Needed - The caulking in the water contact areas appears to need attention. Damage may result if not corrected.

Bathroom #5: Main Floor Full Bath*C.45: Tub Mixing Valve & Stopper:*

Satisfactory - The tub mixing valve and the tub unit are in satisfactory condition. **Action Necessary** - The bathtub stopper does not hold water in the tub.

C.46: Shower/Shower Head and Mixing Valves:

Satisfactory - The shower, shower head, and mixing valves are all performing as required. **Attention Needed** - The shower head or mixing valve needs some attention so that it will function as intended. The Escutcheon Plates at the tub hot water shut off / on valve (the decorative trim rings around pipe penetrations through walls) are loose

C.47: Tub & Shower Walls:

Attention Needed - The walls show some deterioration. Some attention is needed to prevent further deterioration. The grout is becoming missing in the corners. recommend having a licensed tile professional remove old tile, replace and seal.

C.48: Caulking/Water Contact Areas:

Attention Needed - The caulking in the water contact areas appears to need attention. Damage may result if not corrected. The wall at the tub or shower seam needs to be caulked to prevent moisture from entering the wallboard.

C.49: Ventilation Fans:

There is a ventilation fan in the toilet area. However there is none in the bath / shower area. None - There is no exhaust fan or window in this bathroom. Current building standards require either an exhaust fan or window for ventilation. Consideration should be given to the installation of either.

BEDROOMSBedroom #2: Front Of House A/C Side Upper Floor.*C.50: Windows:***Attention Needed** - At least one window or associated hardware in this room needs attention.Bedroom #3: Back Of House Over Garage*C.51: Ceiling Fan:***Attention Needed** - The ceiling fan installed in this room appears to need some adjustment. The mount cover is not attached and the fan wobbles while in operation. Recommend having a licensed electrician replace.*C.52: Windows:*Satisfactory - The windows and associated hardware in this room are all satisfactory. **Attention Needed** - The screen for this window needs repair.Bedroom #4: Front Of House At Corner Over Garage*C.53: Windows:***Attention Needed** - At least one window or associated hardware in this room needs attention.Bedroom #5: Front Of House At Middle Position:*C.54: Windows:***Attention Needed** - At least one window or associated hardware in this room needs attention.Bedroom #6: Basement:*C.55: Windows:***Attention Needed** - At least one window or associated hardware in this room needs attention.**OTHER LIVING SPACES**Front Entry & Main Hallway:*C.56: Front Entry Door:***Attention Needed** - The main entry door or its associated hardware needs adjustment or repair. The weather strip around the door needs some repair, mainly across the top of the door. There is a deadbolt installed on the main entry door, and it is operational. This is a recommended safety feature.*C.57: Main Staircase:*Satisfactory - The main staircase is appropriately installed. There is a handrail installed. **Attention Needed** - Some portion of the main stairway needs attention. The handrails are not secure. The staircase is adequately lighted. The staircase has a landing.Living Room:*C.58: Windows:***Attention Needed** - At least one window or associated hardware in this room needs attention.Dining Room:

C.59: Windows:

Attention Needed - At least one window or associated hardware in this room needs attention.

Family Room:

C.60: Windows:

Attention Needed - At least one window or associated hardware in this room needs attention.

Hometheater:

C.61: Walls:

Attention Needed - The walls in the room show some condition that does not appear to be a serious structural concern at this time.

Study/Den:

C.62: Windows:

Attention Needed - At least one window or associated hardware in this room needs attention.

Big Room In Basement:

C.63: Entry Door:

Attention Needed - The entry door or hardware on the master room needs some adjustment or repair for it to function appropriately. At least one of the door hinges needs repair or replacement.

C.64: Windows:

Attention Needed - At least one window or associated hardware in this room needs attention.

GARAGE

Garage:

C.65: Overhead Door and Hardware Condition:

Attention Needed - The overhead door needs some minor repair. the bottom panels on both doors are missing insulation. Recommend having a licensed overhead door professional make repairs.



C.66: Overhead Door exterior trim:

Brick molding needs repair.

C.67: Garage Walls Condition:

Attention Needed - The walls show some minor condition that needs repair.

NOT INSPECTED**HEATING, VENTILATION & AIR CONDITIONING**Air Conditioning Unit No. 1:*D.1: Condensing Coil Condition:*

Satisfactory - The condensing coil appears to be clean, and no blockage was noted. Precautions are recommended to prevent a drop in efficiency caused by blocked coils. For example: when mowing, throw grass clippings away from the condenser cabinet.

Air Conditioning Unit No. 2:*D.2: Condensing Coil Condition:*

Satisfactory - The condensing coil appears to be clean, and no blockage was noted. Precautions are recommended to prevent a drop in efficiency caused by blocked coils. For example: when mowing, throw grass clippings away from the condenser cabinet.

Air Conditioning Unit No. 3:*D.3: Condensing Coil Condition:*

Satisfactory - The condensing coil appears to be clean, and no blockage was noted. Precautions are recommended to prevent a drop in efficiency caused by blocked coils. For example: when mowing, throw grass clippings away from the condenser cabinet.

ELECTRICAL SYSTEMSElectrical Service:*D.4: Garage:*

The garage electrical outlets are not protected using Ground Fault Circuit Interrupters. For safety reasons, they are recommended for use in garages for all circuits except dedicated circuits.

PLUMBING SYSTEMWater Heater: #1*D.5: Insulated Hot Water Piping:*

Recommended - Hot water piping that runs through unheated areas should be insulated to reduce water heating costs and to get hotter water to the fixture quicker. Up to 30% of the heat losses in a domestic hot water system are from the delivery piping system.

BATHROOMSBathroom #4: Full Bath On A/C Side Of The House*D.6: Glass Tub/Shower Door:*

No, There are no doors on the tub or shower. This is the most efficient way to prevent moisture damage caused by water getting out of the tub/shower. Consideration should be given to installing them.

BEDROOMSMaster Bedroom:*D.7: Smoke Detector:*

There is no smoke detector installed in this room. For safety considerations, you should consider installation of a battery operated or hardwired smoke detector.

Bedroom #2: Front Of House A/C Side Upper Floor.*D.8: Smoke Detector:*

There is no smoke detector installed in this room. For safety considerations, you should consider installation of a battery operated or hardwired smoke detector.

Bedroom #3: Back Of House Over Garage

D.9: Smoke Detector:

There is no smoke detector installed in this room. For safety considerations, you should consider installation of a battery operated or hardwired smoke detector.

Bedroom #4: Front Of House At Corner Over Garage

D.10: Smoke Detector:

There is no smoke detector installed in this room. For safety considerations, you should consider installation of a battery operated or hardwired smoke detector.

Bedroom #5: Front Of House At Middle Position:

D.11: Smoke Detector:

There is no smoke detector installed in this room. For safety considerations, you should consider installation of a battery operated or hardwired smoke detector.

Bedroom #6: Basement:

D.12: Smoke Detector:

There is no smoke detector installed in this room. For safety considerations, you should consider installation of a battery operated or hardwired smoke detector.

OTHER LIVING SPACES

Living Room:

D.13: Smoke Detector:

There is no smoke detector installed in this room. For safety considerations, you should consider installation of a battery operated or hardwired smoke detector.

Dining Room:

D.14: Smoke Detector:

There is no smoke detector installed in this room. For safety considerations, you should consider installation of a battery operated or hardwired smoke detector.

Hometheater:

D.15: Smoke Detector:

There is no smoke detector installed in this room. For safety considerations, you should consider installation of a battery operated or hardwired smoke detector.

Study/Den:

D.16: Smoke Detector:

There is no smoke detector installed in this room. For safety considerations, you should consider installation of a battery operated or hardwired smoke detector.

Big Room In Basement:

D.17: Smoke Detector:

There is no smoke detector installed in this room. For safety considerations, you should consider installation of a battery operated or hardwired smoke detector.

Thank you for selecting our firm to do your pre-purchase home inspection. If you have any questions regarding the inspection report or the home, please feel free to call us.

Sincerely,

Damon Coberth
Coberth Home Inspections

The Standards of Practice and Code of Ethics of
THE AMERICAN SOCIETY OF HOME INSPECTORS®



www.ashi.org

TABLE OF CONTENTS

	Page
ASHI Standards of Practice	3
Section Description	
1. Introduction	3
2. Purpose and Scope	3
3. Structural System	3
4. Exterior	3
5. Roofing	4
6. Plumbing	4
7. Electrical	4
8. Heating	5
9. Air Conditioning	5
10. Interiors	5
11. Insulation and Ventilation	5
12. Fireplaces and Solid	5
Fuel Burning Appliances	
13. General Limitations	6
and Exclusions	
Glossary	7
Code of Ethics	8

HOME INSPECTION

Home inspections were being performed in the mid 1950s, and by the early 1970s were considered by many consumers to be essential to the real estate transaction. The escalating demand was due to a growing desire by homebuyers to learn about the condition of a house prior to purchase. Meeting the expectations of consumers required a unique discipline, distinct from construction, engineering, architecture, or municipal building inspection. As such, home inspection requires its own set of professional guidelines and qualifications. The American Society of Home Inspectors (ASHI) formed in 1976 and established the ASHI Standards of Practice and Code of Ethics to help buyers and sellers make real estate transaction decisions based on accurate, objective information.

American Society of Home Inspectors

As the oldest, largest and highest profile organization of home inspectors in North America, ASHI takes pride in its position of leadership. Its Membership works to build public awareness of home inspection and to enhance the technical and ethical performance of home inspectors.

Standards of Practice

The ASHI Standards of Practice guide home inspectors in the performance of their inspections. Subject to regular review, the Standards of Practice reflect information gained through surveys of conditions in the field and of the consumers' interests and concerns. Vigilance has elevated ASHI's Standards of Practice so that today they are the most widely-accepted home inspection guidelines in use and are recognized by many government and professional groups as the definitive standard for professional performance.

Code of Ethics

ASHI's Code of Ethics stresses the home inspector's responsibility to report the results of the inspection in a strictly fair, impartial, and professional manner, avoiding conflicts of interest.

ASHI Membership

Selecting the right home inspector can be as important as finding the right home. ASHI Members have performed no fewer than 250 fee-paid inspections in accordance with the ASHI Standards of Practice. They have passed written examinations testing their knowledge of residential construction, defect recognition, inspection techniques, and report-writing, as well as ASHI's Standards of Practice and Code of Ethics. Membership in the American Society of Home Inspectors is well-earned and maintained only through meeting requirements for continuing education.

Find local ASHI Members by calling 1-800-743-2744 or visiting the ASHI Web site at www.ashi.org.

Distribution of this material is not an indication of ASHI® Membership. For a free listing of the Membership go to "Find an Inspector" at www.ashi.org. To obtain additional copies or request permission to reprint The ASHI® Standards of Practice and Code of Ethics, contact:

The American Society of Home Inspectors, Inc.®
932 Lee Street, Suite 101 Des Plaines, IL 60016

800-743-ASHI/2744

No part of this publication may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopy, recording or otherwise, without the prior written consent of the publisher.

ASHI STANDARDS OF PRACTICE

1. INTRODUCTION

The American Society of Home Inspectors®, Inc. (ASHI®) is a not-for-profit professional society established in 1976. Membership in ASHI is voluntary and its members are private home inspectors. ASHI's objectives include promotion of excellence within the profession and continual improvement of its members' inspection services to the public.

2. PURPOSE AND SCOPE

2.1 The purpose of the Standards of Practice is to establish a minimum and uniform standard for home inspectors who subscribe to these Standards of Practice. Home inspections performed to these Standards of Practice are intended to provide the client with objective information regarding the condition of the systems and components of the home as inspected at the time of the home inspection. Redundancy in the description of the requirements, limitations, and exclusions regarding the scope of the home inspection is provided for emphasis only.

2.2 Inspectors shall:

A. adhere to the Code of Ethics of the American Society of Home Inspectors.

B. inspect readily accessible, visually observable, installed systems and components listed in these Standards of Practice.

