

**Inspection reference: 1235**

**Confidential Inspection Report**  
**43 Somewhere Ave.**  
**Any Town, MD 12345**

**April 24, 2018**



Prepared for:  
**Mr. John Doe**

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

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April 26, 2018

Mr. John Doe,

RE: 43 Somewhere Ave.  
Any Town, MD 12345



Dear John Doe,

At your request, a visual inspection of the above referenced property was conducted on 4/24/2018. An earnest effort was made on your behalf to discover all visible defects, however, in the event of an oversight, maximum liability must be limited to the fee paid. The following is an opinion report, reflecting the visual conditions of the property at the time of the inspection only. Hidden or concealed defects cannot be included in this report. No warranty is either expressed or implied. This report is not an insurance policy, nor a warranty service.

### SUMMARY OF AREAS REQUIRING FURTHER EVALUATION

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

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

Here is a list of major defects that need further evaluation or repair by appropriately Licensed Contractors.

#### GROUNDS

##### Paving Conditions:

##### *2.2 Walks:*

Sidewalk type: Concrete. The ground has settled underneath the sidewalk that is next to the front step. This has compromised the integrity of the support for the sidewalk. There is about a 5-inch gap space underneath. Also, about 4-6 feet out, the concrete has dropped and cracked. I recommend repair by a licensed, concrete contractor.

#### EXTERIOR - FOUNDATION

##### Exterior Doors:

##### *3.4 Rear Entry Door:*

The screen for the sliding glass door has a dog door on it, that is not secured properly. A new screen will be needed.

### 3.5 Other Entry Doors:

The sliding glass door that goes to deck without steps does not latch or lock properly. Recommend repair by a licensed building contractor.

### Vents:

#### 3.10 Exterior Walls:

There are 2 broken vents that should be replaced. Animals and weather elements can enter through opening. I recommend repair by a licensed building contractor.

## ROOF SYSTEM

### Eaves - Soffits - Fascias:

#### 4.7 Type & Condition:

Part of the back fascias is coming off. Recommend repair by a licensed building contractor.

## BASEMENT - CRAWLSPACE

### Basement:

#### 5.2 Walls:

There's insulation on the walls around perimeter of the basement, and an active leak coming from underneath the insulation. It appears to be the exterior wall. It is unknown the source of the leak, but with evidence of dirt and water I am assuming that there is a crack in the wall. The insulation will have to be removed to verify where the leak is coming from. Recommend repair by license concrete contractor.

#### 5.5 Other Observations:

There is a sewage pump located in the basement, the sewage pump was not connected to an electrical circuit. Recommend having a sewage pump connected to verify proper operation.

## HEATING - AIR CONDITIONING

### Heating Equipment:

#### 6.5 Air Filters:

The filter is in need of cleaning or replacement. Replacing or cleaning filters every 30 to 45 days is recommended.

### Air Conditioning:

#### 6.14 System Condition:

System condition is not working properly. Temperature drop should be within 15-20 degrees, 1st Floor temperature drop is 2 degrees after running for over 1 hour, 2nd Floor temperature drop is 0 degrees. Recommend repair by a licensed HVAC contractor.

### **Air Conditioning: Return Visit**

#### **6.22 System Condition:**

**Excessive Cooling - Recommend repair by a licensed HVAC contractor.**

## PLUMBING SYSTEM

### Water Heater:

#### 7.13 Condition: Temperature

Temperature is 130 degrees, anything over 120 can cause burns and scalding. Recommend temperature be turned down.

### Fixtures & Drain

#### 7.15 Kitchen Sink:

The main fixture is loose and will need Tightening or replacement. Recommend repair by a licensed plumbing contractor.

## ELECTRICAL SYSTEM

Switches & Fixtures:8.9 Basement:

The basement is starting to be renovated for a finished basement, it is unknown if a permit has been pulled for this renovation. There are numerous electrical switches that do not have covers on them, and have exposed wiring. It is unknown if the exposed wiring is connected to a live circuit. Recommend repair by a licensed electrical contractor.

Note: Pictures are just a small representation of the defects, contractor should review entire basement for defects.

**INTERIOR ROOMS**Doors:11.2 Master Bedroom:

Damage viewed at the top of the door. Recommend repair or replacement by a licensed building contractor.

