

Inspection Connection

Member National Association of Certified Home Inspectors



HOME

INSPECTION

SERVICES



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“INSPECT BEFORE YOU INVEST”



INSPECTION REPORT INTRODUCTION

CLIENT

Jane Doe

PROPERTY

Elizabethton, TN

BUYERS AGENT

Realtor USA

INSPECTION DATE

7/10/2003

Dear *Jane Doe*,

I'm pleased to report that we performed a professional and thorough inspection of the above referenced property.

Included in the body of this Inspection Presentation Report is information pertinent to the inspection performed. The report is formatted according to a checklist system and is written specifically for easy understanding & knowledge of the systems inspected. The final pages of the report consist of summary notes that specifically address any items reported in the body of the checklist report. Separately attached are items that you may want to consider with respect to maintenance and improved efficiency.

It was a real pleasure to be of service to you. If you have any questions or comments, please feel completely free to contact me as I remain at your service.

Respectfully Submitted,

Brian K Doles / Inspection Connection

Member National Association of Certified Home Inspectors



INSPECT BEFORE YOU INVEST

INSPECTION REPORT INDEX

■ **SPECIALIZED EQUIPMENT**

■ **E X T E R I O R**

- A-01 Grading / Drainage
- A-02 Driveway
- A-03 Walkways
- A-04 Retaining Walls
- A-05 Fencing
- A-06 Sprinkler System
- A-07 Soffit / Fascia / Eaves
- A-08 Gutters & Downspouts
- A-09 Steps, Porches & Decks
- A-10 Windows - Exterior
- A-11 Doors - Exterior
- A-12 Exterior Walls
- A-13 Roof - Exterior
- A-14 Garage / Carport
- A-15 Pools / Screen Enclosures
- A-16 Plumbing - Exterior
- A-17 Electrical - Exterior
- A-18 Landscaping

■ **S T R U C T U R A L**

- B-01 Foundation
- B-02 First Floor
- B-03 Second Floor
- B-04 Ceiling
- B-05 Roof
- B-06 Interior Walls
- B-07 Miscellaneous
- B-08 Basement

■ **I N T E R I O R**

- C-01 Floors, Walls & Ceilings
- C-02 Doors & Windows
- C-03 Kitchen & Bath Casework
- C-04 Built-In Appliances

■ **P L U M B I N G**

- D-01 Interior Plumbing

■ **H E A T I N G & A / C**

- E-01 Heating & Air Conditioning

■ **E L E C T R I C A L**

- F-01 Interior Electrical
-

SPECIALIZED EQUIPMENT

If the property you are preparing to buy has any of the following items or equipment, you may want to consider having them inspected by a specialist in that field. These items are specifically excluded from the scope of a routine home inspection.

- SEA WALLS
- DOCKS AND EQUIPMENT
- SOLAR POOL EQUIPMENT / SOLAR HEATING EQUIPMENT
- DETACHED STRUCTURES (structures on the property not directly attached to the house such as detached garages, storage sheds, barns, landscaping and playground structures)
- WATER SOFTNER EQUIPMENT
- WATER PURIFICATION EQUIPMENT
- SECURITY SYSTEMS / LIGHTNING PROTECTION SYSTEMS
- RETAINING WALLS THAT DO NOT DIRECTLY AFFECT THE HOUSE
- WELLS / PUMPS
- WELL WATER
- SEPTIC SEWAGE SYSTEMS
- TELEPHONE, CABLE TV, SOUND AND INTERCOM EQUIPMENT, SMOKE DETECTORS
- WOOD DESTROYING ORGANISMS OR PESTS (including termites)
- FIREPLACES (the inspector does not light a fire in the fireplace)
- WASHER, DRYER, REFRIGERATOR, FREEZER, AND OTHER NON-BUILT-IN EQUIPMENT OR APPLIANCES

If you have any questions about these items or equipment, you should contact your real estate representative. If you have questions regarding the risks of not having these items inspected, you may contact your Home Inspector.

NOTE: The above items may not be all inclusive of specialized equipment at the property you are preparing to purchase. Be sure to thoroughly examine your Inspection Report. Items indicated in the report are included in the inspection. Items not specifically indicated in the report are not included in the scope of the home inspection. We have included this page in the report as a courtesy to our clients as our goal is that you be as informed as possible.

LOT GRADING / DRAINAGE

A-01

- | | | |
|--|--|---|
| <input checked="" type="checkbox"/> Graded Away From House | <input type="checkbox"/> Graded Toward House | <input checked="" type="checkbox"/> Steep |
| <input type="checkbox"/> Level Grade | <input type="checkbox"/> Ravine Lot | <input type="checkbox"/> Other |

DESCRIPTION	YES	NO	NA	See Note No:
1. Does the yard visually appear to drain water away from the house foundation?	X			
2. Is the site free of visible soil erosion problems in the areas of yard against the foundation?	X			

Note: The inspection does not include geological, soil conditions or underground items. Drainage around the house foundation is viewed by the eye only to see if water appears that it will be carried away from or around the house.

DRIVEWAY

A-02

- | | | |
|-----------------------------------|--|--------------------------------|
| <input type="checkbox"/> Concrete | <input type="checkbox"/> Stone / Pavers | <input type="checkbox"/> Brick |
| <input type="checkbox"/> Asphalt | <input checked="" type="checkbox"/> Gravel | <input type="checkbox"/> Other |

DESCRIPTION	YES	NO	NA	See Note No:
1. Is the surface free of major cracking other than normal shrinkage cracks?			X	
2. Is the surface free of abnormal deterioration?		X		A-02-1
3. Does the driveway appear to slope away from the garage where it meets the door?			X	

WALKWAYS

A-03

- | | | |
|--|-------------------------------|--|
| <input type="checkbox"/> Concrete | <input type="checkbox"/> Wood | <input type="checkbox"/> Brick / Stone |
| <input checked="" type="checkbox"/> Pavers | <input type="checkbox"/> Tile | <input type="checkbox"/> Other |

DESCRIPTION	YES	NO	NA	See Note No:
1. Is the surface free of major cracking other than normal shrinkage cracks?			X	
2. Is the surface free of abnormal deterioration?	X			
3. Do the walkways slope away from house?	X			

Note: Only those sidewalks adjacent to the house are included in the inspection (does not include street-side sidewalks)

RETAINING WALLS

A-04

- | | | |
|---|--|--|
| <input type="checkbox"/> Concrete Block | <input type="checkbox"/> Stone | <input type="checkbox"/> Other _____ |
| <input type="checkbox"/> Brick | <input type="checkbox"/> Poured Concrete | <input checked="" type="checkbox"/> None / Not Inspected |

DESCRIPTION	YES	NO	NA	See Note No:
1. Is the wall free of significant cracks?				
2. Is the wall free of visible settlement?				
3. Does the wall have weep holes?				

Note: Only those retaining walls that have a direct effect on the condition of the building are inspected. The inspection of retaining walls is general in nature and only those items above are reported. Future settlement and condition of wall is not warranted nor implied by this inspection, report, or verbally. Sea walls and docks are not included in the inspection and should be inspected by a specialist in this field.

F E N C I N G

A-05

- | | | |
|-------------------------------------|---|--|
| <input type="checkbox"/> Wood | <input type="checkbox"/> Masonry / Brick | <input type="checkbox"/> Other |
| <input type="checkbox"/> Chain Link | <input type="checkbox"/> Masonry / Stucco | <input checked="" type="checkbox"/> None / Not Inspected |

DESCRIPTION	YES	NO	NA	See Note No:
1. Is the fence free of signs of deterioration/rot or damage where it is adjacent to house?				
2. Does the fence appear to be reasonably plumb?				
3. If gates exist, do they function properly?				

Note: Fencing is inspected only where it is adjacent to the structure (approximately five feet to either side of the house).

S P R I N K L E R S Y S T E M

A-06

- | | | |
|---|--|--|
| <input type="checkbox"/> Automatic Timers (Manually Tested) | <input type="checkbox"/> Timer Location _____ | <input type="checkbox"/> Number of Zones _____ |
| <input type="checkbox"/> Manual System (Not Inspected) | <input type="checkbox"/> Valve Locations _____ | <input checked="" type="checkbox"/> None / Not Inspected |

DESCRIPTION	YES	NO	NA	See Note No:
1. Are valves free of obvious signs of leaks?				
2. Are all heads in place?				
3. Are all heads operational?				
4. Is spray directed away from Structure, Fences, etc.?				

Note: The inspection of the sprinkler system is limited and includes only the questions of this section.

S O F F I T / F A S C I A / E A V E S

A-07

- | | | |
|--|---|--------------------------------|
| <input checked="" type="checkbox"/> Wood (fascia - soffit) | <input type="checkbox"/> Aluminum (fascia - soffit) | <input type="checkbox"/> Other |
| <input type="checkbox"/> Open Rafters | <input type="checkbox"/> Vinyl (fascia - soffit) | <input type="checkbox"/> _____ |

DESCRIPTION	YES	NO	NA	See Note No:
1. Is the surface free of visible rot/deterioration?		X		A-07-1
2. Is the surface free of vermin entry?		X		A-07-2
3. Is the surface free of water stains?	X			
4. Do materials appear to be secure?	X			

G U T T E R S & D O W N S P O U T S

A-08

- | | | |
|---------------------------------------|---|--|
| <input type="checkbox"/> Aluminum | <input type="checkbox"/> Galvanized Metal | <input checked="" type="checkbox"/> None / Not Inspected |
| <input type="checkbox"/> Pre-Finished | <input type="checkbox"/> Painted | <input type="checkbox"/> Other _____ |

DESCRIPTION	YES	NO	NA	See Note No:
1. Are the gutters and downspouts firm?				
2. Are downspouts attached to the gutters?				
3. Do downspouts direct water away from the foundation?				

Note: Gutters and downspouts are not inspected for leakage.

STEPS, PORCHES, AND DECKS

A-09

- | | | |
|---|---|---|
| <input checked="" type="checkbox"/> Covered Porch | <input checked="" type="checkbox"/> Deck | <input checked="" type="checkbox"/> Railings |
| <input type="checkbox"/> Patio | <input checked="" type="checkbox"/> Steps | <input type="checkbox"/> None / Not Inspected |