C. report:

1. those systems and components inspected that, in the professional judgment of the inspector, are not functioning properly, significantly deficient, unsafe, or are near the end of their service lives.
2. recommendations to correct, or monitor for future correction, the deficiencies reported in 2.2.C.1, or items needing further evaluation. (Per Exclusion 13.2.A.5 inspectors are NOT required to determine methods, materials, or costs of corrections.)
3. reasoning or explanation as to the nature of the deficiencies reported in 2.2.C.1, that are not self-evident.
4. systems and components designated for inspection in these Standards of Practice that were present at the time of the home inspection but were not inspected and the reason(s) they were not inspected.

2.3 These Standards of Practice are not intended to limit inspectors from:

A. including other inspection services or systems and components in addition to those required in Section 2.2.B.

B. designing or specifying repairs, provided the inspector is appropriately qualified and willing to do so.

C. excluding systems and components from the inspection if requested by the client.

3. STRUCTURAL COMPONENTS

3.1 The inspector shall:

A. inspect:

1. structural components including the foundation and framing.
2. by probing a representative number of structural components where deterioration is suspected or where clear indications of possible deterioration exist. Probing is NOT required when probing would damage any finished surface or where no deterioration is visible or presumed to exist.

B. describe:

1. the methods used to inspect under-floor crawl spaces and attics.
2. the foundation.
3. the floor structure.
4. the wall structure.
5. the ceiling structure.
6. the roof structure.

3.2 The inspector is NOT required to:

A. provide any engineering or architectural services or analysis.

B. offer an opinion as to the adequacy of any structural system or component.

4. EXTERIOR

4.1 The inspector shall:

A. inspect:

1. siding, flashing and trim.
2. all exterior doors.
3. attached or adjacent decks, balconies, stoops, steps, porches, and their associated railings.
4. eaves, soffits, and fascias where accessible from the ground level.
5. vegetation, grading, surface drainage, and retaining walls that are likely to adversely affect the building.
6. adjacent or entryway walkways, patios, and driveways.

B. describe:

1. siding.

EXTERIOR 4.2, Continued

4.2 The inspector is NOT required to inspect:

- A. screening, shutters, awnings, and similar seasonal accessories.
- B. fences.
- C. geological and/or soil conditions.
- D. recreational facilities.
- E. outbuildings other than garages and carports.
- F. seawalls, break-walls, and docks.
- G. erosion control and earth stabilization measures.

5. ROOFING**5.1 The inspector shall:**

- A. inspect:
 1. roofing materials.
 2. roof drainage systems.
 3. flashing.
 4. skylights, chimneys, and roof penetrations.
- B. describe:
 1. roofing materials.
 2. methods used to inspect the roofing.

5.2 The inspector is NOT required to inspect:

- A. antennae.
- B. interiors of flues or chimneys that are not readily accessible.
- C. other installed accessories.

6. PLUMBING**6.1 The inspector shall:**

- A. inspect:
 1. interior water supply and distribution systems including all fixtures and faucets.
 2. drain, waste, and vent systems including all fixtures.
 3. water heating equipment and hot water supply system.
 4. vent systems, flues, and chimneys.
 5. fuel storage and fuel distribution systems.
 6. drainage sumps, sump pumps, and related piping.
- B. describe:
 1. water supply, drain, waste, and vent piping materials.
 2. water heating equipment including energy source(s).
 3. location of main water and fuel shut-off valves.

6.2 The inspector is NOT required to:

- A. inspect:
 1. clothes washing machine connections.
 2. interiors of flues or chimneys that are not readily accessible.
 3. wells, well pumps, or water storage related equipment.
 4. water conditioning systems.
 5. solar water heating systems.
 6. fire and lawn sprinkler systems.
 7. private waste disposal systems.
- B. determine:
 1. whether water supply and waste disposal systems are public or private.
 2. water supply quantity or quality.
- C. operate automatic safety controls or manual stop valves.

7. ELECTRICAL**7.1 The inspector shall:**

- A. inspect:
 1. service drop.
 2. service entrance conductors, cables, and raceways.
 3. service equipment and main disconnects.
 4. service grounding.
 5. interior components of service panels and sub panels.
 6. conductors.
 7. overcurrent protection devices.
 8. a representative number of installed lighting fixtures, switches, and receptacles.
 9. ground fault circuit interrupters.
- B. describe:
 1. amperage and voltage rating of the service.
 2. location of main disconnect(s) and sub panels.
 3. presence of solid conductor aluminum branch circuit wiring.
 4. presence or absence of smoke detectors.
 5. wiring methods.

7.2 The inspector is NOT required to:

- A. inspect:
 1. remote control devices.
 2. alarm systems and components.
 3. low voltage wiring systems and components.
 4. ancillary wiring systems and components. not a part of the primary electrical power distribution system.
- B. measure amperage, voltage, or impedance.

Continued

8. HEATING**8.1 The inspector shall:**

- A. open readily openable access panels.
- B. inspect:
 1. installed heating equipment.
 2. vent systems, flues, and chimneys.
- C. describe:
 1. energy source(s).
 2. heating systems.

8.2 The inspector is NOT required to:

- A. inspect:
 1. interiors of flues or chimneys that are not readily accessible.
 2. heat exchangers.
 3. humidifiers or dehumidifiers.
 4. electronic air filters.
 5. solar space heating systems.
- B. determine heat supply adequacy or distribution balance.

9. AIR CONDITIONING**9.1 The inspector shall:**

- A. open readily openable access panels.
- B. inspect:
 1. central and through-wall equipment.
 2. distribution systems.
- C. describe:
 1. energy source(s).
 2. cooling systems.

9.2 The inspector is NOT required to:

- A. inspect electronic air filters.
- B. determine cooling supply adequacy or distribution balance.
- C. inspect window air conditioning units.

10. INTERIORS**10.1 The inspector shall inspect:**

- A. walls, ceilings, and floors.
- B. steps, stairways, and railings.
- C. countertops and a representative number of installed cabinets.
- D. a representative number of doors and windows.
- E. garage doors and garage door operators.

10.2 The inspector is NOT required to inspect:

- A. paint, wallpaper, and other finish treatments.
- B. carpeting.
- C. window treatments.
- D. central vacuum systems.
- E. household appliances.
- F. recreational facilities.

11. INSULATION & VENTILATION**11.1 The inspector shall:**

- A. inspect:
 1. insulation and vapor retarders in unfinished spaces.
 2. ventilation of attics and foundation areas.
 3. mechanical ventilation systems.
- B. describe:
 1. insulation and vapor retarders in unfinished spaces.
 2. absence of insulation in unfinished spaces at conditioned surfaces.

11.2 The inspector is NOT required to disturb insulation.

See 13.2.A.11 and 13.2.A.12.

12. FIREPLACES AND SOLID FUEL BURNING APPLIANCES**12.1 The inspector shall:**

- A. inspect:
 1. system components.
 2. chimney and vents.
- B. describe:
 1. fireplaces and solid fuel burning appliances.
 2. chimneys.

12.2 The inspector is NOT required to:

- A. inspect:
 1. interiors of flues or chimneys.
 2. firescreens and doors.
 3. seals and gaskets.
 4. automatic fuel feed devices.
 5. mantles and fireplace surrounds.
 6. combustion make-up air devices.
 7. heat distribution assists (gravity fed and fan assisted).
- B. ignite or extinguish fires.
- C. determine draft characteristics.
- D. move fireplace inserts and stoves or firebox contents.

Continued

13. GENERAL LIMITATIONS AND EXCLUSIONS**13.1 General limitations:**

A. The inspector is NOT required to perform any action or make any determination not specifically stated in these Standards of Practice.

B. Inspections performed in accordance with these Standards of Practice:

1. are not technically exhaustive.
2. are not required to identify concealed conditions, latent defects, or consequential damage(s).

C. These Standards of Practice are applicable to buildings with four or fewer dwelling units and their garages or carports.

13.2 General exclusions:

A. Inspectors are NOT required to determine:

1. conditions of systems or components that are not readily accessible.
2. remaining life expectancy of any system or component.
3. strength, adequacy, effectiveness, or efficiency of any system or component.
4. the causes of any condition or deficiency.
5. methods, materials, or costs of corrections.
6. future conditions including but not limited to failure of systems and components.
7. the suitability of the property for any specialized use.
8. compliance with regulatory requirements (codes, regulations, laws, ordinances, etc.).
9. market value of the property or its marketability.
10. the advisability of purchase of the property.
11. the presence of potentially hazardous plants or animals including, but not limited to, wood destroying organisms or diseases harmful to humans including molds or mold-like substances.
12. the presence of any environmental hazards including, but not limited to, toxins, carcinogens, noise, and contaminants in soil, water, and air.
13. the effectiveness of any system installed or method utilized to control or remove suspected hazardous substances.
14. operating costs of systems or components.
15. acoustical properties of any system or component.
16. soil conditions relating to geotechnical or hydrologic specialties.

B. Inspectors are NOT required to offer:

1. or perform any act or service contrary to law.
2. or perform engineering services.
3. or perform any trade or any professional service other than home inspection.
4. warranties or guarantees of any kind.

C. Inspectors are NOT required to operate:

1. any system or component that is shut down or otherwise inoperable.
2. any system or component that does not respond to normal operating controls.
3. shut-off valves or manual stop valves.

D. Inspectors are NOT required to enter:

1. any area that will, in the opinion of the inspector, likely be dangerous to the inspector or other persons or damage the property or its systems or components.
2. under-floor crawl spaces or attics that are not readily accessible.

E. Inspectors are NOT required to inspect:

1. underground items including but not limited to underground storage tanks or other underground indications of their presence, whether abandoned or active.
2. items that are not installed.
3. installed decorative items.
4. items in areas that are not entered in accordance with 13.2.D.
5. detached structures other than garages and carports.
6. common elements or common areas in multi-unit housing, such as condominium properties or cooperative housing.

F. Inspectors are NOT required to:

1. perform any procedure or operation that will, in the opinion of the inspector, likely be dangerous to the inspector or other persons or damage the property or its systems or components.
2. describe or report on any system or component that is not included in these Standards and was not inspected.
3. move personal property, furniture, equipment, plants, soil, snow, ice, or debris.
4. dismantle any system or component, except as explicitly required by these Standards of Practice.

ASHI STANDARDS OF PRACTICE GLOSSARY OF ITALICIZED TERMS

Alarm Systems

Warning devices installed or freestanding including but not limited to smoke detectors, carbon monoxide detectors, flue gas, and other spillage detectors, and security equipment

Automatic Safety Controls

Devices designed and installed to protect systems and components from unsafe conditions

Component

A part of a system

Decorative

Ornamental; not required for the proper operation of the essential systems and components of a home

Describe

To identify (in writing) a system or component by its type or other distinguishing characteristics

Dismantle

To take apart or remove any component, device, or piece of equipment that would not be taken apart or removed by a homeowner in the course of normal maintenance

Engineering

The application of scientific knowledge for the design, control, or use of building structures, equipment, or apparatus

Further Evaluation

Examination and analysis by a qualified professional, tradesman, or service technician beyond that provided by the home inspection

Home Inspection

The process by which an inspector visually examines the readily accessible systems and components of a home and which describes those systems and components in accordance with these Standards of Practice

Household Appliances

Kitchen, laundry, and similar appliances, whether installed or free-standing

Inspect

To examine any system or component of a building in accordance with these Standards of Practice, using normal operating controls and opening readily openable access panels

Inspector

A person hired to examine any system or component of a building in accordance with these Standards of Practice

Installed

Attached such that removal requires tools

Normal Operating Controls

Devices such as thermostats, switches, or valves intended to be operated by the homeowner

Readily Accessible

Available for visual inspection without requiring moving of personal property, dismantling, destructive measures, or any action that will likely involve risk to persons or property

Readily Openable Access Panel

A panel provided for homeowner inspection and maintenance that is readily accessible, within normal reach, can be removed by one person, and is not sealed in place

Recreational Facilities

Spas, saunas, steam baths, swimming pools, exercise, entertainment, athletic, playground or other similar equipment, and associated accessories

Report

Communicate in writing

Representative Number

One component per room for multiple similar interior components such as windows, and electric receptacles; one component on each side of the building for multiple similar exterior components

Roof Drainage Systems

Components used to carry water off a roof and away from a building

Shut Down

A state in which a system or component cannot be operated by normal operating controls

Siding

Exterior wall covering and cladding; such as: aluminum, asphalt, brick, cement/asbestos, EIFS, stone, stucco, veneer, vinyl, wood, etc.