Smoke / Fire Detector:11.9 Comments:

Several smoke detectors did not have batteries in them. I recommend reinstalling batteries to verify proper operation of smoke detectors.

**GARAGE - CARPORT**Garage Door:13.6 Door Operator: Auto Reverse Sensors

Sensors are not at the required height, a maximum of 4-6 inches is required, this is a safety issue for young children.

Other minor items are also noted in the entire inspection report and should receive eventual attention, but do not affect the habitability of the house and the majority are the result of normal wear and tear.

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

Sincerely,

Ken Ball  
Ken Ball Home Inspections LLC

Dear John Doe,

In addition to our main summary items, these findings are maintenance issues that should be completed in the near future to prolong the life of your home and/or equipment.

## MAINTENANCE

### ROOF SYSTEM

#### Gutters & Downspouts:

##### *4.8 Type & Condition:*

Gutters and downspout materials are aluminum. Extend downspouts to route rainwater away from the building.

### ELECTRICAL SYSTEM

#### Electrical Distribution Panels:

##### *8.3 Main Panel Location:*

Basement, There should be three feet of clearance in front of the panel. There is a wall that has been installed directly in front of the electric panel. This wall is not finished, but when it is finished it will not have the 3 feet of clearance. I recommend rearranging the wall to be able to have three feet of space before it is finished.

### KITCHEN - APPLIANCES

#### Range/ Cooktop / Oven:

##### *9.1 Type & Condition:*

The back burner did not light properly this may need a good cleaning.

### BATHROOMS

#### Toilet:

##### *10.6 1st Floor 1/2 Bath:*

Toilet seat is broken a replacement will be needed.

##### *10.8 Other Bath: Basement*

Not working, recommend toilet be hooked up to verify proper operation.

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

Sincerely,

Ken Ball  
Ken Ball Home Inspections LLC

## GENERAL INFORMATION

### Client & Site Information:

<b>1.1 Inspection Date:</b> 5/14/2018 3:00 PM.	<b>1.2 Client:</b> Mr. John Doe	<b>1.3 Inspection Site:</b> 43 Somewhere Ave. Any Town, MD 12345.	<b>1.4 People Present:</b> Purchaser, Purchasers spouse.
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### Building Characteristics:

<b>1.5 Estimated Age:</b> Home was built in, 2007.	<b>1.6 Building Style &amp; Type:</b> 1 family, Colonial.	<b>1.7 Stories:</b> 2	<b>1.8 Space Below Grade:</b> Basement.
<b>1.9 Water Source:</b> Public.	<b>1.10 Sewage Disposal:</b> Public.	<b>1.11 Utilities Status:</b> All utilities on.	

### Climatic Conditions:

<b>1.12 Weather:</b> Overcast.	<b>1.13 Soil Conditions:</b> Wet.	<b>1.14 Outside Temperature (f):</b> 60-70.
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### About Rated Items:

1.15

Items not found in this report are beyond the scope of this inspection and should not be considered inspected at this time. Please read the entire report for important details. Inspected items may be generally rated as follows:

**OK = "Serviceable"** = Item is functional and we did not observe conditions that would lead us to believe problems existed with this system or component. Some serviceable items may show wear and tear. Other conditions may be noted in the body of the report.

**MM = "Marginal/Maintenance"** = Item warrants attention or monitoring, or has a limited remaining useful life expectancy and may require replacement in the not too distant future. Further evaluation or servicing may be needed by a qualified licensed contractor or specialty tradesman dealing with that item or system.

**RR = "Repair or Replace"** = Item, component, or unit is not functioning as intended and needs repair or replacement. Further evaluation is needed by a qualified licensed contractor or specialty tradesman dealing with that item or system.

### REPORT LIMITATIONS

This report is intended only as a general guide to help the client make his own evaluation of the overall condition of the home, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report. The inspection is performed in compliance with generally accepted standard of practice, a copy of which is available upon request.

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

The inspection report should not be construed as a compliance inspection of any governmental or non governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.

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

Should any disagreement or dispute arise as a result of this inspection or report, it shall be decided by arbitration and shall be submitted for binding, non-appealable arbitration to the American Arbitration Association in accordance with its Construction Industry Arbitration Rules then obtaining, unless the parties mutually agree otherwise. In the event of a claim, the Client will allow the Inspection Company to inspect the claim prior to any repairs or waive the right to make the claim. Client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency.



