



Home Inspection Report

Prepared For: Sample Report

Inspected Property Address:
123 Any Street
Lancaster PA 17601



Inspector: David C. Mull
1398 East Oregon Road
Leola, PA 17540
1-866-504-4668, 717-808-4668



David C. Mull



Table of Contents

Cover Page.....	1
Table of Contents.....	2
Agreement	3
Intro Page	5
Major Summary.....	7
Minor Summary.....	10
1 General Information	11
2 Utility Disconnect and Shut-off Information	12
3 Site, Grounds and Grading	13
4 Exterior and Structure	15
5 Roofing Systems.....	18
6 Plumbing Systems	20
7 Electrical Systems.....	22
8 Attic Inspection.....	25
9 Interiors Components.....	26
10 Bathrooms.....	28
11 Kitchen	29
12 Basement and Crawlspace	31
13 Heating and Cooling System	33
14 Garage.....	35

Professional Home Inspection, LLC

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This Pre-Inspection Agreement is intended to be a Legal and Binding Contract. Please Read Carefully.

PROFESSIONAL HOME INSPECTION, LLC requires a Pre-inspection Agreement to be signed by the Client prior to performing the inspection. If you were not present at the time of the inspection and did not sign the Pre-inspection Agreement, you and your agents, by accepting and using the Inspection Report acknowledge and agree to be bound by the terms and conditions of the Pre-inspection Agreement and further agree that the Pre-inspection Agreement forms a part of the inspection report.

THIS AGREEMENT made on the day of inspection by and between Professional Home Inspection, LLC (Hereinafter "INSPECTOR") and the undersigned (hereinafter "CLIENT"), collectively referred to herein as "the parties." The Parties Understand and Voluntarily Agree as follows:

1. INSPECTOR agrees to perform a limited visual inspection of the home/building and to provide CLIENT with a written inspection report identifying the defects that INSPECTOR both observed and deemed material as they exist at the time of inspection. INSPECTOR may offer comments as a courtesy, but these comments will not comprise the bargained-for report. The report is only supplementary to the seller's disclosure.
2. Unless otherwise inconsistent with this Agreement or not possible, INSPECTOR agrees to perform the inspection in accordance to the current Standards of Practice of the National Association of Certified Home Inspectors posted at <http://www.nachi.org/sop.htm>. Available by request. CLIENT understands that these standards contain certain limitations, exceptions, and exclusions.
3. The home inspection only includes those systems and components expressly and specifically identified in the inspection report. Any areas which are not exposed to view, is concealed, is inaccessible are not included in this inspection. Furthermore, excluded but not limited to are code violations, termites or other wood destroying insects, rodents or fungus, asbestos, radon gas, lead paint, pools, spas, water or air quality, water softeners and septic systems.
4. The inspection and report are performed and prepared for the use of CLIENT, who gives INSPECTOR permission to discuss observations with their real estate agent. INSPECTOR accepts no responsibility for use or misinterpretation by third parties. INSPECTOR'S inspection of the property and the accompanying report are in no way intended to be a guarantee or warranty, express or implied, regarding the future use, operability, habitability or suitability of the home/building or its components. Any and all warranties, express or implied, including warranties of merchantability and fitness for a particular purpose, are expressly excluded by this Agreement.
5. INSPECTOR assumes no liability for the cost of repair or replacement of unreported defects or deficiencies either current or arising in the future. CLIENT acknowledges that the liability of INSPECTOR or its agents, for claims or damages, costs of defense or suit, attorney's fees and expenses and payments arising out of or related to the INSPECTOR'S negligence or breach of any obligation under this Agreement, including errors and omissions in the inspection or the report, shall be limited to liquidated damages in an amount equal to the fee paid to the INSPECTOR, and this liability shall be exclusive. CLIENT waives any claim for consequential, exemplary, special or incidental damages or for the loss of the use of the home/building even if the CLIENT has been advised of the possibility of such damages. The parties acknowledge that the liquidated damages are not intended as a penalty but are intended (i) to reflect the fact that actual damages may be difficult and impractical to ascertain; (ii) to allocate risk among the INSPECTOR and CLIENT; and (iii) to enable the INSPECTOR to perform the inspection at the stated fee.
6. INSPECTOR does not perform engineering, architectural, plumbing, or any other job function requiring an occupational license in the jurisdiction where the inspection is taking place.

7. Any dispute, controversy, interpretation or claim including claims for, but not limited to, breach of contract, any form of negligence, fraud or misrepresentation arising out of, from or related to this contract or arising out of, from or related to the inspection and inspection report shall be submitted for final and binding arbitration under the Rules and Procedures of the Expedited Arbitration of Home Inspection Disputes of Construction Arbitration Services, Inc. The decision of the Arbitrator appointed hereunder shall be final and binding and judgment on the Award may be entered in any court of competent jurisdiction as per paragraph number 9 of this agreement.

8. In the event of a claim against INSPECTOR, CLIENT agrees to supply INSPECTOR with the following: (1) Written notification of adverse conditions within 14 days of discovery, and (2) Access to the premises within 14 days of discovery. Client further agrees to allow INSPECTOR to re-inspect the claimed discrepancy, with the exception of emergency conditions, before the CLIENT or CLIENTS agents, employees or independent contractor's repairs, replaces, alters or modifies the claimed discrepancy. Failure to comply with the above conditions will release INSPECTOR and its agents from any and all obligations or liability of any kind.

9. The parties agree that any litigation arising out of this Agreement shall be filed only in the Court having jurisdiction in Lancaster County in which the INSPECTOR has its principal place of business. In the event that CLIENT fails to prove any adverse claims against INSPECTOR in a court of law, CLIENT agrees to pay all legal costs, expenses and fees of INSPECTOR in defending said claims.

10. If any court declares any provision of this Agreement invalid or unenforceable, the remaining provisions will remain in effect. This Agreement represents the entire agreement between the parties. All prior communications are merged into this Agreement, and there are no terms or conditions other than those set forth herein. No statement or promise of INSPECTOR or its agents shall be binding unless reduced to writing and signed by INSPECTOR. No change or modification shall be enforceable against any party unless such change or modification is in writing and signed by the parties. This Agreement shall be binding upon and enforceable by the parties and their heirs, executors, administrators, successors and assignees. CLIENT shall have no cause of action against INSPECTOR after one year from the date of the inspection.

11. CLIENT understands and agrees if they are not present at the time of inspection and therefore do not sign this Agreement this agreement will form part of the inspection report. Acceptance of the inspection report by the CLIENT shall therefore constitute acceptance of the terms and conditions of this Agreement.

12. Payment of the fee to INSPECTOR is due upon completion of the on-site inspection. The CLIENT agrees to pay all legal and time expenses incurred in collecting due payments, including attorney's fees, if any. If CLIENT is a corporation, LLC, or similar entity, the person signing this Agreement on behalf of such entity does personally guaranty payment of the fee by the entity.

CLIENT HAS CAREFULLY READ THE FOREGOING, AGREES TO IT.

Date Inspected: 8/15/2014	Report ID: 081514-004	
Property: 123 Any Street Lancaster PA 17601	Client: Sample Report	Real Estate Professional: Sample Rep

Comment Key or Definitions

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

Satisfactory = A visually observed system, component or unit, that if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

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

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

Safety Concern = A safety concern. A safety concern is defined as a problem that involves an unreasonable risk to people in or on the property.

Inspection Restriction = The item, component, unit or system that is typically inspected was not inspected due to restrictions (i.e. inaccessibility, lack of utilities, weather conditions)

Recommended Improvement = Suggested areas for potential improvement based on the Inspectors observations and experience. These suggestions for improvement are not deficiencies, defects or repair items. They are opportunities to improve the overall condition of the property.

Maintenance Recommendation = A general recommendation regarding periodic routine maintenance, cleanings or adjustments to ensure proper functioning of all the components, units or systems in a property and to avoid costly repairs, replacements or emergencies.

Information Only = The inspector is providing this information that is specific to your property, as a courtesy.

Standards of Practice: Professional Home Inspection offers follow up consultation after this inspection and with regard to this report. Please call us if you feel you need help in understanding any information contained within. The following is found in the National Standards of Practice for Home Inspections and assists the Inspector and the Client in understanding the Definitions and Scope of the Home Inspection. A home inspection is a non-invasive visual examination of a residential dwelling, performed for a fee, which is designed to identify observed material defects within specific components of a dwelling. Components may include any combination of mechanical, structural, electrical, plumbing, or other essential systems or portions of the home. A home inspection is intended to assist the client in the evaluation of the overall condition of the dwelling. The inspection is based on observation of the visible and apparent condition of the structure and its components on the date of the inspection and not the determination of future conditions. A home inspection will not reveal every problem that exists or ever could exist, but only those material defects observed on the day of the inspection. A material defect is a problem with a residential real property or any portion of it that would have a significant adverse impact on the value of the property or that involves an unreasonable risk to people on the property. The fact that a structural element, system or subsystem is near, at, or beyond the end of the normal useful life is not by itself a material defect.

Limitations: An inspection is not technically exhaustive, and will not identify concealed or latent defects. It will not deal with aesthetic concerns or what could be deemed matters of taste, cosmetic, etc. It will not determine the suitability of the property for any use. It does not determine the market value of the property or its marketability. It does not determine the advisability or inadvisability of the purchase of the inspected property. It does not determine the life expectancy of the property or any components or systems therein. It does not include items not permanently installed. A warranty is not implied, the home inspection is not a warranty.

Continued On Next Page:

**Standards of Practice
(Continued)**

Exclusions: The inspector is not required to determine the property boundary lines or encroachments, the condition of any component or system that is not readily accessible, the service life expectancy of any component or system, the size, capacity, BTU, performance, or efficiency of any component or system, or the cause or reason of any condition, the cause for the need of repair or replacement of any system or component or future conditions, the compliance with codes or regulations, the presence of evidence of rodents, animals or insects, the presence of mold, mildew or fungus, the presence of air-borne hazards, the presence of birds or the presence of fauna, the air quality, the existence of asbestos, the existence of environmental hazards, the existence of electro-magnetic fields, the presence of hazardous materials including, but not limited to, the presence of lead in paint, any hazardous waste conditions, any manufacturer recalls or conformance with manufacturer installation or any information included in the consumer protection bulletin, operating costs of systems, replacement or repair cost estimates, the acoustical properties of any systems or estimates of how much it will cost to run any given system. The inspector is not required to operate any system that is shut down or any system that does not function properly. Or evaluate low voltage electrical systems such as, but not limited to phone lines, cable lines, antennae, lights, remote controls, any system that does not turn on with the use of normal operating controls, any shut off valve, any electrical disconnect or over current protection devices, any alarm systems, moisture meters, gas detectors or similar equipment. The inspector is not required to move any personal items or other obstructions, such as, but not limited to, throw rugs, furniture, floor or wall coverings, ceiling tiles, window coverings, equipment, plants, ice, debris, snow, water, dirt, foliage and pets. The inspector is not required to dismantle, open, or uncover any system or component. Enter or access any area which may, in the opinion of the inspector, to be unsafe or risk personal safety. Enter crawl spaces or other areas that are unsafe or not readily accessible. Inspect underground items such as, but not limited to, underground storage tanks or other indications of their presence, whether abandoned or actively used. Do anything which, in the inspector's opinion, is likely to be unsafe or dangerous to the inspector or others or damage property, such as, but not limited to, walking on roof surfaces, climbing ladders, entering attic spaces or negotiating with dogs. Inspect decorative items. Inspect common elements or areas in multi-unit housing. Inspect intercoms, speaker systems, radio-controlled, security devices or lawn irrigation systems. Offer guarantees or warranties. Offer or perform any engineering services. Offer or perform any trade or professional service other than home inspection. Research the history of the property, report on its potential for alteration, modification, expandability, or its suitability for a specific or proposed use for occupancy. The inspector is not required to determine the age of construction or installation of any system, structure, or component of a building, or differentiate between original construction or subsequent additions, improvements, renovations or replacements or determine the insurability of a property.

NOTICE TO THIRD PARTIES: This Report is the exclusive property of PROFESSIONAL HOME INSPECTION LLC and the Client listed in this report and is not transferable to any third parties or subsequent buyers or sellers/owners. Our inspection and this Report have been performed with a written contract agreement that limits the inspection and report scope and usefulness. Unauthorized recipients are therefore advised not to rely upon this Report, but rather to retain the services of an appropriately qualified home inspector of their choice to provide them with their own inspection and report.

REPORT CONFIDENTIALITY: This report is solely for the benefit of the client listed in this report. Any person or party designated by the client to receive information within this report shall be subject to the TERMS AND CONDITIONS including the Notice To Third Parties contained herein.

Type of building:

Detached, Split Level

Standards of Practice:

National Association of Certified Home Inspectors Member #05081796

Approximate year built:

1973

Square Footage:

2959

Temperature:

72 Degrees

Weather:

Overcast, Cloudy

In Attendance:

Buyer

Number of Full Bathrooms:

2

Number of Half Bathrooms:

1

Major Summary

Client
Sample Report

Inspection Address
123 Any Street
Lancaster PA 17601

Inspection Date
8/15/2014

As with any structure, there may be certain elements that are in need of attention, repair or maintenance. This inspection has addressed those points, which is the primary function of a home inspection. Our observations will determine if this dwelling is in need of repair to any of the major systems included in this inspection which are required to keep it in an acceptable condition. Some additional minor reportable conditions may be discovered in the course of repairs, upgrading or when the home is vacant. We recommend that you obtain repair estimates from competent specialists as an aid in planning your future course of action.

A home inspection will not reveal every problem that exists or ever could exist, but only those material defects observed on the day of the inspection. A material defect is a problem with a residential real property or any portion of it that would have a significant adverse impact on the value of the property or that involves an unreasonable risk to people on the property. The fact that a structural element, system or subsystem is near, at, or beyond the end of the normal useful life is not by itself a material defect.

The items listed below have been found to be deficient in this report. **You should refer to specific sections in this report for additional information that may have been commented on concerning a specific component or system. This summary is not an all-inclusive list of the defects found in the dwelling. It is your responsibility to read the entire report and call Professional Home Inspection if you have any questions.**

Items in the report found to have a material defect or major deficiency:

3. Site, Grounds and Grading

General Grading and Drainage

Not Satisfactory

1. (1) Grading corrections/modification located on the left front corner of the property should be considered by the client to improve drainage.

Also see Basement - Dampness/Moisture

Deck

Not Satisfactory

2. The lower right side of the wood deck was found with damaged wood. We recommend repairs by a qualified contractor.

Shrubs, Bushes and Trees

Not Satisfactory

3. The exterior of the property was found with excessive overgrown shrubbery and brushes. We recommend trees, bushes and shrubs are cut back from the perimeter of the property and the edge of the roof line.

4. Exterior and Structure

Exterior Doors

Not Satisfactory

4. (1) Several exterior doors were found with wood trim and moldings with deterioration and wood rot. All affected doors and door trim surfaces should be repaired, replaced and/or prepared for painting and painted or covered to prevent further deterioration of the wood surfaces.

4. Exterior and Structure

5. (2) The lower rear exterior service door was observed with wood rot and deterioration of the door threshold, the door trim and the door. Replace the full door assembly as necessary.

Chimney**Not Satisfactory**

6. (1) The chimney masonry crown was observed with surface deterioration. This masonry crown should be repaired to prevent further damage and to prevent water intrusion into the interior of the chimney.

6. Plumbing Systems**Water Entrance****Not Satisfactory**

7. (1) The gate valve located at the main water shut-off in the basement was observed with an active leak. Repairs are required. All work should be performed by a qualified plumbing contractor.

7. Electrical Systems**Service Entrance Cable****Not Satisfactory**

8. The main electrical cable service head was found damaged and hanging from the eve. The service cable service head is the responsibility of the property owner. Reattach as necessary to prevent further failure and damage.

Main Electrical Distribution Panel**Not Satisfactory**

9. (2) Three circuit breakers located in the main electrical panel with double taps were observed. These connections should be corrected by a qualified electrician.

A double tap is described as two electrical conductors connected to the same circuit breaker. Only one electrical conductor should be connected to a single circuit breaker.

GFCI Receptacles/Protection**Not Satisfactory**

10. (1) The GFCI receptacle located at the rear deck walkway and the GFCI located on the right deck were found non-functional. This GFCI device would not trip to interrupt the flow of electrical power under test fault conditions. Replace this device – work should be performed by a qualified electrical contractor.

9. Interiors Components**Windows****Not Satisfactory**

11. (1) The bottom sash of the right window located in the front left bedroom was observed with a double pane window with a failed thermal seal. This window should be repaired or replaced.

10. Bathrooms**Jetted Tub****Not Satisfactory**

12. GFCI protection of the jetted bathtub could not be confirmed. We recommend confirmation of proper GFCI protection of the jetted bathtub by a qualified electrical contractor or the addition of proper GFCI protection prior to use of the tub.

12. Basement and Crawlspace**Floor Joist****Not Satisfactory, Inspection Restriction**

13. (1) The wood ledger board providing support for the floor joists in the rear family room above the crawlspace was found with five large carriage bolts loose and protruding approximately 4 to 5 inches. The ledger board is the main support for the floor structure. Further evaluation and repairs as necessary are required by a qualified contractor.

Dampness/Moisture**Not Satisfactory**

14. Evidence of moisture intrusion was observed located in the basement in the front right corner. Locate and maintain downspout discharge points and correct grading around this area, as necessary.

Also see Site, Grounds and Grading - General Grading and Drainage.

14. Garage**Exterior Service Door****Not Satisfactory**

15. The garage side exterior service door was observed with wood rot and deterioration of the door threshold, the door trim and the door. Replace the full door assembly as necessary.

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Professional Home Inspection, LLC

Minor Summary

Client
Sample Report

Inspection Address
123 Any Street
Lancaster PA 17601

Inspection Date
8/15/2014

In addition to the **MAJOR DEFICIENCIES** listed on the previous page the inspection may also discover items in need of maintenance or minor repair. The inspector may also include suggestions to improve and/or maintain the property as well as suggestions for repairs to prevent future damage. These items are defined as **MINOR REPORTABLE CONDITIONS** and are included in this report as a courtesy to supplement the report. They are for the sole use of the client and are intended to be used as a "**CLIENT TO DO LIST**" upon taking possession of the inspected property.

Items in the report found to have a **MINOR REPORTABLE CONDITION**:

4. Exterior and Structure

Exterior Windows

Not Satisfactory

1. Exterior wood window sills were observed with peeling paint. The affected sills should be painted or covered to prevent further deterioration.

5. Roofing Systems

Downspouts and Rain Gutters

Not Satisfactory

2. (1) The rain gutters were observed with gutter guards in place. Gutter guards help in preventing debris from entering and building up in rain gutters. Depending on the type of gutter guards installed it may be necessary to check and clean the openings of the gutter guards each year.

Several sections of gutter guards were found missing. Replace as necessary.

7. Electrical Systems

GFCI Receptacles/Protection

Not Satisfactory

3. (2) All receptacles requiring Ground Fault Circuit Interrupter or GFCI protection are not properly protected. It is recommended three kitchen counter receptacles and five garage receptacles are upgraded to GFCI type receptacles.

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Professional Home Inspection, LLC

1. General Information

Below is a list of components, systems, recommendations and/or comments providing general information as a courtesy to the client. Each item is particular to the inspected property and is described for informational purposes.

Inspected Items

A. Recommendations While Traveling

Information Only

Recommendations while traveling or away from your home for long periods of time. When away from home unexpected problems can arise with our home systems. Listed here are a few suggestions to help avoid damage and save on energy cost while away.

- Turn off the main water supply shut-off valve in case a water line breaks. Before turning the water off you should consider any devices used in your home that may depend on a water supply to operate, such as a water powered sump pump.
- Turn off the electric water heater to save on energy cost while you're away. You can do this at the water heater disconnect or the main electrical panel.
- In the colder winter season lower the central heating system thermostat set point to 54 degrees to save on energy cost. If your thermostat uses batteries it may be a good idea to replace them before you leave.
- In the warmer summer months raise the central air conditioning system thermostat set point to 78 degrees to save on energy cost and to control the indoor humidity levels preventing possible mildew and mold growth.