Solid Fuel Burning Appliances

A hearth and fire chamber or similar prepared place in which a fire may be built and that is built in conjunction with a chimney; or a listed assembly of a fire chamber, its chimney, and related factory-made parts designed for unit assembly without requiring field construction

Structural Component

A component that supports non-variable forces or weights (dead loads) and variable forces or weights (live loads)

System

A combination of interacting or interdependent components, assembled to carry out one or more functions.

Technically Exhaustive

An investigation that involves dismantling, the extensive use of advanced techniques, measurements, instruments, testing, calculations, or other means

Under-floor Crawl Space

The area within the confines of the foundation and between the ground and the underside of the floor

Unsafe

A condition in a readily accessible, installed system or component that is judged to be a significant risk of bodily injury during normal, day-to-day use; the risk may be due to damage, deterioration, improper installation, or a change in accepted residential construction standards

Wiring Methods

Identification of electrical conductors or wires by their general type, such as non-metallic sheathed cable, armored cable, or knob and tube, etc.



ASHI® CODE OF ETHICS

For the Home Inspection Profession

Integrity, honesty, and objectivity are fundamental principles embodied by this Code, which sets forth obligations of ethical conduct for the home inspection profession. The Membership of ASHI has adopted this Code to provide high ethical standards to safeguard the public and the profession.

Inspectors shall comply with this Code, shall avoid association with any enterprise whose practices violate this Code, and shall strive to uphold, maintain, and improve the integrity, reputation, and practice of the home inspection profession.

1. Inspectors shall avoid conflicts of interest or activities that compromise, or appear to compromise, professional independence, objectivity, or inspection integrity.

- A. Inspectors shall not inspect properties for compensation in which they have, or expect to have, a financial interest.
- B. Inspectors shall not inspect properties under contingent arrangements whereby any compensation or future referrals are dependent on reported findings or on the sale of a property.
- C. Inspectors shall not directly or indirectly compensate realty agents, or other parties having a financial interest in closing or settlement of real estate transactions, for the referral of inspections or for inclusion on a list of recommended inspectors, preferred providers, or similar arrangements.
- D. Inspectors shall not receive compensation for an inspection from more than one party unless agreed to by the client(s).
- E. Inspectors shall not accept compensation, directly or indirectly, for recommending contractors services, or products to inspection clients or other parties having an interest in inspected properties.
- F. Inspectors shall not repair, replace, or upgrade, for compensation, systems or components covered by ASHI Standards of Practice, for one year after the inspection.

2. Inspectors shall act in good faith toward each client and other interested parties.

- A. Inspectors shall perform services and express opinions based on genuine conviction and only within their areas of education, training, or experience.
- B. Inspectors shall be objective in their reporting and not knowingly understate or overstate the significance of reported conditions.
- C. Inspectors shall not disclose inspection results or client information without client approval. Inspectors, at their discretion, may disclose observed immediate safety hazards to occupants exposed to such hazards, when feasible.

3. Inspectors shall avoid activities that may harm the public, discredit themselves, or reduce public confidence in the profession.

- A. Advertising, marketing, and promotion of inspectors' services or qualifications shall not be fraudulent, false, deceptive, or misleading.
- B. Inspectors shall report substantive and willful violations of this Code to the Society.

The Standards of Practice and Code of Ethics of
THE AMERICAN SOCIETY OF HOME INSPECTORS®



www.ashi.org

TABLE OF CONTENTS

	Page
ASHI Standards of Practice	3
Section Description	
1. Introduction	3
2. Purpose and Scope	3
3. Structural System	3
4. Exterior	3
5. Roofing	4
6. Plumbing	4
7. Electrical	4
8. Heating	5
9. Air Conditioning	5
10. Interiors	5
11. Insulation and Ventilation	5
12. Fireplaces and Solid Fuel Burning Appliances	5
13. General Limitations	6
and Exclusions	
Glossary	7
Code of Ethics	8

HOME INSPECTION

Home inspections were being performed in the mid 1950s, and by the early 1970s were considered by many consumers to be essential to the real estate transaction. The escalating demand was due to a growing desire by homebuyers to learn about the condition of a house prior to purchase. Meeting the expectations of consumers required a unique discipline, distinct from construction, engineering, architecture, or municipal building inspection. As such, home inspection requires its own set of professional guidelines and qualifications. The American Society of Home Inspectors (ASHI) formed in 1976 and established the ASHI Standards of Practice and Code of Ethics to help buyers and sellers make real estate transaction decisions based on accurate, objective information.

American Society of Home Inspectors

As the oldest, largest and highest profile organization of home inspectors in North America, ASHI takes pride in its position of leadership. Its Membership works to build public awareness of home inspection and to enhance the technical and ethical performance of home inspectors.

Standards of Practice

The ASHI Standards of Practice guide home inspectors in the performance of their inspections. Subject to regular review, the Standards of Practice reflect information gained through surveys of conditions in the field and of the consumers' interests and concerns. Vigilance has elevated ASHI's Standards of Practice so that today they are the most widely-accepted home inspection guidelines in use and are recognized by many government and professional groups as the definitive standard for professional performance.

Code of Ethics

ASHI's Code of Ethics stresses the home inspector's responsibility to report the results of the inspection in a strictly fair, impartial, and professional manner, avoiding conflicts of interest.