## GROUNDS

This inspection is not intended to address or include any geological conditions or site stability information. We do not comment on coatings or cosmetic deficiencies and the wear and tear associated with the passage of time, which would be apparent to the average person. However, cracks in hard surfaces can imply the presence of expansive soils that can result in continuous movement, but this can only be confirmed by a geological evaluation of the soil. Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls. We cannot determine drainage performance of the site or the condition of any underground piping, including subterranean drainage systems and municipal water and sewer service piping or septic systems. Decks and porches are often built close to the ground, where no viewing or access is possible. Any areas too low to enter or not accessible are excluded from the inspection. We do not evaluate any detached structures such as storage sheds and stables, nor mechanical or remotely controlled components such as driveway gates. We do not evaluate or move landscape components such as trees, shrubs, fountains, ponds, statuary, pottery, fire pits, patio fans, heat lamps, and decorative or low-voltage lighting. Any such mention of these items is informational only and not to be construed as inspected.

### Paving Conditions:

		OK	RM	RR	SC	NI	
2.1 Driveway:	⊙	○	○	○	○	○	Driveway Type: Asphalt.
2.2 Walks:	○	○	⊙	○	○	○	Sidewalk type: Concrete, The ground has settled underneath the sidewalk that is next to the front step, this has compromise the integrity of the support for the sidewalk. There is about a 5-inch gap space underneath. Also, about 4-6 feet out, the concrete has dropped and cracked. Recommend repair by a licensed concrete contractor.



2.3 Exterior Steps / Stoops:      ⊙   ○   ○   ○   ○   General condition appears serviceable.

**Decks / Balcony:**

	OK	RM	RR	SC	NI	
2.4 Condition:	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Wood, deck meets current construction standards.

**Landscaping:**

2.5 Condition:	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Foliage is overgrown and needs significant trimming.
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## EXTERIOR - FOUNDATION

All structures are dependent on the soil beneath them for support, but soils are not uniform. Some that appear to be firm and solid can become unstable during seismic activity or may expand with the influx of water, moving structures with relative ease and fracturing slabs and other hard surfaces. In accordance with our standards of practice, we identify foundation types and look for any evidence of structural deficiencies. However, minor cracks or deteriorated surfaces are common in many foundations and most do not represent a structural problem. If major cracks are present along with bowing, we routinely recommend further evaluation be made by a qualified structural engineer. All exterior grades should allow for surface and roof water to flow away from the foundation. All concrete floor slabs experience some degree of cracking due to shrinkage in the curing process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined. Areas hidden from view by finished walls or stored items cannot be judged and are not a part of this inspection. We will certainly alert you to any suspicious cracks if they are clearly visible. However, we are not specialists, and in the absence of any major defects, we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert. We also routinely recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs.

### Exterior Walls:

		OK	RM	RR	SC	NI			
3.1 Materials & Condition:	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Walls are constructed with Vinyl siding.		
3.2 Flashing & Trim:	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Metal materials. Vinyl materials.		

### Exterior Doors:

3.3 Main Entry Door:	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Hardware is operational.			
3.4 Rear Entry Door:	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	The screen for the sliding glass door has a dog door on it. It is not secured properly, a new screen on the door will be needed.			



3.5 Other Entry Doors:	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Sliding glass door that goes to deck without steps does not latch or lock properly. I recommend repair by a licensed building contractor.			
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**Exterior Windows:**

- 3.6 Predominant Type: Vinyl, single hung.
- 3.7 Overall Condition: Satisfactory overall, considering age.
- 3.8 Type And Condition Of Sills: Windows are flush with exterior walls, satisfactory overall.

**Foundation:**

- |                            |   |   |    |    |    |    |    |  |
|----------------------------|---|---|----|----|----|----|----|--|
|                            |   |   | OK | RM | RR | SC | NI |  |
| 3.9 Materials & Condition: | ⊙ | ○ | ○  | ○  | ○  | ○  |    | Poured in place slab concrete, 8 inches or more thick. |

**Vents:**

- |                      |   |   |   |   |   |   |   |  |
|----------------------|---|---|---|---|---|---|---|--|
| 3.10 Exterior Walls: | ○ | ○ | ⊙ | ○ | ○ |   |   | There are 2 broken vents that should be replaced animals and weather elements can enter through opening. Recommend repair by a licensed building contractor. |
|                      |   |   | ○ | ○ | ⊙ | ○ | ○ |  |





## ROOF SYSTEM

Although not required to, we generally attempt to evaluate various roof types by walking on their surfaces. If we are unable or unwilling to do this for any reason, we will indicate the method used to evaluate them. Every roof will wear differently relative to its age, number of layers, quality of material, method of application, exposure to weather conditions, and the regularity of its maintenance. We can only offer an opinion of the general quality and condition of the roofing material.

