

INSPECTION REPORT

<Date-Enter Numbers>

Your Company Name

Address

city, state zip

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Inspector: I.C. All, ASHI # 000000, CABO #00000

This report has been prepared for the exclusive use of

Type Client's names

Property Inspected

<enter address or lot # & subdiv.>

Scope of Inspection and Definitions are located in the Appendix and the ASHI® Standards of Practice.

Copies of these documents are included for your perusal.

Inspection Fee \$295.00

Type of Inspection Full Home

People Present Client & Realtor

Weather Conditions ?? , Clear

I. GENERAL PROPERTY INFORMATION

Electric
Main



| | |
|------------------------|------------------------------------|
| Style of House | 2 story traditional |
| Bedrooms | 3 |
| Baths | 2 |
| Foundation Type | Basement |
| Approximate Age?? | years |
| Public Water and Sewer | |
| Utility Status | Water, Electricity and Gas are on. |

II. LOTS AND GROUNDS

1. Walkways

Acceptable Concrete Walks Minor cracks typically occur and are not addressed in this report. Although no repairs are recommended at this time we recommend monitoring for changes.

2. Building Front Entrance

Acceptable Front Stoops/Steps (wood)
Constructed using decay resistant wood, condition is typical for age.

3. Patios, Decks and Porches

Acceptable Covered Porch (Rear)

4. Retaining Walls

NONE: Not Present

5. Foliage (Trees, shrubs, etc.)

Acceptable Foliage

6. Driveways

Acceptable Driveway (Concrete) Minor cracks typically occur and are not addressed in this report. Although no repairs are recommended at this time we recommend monitoring for changes.

7. Lawn Sprinkler

Acceptable Lawn Sprinkler Watering coverage was not evaluated.

8. Surface Drainage

Acceptable Grading

Not Inspected Surface Drain Requires hard rain to check function.

III. EXTERIOR COMPONENTS

1. Wall Covering

Acceptable Hardboard/OSB Siding (manf. unknown)
Minor deterioration observed. Some deterioration is expected due to age.

Acceptable Stucco Veneer Minor cracks typically occur and are not addressed in this report.
Although no repairs are recommended at this time we recommend monitoring for changes.

Acceptable Trim (outside)

2. Cornice

Acceptable Fascia

Acceptable Soffits

3. Exterior Doors

Acceptable Entry Doors

Acceptable Other Doors

4. Windows

Acceptable Windows - Insulated Use of double-paned windows increases the home's thermal efficiency and reduces transmission of noise. The space between the panes may be gas or vacuum sealed when manufactured. Should this seal break, moisture laden air will enter creating a fogged (cloudy) condition. The integrity of the double-paned seal can only be determined by a visible accumulation of moisture.

Not Inspected Window Screens

5. Moisture Protection

Acceptable Flashing (door/window head)

Acceptable Caulking/Sealing

Not Inspected Exterior Paint / Stain A lead-based paint hazard may exist in houses built prior to 1978. For more information call 1-800-424-5323 or go to www.epa.gov.

IV. ROOFING AND COMPONENTS

1. Method of Inspection: Components were inspected from ground using binoculars.

Components evaluation is limited by method of inspection.
A comprehensive roof inspection can be obtained from a professional roofer.

2. Roof Design

Slope steep
Style gable

3. Roof Covering

Primary Roofing ? years (approximate age)
Acceptable 20 year asphalt shingle Condition is typical for age.

4. Roof Penetrations

Acceptable Roof Flashing

Acceptable Skylights

Acceptable Chimney - masonry

Acceptable Chimney Cap

Acceptable Roof Vents

5. Rain Water Control

Not Present Gutters Roof overhang is adequate and gutters are not required.

V. ATTIC

1. Method of Inspection:

Attic was viewed from access. Inspection was limited by view from access.

2. Roof Framing and Sheathing

Acceptable Roof Framing rafters (stick framed)

Acceptable Roof Sheathing Used OSB, Oriented Strand Board

3. Attic Ventilation

Acceptable Attic Ventilation Used soffit / roof

Not Inspected Attic Fan (installed in roof) Temperature was too cool to activate thermostat control.

4. Attic Insulation

Attic Insulation R-Value ? (estimated value based on average thickness)

Attic Insulation Used fiberglass

5. Ceiling Framing

Not Inspected Ceiling Framing Not visible due to insulation.

6. Other Components

Not Inspected Exhaust Ducts Not visible due to insulation.

Acceptable Furnace Access

7. Water Penetration

No Evidence of ongoing water penetration

Some water staining is typical in all attics and is not specifically addressed in this report. Staining may have occurred during construction or from previous leaks.

VI. VEHICLE STORAGE

1. Type

GARAGE Attached ?? vehicle spaces

2. Floor Surface

Acceptable Concrete Minor cracks typically occur and are not addressed in this report. Although no repairs are recommended at this time we recommend monitoring for changes.