ASHI Membership

Selecting the right home inspector can be as important as finding the right home. ASHI Members have performed no fewer than 250 fee-paid inspections in accordance with the ASHI Standards of Practice. They have passed written examinations testing their knowledge of residential construction, defect recognition, inspection techniques, and report-writing, as well as ASHI's Standards of Practice and Code of Ethics. Membership in the American Society of Home Inspectors is well-earned and maintained only through meeting requirements for continuing education.

Find local ASHI Members by calling 1-800-743-2744 or visiting the ASHI Web site at www.ashi.org.

Distribution of this material is not an indication of ASHI® Membership. For a free listing of the Membership go to "Find an Inspector" at www.ashi.org. To obtain additional copies or request permission to reprint The ASHI® Standards of Practice and Code of Ethics, contact:

The American Society of Home Inspectors, Inc.®
932 Lee Street, Suite 101 Des Plaines, IL
60016

800-743-ASHI/2744

No part of this publication may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopy, recording or otherwise, without the prior written consent of the publisher.

ASHI STANDARDS OF PRACTICE

1. INTRODUCTION

The American Society of Home Inspectors®, Inc. (ASHI®) is a not-for-profit professional society established in 1976. Membership in ASHI is voluntary and its members are private home inspectors. ASHI's objectives include promotion of excellence within the profession and continual improvement of its members' inspection services to the public.

2. PURPOSE AND SCOPE

2.1 The purpose of the Standards of Practice is to establish a minimum and uniform standard for home inspectors who subscribe to these Standards of Practice. Home inspections performed to these Standards of Practice are intended to provide the client with objective information regarding the condition of the systems and components of the home as inspected at the time of the home inspection. Redundancy in the description of the requirements, limitations, and exclusions regarding the scope of the home inspection is provided for emphasis only.

2.2 Inspectors shall:

A. adhere to the Code of Ethics of the American Society of Home Inspectors.

B. inspect readily accessible, visually observable, installed systems and components listed in these Standards of Practice.

C. report:

1. those systems and components inspected that, in the professional judgment of the inspector, are not functioning properly, significantly deficient, unsafe, or are near the end of their service lives.
2. recommendations to correct, or monitor for future correction, the deficiencies reported in 2.2.C.1, or items needing further evaluation. (Per Exclusion 13.2.A.5 inspectors are NOT required to determine methods, materials, or costs of corrections.)
3. reasoning or explanation as to the nature of the deficiencies reported in 2.2.C.1, that are not self-evident.
4. systems and components designated for inspection in these Standards of Practice that were present at the time of the home inspection but were not inspected and the reason(s) they were not inspected.

2.3 These Standards of Practice are not intended to limit inspectors from:

A. including other inspection services or systems and components in addition to those required in Section 2.2.B.

B. designing or specifying repairs, provided the inspector is appropriately qualified and willing to do so.

C. excluding systems and components from the inspection if requested by the client.

3. STRUCTURAL COMPONENTS

3.1 The inspector shall:

A. inspect:

1. structural components including the foundation and framing.
2. by probing a representative number of structural components where deterioration is suspected or where clear indications of possible deterioration exist. Probing is NOT required when probing would damage any finished surface or where no deterioration is visible or presumed to exist.

B. describe:

1. the methods used to inspect under-floor crawl spaces and attics.
2. the foundation.
3. the floor structure.
4. the wall structure.
5. the ceiling structure.
6. the roof structure.

3.2 The inspector is NOT required to:

A. provide any engineering or architectural services or analysis.

B. offer an opinion as to the adequacy of any structural system or component.

4. EXTERIOR

4.1 The inspector shall:

A. inspect:

1. siding, flashing and trim.
2. all exterior doors.
3. attached or adjacent decks, balconies, stoops, steps, porches, and their associated railings.
4. eaves, soffits, and fascias where accessible from the ground level.
5. vegetation, grading, surface drainage, and retaining walls that are likely to adversely affect the building.
6. adjacent or entryway walkways, patios, and driveways.

B. describe:

1. siding.

EXTERIOR 4.2, Continued

4.2 The inspector is NOT required to inspect:

- A. screening, shutters, awnings, and similar seasonal accessories.
- B. fences.
- C. geological and/or soil conditions.
- D. recreational facilities.
- E. outbuildings other than garages and carports.
- F. seawalls, break-walls, and docks.
- G. erosion control and earth stabilization measures.

5. ROOFING

5.1 The inspector shall:

- A. inspect:
 - 1. roofing materials.
 - 2. roof drainage systems.
 - 3. flashing.
 - 4. skylights, chimneys, and roof penetrations.
- B. describe:
 - 1. roofing materials.
 - 2. methods used to inspect the roofing.

5.2 The inspector is NOT required to inspect:

- A. antennae.
- B. interiors of flues or chimneys that are not readily accessible.
- C. other installed accessories.

6. PLUMBING

6.1 The inspector shall:

- A. inspect:
 - 1. interior water supply and distribution systems including all fixtures and faucets.
 - 2. drain, waste, and vent systems including all fixtures.
 - 3. water heating equipment and hot water supply system.
 - 4. vent systems, flues, and chimneys.
 - 5. fuel storage and fuel distribution systems.
 - 6. drainage sumps, sump pumps, and related piping.
- B. describe:
 - 1. water supply, drain, waste, and vent piping materials.
 - 2. water heating equipment including energy source(s).
 - 3. location of main water and fuel shut-off valves.

6.2 The inspector is NOT required to:

- A. inspect:
 - 1. clothes washing machine connections.
 - 2. interiors of flues or chimneys that are not readily accessible.
 - 3. wells, well pumps, or water storage related equipment.
 - 4. water conditioning systems.
 - 5. solar water heating systems.
 - 6. fire and lawn sprinkler systems.
 - 7. private waste disposal systems.
- B. determine:
 - 1. whether water supply and waste disposal systems are public or private.
 - 2. water supply quantity or quality.
- C. operate automatic safety controls or manual stop valves.

7. ELECTRICAL

7.1 The inspector shall:

- A. inspect:
 - 1. service drop.
 - 2. service entrance conductors, cables, and raceways.
 - 3. service equipment and main disconnects.
 - 4. service grounding.
 - 5. interior components of service panels and sub panels.
 - 6. conductors.
 - 7. overcurrent protection devices.
 - 8. a representative number of installed lighting fixtures, switches, and receptacles.
 - 9. ground fault circuit interrupters.
- B. describe:
 - 1. amperage and voltage rating of the service.
 - 2. location of main disconnect(s) and sub panels.
 - 3. presence of solid conductor aluminum branch circuit wiring.
 - 4. presence or absence of smoke detectors.
 - 5. wiring methods.

7.2 The inspector is NOT required to:

- A. inspect:
 - 1. remote control devices.
 - 2. alarm systems and components.
 - 3. low voltage wiring systems and components.
 - 4. ancillary wiring systems and components not a part of the primary electrical power distribution system.
- B. measure amperage, voltage, or impedance.

Continued

8. HEATING

8.1 The inspector shall:

- A. open readily openable access panels.
- B. inspect:
 1. installed heating equipment.
 2. vent systems, flues, and chimneys.
- C. describe:
 1. energy source(s).
 2. heating systems.

8.2 The inspector is NOT required to:

- A. inspect:
 1. interiors of flues or chimneys that are not readily accessible.
 2. heat exchangers.
 3. humidifiers or dehumidifiers.
 4. electronic air filters.
 5. solar space heating systems.
- B. determine heat supply adequacy or distribution balance.

9. AIR CONDITIONING

9.1 The inspector shall:

- A. open readily openable access panels.
- B. inspect:
 1. central and through-wall equipment.
 2. distribution systems.
- C. describe:
 1. energy source(s).
 2. cooling systems.

9.2 The inspector is NOT required to:

- A. inspect electronic air filters.
- B. determine cooling supply adequacy or distribution balance.
- C. inspect window air conditioning units.

10. INTERIORS

10.1 The inspector shall inspect:

- A. walls, ceilings, and floors.
- B. steps, stairways, and railings.
- C. countertops and a representative number of installed cabinets.
- D. a representative number of doors and windows.
- E. garage doors and garage door operators.

10.2 The inspector is NOT required to inspect:

- A. paint, wallpaper, and other finish treatments.
- B. carpeting.
- C. window treatments.
- D. central vacuum systems.
- E. household appliances.
- F. recreational facilities.

11. INSULATION & VENTILATION

11.1 The inspector shall:

- A. inspect:
 1. insulation and vapor retarders in unfinished spaces.
 2. ventilation of attics and foundation areas.
 3. mechanical ventilation systems.
- B. describe:
 1. insulation and vapor retarders in unfinished spaces.
 2. absence of insulation in unfinished spaces at conditioned surfaces.

11.2 The inspector is NOT required to disturb insulation.

See 13.2.A.11 and 13.2.A.12.

12. FIREPLACES AND SOLID FUEL BURNING APPLIANCES

12.1 The inspector shall:

- A. inspect:
 1. system components.
 2. chimney and vents.
- B. describe:
 1. fireplaces and solid fuel burning appliances.
 2. chimneys.

12.2 The inspector is NOT required to:

- A. inspect:
 1. interiors of flues or chimneys.
 2. firescreens and doors.
 3. seals and gaskets.
 4. automatic fuel feed devices.
 5. mantles and fireplace surrounds.
 6. combustion make-up air devices.
 7. heat distribution assists (gravity fed and fan assisted).
- B. ignite or extinguish fires.
- C. determine draft characteristics.
- D. move fireplace inserts and stoves or firebox contents.

Continued

13. GENERAL LIMITATIONS AND EXCLUSIONS

13.1 General limitations:

A. The inspector is NOT required to perform any action or make any determination not specifically stated in these Standards of Practice.

B. Inspections performed in accordance with these Standards of Practice:

1. are not technically exhaustive.
2. are not required to identify concealed conditions, latent defects, or consequential damage(s).

C. These Standards of Practice are applicable to buildings with four or fewer dwelling units and their garages or carports.

13.2 General exclusions:

A. Inspectors are NOT required to determine:

1. conditions of systems or components that are not readily accessible.
2. remaining life expectancy of any system or component.
3. strength, adequacy, effectiveness, or efficiency of any system or component.
4. the causes of any condition or deficiency.
5. methods, materials, or costs of corrections.
6. future conditions including but not limited to failure of systems and components.
7. the suitability of the property for any specialized use.
8. compliance with regulatory requirements (codes, regulations, laws, ordinances, etc.).
9. market value of the property or its marketability.
10. the advisability of purchase of the property.
11. the presence of potentially hazardous plants or animals including, but not limited to, wood destroying organisms or diseases harmful to humans including molds or mold-like substances.
12. the presence of any environmental hazards including, but not limited to, toxins, carcinogens, noise, and contaminants in soil, water, and air.
13. the effectiveness of any system installed or method utilized to control or remove suspected hazardous substances.
14. operating costs of systems or components.
15. acoustical properties of any system or component.
16. soil conditions relating to geotechnical or hydrologic specialties.

B. Inspectors are NOT required to offer:

1. or perform any act or service contrary to law.
2. or perform engineering services.
3. or perform any trade or any professional service other than home inspection.
4. warranties or guarantees of any kind.

C. Inspectors are NOT required to operate:

1. any system or component that is shut down or otherwise inoperable.
2. any system or component that does not respond to normal operating controls.
3. shut-off valves or manual stop valves.

D. Inspectors are NOT required to enter:

1. any area that will, in the opinion of the inspector, likely be dangerous to the inspector or other persons or damage the property or its systems or components.
2. under-floor crawl spaces or attics that are not readily accessible.

E. Inspectors are NOT required to inspect:

1. underground items including but not limited to underground storage tanks or other underground indications of their presence, whether abandoned or active.
2. items that are not installed.
3. installed decorative items.
4. items in areas that are not entered in accordance with 13.2.D.
5. detached structures other than garages and carports.
6. common elements or common areas in multi-unit housing, such as condominium properties or cooperative housing.

F. Inspectors are NOT required to:

1. perform any procedure or operation that will, in the opinion of the inspector, likely be dangerous to the inspector or other persons or damage the property or its systems or components.
2. describe or report on any system or component that is not included in these Standards and was not inspected.
3. move personal property, furniture, equipment, plants, soil, snow, ice, or debris.
4. dismantle any system or component, except as explicitly required by these Standards of Practice.

ASHI STANDARDS OF PRACTICE GLOSSARY OF ITALICIZED TERMS

Alarm Systems

Warning devices installed or freestanding including but not limited to smoke detectors, carbon monoxide detectors, flue gas, and other spillage detectors, and security equipment

Automatic Safety Controls

Devices designed and installed to protect systems and components from unsafe conditions

Component

A part of a system

Decorative

Ornamental; not required for the proper operation of the essential systems and components of a home

Describe

To identify (in writing) a system or component by its type or other distinguishing characteristics

Dismantle

To take apart or remove any component, device, or piece of equipment that would not be taken apart or removed by a homeowner in the course of normal maintenance

Engineering

The application of scientific knowledge for the design, control, or use of building structures, equipment, or apparatus

Further Evaluation

Examination and analysis by a qualified professional, tradesman, or service technician beyond that provided by the home inspection

Home Inspection

The process by which an inspector visually examines the readily accessible systems and components of a home and which describes those systems and components in accordance with these Standards of Practice

Household Appliances

Kitchen, laundry, and similar appliances, whether installed or free-standing

Inspect

To examine any system or component of a building in accordance with these Standards of Practice, using normal operating controls and opening readily openable access panels

Inspector

A person hired to examine any system or component of a building in accordance with these Standards of Practice

Installed

Attached such that removal requires tools

Normal Operating Controls

Devices such as thermostats, switches, or valves intended to be operated by the homeowner

Readily Accessible

Available for visual inspection without requiring moving of personal property, dismantling, destructive measures, or any action that will likely involve risk to persons or property

Readily Openable Access Panel

A panel provided for homeowner inspection and maintenance that is readily accessible, within normal reach, can be removed by one person, and is not sealed in place

Recreational Facilities

Spas, saunas, steam baths, swimming pools, exercise, entertainment, athletic, playground or other similar equipment, and associated accessories

Report

Communicate in writing

Representative Number

One component per room for multiple similar interior components such as windows, and electric receptacles; one component on each side of the building for multiple similar exterior components

Roof Drainage Systems

Components used to carry water off a roof and away from a building

Shut Down

A state in which a system or component cannot be operated by normal operating controls

Siding

Exterior wall covering and cladding; such as: aluminum, asphalt, brick, cement/asbestos, EIFS, stone, stucco, veneer, vinyl, wood, etc.

Solid Fuel Burning Appliances

A hearth and fire chamber or similar prepared place in which a fire may be built and that is built in conjunction with a chimney; or a listed assembly of a fire chamber, its chimney, and related factory-made parts designed for unit assembly without requiring field construction

Structural Component

A component that supports non-variable forces or weights (dead loads) and variable forces or weights (live loads)

System

A combination of interacting or interdependent components, assembled to carry out one or more functions.

Technically Exhaustive

An investigation that involves dismantling, the extensive use of advanced techniques, measurements, instruments, testing, calculations, or other means

Under-floor Crawl Space

The area within the confines of the foundation and between the ground and the underside of the floor

Unsafe

A condition in a readily accessible, installed system or component that is judged to be a significant risk of bodily injury during normal, day-to-day use; the risk may be due to damage, deterioration, improper installation, or a change in accepted residential construction standards

Wiring Methods

Identification of electrical conductors or wires by their general type, such as non-metallic sheathed cable, armored cable, or knob and tube, etc.



ASHI® CODE OF ETHICS

For the Home Inspection Profession

Integrity, honesty, and objectivity are fundamental principles embodied by this Code, which sets forth obligations of ethical conduct for the home inspection profession. The Membership of ASHI has adopted this Code to provide high ethical standards to safeguard the public and the profession.

Inspectors shall comply with this Code, shall avoid association with any enterprise whose practices violate this Code, and shall strive to uphold, maintain, and improve the integrity, reputation, and practice of the home inspection profession.

1. Inspectors shall avoid conflicts of interest or activities that compromise, or appear to compromise, professional independence, objectivity, or inspection integrity.

- A. Inspectors shall not inspect properties for compensation in which they have, or expect to have, a financial interest.
- B. Inspectors shall not inspect properties under contingent arrangements whereby any compensation or future referrals are dependent on reported findings or on the sale of a property.
- C. Inspectors shall not directly or indirectly compensate realty agents, or other parties having a financial interest in closing or settlement of real estate transactions, for the referral of inspections or for inclusion on a list of recommended inspectors, preferred providers, or similar arrangements.
- D. Inspectors shall not receive compensation for an inspection from more than one party unless agreed to by the client(s).
- E. Inspectors shall not accept compensation, directly or indirectly, for recommending contractors services, or products to inspection clients or other parties having an interest in inspected properties.
- F. Inspectors shall not repair, replace, or upgrade, for compensation, systems or components covered by ASHI Standards of Practice, for one year after the inspection.

2. Inspectors shall act in good faith toward each client and other interested parties.

- A. Inspectors shall perform services and express opinions based on genuine conviction and only within their areas of education, training, or experience.
- B. Inspectors shall be objective in their reporting and not knowingly understate or overstate the significance of reported conditions.
- C. Inspectors shall not disclose inspection results or client information without client approval. Inspectors, at their discretion, may disclose observed immediate safety hazards to occupants exposed to such hazards, when feasible.

3. Inspectors shall avoid activities that may harm the public, discredit themselves, or reduce public confidence in the profession.

- A. Advertising, marketing, and promotion of inspectors' services or qualifications shall not be fraudulent, false, deceptive, or misleading.
- B. Inspectors shall report substantive and willful violations of this Code to the Society.