B. Vacant Property

Information Only

Vacant Property: The property was vacant at the time of inspection for an undefined period of time prior to the inspection. Vacant properties may not show evidence of deficiencies found in an occupied property. Heating and cooling equipment may have latent defects such as leaks which may not become evident until the system is running for an extended period of time. Components of the plumbing system may not show evident signs of leaks when they are not used for an extended period of time. Every effort will be made by the inspector to uncover problems using visual inspection techniques.

C. Security System

Information Only

The property was observed with a home security system. This system was not tested or inspected during the general home inspection. We recommend the client consult with the current owner, the installer of the system or the service provider of the system for additional information.

D. Water Softener - Not In Service

Information Only

A water softener was observed. Water softeners are not inspected or tested as part of the general home inspection. This water softener was not in service at the time of the inspection.

2. Utility Disconnect and Shut-off Information

All homes have a means of disconnecting or shutting off the utilities coming into the home. Each responsible member living in the home should know the location of the devices and how to use them in the event of an emergency. As part of our inspection we have noted the location and type of disconnect or shut-off device.

Styles & Materials

Main Water Shut-off Valve:

Location: Basement

Gate Valves

Turn valve to the off position

Main Electrical Disconnect:

Location: Basement

Circuit Breaker

Turn circuit breaker to the off position

Main Fuel Source:

Location: Outside

Natural Gas

Turn the in-line valve 90 degrees

Inspected Items

A. Main Water Shut-off Valve



Main Water Shut-off

B. Main Electrical Disconnect



Main Electrical Shut-off

C. Main Natural Gas Shut Off Valve



Main Natural Gas Shut-off

3. Site, Grounds and Grading

Our inspection of the site, grounds and grading includes the surface drainage, grading, some fencing, gates, sidewalks, patios, driveways, decks, porches and retaining walls adjacent to the structure. This inspection is not intended to address or include any geological conditions or site stability information. For information concerning these conditions, a geologist or soils engineer should be consulted. Any reference to grade is limited to only areas around the exterior of the exposed foundation or exterior walls. This inspection is visual in nature and does not attempt to determine drainage performance of the site or the condition of any underground piping, including municipal water and sewer service piping or septic systems. When decks and porches are built close to the ground where no viewing or access is possible, we cannot make accurate opinions. These areas as well as others that are too low to enter, or in some other manner not accessible, are excluded from the inspection and are not addressed in this report. We routinely recommend that inquiry be made with the seller about knowledge of conditions. Where deck carpeting, stacked firewood, excessive vegetation, soil and other coverings are installed over decking and patio surfaces, the materials, their nature of construction and condition cannot be determined.

Styles & Materials

Driveway:

Asphalt

Walkways/Service Walks:

Flagstone

Stoop/Porch:

Flagstone

Deck:

Wood

Inspected Items

A. Driveway

Satisfactory

B. Driveway Apron

Satisfactory

The driveway apron is the area where the asphalt driveway joins with the concrete garage floor.

C. Walkways/Service Walks

Satisfactory

D. General Grading and Drainage

Not Satisfactory

(1) Grading corrections/modification located on the left front corner of the property should be considered by the client to improve drainage.

Also see Basement - Dampness/Moisture

(2) Ensure proper grading around the exterior of the property. Grading should be maintained with a pitch away from the property to allow rain water to drain away from the foundation wall.

E. Porch/Stoop

Satisfactory

F. Deck

Not Satisfactory

The lower right side of the wood deck was found with damaged wood. We recommend repairs by a qualified contractor.



G. Enclosed Porch

Satisfactory

H. Shrubs, Bushes and Trees

Not Satisfactory

The exterior of the property was found with excessive overgrown shrubbery and brushes. We recommend trees, bushes and shrubs are cut back from the perimeter of the property and the edge of the roof line.



4. Exterior and Structure

The inspection of the exterior and structure of the building includes the trim, eaves, fascias, doors, windows and flashing, exterior foundation and exterior wall coverings. Areas hidden from view by finished walls or stored items cannot be judged and are not a part of this inspection. Minor cracks are typical in many foundations and most do not represent a structural problem. If major cracks are present we routinely recommend further evaluation be made by a qualified professional structural engineer. The grading of the soil should allow for surface and roof water to flow away from the foundation. All concrete slabs experience some degree of cracking due to shrinkage in the drying process or minor settlement. All items listed are inspected for their proper function, poor installation, excessive wear and general state of repair.

Inspected Items

A. Exterior Foundation

Inspection Restriction

Inspection restriction: Areas were found inaccessible for inspection due to dense shrubbery.

B. Exterior Wall Structure

Satisfactory

C. Exterior Wall Covering

Satisfactory

D. Exterior Doors

Not Satisfactory

(1) Several exterior doors were found with wood trim and moldings with deterioration and wood rot. All affected doors and door trim surfaces should be repaired, replaced and/or prepared for painting and painted or covered to prevent further deterioration of the wood surfaces.



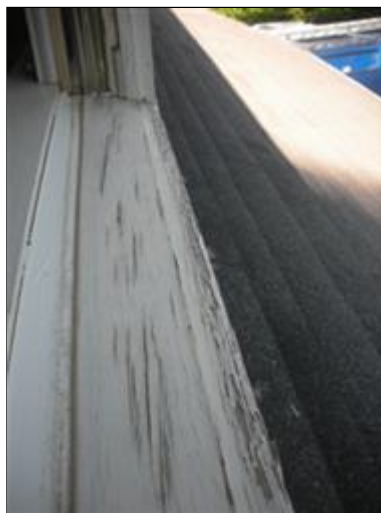
(2) The lower rear exterior service door was observed with wood rot and deterioration of the door threshold, the door trim and the door. Replace the full door assembly as necessary.



E. Exterior Windows

Not Satisfactory

Exterior wood window sills were observed with peeling paint. The affected sills should be painted or covered to prevent further deterioration.



F. Eaves and Soffits

Satisfactory

G. Chimney

Not Satisfactory

(1) The chimney masonry crown was observed with surface deterioration. This masonry crown should be repaired to prevent further damage and to prevent water intrusion into the interior of the chimney.



(2) The inspection of the chimney is limited to the visible areas of the chimney exterior and visible areas of the interior flue from the roof and the fireplace fire box. The client may wish to consult with a professional chimney sweep for a full interior chimney inspection.

(3) This three flue chimney is used for drafting of two fireplaces and the third flue is unused.