3. Doors

Acceptable Door (Vehicle) ? door (s)
Acceptable Auto Door Opener ? opener (s)

4. Fire Separation

Acceptable Fire Retardant Material (common to living spaces)

Acceptable Fire Rated Door to Living Space

5. Other Components

Gas Appliances (in garage) water heater

VII. STRUCTURE

(Foundation and Walls)

Wood Destroying Organisms

We do not perform Wood destroying organisms inspections. We will however try to determine if any visible structural damage exists.

1. Foundation Type(s)

Full Basement
unfinished

2. Foundation Material

Acceptable Foundation Material concrete walls (minor cracks)

3. Floor (Lower)

Acceptable Concrete Slab

Minor cracks typically occur and are not addressed in this report. Although no repairs are recommended at this time we recommend monitoring for changes.

4. Wall Type

Acceptable Framed Wood Studs Wall inspection is limited to visible bowing and cracking.

Acceptable Anchor Bolts / Straps

5. Floor (Framed)

Not Inspected Beams (all floors) Not Visible due to ceiling cover.

Acceptable Joists / Trusses

Not Inspected Wood Sub-flooring Floor has finish surface installed.

Acceptable Floor Settlement (wood) Minor (typical) floor settlement has occurred.

6. Basement / Crawl Space

Acceptable Load Bearing Framed Walls

Not Present Evidence of Active Moisture or Water Penetration

Acceptable Foundation Drain End of drain was visible. Not tested.

Not Present Insulation
Under floor insulation is recommended. Install vapor barrier to conditioned side.

VIII. PLUMBING

1. Water Piping

Not Inspected Water Service not visible.

2. Waste Water Piping

Drain / Vent Pipes PVC

3. Thermal Expansion Protection

This device is used to protect piping and fixtures from excessive water pressure which may build-up due to hot water expansion.

Recommend Thermal Expansion Protection

We recommend installation of a Thermal expansion tank to protect water piping from excessive water pressure which may occur when water is being heated. This is not the Water heater T&P valve. The average cost for plumber installation is \$175.00.

4. Fuel Piping

Main Fuel Supply Shut-Off Located at gas meter.

Acceptable Fuel Supply Lines

5. Laundry

Dryer Connections electric
Dryer Vent Present but was not tested.
Washer Connections Present but was not tested.

Acceptable Laundry Tub

6. Baths

Acceptable Bath Plumbing Fixtures

Water flow and drainage was good at all toilets, tubs, showers and bath sinks; unless otherwise noted. Mechanical drain stoppers are not part of this inspection.

7. Domestic Water Heating (40 gallon tank)

Gas: Approximate age in years ? Average life is 10 years.

Manufacturer(s) A O Smith

Acceptable Water Heater Vent

Acceptable Pressure Relief Valve

8. Other Plumbing Components

Acceptable Bar Sink

Acceptable Hose Bibs (outside)

Main Water Valve located at water heater.

IX. KITCHEN

Acceptable Cooking Appliances electric

Acceptable Disposal

Acceptable Dishwasher

Acceptable Ventilator

Acceptable Counter Tops

Acceptable Cabinets

Acceptable Sink (s)

X. HEATING

Heating System(s) installed: ??

1. Primary Equipment

| | |
|-------------------|-----------------------------|
| Manufacturer(s) | Goodman |
| Size (approx.) ?? | thousand BTUs |
| Type: | central; forced-air furnace |
| Energy Source: | natural gas |

2. Operation and Tests

Not Inspected Heating Operation Due to season, heating was not operated, visual component inspection only.

Acceptable Exhaust System (fossil fuel systems)

Acceptable Thermostat (s) and Automatic Zone Controls

Acceptable Distribution (forced-air)

Not Inspected Burner Assembly (fossil fuel units) Heat exchanger is a sealed unit and is not visible without dismantling burner assembly.

Acceptable Combustion Air Supply

3. Other Components

Not Inspected Humidifier (s) Regular cleaning required to control bacteria.

XI. AIR CONDITIONING

Cooling system (s) installed ??
 Manufacturer(s) Goodman
 Manufacturer(s) Rheem
 Approximate Age in years: ?? (Average Life is 15 years)
 Size (approx.) ?? Tons
 Type: central; forced-air. Distribution and controls shared with forced-air furnace.
 Energy Source: electric

2. Operation and Tests

Temperature Differential Check

?? degrees F

(This check provides the inspector with a “rule of thumb” indication of proper system operation. Differential should be 14 to 20 degrees Fahrenheit.)

Acceptable Operation

4. Electrical Grounding and Bonding

Acceptable Driven rod & water line

5. Wiring Methods

Wire Conductors Romex

6. Safety Devices

Ground Fault Circuit Interrupters (GFCI) A electrical device which automatically opens the circuit when a current leak to the ground is demodulated. Device should be installed in all damp and wet areas.

Acceptable GFCI Protection

Acceptable Smoke Detectors Smoke detectors are present at required locations.

Not Present C. O. Detector Recommended by inspector.

XIII. ENVIRONMENTAL HAZARDS

For more information, go to www.epa.gov

Not Inspected Radon Level

Not Inspected Mold and Fungus Testing We do not inspect for mold or fungus presents.

XIV. INTERIOR

Acceptable Stairway / Railing

Acceptable Cabinets (Bath, Bar, etc.)

Acceptable Interior Finishes

Acceptable Ceiling (paddle) Fans

Acceptable Bath Exhaust Fan (s)

ATTENTION ITEMS (SUMMARY)

The Attention Items section includes components which the inspector believes are in need of immediate repair or will require repair in the near future.

NOTICE Personal items concealed areas from view in Garage.
Conduct a thorough inspection after items are removed.

Defective Patio - Concrete Correct the following:
Cracked, seal large cracks and joints with flexible sealant for this type of repair. Products are available at most home improvement stores.

Marginal Rear Deck/Steps/Balcony Deck is not flashed to house. Flashing is required to prevent rotting of supporting components. Install angle flashing. Deck flashing may not have been required by local building officials when built.

Defective Brick Veneer Brick is cracked. Seal cracks with clear silicon at ??

NOTICE TV Dish(s) TV Dish(s) removal results in roof damage. If dish(s) are removed roofing repair is required.

Defective Attic Access Pull-Down is not installed per manufacturer's requirements. Ladder has not been cut to fit ceiling height and required bolts/nails are not installed. Correct.

Marginal Water Pipes Polybutylene (gray) with metal fitting.
Property owners with leaking Polybutylene plumbing systems and or yard service may qualify for relief. Polybutylene must have been installed between 1-1-78 and 7-31-95. For more info. call 1-800-392-7591 or go to www.pbpipe.com.

NOTICE Whirlpool Tub System should be flushed and sanitized before use.

Defective Water Pressure ? PSI In-house pressure (should not exceed 80 PSI).
Replace pressure regulating valve.

Defective AC Condensate Removal Condensate pump used. Correct the following:
Pump safety switch not connected.

End of Report

APPENDIX

SCOPE OF INSPECTION

Our goal is to identify existing major problems that would affect a typical purchaser's buying decision. We strive to add significantly to your knowledge of the building within the type of inspection ordered and performed. We will not tell you everything about the property, but our report will put you in a much better position to make your decision. Emphasis is placed on major problems and expenses. While some of the less important deficiencies are addressed, an all inclusive list of minor building flaws is not provided.

The inspection is performed in accordance with the Standards of Practice of the American Society of Home Inspectors®. A copy of the Standards is included for your perusal. This is not a Building Code or by-law compliance inspection. The report is a professional opinion based on a visual inspection of the accessible features of the building. Without dismantling the house or its systems, there are limitations to such an inspection. Throughout any inspection, inferences are often drawn which cannot be confirmed by direct observation. Therefore, it should be understood that we can reduce the risk of purchasing; however, we cannot eliminate it, nor do we assume it.

Every home will have some flaws not identified in this report. This is to be expected and we suggest a budget figure of roughly one percent of the value of the home be set aside every year for unforeseen repairs. In some years the expenditures will be less, in others more, but we have found this to be a good average figure.

OBSERVED CONDITION EVALUATION

ACCEPTABLE: Operational, serviceable, functional. A component or system which was found to be operating properly, or in adequate physical condition to perform its intended function at the time of the inspection and which the inspector feels will require periodic maintenance or service in order to provide continued service. No repair implication is made regarding its expected longevity.

NOT PRESENT: The item does not exist in the structure being inspected.

NOT INSPECTED: The item was not inspected due to inaccessibility, seasonal impediments, or beyond scope of inspection. **MARGINAL:** Items which would improve the condition but are not required to be repaired at this time, or are cosmetic in nature, or if not addressed; could develop into a problem.

DEFECTIVE: Corrective. Items representing a safety hazard, code violation, or have impaired or threaten to impair the structural integrity of the home or prohibit ability of obtaining financing. Repair or replace.

LIMITS

All ages, sizes, cost estimates, and repairs indicated are approximate. All estimates and repair limits should be obtained from and completed by a licensed contractor of that trade (s). A 30 day minimum guarantee should be obtained. Any and all major unsatisfactory items should be completed before closing.

RECOMMENDATIONS

Since **new homes** are unused and have not settled, problems may develop during the first year. It is our policy to recommend a re-inspection prior to builders warranty expiration.

We highly recommend a home buyer's (component) warranty on all **re-sale homes**.

DEFINITIONS

Major Problems: Problems, which in the inspector's opinion, would cost more than \$500.00 to correct.

Minor Problems: Problems, which in the inspector's opinion, would cost less than \$500.00 to correct.