The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. The waterproof membrane beneath roofing materials is generally concealed and cannot be examined without removing the roof material. Although roof condition can be evaluated, it is virtually impossible for anyone to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our service. Even water stains on ceilings or on framing within attics will not necessarily confirm an active leak without some corroborative evidence, and such evidence can be deliberately concealed. We evaluate every roof conscientiously, and even attempt to approximate its age, but we will not predict its remaining life expectancy, or guarantee that it will not leak. Naturally, the sellers or the occupants of a residence will generally have the most intimate knowledge of the roof and of its history. Therefore, we recommend that you ask the sellers about it, and that you either include comprehensive roof coverage in your home insurance policy, or that you obtain a roof certification from an established local roofing company. We do not inspect attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

### Roof:

- 4.1 Style: Gable.
- 4.2 Roof Access: Walked on roof.
- 4.3 Roof Covering: Composition shingles, Architectural heavy duty design.  
OK RM RR SC NI
- 4.4 Roof Covering Condition:      Appears serviceable.

### Valleys:

- 4.5      Satisfactory - The valleys appear to be in satisfactory condition. The valleys on the roof are closed, using either overlapping or interwoven strip shingles from both intersecting roof lines.

### Skylights & Roof Penetrations:

- 4.6      Satisfactory - The roof penetrations appear to be satisfactory and show no signs of leaking.

### Eaves - Soffits - Fascias:

- 4.7 Type & Condition:      Part of the back fascias is coming off. I recommend repair by a licensed building contractor.



**Gutters & Downspouts:**

4.8 Type & Condition:                   ○   ⊙   ○   ○   ○   ○   OK RM RR SC NI  
Gutters and downspout materials are aluminum. Extend downspouts to route rainwater away from the building.



In accordance with our standards, we do not attempt to enter attics that have less than thirty-six inches of headroom, are restricted by ducts, or in which the insulation obscures the joists and thereby makes mobility hazardous, in which case we would inspect them as best we can from the access point. In regard to evaluating the type and amount of insulation on the attic floor, we use only generic terms and approximate measurements, and do not sample or test the material for specific identification. Also, we do not disturb or move any portion of it, and it may well obscure water pipes, electrical conduits, junction boxes, exhaust fans, and other components.

**Attic & Insulation:**

4.9 Access: Attic is partial, so viewing was limited to observing from hatch areas only. Access is restricted by low headroom or stored goods.

OK RM RR SC NI

4.10 Structure:      A rafter system is installed in The attic cavity to support the roof decking. The rafters or truss system appears to be in satisfactory condition.

4.11 Insulation:      Blown in fibrous material.

**Chimney:**

4.12 Please Note: There are a wide variety of chimneys and interrelated components. However, there are three basic types, single-walled metal, masonry, and pre-fabricated metal ones that are commonly referred to as factory-built. Single-walled metal ones should not be confused with factory-built metal ones, and are rarely found in residential use, but masonry and factory-built ones are commonplace. Our inspection of them conforms to industry standards, and is that of a generalist and not a specialist. However, significant areas of chimney flues cannot be adequately viewed during a field inspection. Therefore, because our inspection of chimneys is limited to areas easily viewed and does not include the use of specialized equipment, we will not guarantee their integrity or drafting ability and recommend that they be more thoroughly evaluated by a qualified chimney specialist before the close of escrow.

**Ventilation Provisions:**

4.13      Satisfactory - There appears to be adequate ventilation provided. Vents are located both in the ridge area and low in the eaves area.



## BASEMENT - CRAWLSPACE

While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. During the course of the inspection, the inspector does not enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely affect the health of the inspector or other persons.

### Basement:

5.1 Access:

Basement is fully accessible, Basement is unfinished.