DESCRIPTION	YES	NO	NA	See Note No:
STEPS & RAILINGS Concrete <i>Wood</i> Tile Metal				
1. Are steps free of visible rot/deterioration?	X			
2. Are steps railings free of visible rot/deterioration?	X			
3. If railings exist, do they appear to be firm?	X			A-09-1
COVERED PORCH Rear Right Side Left Side <i>Front</i>				
<u>Floor</u> - <i>Concrete</i> Wood Tile <u>Ceiling</u> - Drywall Metal <i>Wood</i> Vinyl				
<u>Type of Structure</u> - Aluminum Extension of House <i>Wood</i> Screened				
4. Is the porch free of visible signs of settlement?		X		A-09-2
5. Is the floor surface free of visible rot and/or deterioration?	X			
6. If supported by posts, do they appear to be in good condition?			X	
7. If screened, is screen material generally in satisfactory condition?			X	
8. Is ceiling generally in satisfactory condition?	X			
DECK / PATIO / UNCOVERED PORCH Concrete <i>Wood</i> Tile				
9. Is the surface free of visible deterioration/damage?		X		A-09-3
10. Are floor joists/beams free of visible rot/deterioration?		X		
11. Do support posts appear well supported and free of rot?	X			
OTHER _____				

WINDOWS - EXTERIOR

A-10

- | | | | |
|--|--|---|---|
| <input type="checkbox"/> Metal | <input checked="" type="checkbox"/> Wood | <input checked="" type="checkbox"/> Vinyl | <input type="checkbox"/> Other _____ |
| <input checked="" type="checkbox"/> Insulated Glass System | <input type="checkbox"/> Storm Window System | | |
| <input checked="" type="checkbox"/> Double Hung | <input type="checkbox"/> Sliding | <input type="checkbox"/> Casement | <input type="checkbox"/> Awning <input type="checkbox"/> Jalousie |

DESCRIPTION	YES	NO	NA	See Note No:
1. Are windows free of broken glass?	X			
2. Are screens present at all windows (where necessary) ?	X			
3. Are the frames in satisfactory condition?	X			
4. Are sills in satisfactory condition?	X			
5. Is caulking in satisfactory condition?	X			
6. If windows are thermal pane (insulated), are they sealed?	X			

D O O R S - E X T E R I O R

A-11

<input checked="" type="checkbox"/> Wood	<input checked="" type="checkbox"/> Metal	<input type="checkbox"/> Other _____		
<input checked="" type="checkbox"/> French / Swinging	<input checked="" type="checkbox"/> Sliding	<input type="checkbox"/> Storm Door(s)		
DESCRIPTION	YES	NO	NA	See Note No:
1. Are doors in satisfactory condition?		X		A-11-1
2. Are frames in satisfactory condition?		X		A-11-1
3. If doors have glass, is glass in satisfactory condition?		X		A-11-1
5. Do doors have weatherstripping?	X			
6. If doors have screens, are they free of damage?			X	

E X T E R I O R W A L L S

A-12

<input checked="" type="checkbox"/> Wood Frame	<input type="checkbox"/> Masonry	<input type="checkbox"/> Other _____		
<input type="checkbox"/> Vinyl Siding	<input type="checkbox"/> Stucco	<input type="checkbox"/> Asbestos Siding		
<input type="checkbox"/> Wood Siding	<input checked="" type="checkbox"/> Brick Veneer	<input type="checkbox"/> Wood Shingle		
<input checked="" type="checkbox"/> Plywood/T-111	<input type="checkbox"/> Stone	<input type="checkbox"/> Asphalt Shingle		
<input type="checkbox"/> Hardboard Siding	<input type="checkbox"/> Artificial Stone	<input type="checkbox"/> Other _____		
<input type="checkbox"/> Aluminum Siding				
DESCRIPTION	YES	NO	NA	See Note No:
SIDING / WOOD TRIM	X			
1. Overall, does the siding/trim appear to be firm?	X			
2. Does the siding/trim appear to be free of localized rot?	X			
3. Is substrate fully covered by the siding?	X			
Observations are made of exterior wood siding and trim to try and assess the extent of damage (if any) from wood decay and/or termites. It is not within the scope of the inspection to detect <i>all</i> damage which would require extensive, and time prohibitive probing. Therefore, sampling by probing is employed at various random areas/locations, at visually suspicious areas of wood, and in areas where probability is higher for damage. The inspection does not guarantee that other areas of damage may exist undiscovered.				
BRICK/BLOCK/STONE				
4. Is the surface free of major cracks (hairline cracks excluded)?	X			
5. Is the surface free of abnormal damage?	X			
6. Does the mortar appear to be in satisfactory condition?	X			
STUCCO				
7. Is the surface free of major cracks (hairline cracks excluded)?			X	
8. Is the surface free of abnormal damage?			X	
9. Does the stucco appear to be firm?			X	

Shrinkage cracks in masonry joints and stucco surfaces are common and are usually normal and arise from shrinkage and/or minor settlement. This type of crack is not reported by the inspector. However, a settlement crack or other structural crack often begin, in their appearance, as a shrinkage crack and then change over the course of time (short or long period of time). The crack may widen, increase, develop a surface differential on either side of the crack, etc. The inspection does not warrant against shrinkage (hairline) cracks that are the beginning manifestations of settlement/structural cracks. Additionally, stucco thickness is not determined.

R O O F - E X T E R I O R

Gable Hipped Gambrel Mansard Flat
 Shingle Tile Wood Shake Slate Other—A Frame
 ROOF PITCH Flat Low (1/12 to 2/12) Moderate (3/12 to 5/12) Steep (6/12 +)
 *ESTIMATED AGE OF ROOFING: 4-8 Years

DESCRIPTION	YES	NO	NA	See Note No:
1. Is the roofing material generally in satisfactory condition?				
2. Is the roofing free of visible deterioration/damage?				
3. Do flashings appear to be in satisfactory condition?				
4. Are the stackpipes free of obvious problems?				
5. Is the roof free of visible leaks?				
6. Does the surface appear to be firm?				

*Note: The “Estimated Age of Roofing” and the “Estimated Remaining Life of Roofing” are approximations only and are not warranted to be accurate. The Client assumes all risk and responsibilities related to the use of this information.

AVERAGE LIFE EXPECTANCIES OF ROOFING

The following information is provided for the convenience of the Client. The information contained herein is believed to be accurate but is not warranted as such. The client assumes all risk and responsibilities related to the use of this information.

ROOFING TYPE	LIFE EXPECTANCY	SPECIAL REMARKS
ASPHALT SHINGLES	12-14 Years	Used on nearly 80% of all residential roofs; requires little maintenance. Not recommended for low slope roofs.
ASPHALT MULTI-THICKNESS SHINGLES	20-30 Years	Heavier and more durable than regular asphalt shingles. Not recommended for low slope roofs.
ASPHALT INTERLOCKING SHINGLES	15-25 Years	Especially good in high-wind areas. Not recommended for low slope roofs.
ASPHALT ROLLS	10 Years	Used on low slope roofs
BUILT-UP ROOFING	10-20 Years	Used on low slope roofs; 2 to 3 times as costly as asphalt shingles
WOOD SHINGLES	10-40 Years	Treat with preservative every 5 years to prevent decay
CLAY TILES	20+ Years	Durable, fire-resistant, but not watertight, requiring a good subsurface base (which is not visible).
CEMENT TILES	20+ Years	Durable, fire-resistant, but not watertight, requiring a good subsurface base (which is not visible).
SLATE SHINGLES	30-100 Years	Extremely durable, but brittle and expensive
ASBESTOS CEMENT SHINGLES	30-75 Years	Durable, but brittle and difficult to repair
METAL ROOFING	15-40+ Years	Comes in sheets and shingles; should be well grounded for protection from lightning; certain metals must be painted
SINGLE PLY MEMBRANE	15-25 Years (manufacturers claim)	New material; has not yet passed the test of time

P L U M B I N G - E X T E R I O R

A-16

- Public Water Supply Private Well Supply Irrigation Pump
 Public Sewer System Septic Tank Sewer System Other _____

DESCRIPTION	YES	NO	NA	See Note No:
1. Are hose bibbs operational and firmly secured to structure?		X		A-16-1
2. Are hose bibbs free of obvious leaks?	X			
3. Is there a main water shut-off valve? Location if visible _____				Did not find
4. If septic tank system, is it free of strong odors in tank area?	X			
5. Is the septic tank area free of standing water?	X			
6. If there is a well and/or pump, does it (they) work?			X	

Items not included are wells, septic systems (other than the questions noted), water testing, underground and concealed plumbing and electric lines, water softeners, solar systems. Water from wells should be tested by a specialist prior to use.

E L E C T R I C A L - E X T E R I O R

A-17

- Overhead Service Underground Service Other _____
 Exterior Outlets Other Exterior Electrical _____

DESCRIPTION	YES	NO	NA	See Note No:
1. Is entrance conduit free of obvious damage?	X			
2. If service is overhead type, is there a drip loop?			X	
3. If service is overhead type, does the mast appear stable?			X	
4. If service is overhead type, are wires free of obstructions?			X	
5. Do visible entrance wires appear undamaged?	X			
6. Is there a main disconnect switch at the exterior?		X		
7. Is there a grounding rod visible (often buried beneath sod or mulch)?	X			
8. Are exterior outlets operational & free of obvious damage?			X	
9. Do exterior outlets have GFI devices (if not, see Section "F" of this report)?			X	
10. Do exterior outlets have weatherproof covers?			X	
11. Are exterior light fixtures operational (fixtures controlled by photocell excluded)?	X			
12. Do exterior light fixtures appear to be in acceptable condition?	X			

L A N D S C A P I N G

A-18

- Grass Trees Shrubs
 Flower/Planting Beds Elevated Planting Beds Other _____

DESCRIPTION	YES	NO	NA	See Note No:
1. Are shrubs & plantings away from the exterior surface of the house?		X		A-18-1
2. Are trees away from the roof such that they do not come into contact with its surface?		X		

STRUCTURAL - FOUNDATION

B-01

- Concrete Block
 Poured Concrete Footings
 Other _____
 Crawl Space w/ Piers
 Other _____
 Other _____

DESCRIPTION	YES	NO	NA	See Note No:
1. Are visible foundation walls free of cracks (minor hairline cracks excluded)?	X			
2. Are visible foundation walls straight?	X			
3. If crawl space, was it accessible to the inspector?			X	
4. If crawl space, is there a vapor barrier?			X	
5. If crawl space, is there ventilation?			X	
6. Does the crawl space have a sump pump, and does it work?			X	

STRUCTURAL - FIRST FLOOR

B-02

- Slab-On-Grade
 Wood Joists
 Other _____

DESCRIPTION	YES	NO	NA	See Note No:
1. Is the floor free of obvious sagging or sloping?	X			
2. Does the floor feel firm?	X			
3. If crawl space, is the floor structure free of visible signs of water damage?	X			

STRUCTURAL - SECOND FLOOR

B-03

- Wood Joists
 Poured Concrete
 Not Applicable

DESCRIPTION	YES	NO	NA	See Note No:
1. Is the floor free of obvious sagging or sloping?	X			
2. Does the floor feel firm?	X			
3. Is the floor free of obvious signs of deterioration/damage where it is visible?	X			

STRUCTURAL - CEILING

B-04

- Wood Trusses
 No Attic Space
 Attic above w/ limited storage
 Wood Joists
 Attic Above w/ no Storage
 Attic above w/ Finished Space