5. Roofing Systems

The inspection of the roof system includes a visual examination of the surface materials, connections, penetrations and roof drainage systems including downspouts and rain gutters. We examine the roofing material for damage and deterioration. We examine the roof system for possible leaks, damage and conditions that suggest limited remaining service life. We may offer opinions concerning repair and/or replacement if warranted. Opinions stated herein concerning the roofing material are based on the general condition of the roof system as evidenced by our visual inspection. These do not constitute a warranty that the roof is or will remain free of leaks. Roofing systems may require annual maintenance. Failure to perform this maintenance when necessary may result in leaks and accelerated deterioration of the roof covering and flashings. When provided, our estimates of the roof's life expectancy are based on the assumption that the roof will be properly maintained during that period. The only way to determine whether a roof is absolutely watertight is to observe it during a prolonged rainfall. Many times, this situation is not present during the inspection and we cannot confirm this condition. We suggest that an annual inspection of the attic area be performed where accessible to identify if any leaks are evident.

Styles & Materials

Roof Style:

Gable

Viewed roof covering from:

Ladder; walked roof

Roofing Material Type:

Asphalt/Fiberglass shingles

Sky Light(s):

Four

Inspected Items

A. Roof Covering

Satisfactory, Information Only

The composition shingles covering the roof had normal signs of visible wear for its approximate age in our climate. They appeared to be adequately protecting the underlying structure at the time of the inspection.

Note: the left rear section of the roof covering appears to be older than other sections of the roof. This section of roof covering was observed with prior repairs which appear to be adequate. This section of roof covering is estimated to have approximately five years of remaining service life.

The remaining areas of the roof covering are estimated to have approximately five to ten years of remaining service life.



B. Roof Penetrations

Satisfactory

The roof was observed with roof boots protecting plumbing roof penetrations from allowing rain water to enter the property.

C. Exposed Flashing

Satisfactory

D. Skylights

Satisfactory

(1) Skylights are often prone to leaking. With regular maintenance and inspections skylights will provide years of leak free service life. This skylight was found without active leaks at the time of inspection.

(2) Skylights with operators, manual or motorized, are not tested due to possible damage. We recommend the client consult with the current owner to discuss proper operation and to confirm functionality prior to final walk through.

E. Downspouts and Rain Gutters

Not Satisfactory

(1) **The rain gutters were observed with gutter guards in place. Gutter guards help in preventing debris from entering and building up in rain gutters. Depending on the type of gutter guards installed it may be necessary to check and clean the openings of the gutter guards each year.**

Several sections of gutter guards were found missing. Replace as necessary.

(2) Rain gutters should be kept free of leaves and other debris to allow the proper discharge of rain water from the roof. All downspouts should have downspout extenders installed to allow rain water to be distributed from the property foundation. All downspout extenders should be kept open to allow rain water to exit.

F. Rain Water Distribution Information

Information Only

The rain water distribution system consist of the rain gutters, downspouts, downspout splash guards, downspout extenders and when installed downspout extension piping which is sometimes buried. The purpose of this system is to allow rain water and melting snow and ice to be removed from the properties foundation. In order for this system to function properly all of the components must be in good working order and maintained in good order on a regular basis by the home owner. Failure of this system or any component of it may result in water entering the property causing damage. We recommend the property owner maintain this entire system in good working order at all times.

6. Plumbing Systems

Our inspection of the plumbing system includes a visual examination of the exposed portions of the domestic water supply, drain, waste, vent lines, gas lines, faucets, fixtures, valves, drains, traps, exposed pipes and fittings. These items are examined for proper function, excessive or unusual wear, leakage and general state of repair. The hidden nature of piping prevents inspection of every pipe and joint connection, especially in walls, floors and ceiling voids. It is often normal in homes to have water pressure fluctuations when using water at multiple locations within the house. Determining sufficient water pressure is outside the scope of the home inspection. The underground sewer lines are not included in a home inspection and are outside the scope of the home inspection. A sewer lateral test is necessary to determine the condition of the underground sewer lines. This type of test is beyond the scope of this inspection. Our review of the plumbing system does not include landscape irrigation systems, water wells, on site and/or private water supply systems, off site community water supply systems, or private (septic) waste disposal systems. A qualified specialist can perform a review of these systems. Our inspection of the water heater includes a visual examination of the accessible portions of the tank, gas, electrical and/or water connections, venting and the presence of safety valves. The temperature/pressure relief valve is not operated or tested for proper operation during the inspection. These items are examined for proper function, excessive or unusual wear, leakage and general state of repair.

Styles & Materials

Water Service:

Location: Basement
Public

Waste System:

Public

Types of Pipes:

Copper

Waste Lines:

Plastic

Vent Piping Materials:

Plastic

Water Heating:

Electric

Inspected Items

A. Water Entrance

Not Satisfactory

(1) **The gate valve located at the main water shut-off in the basement was observed with an active leak. Repairs are required. All work should be performed by a qualified plumbing contractor.**



(2) From Street – Water meter and shut-off valve.

B. Distribution Piping

Satisfactory

Inspection Restriction: All plumbing supply piping was not visible and accessible for inspection.

C. Waste Lines

Satisfactory

Inspection Restriction: All interior plumbing waste piping was not visible and accessible for inspection.

Inspection Restriction: The underground sewer lines are not included in a home inspection and are outside the scope of the home inspection. A sewer lateral test is necessary to determine the condition of the underground sewer lines. This type of test is beyond the scope of this inspection.

D. Hose Bibs

Satisfactory

An interior garage and an exterior hose bib was observed

E. Water Heating

Satisfactory

An electric water heater was observed. A temperature/pressure relief valve was observed with the proper extension pipe in place. The water heater was functioning at the time of the inspection. A cold water shut-off valve was observed on the water heater supply.

F. Laundry

Satisfactory

(1) Laundry appliances including clothes washing machines and clothes dryers are not tested or inspected as part of a general home inspection.

(2) Laundry services are located on the first floor. An electrical service is provided for the clothes dryer. Water and electrical services are provided for the clothes washing machine.

7. Electrical Systems

Our examination of the electrical system includes a visual examination of the exposed and accessible branch circuits, wiring, service panel, over current protection devices, lighting fixtures, switches, and receptacles. Please note that a representative sample of the accessible electrical receptacles is inspected. Service equipment, proper grounding, wiring methods and bonding are focal points. We inspect for adverse conditions such as lack of grounding and bonding, over-fusing, exposed wiring, open-air wire splices, reverse polarity, the presence or absence of GFCI receptacles where required and defective GFCI's. The hidden nature of the electrical wiring prevents inspection of every length of wire or their connections. Telephone, video, cable, audio, security systems and other low voltage systems were not included in this inspection. We recommend you have the seller or a specialist demonstrate the serviceability or locations of these systems to you if necessary. Any electrical repairs attempted by anyone other than a qualified electrician should be approached with caution. The power to the entire house should be turned off prior to beginning any repair efforts, no matter how trivial the repair may seem. Aluminum wiring requires periodic inspection and maintenance by a qualified electrician. Inoperative light fixtures often lack bulbs or have dead bulbs installed and cannot be inspected. Smoke alarms should be installed within 15 feet of all bedroom doors and in bedrooms. These units should be tested monthly.

Styles & Materials

Electrical Service Size:

200 Amp 120/240 Volt

Service Line Entrance:

Overhead

Main Panel Location:

Basement

Inspected Items

A. Service Entrance Cable

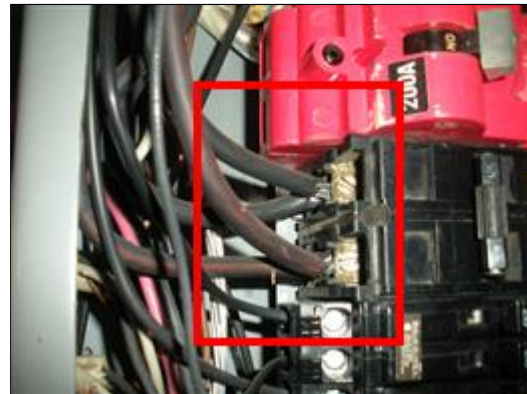
Not Satisfactory

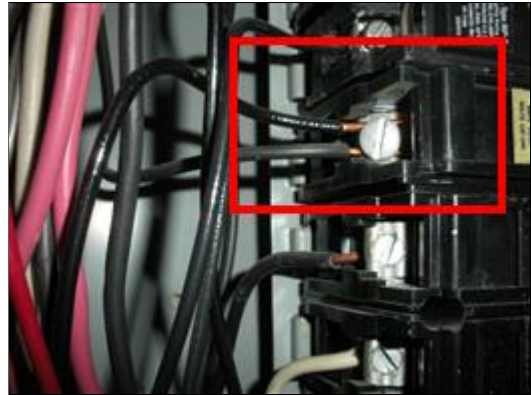
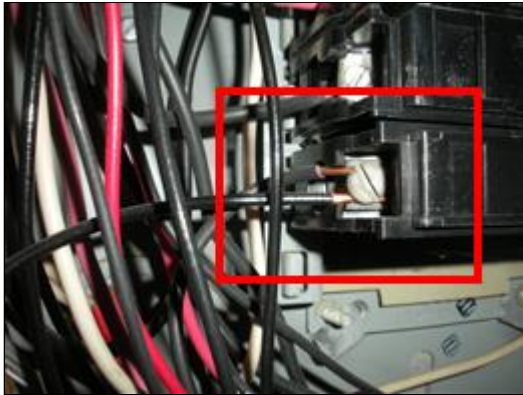
The main electrical cable service head was found damaged and hanging from the eve. The service cable service head is the responsibility of the property owner. Reattach as necessary to prevent further failure and damage.


B. Main Electrical Distribution Panel

Not Satisfactory

(1) A circuit breaker panel with a main circuit breaker was observed.





(2) Three circuit breakers located in the main electrical panel with double taps were observed. These connections should be corrected by a qualified electrician.

A double tap is described as two electrical conductors connected to the same circuit breaker. Only one electrical conductor should be connected to a single circuit breaker.

C. Grounding and Bonding

Satisfactory

The electrical service equipment ground was in place.

D. GFCI Receptacles/Protection

Not Satisfactory

(1) The GFCI receptacle located at the rear deck walkway and the GFCI located on the right deck were found non-functional. This GFCI device would not trip to interrupt the flow of electrical power under test fault conditions. Replace this device – work should be performed by a qualified electrical contractor.



(2) All receptacles requiring Ground Fault Circuit Interrupter or GFCI protection are not properly protected. It is recommended three kitchen counter receptacles and five garage receptacles are upgraded to GFCI type receptacles.

(3) **Ground Fault Circuit Interrupter or GFCI** – is an electrical protective device that protects people from electrical shock hazards. They are required by all local and national electrical codes. They are either a special circuit breaker found in an electrical panel or more common, a GFCI receptacle with a test and reset button. They are required in all outdoor locations, garages, bathrooms, powder rooms, laundry areas and all kitchen counter receptacles.

E. Circuits and Conductors

Satisfactory

F. Outlets, Fixtures, Switches

Satisfactory

A representative number of outlets, fixtures and switches were tested/operated and found to be functional.

G. Smoke Detectors

Recommended Improvement

Smoke detectors should be installed and maintained in all sleeping areas and hallways. A smoke detector should be located on each floor. Smoke detectors should be tested each month and batteries replaced each year.

H. Carbon Monoxide Detectors

Recommended Improvement

Carbon monoxide (CO) is a colorless, odorless, poisonous gas that forms from incomplete combustion of fuels, such as natural or liquefied petroleum gas, oil, wood or coal. Place CO detectors within 10 feet of bedroom doors where it can wake sleepers. The Consumer Product Safety Commission (CPSC) and Underwriters Laboratories (UL) recommend that every home have at least one carbon monoxide detector for each floor of the home, and within hearing range of each sleeping area on every floor of your home, including the basement. Carbon monoxide detectors are also recommended in homes with attached or built-in garages. We recommend permanently installed carbon monoxide detectors are installed as described above.

8. Attic Inspection

Our inspection of the attic includes a visual examination of the roof framing, plumbing, electrical, and mechanical systems within the attic. There are often heating ducts, bathroom vent ducts, electrical wiring, chimneys and appliance vents in the attic. We examined these systems and components for proper function, unusual wear and general state of repair, leakage, venting and unusual or improper improvements. When low clearances and deep insulation prohibits walking in an unfinished attic, inspection will be from the access opening only. Some attics do not have access. In this case the attic area and any components within the attic cannot be inspected. Attics above vaulted ceilings cannot be inspected.

Styles & Materials

Attic Access Type:

Scuttle hole located in bedroom closet

Pull down stairs located in the garage

Attic Ventilation:

Full ridge vent with gable end and soffit vents

Inspected Items

A. Roof Frame

Satisfactory

Where accessible

B. Roof Sheathing

Satisfactory

Where accessible

C. Attic Insulation

Satisfactory

Fiberglass batten insulation.

D. Vent Pipes

Satisfactory

9. Interiors Components

Our inspection of the interior includes a visual inspection of the readily accessible portions of the walls, ceilings, floors, doors, cabinetry, countertops, steps, stairways, balconies and railings. Please note that a representative sample of the accessible windows is inspected. These features are examined for proper function, excessive wear and general state of repair. In some cases, all or portions of these components may not be visible because of furnishings and personal items. In these cases some of the items may not be inspected. The condition of walls behind wall coverings, paneling and furnishings cannot be judged. Only the general condition of visible portions of floors is included in this inspection. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. Determining the source of odors or like conditions is not a part of this inspection. Floor covering damage or stains may be hidden by furniture. The condition of floors under floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage.

Inspected Items

A. Floors

Satisfactory

B. Walls

Satisfactory

C. Ceilings

Satisfactory

D. Entry Doors

Recommended Improvement

The lower level rear entry door was observed with a double keyed dead bolt lock. It is recommended this dead bolt lock is replaced with a single keyed dead bolt with a thumb latch on the interior for emergency egress.



E. Interior Doors

Satisfactory

F. Stairs/Railings

Satisfactory

G. Windows

Not Satisfactory

(1) **The bottom sash of the right window located in the front left bedroom was observed with a double pane window with a failed thermal seal. This window should be repaired or replaced.**



(2) All accessible windows were tested for proper operation. A window in each bedroom where accessible was operational/functional and was able to maintain an opened position. Windows should be operable to provide emergency egress.

H. Fireplace/Firelogs

Maintenance Recommendation, Information Only

Two fireplaces were observed. The dampers were found operational and functional. *Recommend consultation with a professional certified chimney specialist prior to use of the wood burning fireplace. All wood burning fireplace chimney flues should be cleaned by a professional chimney sweep prior to use.*

10. Bathrooms

Our inspection of the bathrooms and power room included a visual examination of the readily accessible portions of the floors, walls, ceilings, cabinets, vanities, vanity tops and plumbing fixtures. Bathrooms are inspected for water drainage, damage, deterioration to floor and walls, proper function of components, active leakage, unusual wear and general state of repair. Fixtures are run simultaneously to check for adequate water flow. Fixtures are tested using normal operating controls. Vent fans and their ductwork are tested for their proper operation and examined where visible. Shower pans are visually checked for leakage, but leaks often do not show except when the shower is in actual use. Determining whether shower pans, tub/shower surrounds are watertight is beyond the scope of this inspection. It is very important to maintain all grout and caulking in the bath areas. Very minor imperfections can allow water to get into the wall or floor areas and cause damage. Proper ongoing maintenance may be required in the future.

Styles & Materials

Bathrooms:

Powder Room

Hall Bathroom

Private bathroom

Inspected Items

A. Toilet(s)

Satisfactory

Internal flow control valves and flappers in toilet tanks are checked for normal operation. Flappers are often found hardened or deteriorated due to harsh minerals in water allowing water to leak from the tank into the toilet bowl causing fill valves to refill the bowl. These internal workings may need replaced and are considered general household maintenance.

B. Sink(s)

Satisfactory

C. Bathtub(s)

Satisfactory

D. Jetted Tub

Not Satisfactory

GFCI protection of the jetted bathtub could not be confirmed. We recommend confirmation of proper GFCI protection of the jetted bathtub by a qualified electrical contractor or the addition of proper GFCI protection prior to use of the tub.

E. Ventilation

Satisfactory

A ceiling exhaust fan was observed and was found functional.

F. Shower(s)

Satisfactory

G. Shower Walls

Satisfactory

H. Functional Flow

Satisfactory

The fixtures were tested and passed a functional flow test.

I. Functional Drainage

Satisfactory

The fixtures were tested and passed a functional drainage test.

11. Kitchen

Our inspection of the kitchen included a visual examination of the readily accessible portions of the floors, walls, ceilings, cabinets, countertops and plumbing fixtures. Kitchens are inspected for water drainage of the sink, general damage and deterioration, proper function of components, active leakage, unusual wear and general state of repair. Kitchen fixtures are run to check for adequate water flow. Appliances are tested using normal operating controls and are not tested or inspected for calibration, adequacy of heating elements, appliance thermostats including their calibration, adequacy of heating elements, self cleaning oven cycles, indicator lights, door seals, timers, clocks, timed features, and other specialized features of appliances. Oven/Range vent fans and their ductwork are tested for their proper operation and examined where visible. Inspection of refrigerators, freezers, microwave ovens, trash compactors and built-in icemakers are outside the scope of the inspection. No opinion is offered as to the adequacy of dishwasher operation. Appliances are not moved during the inspection to inspect below or behind them. Portable dishwashers are not inspected, as they require connection to facilitate testing and are sometimes not left with the home.

Styles & Materials

Dishwasher:

Present

Garbage Disposer:

Present

Exhaust/Ventilation:

Present

Downdraft Exhaust

Built In Microwave:

Present

Tested

Cooktop:

Electric Cooktop

Oven:

Electric Wall Oven

Inspected Items

A. Kitchen Appliances

Information Only

Your inspector per The Standards of Practice is not required to inspect household appliances. As a courtesy the inspector has performed a limited inspection of certain kitchen appliances by; turning on all top burners and observing them starting to heat, turned on the oven in baking mode and observed. Appliances are not tested for calibration, adequacy of heating elements and other specialized features. Appliances with a self cleaning function are not tested in the self cleaning mode. Built-in dishwashers are operated in the rinse cycle to verify water supply and a functional discharge pump. Built-in microwaves are operated by heating a cup of water and operating the fan control and exterior light. No other appliance controls were operated, tested or inspected.

B. Cabinets

Satisfactory

C. Counters

Satisfactory

D. Ventilation

Satisfactory

A cook top downdraft exhaust fan was observed and found to be functional/operational.

E. Sink

Satisfactory

F. Vegetable Sink

Satisfactory

G. Garbage Disposal

Satisfactory

The inspector did confirm electrical power to the appliance.

H. Dishwasher

Satisfactory

The inspector did confirm electrical power and water to the appliance.

I. Oven/Range

Satisfactory

The inspector did confirm electrical power to the appliance.

J. Microwave

Satisfactory

The inspector did confirm electrical power to the appliance.

K. Refrigerator

Satisfactory

Refrigerators are not tested or inspected as part of a general home inspection. The inspector has confirmed electrical power to the appliance or the appliance receptacle.

12. Basement and Crawlspace

Many of the building's structural elements and portions of its mechanical systems are visible from the basement and/or crawlspace. These include the foundation, portions of the structural framing, distribution system for electricity, plumbing, and heating. Each accessible and visible component and system included in this inspection was examined for excessive wear or abnormal deterioration and general state of repair. It is not unusual to find occasional moisture and dampness in the basement and crawlspaces and we advise annual inspections of this area. Significant or frequent water accumulation can affect the structure's foundation and support system and would indicate the need for further evaluation by a professional drainage contractor. We advise you to monitor your basement and crawlspace(s) during the rainy season.

Styles & Materials

Foundation:

Cement Block

Finished:

Yes

Basement Type:

Basement with Crawlspace

Inspected Items

A. Stairs

Satisfactory

B. Floors

Satisfactory

C. Interior Walls

Satisfactory

D. Foundation

Inspection Restriction

Most of the foundation walls were hidden behind interior wall coverings in the basement.