OK RM RR SC NI

5.2 Walls:

○ ○ ⊗ ○ ○

There's insulation on the walls around perimeter of the basement. There is an active leak coming from underneath the insulation and appears to be the exterior wall. It is unknown the source of the leak, but with evidence of dirt and water I am assuming that there is a crack in the wall. The insulation will have to be removed to verify where the leak is coming from. Recommend repair by license concrete contractor.







	OK	RM	RR	SC	NI	
5.3 Floor:	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Concrete, cracks were noted in the slab floor. Unless otherwise noted, the cracks appeared to be nothing more than curing cracks.
5.4 Windows:	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	There are basement level windows. The windows installed in the basement level appear to be egress accessible in case of an emergency.
5.5 Other Observations:	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	There is a sewage pump located in the basement, the sewage pump was not connected to an electrical circuit recommend having a sewage pump connected to verify proper operation.



# HEATING - AIR CONDITIONING

The inspector can only readily open access panels provided by the manufacturer or installer for routine homeowner maintenance, and will not operate components when weather conditions or other circumstances apply that may cause equipment damage. The inspector does not light pilot lights or ignite or extinguish solid fuel fires, nor are safety devices tested by the inspector. The inspector is not equipped to inspect furnace heat exchangers for evidence of cracks or holes, or inspect concealed portions of evaporator and condensing coils, heat exchanger or firebox, electronic air filters, humidifiers and de-humidifiers, ducts and in-line duct motors or dampers, as this can only be done by dismantling the unit. This is beyond the scope of this inspection. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection. Have these systems evaluated by a qualified individual. The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. We perform a conscientious evaluation of the system, but we are not specialists.

Please note that even modern heating systems can produce carbon monoxide, which in a poorly ventilated room can result in sickness and even death. Therefore, it is essential that any recommendations we make for service or further evaluation be scheduled before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property, and our service does not include any form or warranty or guarantee. Normal service and maintenance is recommended on a yearly basis. Determining the presence of asbestos materials commonly used in heating systems can ONLY be preformed by laboratory testing and is beyond the scope of this inspection. 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 costly to remedy.

## Heating Equipment:

- 6.1 Type & Location: Location- Basement.
- 6.2 Fuel Source: Natural Gas.
- 6.3 Capacity / Approx. Age: 80000 BTUs manufacture date is 2007.



6.4 General Operation & Cabinet: OK RM RR SC NI Unit was operational at the time of inspection.



6.5 Air Filters:

OK RM RR SC NI

The filter is in need of cleaning or replacement. Replacing or cleaning filters every 30 to 45 days is recommended.



**Fireplaces / Solid Fuel Heating:**

6.6 Living Room:

Gas - The fireplace is designed to use gas fuel only. There is a log set installed.



**Air Conditioning:**

6.7 Primary Type:

Central, Split System-

6.8 Brand:

It is unknown what brand name HVAC is no name was attached to the exterior unit.

6.9 Fuel Source:

220 Volt, Electrical disconnect present.

**6.10 Capacity / Approx. Age:**

4.0 Tons, Manufacture date is 2007.

**6.11 Return Air Temp: 1st Floor**

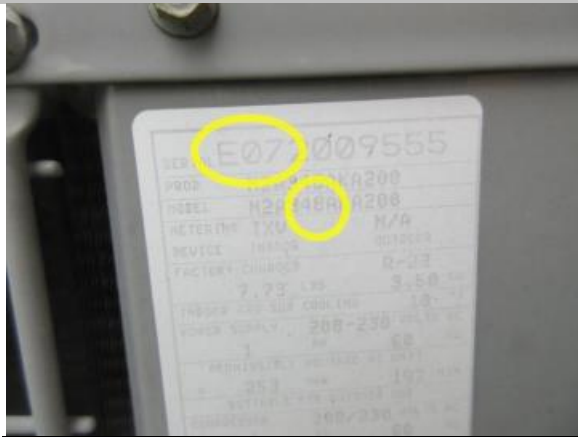
80 F.

**6.12 Supply Air Temp: 1st Floor**

78F.

**6.13 Air Temp Drop:**

2 F Cooling not adequate.



OK RM RR SC NI

**6.14 System Condition:**

System condition is not working properly. Temperature drop should be within 15-20 degrees. 1st Floor temperature drop is 2 degrees after running for over 1 hour. 2nd Floor temperature drop is 0 degrees. Recommend repair by a licensed HVAC contractor.





**Air Conditioning: Return Visit**

6.15 Primary Type: Central, Split System-  
 6.16 Brand: Unknown.  
 6.17 Fuel Source: 220 Volt, Electrical disconnect present.

6.18 Capacity / Approx. Age: 4.0 Tons.  
 6.19 Return Air Temp: 1st Floor 82 F.  
 6.20 Supply Air Temp: 1st Floor 50F.  
 6.21 Air Temp Drop: 32 Degrees Excessive cooling.

6.22 System Condition:  OK  RM  RR  SC  NI  
 Excessive Cooling - Recommend repair by a licensed HVAC contractor.



6.23 System Condition: 2nd Floor





**Hose Bibs / Hookups:**

			OK	RM	RR	SC	NI	
7.8 General:	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Sample operated, appeared serviceable, DO NOT LEAVE HOSE CONNECTED TO FAUCET DURING COLD WEATHER THIS MAY CAUSE THEM TO FREEZE AND CAUSE DAMAGE.

The temperature pressure relief valve at the upper portion of the water heater is a required safety valve which should be connected to a drain line of proper size terminating just above floor elevation. If no drain is located in the floor a catch pan should be installed with a drain extending to a safe location. The steam caused by a blow-off can cause scalding. Improper installations should be corrected.

**Water Heater:**

<b>7.9 Power Source:</b>	<b>7.10 Capacity:</b>	<b>7.11 Location:</b>
Gas.	50 Gallons. MFG Date 2006.	Basement.

7.12 Condition:	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Appears serviceable.
7.13 Condition: Temperature	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Temperature is 130 degrees, anything over 120 can cause burns and scalding. I recommend temperature be turned down.



**Sump Pump:**

7.14 Basement:	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	The pump appears functional.
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See Bathrooms section of report for information about plumbing and fixtures in those areas.

**Fixtures & Drain**

7.15 Kitchen Sink:

○ ○ ⊙ ○ ○

The main fixture is loose and will need Tightening or replacement. Recommend repair by a licensed plumbing contractor.





## ELECTRICAL SYSTEM

We are not electricians and in accordance with the standards of practice we only test a representative number of switches and outlets and do not perform load-calculations to determine if the supply meets the demand. However, every electrical deficiency or recommended upgrade should be regarded as a latent hazard that should be serviced as soon as possible, along with evaluation and certification of the entire system as safe by a licensed contractor. Therefore, it is essential that any recommendations that we may make for service or upgrades should be completed before the close of escrow, because an electrician could reveal additional deficiencies or recommend additional upgrades for which we disclaim any responsibility. Any electrical repairs or upgrades should be made by a licensed electrician. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Smoke Alarms should be installed within 15 feet of all bedroom doors, and tested regularly.

Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. The inspector is not required to insert any tool, probe, or testing device inside the panels, test or operate any over-current device except for ground fault interrupters, nor dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels. Any ancillary wiring or system that is not part of the primary electrical distribution system is not part of this inspection but may be mentioned for informational purposes only, including but not limited to low voltage systems, security system devices, heat detectors, carbon monoxide detectors, telephone, security, cable TV, intercoms, and built in vacuum equipment.

### Service:

		OK	RM	RR	SC	NI	
8.1 Type & Condition:	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	110/220 Volt, Circuit breakers, appears serviceable.
8.2 Grounding Equipment:	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Grounded via plumbing and rod in ground.

### Electrical Distribution Panels:

8.3 Main Panel Location:	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Basement. There should be three feet of clearance in front of the panel. There is a wall that has been installed directly in front of the electric panel. This wall is not finished, but when it is finished it will not have the 3 feet of clearance. Recommend rearranging the wall to be able to have three feet of space before it is finished.
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8.4 Main Circuit Rating: 200 amps.



8.5 Service Disconnect Switch: Located at the top of main panel.

**Conductors:**

	OK	RM	RR	SC	NI	
8.6 Entrance Cables:	⊙	○	○	○	○	Aluminum- OK.
8.7 Branch Wiring:	⊙	○	○	○	○	Copper, appears serviceable.

**Switches & Fixtures:**

8.8 General:	⊙	○	○	○	○	Switches appear serviceable except for those that are noted in the basement area.
8.9 Basement:		○	○	⊙	○	The basement is starting to be renovated for a finished basement, it is unknown if a permit has been pulled for this renovation. There are numerous electrical switches that do not have covers on them, and there is exposed wiring. It is unknown if the exposed wiring is connected to a live circuit. Recommend repair by a licensed electrical contractor. Note: Pictures are just a small representation of the defects, Contractor should review entire basement for defects.