DESCRIPTION	YES	NO	NA	See Note No:
1. Is the ceiling free of obvious sagging or sloping?	X			
2. Are visible ceiling joists free of signs of water penetration (see Note B-05.1) ?	X			
3. Are finished ceilings free of visible water stains?	X			

STRUCTURAL - ROOF STRUCTURE

B-05

- | | | |
|---|---|---|
| <input type="checkbox"/> Pre-Engineered Trusses | <input checked="" type="checkbox"/> Stick Frame | <input type="checkbox"/> Wood Sheathing |
| <input type="checkbox"/> Insulated | <input type="checkbox"/> Ventilated | <input type="checkbox"/> Skylights |
| <input checked="" type="checkbox"/> Sloped / Pitched Roof | <input type="checkbox"/> Flat Roof | <input type="checkbox"/> Other _____ |

DESCRIPTION	YES	NO	NA	See Note No:
1. Was the attic space accessible to the inspector?			X	
2. Are roof framing members free of visible water penetration?	X			
3. Are roof framing members free of obvious sagging?	X			
4. Is roof sheathing free of visible signs of water penetration?			X	
5. Is roof sheathing free of obvious sagging.	X			
6. Is the attic space insulated?			X	
7. Is insulation uniform and provide coverage throughout?			X	
8. Is the attic space ventilated? <input type="checkbox"/> Gable Vents <input type="checkbox"/> Roof Vents <input type="checkbox"/> Ridge Vents <input type="checkbox"/> Power Vents			X	
9. If electric power vents exist, are they operational?			X	
10. If skylights exist, do they appear to be in good condition?			X	
11. Are other roof penetrations free of visible signs of water penetration?	X			

Observations are made to reveal roof leakage. However, this inspection does not guarantee against roof leakage. Conditions concealed underneath attic insulation and in smaller attic areas are excluded. During warm weather attic spaces can become very hot. The inspector will use his personal judgement as to whether the attic is too hot to safely traverse. Additionally, hot attic spaces limit the amount of time the inspector can spend making observations in these areas. The Client is advised that hot attic spaces impose observation restrictions on the inspector and his ability to detect all possible defects or damage.

STRUCTURAL - INTERIOR WALLS

B-06

- | | | |
|--|---|--------------------------------------|
| <input checked="" type="checkbox"/> Wood Frame | <input type="checkbox"/> Concrete Block | <input type="checkbox"/> Other _____ |
|--|---|--------------------------------------|

(Refer to Exterior, Section 09 for a Description of Exterior Wall System)

DESCRIPTION	YES	NO	NA	See Note No:
1. Are interior walls free of unusual bows?	X			
2. Are interior walls free of separation cracks where they intersect the ceiling?	X			
3. Are interior walls plumb?	X			
4. Do doorway openings appear to be plumb and level?	X			

General Note

This inspection does not include disassembly of any item or portion of building nor performing any procedure which may damage the property. A crawlspace with less than 36" clearance or where other dangerous or adverse conditions exist is not traversed or checked. Items below grade are not inspected nor included. Engineering, soils testing, presence of hazardous substances, presence of wood destroying organisms or pests, and governmental codes compliance are excluded.

STRUCTURAL - MISCELLANEOUS

B-07

Stairway Fireplace 2nd Floor Guardrails
 Interior Columns Other _____ Other _____

DESCRIPTION	YES	NO	NA	See Note No:
Stairway <input type="checkbox"/> None <input type="checkbox"/> One <input checked="" type="checkbox"/> Two <input type="checkbox"/> Three				
1. Do the stairs feel solid under foot (do not bounce/squeak)?	X			
2. Are risers generally uniform?	X			
3. Are treads generally uniform?	X			
4. Does each stairway have a handrail?	X			
5. Are stair handrails firm?	X			
Fireplace <input type="checkbox"/> None <input type="checkbox"/> One <input type="checkbox"/> Two <input checked="" type="checkbox"/> Three <input type="checkbox"/> Masonry <input type="checkbox"/> Prefabricated <input type="checkbox"/> Other				
6. Does the damper fit tight and operate easily?		X		
7. Are firebrick firm?	X			
8. Does grout in firebox appear to be in satisfactory condition ?	X			
9. If exterior of fireplace is brick, stone, tile, does it appear to be in satisfactory condition?	X			
10. Is the hearth generally in satisfactory condition?		X		B-07-1
11. Is the mantle generally in satisfactory condition?	X			
12. If a lintel exists, is it free of sagging?	X			
13. Does fireplace have a gas log starter?			X	
14. Does gas log starter operate?			X	
15. Is chimney coping/cap in satisfactory condition?	X			
16. Does fireplace have an electric recirculating fan?	X			
17. Does recirculating fan operate?	X			
Second Floor/Balcony Guardrails				
18. Are guardrails firm?		X		B-07-2
19. Are guardrails generally in satisfactory condition?		X		

Note: Fireplace flues and chimneys should be cleaned and inspected periodically by a chimney specialist. This inspection does not include lighting a fire in the fireplace to check for proper operation. It is recommended that the flue be inspected and cleaned by a chimney specialist prior to use.