E. Ventilation (Crawlspace)

Satisfactory

F. Floor Joist

Not Satisfactory, Inspection Restriction

(1) **The wood ledger board providing support for the floor joists in the rear family room above the crawlspace was found with five large carriage bolts loose and protruding approximately 4 to 5 inches. The ledger board is the main support for the floor structure. Further evaluation and repairs as necessary are required by a qualified contractor.**





(2) Acceptable where accessible - Inaccessible for inspection due to a finished ceiling in the finished basement area.

G. Sub Flooring

Inspection Restriction

Acceptable where accessible - Inaccessible for inspection due to a finished ceiling in the finished basement area.

H. Dampness/Moisture

Not Satisfactory

Evidence of moisture intrusion was observed located in the basement in the front right corner. Locate and maintain downspout discharge points and correct grading around this area, as necessary.

Also see Site, Grounds and Grading - General Grading and Drainage.



I. Exterior Entrance

Satisfactory

13. Heating and Cooling System

Our examination of the heating and cooling system includes a visual examination of the exposed and accessible heating and cooling equipment, thermostat, and the means of conditioned air distribution. Our inspection of the heating and cooling system includes activating the system (if operable and exterior temperature permits - when the exterior temperatures are below 65 degrees the air conditioning system cannot be tested due to possible damage to the equipment) via the primary thermostat control and a visual examination of the accessible components. These items are examined for proper function, excessive or unusual wear and general state of repair. The inspection does not include disassembly of the heating system or air conditioning system, interior components of evaporators or condensers. Heat exchangers are inaccessible by design, and are not part of the standards of practice or the inspection. They must be completely removed from the furnace/boiler to be fully evaluated. The inspector does not test safety devices or inspect window and/or wall mounted air conditioning units. The inspector cannot light pilot lights due to the liability. The heating and cooling supply adequacy or distribution balance, pressure tests on coolant systems, judgment of system efficiency or capacity, the presence of leaking refrigerant lines and/or components, etc., is outside the scope of this inspection; therefore no representation is made regarding coolant charge or line integrity. Determining air flow balance of the air distribution system and differential room temperatures is outside the scope of the home inspection. To obtain maximum efficiency and reliability from your heating and cooling system, we recommend annual servicing and inspections by a qualified specialist. A vacant property's heating and cooling equipment may have latent defects such as leaks which may not become evident until the system is running for an extended period of time. Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard, which is sometimes a costly condition to address. Every effort will be made by the inspector to uncover problems using visual inspection techniques.

Styles & Materials

Air Conditioning Type:

Central Air

Heating System Type:
Natural Gas Furnace
Forced Warm Air
Air Handler Location:

Basement

Inspected Items

A. Heating System Type

Satisfactory

Forced warm air system

B. Unit Venting

Satisfactory

C. Combustion Air

Satisfactory

D. Air Distribution

Satisfactory

High - Low Ventilation Returns: Many homes have high - low returns duct diffusers installed in the same stud space in each conditioned room. These high - low returns provide a ventilation path for conditioned air from the occupied living space back to the air handler recirculation blower to be reconditioned and re-circulated. In the winter season the cool air falls toward the floor of the occupied living space, with the low return diffuser open and the high diffuser closed this allows a return path for this cool air to be reconditioned and re-circulated after reheating by the furnace. In the warmer summer season the warm air rises toward the ceiling of the occupied living space, with the high return diffuser open and the low diffuser closed this allows a return path for this warm air to be reconditioned and re-circulated after re-cooling by the central air conditioning system.

E. Thermostat Control

Satisfactory

(1) Thermostats should be mounted securely and kept clean and free of dust and debris.

(2) The heating and cooling system was found with a programmable thermostat. The inspection was limited to operating the thermostat on/off control and verifying its operation by raising and lowering the room set point temperature. You should verify any manufacturer's operating instructions and requirements and follow the manufacturer's guidelines for installation and operation of the thermostat. We recommend the client follow up with the seller/current owner with regard to product operation/installation manuals.

F. Air Conditioning Unit

Satisfactory

The condenser unit was mounted on a pad and level.

G. Air Filters

Satisfactory

Forced air handlers should have the air filter checked and/or changed every three months or as needed.

H. Condensate Discharge

Satisfactory

A condensate discharge pump was observed. The condensate discharge pump was not operated during the inspection. Follow the practice below and test for proper operation.

Condensate produced by the operation of the air-conditioning evaporator coil was found discharging into a condensate discharge pump. Standing water and moisture in the condensate pump tray and moisture in the discharge line can create mildew conditions and eventually mold. Performing maintenance on a regular basis by dumping a ratio mixture of bleach/water concentration into the condensate pump tray will help prevent this condition. Dump enough bleach into the tray so that the pump runs at least one full pumping cycle.

I. Temperature Readings - Air Conditioning

Satisfactory

The air conditioning system was operated and fully tested according to these standards. The air temperature differential between the supply and return air was measured at 17 degrees which is considered sufficient for proper cooling.

J. Maintenance Recommendations

Maintenance Recommendation

Natural gas fired furnaces should be cleaned and tested by a qualified technician on an annual basis. The heating system was operated and fully tested according to these standards. The heating system appears to be acceptable.

14. Garage

The garage is inspected as well as possible, but can be limited due to parked cars or personal stored items. Due to this area being cluttered or areas being inaccessible, it is common that sections not be fully inspected or items identified during our limited inspection of the garage area. We suggest that a walk-through be performed once the home is vacant. If this is a new construction inspection or vacant home this area will be inspected thoroughly. Determining the heat resistance rating of firewalls and doors entering into the living space of the home is beyond the scope of this inspection. Flammable materials should not be stored within the garage area.

Some overhead automatic garage door openers have an auto reverse feature which causes the garage door to reverse direction when closing if it is met with resistance while closing, such as a car or other object. Inspecting and testing this feature can cause damage to the automatic door opener and the garage door itself if the auto-reverse malfunctions during testing procedures. For this reason we do not test for a properly functioning overhead door operator auto-reverse. We suggest the client check for proper operation after taking possession of the property or contact a professional overhead door company to perform this test.

Styles & Materials

Garage Type:

Attached

Garage Door Type:

Three automatic overhead doors

Inspected Items

A. Vehicle Door(s)

Satisfactory

B. Automatic Door Opener(s)

Satisfactory

The garage door(s) has an automatic door opener which was tested and found functional. The client should inquire about the remote openers which were not tested or available.

C. Walls/Windows/Ceiling

Satisfactory

D. Flooring

Satisfactory

E. Door to Living Space

Satisfactory

Fire rating not determined

F. Exterior Service Door

Not Satisfactory

The garage side exterior service door was observed with wood rot and deterioration of the door threshold, the door trim and the door. Replace the full door assembly as necessary.





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