

Additional pages may be attached to this report. Read them carefully. This report may not be complete without the attachments. If an item is present in the property but is not inspected, the "NI" column will be checked and an explanation is necessary. Comments may be provided by the inspector whether or not an item is deemed in need of repair.

I=Inspected	NI=Not Inspected	NP=Not Present	R=Not Functioning or in Need of Repair	Inspection item
I	NI	NP	R	

I. STRUCTURAL SYSTEMS

A. Foundations
 If crawl space areas are not inspected, provide an explanation.
 An opinion on foundation performance is mandatory
 Foundation Performance Opinion: In my opinion, the foundation appears to be providing adequate support for the structure based on a limited visible observation today. At this time, I did not observe any evidence that would indicate the presence of significant deflection in the foundation. There were no notable functional problems resulting from foundation movement. The interior and exterior stress indicators showed little effects of movement and I perceived thee foundation to contain no significant unevenness after walking the first level floors. This is a cursory and visual observation of the conditions and circumstances present at the time of this inspection.
 Type of Foundation: Slab on grade.

Comments:

B. Grading & Drainage
 Comments:
 In need of repair:
 • Down spouts on gutters should extend away from the foundation.
 • Exterior: Damaged downspout near driveway.
 • Exterior: Retaining wall in rear is in disrepair & is leaning.

C. Roof Covering
 If roof is inaccessible, report the method used to inspect.
 This inspection covers the roof covering, flashings, skylights, gutters, and roof penetrations.
 Method of Inspection - Walked the roof
 Roof Type - composition shingles.

Comments:

In need of repair:
 • Roof: Tree limbs should be cut back at least 3' from roof line to prevent damage.

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D. Roof Structure & Attic

Attic: (If the attic is inaccessible, report the method used to inspect) This inspection covers the roof structure and sheathing. The attic and attic space ventilation will be observed, if possible.

Attic Insulation - rock wool.

Approximate thickness: 6" to 10"

Comments:

E. Walls (Interior and Exterior)

This inspection covers the deficiencies of the interior and exterior wall surfaces related to structural performance and water penetration.

Comments:

In need of repair:

- Exterior: Rotted soffit under the front overhang.
- Exterior: Damaged screen on right hand side.
- Master Bath: Cracked drywall & water stains around skylight.

F. Ceilings & Floors

This inspection covers deficiencies of the ceilings, floors, and stairways related to structural performance or water penetration.

Comments:

In need of repair:

- Dining Room: Flooring is buckling at the seams.

G. Doors (Interior & Exterior)

This inspection covers the condition and operation of interior and exterior doors (including the overhead garage doors).

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 H. Windows
 This inspection covers the presence and condition of window and door screens.

Comments:

In need of repair:

- Bedroom 1: Missing window locks.
- Dining Room: Damaged screen noted.
- Exterior: 2 screens missing on rear porch.
- Interior: Condensation was observed in the front garage window. Condensation between window panes is usually an indication of failed window seals.
- Interior: Condensation was observed in the office window(s). Condensation between window panes is usually an indication of failed window seals.

 I. Fireplace/Chimney
 This inspection covers inspect the visible components and structure of the fireplace and chimney.

Comments:

 J. Porches, Decks and Carports (Attached)

Comments:

 K. Other

Comments:

II. ELECTRICAL SYSTEMS

 A. Service Entrance and Panels
 This inspection covers the service entrance wiring, electrical panels and sub-panels & wire type(s) found in Main and Sub Panels.
Exterior Service - underground.
Service Entrance Cable - 200 amp.
Main Service Wires - copper.

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- B. Branch Circuits - Connected Devices and Fixtures**
 This inspection covers electrical receptacles, switches and fixtures.
 (Report as in need of repair the lack of ground fault circuit protection where required.)
Branch Wiring Conductors - copper.

Comments:

In need of repair:

- Kitchen: Improperly terminated wire under kitchen sink.
- Kitchen: Plastic light cover is broken.
- Dining Room: Outlet that is slightly pulled out of the wall.
- Exterior: Security light lens on left front corner of house is damaged.
- Exterior: Rear porch outlet is missing a cover.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

- A. Heating Equipment**
Type and Energy Source: Central Electrical

Comments:

In need of repair:

- Furnaces are not working within tolerance.