**Electrical Outlets:**

	⊙	○	OK	RM	RR	SC	NI	
8.10 General:	⊙	○	○	○	○			A representative sampling of outlets was tested. As a whole, outlets throughout the house are in serviceable condition. Outlets appear serviceable except for those that are noted in the basement area.
8.11 Exterior Walls:	⊙	○	○	○	○			Outlets are satisfactory.
8.12 Basement:	○	○	○	○	○			The basement is being renovated but there are numerous electrical outlets that do not have covers and open junction boxes which create a safety issue. I recommend repair by a licensed electrical contractor. Note: Pictures are just a small representation of the defects, Contractor should review entire basement for defects.





## KITCHEN - APPLIANCES

We may test kitchen appliances for basic functionality, but cannot evaluate them for their performance nor for the variety of their settings or cycles. Appliances older than ten years may exhibit decreased efficiency. Even if general comments are made, these items are not inspected: free-standing appliances, refrigerators, freezers, ice makers, trash-compactors, built-in toasters, coffee-makers, can-openers, blenders, instant hot-water dispensers, water-purifiers, barbecues, grills, or rotisseries, timers, clocks, thermostats, the self-cleaning and cooking capability of ovens, and concealed or countertop lighting, which is convenient but often installed after the initial construction and not wired to national electrical standards. These items should be considered outside the scope of the inspection. Appliances are not moved during the inspection. Portable dishwashers are not inspected, as they require connection to facilitate testing.

### Range/ Cooktop / Oven:

	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
			OK	RM	RR	SC	NI
9.1 Type & Condition:	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	The back burner did not light properly this may need a good cleaning.



### Ventilation:

9.2 Type & Condition:	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Microwave fan only.
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### Refrigerator:

9.3 Type & Condition:	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	General condition appears serviceable.
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### Dishwasher:

9.4 Condition:	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Air gap device or high-loop is present on drain line- Proper.
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### Garbage Disposal:

9.5 Condition:	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Wiring appears serviceable.
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### Other Built-ins:

9.6 Microwave:	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	General condition appears serviceable.
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### Kitchen Interior:

9.7 Electrical	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	GFCI appears to be satisfactory.
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9.8 Cabinets:	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Cabinets appear serviceable.
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## BATHROOMS

In accordance with industry standards of practice, we do not comment on common cosmetic deficiencies, and do not evaluate window treatments, steam showers, and saunas. More importantly, we do not leak-test shower pans, which is usually the responsibility of a termite inspector. However, because of the possibility of water damage, most termite inspectors will not leak-test second floor shower pans without the written consent of the owners or occupants.

Our inspection of interior areas includes the visually accessible areas of walls, floors, cabinets and closets, and a representative number of windows and doors, switches and outlets. We do not evaluate window treatments, nor move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on common cosmetic deficiencies.

### Sink & Cabinetry:

	⊙	○	OK	RM	RR	SC	NI	
10.1 Master Bath:	⊙	○	○	○	○	○		Counters/cabinets appear serviceable.
10.2 1st Floor 1/2 Bath:	⊙	○	○	○	○	○		Counters/cabinets appear serviceable.
10.3 Bath Between Bedrooms:	⊙	○	○	○	○	○		Counters/cabinets appear serviceable.
10.4 Other Bath: Basement	⊙	○	○	○	○	○		Counters/cabinets appear serviceable.

### Toilet:

10.5 Master Bath:	⊙	○	○	○	○			General condition appears serviceable.
10.6 1st Floor 1/2 Bath:		○	⊙	○	○	○		Toilet seat is broken. A replacement will be needed.



10.7 Bath Between Bedrooms:	⊙	○	○	○	○			General condition appears serviceable.
10.8 Other Bath: Basement	○	⊙	○	○	○			Not working, recommend toilet be hooked up to verify proper operation.



**Tub/Shower Fixtures:**

	OK	RM	RR	SC	NI	
10.9 Master Bath:	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	General condition appears serviceable.
10.10 Bath Between Bedrooms:	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	General condition appears serviceable.

**Tub/Shower And Walls:**

10.11 Master Bath:	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Shower walls appear serviceable.
10.12 Bath Between Bedrooms:	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Shower walls appear serviceable.

**Bath Ventilation:**

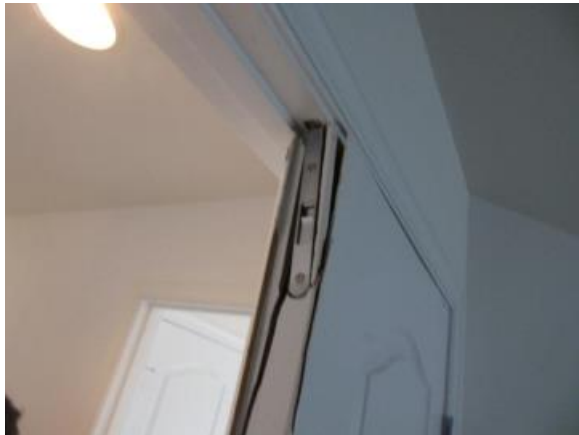
10.13 Master Bath:	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Operational at the time of inspection.
10.14 Bath Between Bedrooms:	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Operational at the time of inspection.

## INTERIOR ROOMS

Our inspection of living space includes the visually accessible areas of walls, floors, cabinets and closets, and the testing of a representative number of windows and doors, switches and outlets. We do not evaluate window treatments, move furnishings or possessions, lift carpets or rugs, empty closets or cabinets, nor comment on cosmetic deficiencies. We may not comment on cracks that appear around windows and doors, along lines of framing members or along seams of drywall and plasterboard. These are typically caused by minor movement, such as wood shrinkage, common settling, and seismic activity, and will often reappear if they are not correctly repaired. Such cracks can become the subject of disputes, and are therefore best evaluated by a specialist. Floor covering damage or stains may be hidden by furniture, and the condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage. Testing, identifying, or identifying the source of environmental pollutants or odors (including but not limited to lead, mold, allergens, odors from household pets and cigarette smoke) is beyond the scope of our service, but can become equally contentious or difficult to eradicate. We recommend you carefully determine and schedule whatever remedial services may be deemed advisable or necessary before the close of escrow.

### Doors:

		OK	RM	RR	SC	NI	
11.1 Overall Interior Door Condition:	⊙	○	○	○	○	○	General condition appears serviceable. Except that which is noted in the master bedroom.
11.2 Master Bedroom:		○	○	⊙	○	○	Damage viewed at the top of the door, Recommend repair or replacement by a licensed building contractor.



### Windows:

11.3 General Type & Condition:	⊙	○	○	○	○	Single hung, A representative sampling was taken. Windows as a grouping are generally operational.
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### Walls:

11.4 General Material & Condition:	⊙	○	○	○	○	General condition appears serviceable.
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### Ceilings:

11.5 General Type & Condition:	⊙	○	○	○	○	General condition appears serviceable.
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### Floors:

11.6 General:	⊙	○	○	○	○	General condition appears serviceable.
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### Closets:

11.7 General:	⊙	○	○	○	○	General condition appears serviceable.
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### Stairs & Handrails:

11.8 Condition:	⊙	○	○	○	○	Interior stairs serviceable.
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**Smoke / Fire Detector:**

11.9 Comments:                   ○   ○   ⊙   ○   ○   OK RM RR SC NI  
Several smoke detectors did not have batteries in them, recommend reinstalling batteries to verify proper operation of smoke detectors.



**Carbon Monoxide Detector:**

11.10 Comments:                   There is no carbon monoxide detector installed in this room. For safety, you should consider installation of a battery operated or hardwired carbon monoxide detector.

# LAUNDRY AREA

Laundry appliances are not tested or moved during the inspection and the condition of any walls or flooring hidden by them cannot be judged. Drain lines and water supply valves serving washing machines are not operated. Water supply valves may be subject to leaking if turned. See Plumbing and Electrical pages for more details about those types of system components.

## Laundry:

- 12.1 Location: Service area main floor.  
OK RM RR SC NI
- 12.2 Clothes Washer:      Washer was not operated at the time of inspection.
- 12.3 Clothes Dryer:      Dryer was not operated at the time of inspection.
- 12.4 Dryer Vent: The dryer ventilation as installed is not functioning properly. Action is required to make the vent work properly.