S T R U C T U R A L - B A S E M E N T

B-08

- | | | |
|--|---|-------------------------------------|
| <input checked="" type="checkbox"/> Concrete Block | <input type="checkbox"/> Brick | <input type="checkbox"/> Unfinished |
| <input type="checkbox"/> Poured Concrete | <input type="checkbox"/> Stone or other _____ | <input type="checkbox"/> Finished |

DESCRIPTION	YES	NO	NA	See Note No:
1. Are basement walls free of cracks (if unfinished and visible)?			X	
2. Are basement walls reasonably plumb/straight?	X			
3. Are there visible signs of moisture penetration at basement walls?	X			
4. Does the basement have a sump pump and is it operational?		X		
5. If the basement has a concrete floor slab, is the slab free of abnormal cracks?	X			

Note: Due to the basement being finished, inspection of the interior portion of the concrete block foundation is limited. There are signs of minor "surface" moisture stains in the bedroom in the basement. I recommend having a dehumidifier in place to reduce the signs of moisture the finished basement.

S T R U C T U R A L - S T A I R W E L L

Location of Stairs -

DESCRIPTION	YES	NO	NA	See Note No:
1. Are handrails present?	X			
2. Is the width of the stair between 34"-36"?	X			
3. Is headroom between 6'6"-6'8"?	X			
4. Is there a landing present and at least 36" in length?		X		
5. Are there any faulty treads or stringers?		X		

Note: If the door at the stairwell opens towards the stairs a landing is required. If the door opens out, no landing is required.

INTERIOR - DOORS & WINDOWS

C-02

DESCRIPTION	YES	NO	NA	See Note No:
1. Do interior doors and hardware operate properly?	X			
2. Are doors generally in satisfactory condition?	X			
3. Is door hardware generally in satisfactory condition?	X			
4. Is door trim in satisfactory condition?	X			
5. Do windows operate?	X			
6. Are windows generally in satisfactory condition?	X			
7. Do window locks operate satisfactory?		X		C-02-1
8. Is window trim in satisfactory condition?	X			
9. Are windows free of visible signs of water penetration?	X			

At least one window per room is checked if it is accessible. Each room should have at least one window or exterior door that is operational to provide a means for emergency exit directly to the exterior. Refer to "Exterior", sections 13 & 14, for more information about windows and doors. See also "Exterior", section 15, for information about garage overhead door(s).

INTERIOR - KITCHEN / BATH / OTHER CASEWORK

C-03
Kitchen Cabinets

- Wood
 Plastic Laminate
 Other _____

Countertops

- Plastic Laminate
 Tile / Corian / Synthetic Marble
 Other _____

Bathroom Cabinets

- Wood
 Plastic Laminate
 Other _____

Countertops

- Plastic Laminate
 Tile / Corian / Synthetic Marble
 Other _____

Other Built-In Casework

- Wood
 Plastic Laminate
 Other _____

Top

- Plastic Laminate
 Wood
 Other _____

DESCRIPTION	YES	NO	NA	See Note No:
1. Are Kitchen cabinets in satisfactory condition?	X			
2. Are Kitchen countertops in satisfactory condition?	X			
3. Are Bathroom cabinets in satisfactory condition?	X			
4. Are Bathroom countertops in satisfactory condition?	X			
5. Is Other "Built-In" casework in satisfactory condition?			X	

Kitchen and Bathroom cabinets are inspected for basic function, operation, and major deficiencies. Normal wear and tear and minor "cosmetic" flaws are not included in the scope of this inspection. For water leakage and related damage to bottom of base cabinet, refer to "Part D - Plumbing" of this report.

I N T E R I O R - B U I L T - I N A P P L I A N C E S

C-04

Only "Built-In" Appliances are Included in this Inspection Report

APPLIANCE	OPERATIONAL		Approximate Age	Average Life Expectancy	Condition	See Note No:
	Yes	No				
Range (Stove / Oven Combo)	X			15-20 yrs	Good	
Oven(s)	X			15-20 yrs	Good	
Stove Top	X			15-20 yrs	Good	
Range Exhaust Hood <input checked="" type="checkbox"/> Recirculating <input type="checkbox"/> Exhaust to Exterior	X			10-15 yrs	Good	
Dishwasher		X		7-10 yrs	Poor	C-04-1
Garbage Disposal		X		10 yrs		Not present
Microwave (built-in)		X		15-20 yrs		Not present
Trash Compactor		X		5-10 yrs		Not present
Other _____						
Other _____						
Other _____						

Appliances are checked for basic operation only by using their normal operating control devices. Excluded from the inspection are self-cleaning modes of ranges, clocks and timers, dishwasher soap dispensers, microwave oven leakage, and non-built-in appliances such as washer, dryer, refrigerator, etc.. Water softeners and water filtering systems are not included in this inspection and should be serviced by a specialist before use. If age of appliance is indicated, this information was provided by the current Home Owner. Otherwise, the Buyer is encouraged to obtain the age of appliances from the Seller.

Other appliance average life expectancies are: Refrigerator 15 yrs Washer 5-10 yrs Dryer 12-15 yrs

PLUMBING - INTERIOR

D-01

Water Supply Lines

- Copper (where visible)
- Galvanized Metal (where visible)
- Polybutylene Plastic
- CPVC

Drain / Waste Lines

- Plastic
- Cast Iron
- Other _____
- Not Visible

Water Heater

- Electric
- Gas
- Oil
- Capacity: 40 gallons

DESCRIPTION	YES	NO	NA	See Note No:
1. Are exposed pipes free of visible signs of leakage and/or deterioration?	X			
2. Does water heater work and appear to be in satisfactory condition ?	X			
3. Hot water temperature at LAUNDRY ROOM sink: 91.7°F 110°F minimum required to kill microbes. 130-140°F maximum to prevent scalding.				
4. Are faucets in satisfactory condition and free of leaks?	X			
5. Are areas under sinks free of signs of leaks or water damage?		X		
6. Are sinks in satisfactory condition?	X			
7. Are commodes in satisfactory condition and operate properly?		X		D-01-1
8. Are tubs and shower units in satisfactory condition?	X			
9. Do tubs, showers, sinks, and commodes drain properly?		X		D-01-2
10. Do tubs have whirlpool operation?			X	
11. Does whirlpool operate?			X	
12. Do all plumbing fixtures have a shut-off valve?	X			
13. Does kitchen sink have a vegetable sprayer?	X			
14. Does vegetable sprayer operate properly?			X	D-01-3

Items excluded are wells, water testing, items concealed in walls and underground lines, septic systems, water softeners, solar systems, hot tubs. Leakage is checked throughout the house where accessible. However, a guarantee against leakage is not provided. Pressure relief valves are not manually tested as this may permanently damage the valve. A certain amount of damage is expected at the bottom of the cabinet beneath Kitchen and Bathroom sinks as a result of prior water leakage. If the inspector finds that the bottom of the cabinet is not abnormally deteriorated and/or if this area of the cabinet remains in functional condition, the condition will not be reported as needing repair (functional is defined as the ability of the cabinet to be used for household storage).

Water Heater

Manufactured by: **Reliance**

Model #: **5 40 25SRS4**

Serial #: **D88140170**

Location: **Basement-Laundry Room**

Mfd. Date: **1988**

The Buyer may wish to inquire of the Seller if the Water Heater is still under warranty.

HEATING & AIR CONDITIONING

E-01

Heating		Air Conditioning		Fuel Type	
<input type="checkbox"/>	Central Forced Air (electric / gas)	<input type="checkbox"/>	Central Forced Air	<input checked="" type="checkbox"/>	Electric
<input checked="" type="checkbox"/>	Heat Pump	<input checked="" type="checkbox"/>	Heat Pump	<input type="checkbox"/>	Gas
<input type="checkbox"/>	Baseboard	<input type="checkbox"/>	Room AC	<input type="checkbox"/>	Oil
<input type="checkbox"/>	Other _____	<input type="checkbox"/>	Other _____	Capacity: _____ gallons	

DESCRIPTION	YES	NO	NA	See Note No:
1. Is the thermostat operational?	X			
2. Do all living spaces have supply vents?	X			
3. Are supply vents adjustable?	X			
4. Is the air conditioner mode operating?	X			
5. Is air flow detected at all supply vents?	X			
6. Does the air feel adequately cool in the cooling mode? Temperature differential _____ (14-22 is normal range).	X			
7. Is the heat mode operating? NOTE: emergency electrical back-up strips are not inspected/tested			X	
8. Does the air feel adequately warm in the heating mode?			X	
9. Is return air provided and equipped with a filtering device?	X			
10. Is the blower fan free of excessive noise or vibration?		X		E-01-1
11. Does the condensate pan provide drainage and is it clean (if visible)?	X			
12. Is exposed ductwork in attic insulated?			X	
13. Is the condensing unit free of excessive noise/vibration?	X			
14. Is there a clear area around the condensing unit (12-16")?	X			
15. Do bathroom exhaust fans operate normally?	X			

The inspection of air conditioning and heating equipment is for testing of operation only using normal operating controls. It is not intended to be technically exhaustive and no dismantling of any system is performed. Refrigerant levels/leaks are not tested. Any system requiring ignition of an open flame is not operated or tested. Adequacy of systems design is excluded from this report.

Air Handler #1

Manufactured by: Lennox
Model Number: CB19-51-2P
Serial Number: 5191H66817
Mfd. Date: 8/1991

Condensing #1

Manufactured by: Lennox
Model Number: HP19 511 3P
Serial Number: 5191J16879

ELECTRICAL - INTERIOR

F-01
Service Entrance

- Three wire 240V
 Two wire 120V

Distribution Panel

- Circuit Breaker Panel
 Fused Panel
 Number of Circuits — 24
 Amperage Capacity — 20/40

Branch Wiring Type

- Copper
 Aluminum (solid)
 Aluminum (multistrand)
 Other _____

DESCRIPTION	YES	NO	NA	See Note No:
1. Do all breakers operate (turn off and on)?	X			
2. Do breakers / fuses feel cool to the touch?	X			
3. Is distribution panel in an accessible location?	X			BASEMENT
4. Is distribution panel secured to structure?	X			
5. Is distribution panel in satisfactory condition?	X			
6. Are breaker slot covers present?		X		1 MISSING
7. Is there a main disconnect switch or breaker?	X			
8. Are outlets operational?	X			
9. Are outlets three hole type?	X			
10. Are there any ground fault circuit interrupters, (GFCI)? (see below for more information)		X		
11. Are all switch and outlet covers present (where visible)?		X		
12. Are switches operational?	X			
13. Are permanently mounted light fixtures operational?	X			
14. Are these light fixtures free of obvious damage?	X			

The inspection of electrical items is for testing of operation only using normal operating controls. It is not intended to be technically exhaustive and no dismantling of any system is performed. Adequacy of system design is excluded from this report. Telephone and television wiring and outlets, security systems, smoke detectors, carbon monoxide detectors, central vacuum systems, intercoms, timing devices, and low voltage items are excluded. Receptacles, switches, and light fixtures are randomly checked. Ceiling fan and light fixture mountings are not inspected.

SMOKE DETECTORS: generally speaking, it is recommended that a smoke detector be located inside of each Bedroom and one outside of Bedrooms. The Buyer is strongly encouraged to check smoke detector locations and operation and can contact the local fire department for more information. Inspection of smoke detector locations and operation are not included in this home inspection.

G.F.C.I DEVICES (Ground Fault Circuit Interrupters)

GFCI's are devices that greatly enhance shock protection at outlet locations and are required by code in newer homes. Older homes constructed before the newer code may not have these devices and it is not required by code that older homes be upgraded to provide these devices. However, our company recommends that if your home does not have GFCI devices, that you consider having this protection installed at all outlets within 6 feet of a water source such as kitchens, bathrooms, laundry rooms. GFCI's are also recommended at garages and all exterior outlets.

Your home has: GFCI's at all recommended locations No GFCI protection
 Limited GFCI protection but not at the following locations:

An Ounce of Prevention is worth a pound of cure.

Maintaining your Home!

HOME CARE SUGGESTIONS

NOW	PERIODICALLY	SPRING	FALL	YEARLY	MAINTENANCE ITEM
GRADING / DRAINAGE					
				✓	Check soils at perimeter of foundations for positive drainage away from house.
				✓	Check for soil erosion at downspout locations and below roof valleys.
DRIVEWAYS / SIDEWALKS / PATIO SLABS					
✓					Check for settlement cracks, heaving, and surface deterioration. Caulk/patch as needed.
RETAINING WALLS					
				✓	Check for tilting and settlement cracks.
FENCING					
				✓	Check masonry fencing for tilting and settlement cracks. Check for decay at wood fences. Periodically lubricate and adjust hardware and level/plumb.
SPRINKLER SYSTEM					
	✓				Check and adjust heads to assure that water is not spraying against the house or related equipment. Check valves for leakage. Check timer back-up battery and clock setting.
SOFFIT / FASCIA / EAVES					
✓					Check for decay, insect/rodent access locations, staining on soffit (indicating possible roof leakage). Check for damaged soffit vent screen and at gable vents.
GUTTERS & DOWNSPOUTS					
		✓	✓		Clean-out gutters and downspouts. Check slope at gutters. Check for leakage.
DOORS AND WINDOWS					
				✓	Check for decay and insect damage at door jambs, door edges, and window trim. Check for window trim for decay. Seal any cracks in window sills and check caulking.
	✓				Check operation of windows making sure that one window per bedroom is operational.
	✓				Lubricate overhead Garage door, track, and opener (rail, guide, chain, etc).
	✓				Check operation of auto-reverse safety device on garage door openers.
EXTERIOR WALLS					
		✓			Check siding and trim for damage, looseness, warping and decay. Caulk siding where nail heads have penetrated surface and at joints where caulking has pulled loose.
		✓			Check exterior masonry walls for cracks, looseness, missing or broken mortar.
	✓				Check stucco for cracks. Caulk to prevent water penetration.
		✓			Check painted surface for paint flaking or paint failure.

HOME CARE SUGGESTIONS

NOW	PERIODICALLY	SPRING	FALL	YEARLY	MAINTENANCE ITEM
					ROOFING
				✓	Check for damaged, loose or missing shingles, blisters.
				✓	Check flashings around roof stacks, vents, skylights, chimneys, etc. as sources of leakage.
					Do not close-off roofing vents. The attic space needs to ventilate year round.
				✓	Check roof sheathing water stains, mildew/mold growth, dampness, etc. Give particular attention to areas where roof surface is penetrated and at overhang edges.
				✓	Thoroughly check for water stains on ceilings (which can often be difficult to see).
					PLUMBING
	✓				Inspect faucets, hose bibbs and shut-off valves, under sinks for leakage and operation.
				✓	If you have well water, test water for bacterial contamination at least once per year.
				✓	Check operation of main water shut-off valve which can become stuck in the open position.
✓					Have septic tank cleaned and inspected every 2-3 years.
✓					Familiarize yourself with the location of the main water shut-off valve.
					HEATING AND AIR CONDITIONING
✓					Change or clean return air filters monthly.
		✓	✓		Clean outside cooling equipment. Trim vegetation away from equipment (disconnect power).
✓					Check condensate drain line monthly to be sure that the line is free of obstructions.
✓					Air conditioning / heating equipment should be serviced/inspected twice per year.
	✓				Have coils cleaned every 3-4 years.
					ELECTRICAL
✓					Make sure breakers are labeled. Don't assume old labeling to be correct.
	✓				Test trip/reset buttons at ground fault circuit interrupters (G.F.C.I.) monthly.
	✓				Check exposed electrical wiring for wear or damage (do not touch ... call electrician).
					If breakers trip frequently, contact a licensed electrician.
✓					Familiarize yourself with the location of the electrical main disconnect/breaker.
					LANDSCAPING
		✓			Trim tree branches from making contact with roof surface and building surfaces.
				✓	Cut back and trim shrubbery away from walls to allow ventilation.
					OTHER
					Visit the Michigan State University website for home maintenance. This is a great resource for home care and how-to information. Website = http://www.msue.msu.edu/msue/imp/mod02/

The Maintaining Your Home list of suggested home care items is not intended to be complete and is provided as a helpful guide. The use of this form is at the sole discretion of the user (Home Owner / Home Buyer) and is not warranted in any way by the home inspector or home inspection company or employees of home inspection company and shall be held harmless in any incident arising from the use of this form and the information contained herein.