- B. Cooling Equipment**
 This inspection covers the performance of the cooling systems.
Type and Energy Source: Central Electrical

Comments:

In need of repair:

- Temperature differential is too low, indication of possible air flow restriction across coil and/or low freon charge, needs service.
- Exterior: Insulation missing / damaged on suction line.
- Exterior: Thermostat wires are damaged near the condenser.
- Exterior: Condenser on right hand side is not working.

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C. Ducts and Vents

This inspection covers the condition and routing of the ducts, vents, fans and filters. Flue systems will also be inspected.

Comments:

IV. PLUMBING SYSTEMS

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A. Water Supply Systems and Fixtures

This inspection covers the type and condition of all accessible and visible water supply components.

Comments:

In need of repair:

- Kitchen: Kitchen faucet is leaking & hand sprayer doesn't work.
- Bedroom 1: Bathroom off bedroom 1 has loose tiles around tub surround. Also has suspect damage. Recommend a termite inspection.
- Exterior: Exterior hose spigot(s) do not have code approved anti-back flow devices installed.
- Interior: Bathroom off game room has a slow drain on sink.

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B. Drains, Wastes, Vents

This inspection covers the condition of all accessible and visible waste-water and vent-pipes.

Comments:

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C. Water Heating Equipment

(Report as in need of repair those conditions specifically listed as recognized hazards.) This inspection covers the water heating equipment and its temperature and pressure relief system.

Energy Source - electric.

Comments:

In need of repair:

- Water heater is located indoors without an overflow pan/drain line.

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D. Hydro-Therapy Equipment

This inspection covers built-in hydrotherapy and whirlpool equipment.

Comments:

In need of repair:

- Master Bath: Air control valve is broken.

V. APPLIANCES

A. Dishwasher

Comments:

B. Food Waste Disposer

Comments:

C. Range Hood

Comments:

D. Ranges/Ovens/Cooktops

If the oven is equipped with a self cleaning feature, it is not a part of this inspection.

Comments:

E. Microwave Cooking Equipment

Comments:

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F. Trash Compactor

Comments:

G. Bathroom Exhaust Fans and/or Heaters

The inspection will cover the operation of the unit, observing sound, speed and vibration level.

Comments:

H. Whole House Vacuum Systems

Comments:

I. Garage Door Operators

Comments:

J. Door Bell and Chimes

Comments:

K. Dryer Vents

Comments:

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L. Other Built-in Appliances

Comments:

VI. OPTIONAL SYSTEMS

A. **Lawn Sprinkler System**
 The inspection of the sprinkler system will cover operating all zones or stations on the system manually and observe water flow or pressure at the circuit heads. The inspector will not inspect the automatic function of the timer or control box, the rain sensor, or the effectiveness of anti-siphon valves or backflow devices.

Comments:

In need of repair:

- Missing a head on station 3.
- Head not rotating properly on station 4.
- Low water pressure on station 6.

B. **Swimming Pools and Equipment**
 The inspection of the swimming pool and/or spa will cover the condition of pool surfaces, identifying cracks or deterioration of the surface(s), and observe the condition of tiles, copings, and decks. Included in the inspection are the condition of slides, steps, diving boards, lights and other equipment as well as inspecting the condition of drains, skimmers, and valves.

Comments:

In need of repair:

- Gates are not spring loaded.
- Missing alarm on back door.
- Missing anti-vortex drain.
- Missing hand rails on steps around pool.
- Pump is not grounded.

C. **Outbuildings**

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D. Outdoor Cooking Equipment
Energy Source:

Comments:

E. Gas Lines

Comments:

F. Water Wells
Type of Pump:
Type of storage equipment:

Comments:

G. Septic Systems

Comments:

- No visual evidence of system failure, functional drain flow was observed. At the time of our inspection the sewage disposal system appeared to be working normally and adequately. There was no evidence of stopped main drains, no unusual septic odors. Septic systems are basically a buried installation which is hidden from normal visual inspection. Many possible problems may not show themselves at the time of the inspection.
- Recommend the system be pumped.

H. Security Systems

Comments:

I. Fire Protection Equipment

Comments: