

# Professional Property Inspection



Anytown  
USA

Prepared for: Mr & Mrs Happy Homebuyer

Prepared by: Castle Guardian Home Inspections  
4786 Dressler Rd. NW  
Suite 111  
Canton, OH 44718



## Definitions

A	Acceptable	Functional with no obvious signs of defect.
NP	Not Present	Item not present or not found.
NI	Not Inspected	Unable to inspect due to safety, systems being disconnected or enclosed in such a manner that dismantling would be required to complete the inspection process, which is outside the scope of the inspection as per the ASHI standards of practice.
D	Defective	Item needs immediate repair or replacement. It is unable to perform its intended function or is a safety hazard.
M	Marginal	Item is not fully functional, is a safety concern and requires repair or servicing.

## General Information

### Property Information

Property Address 1234 School House Road  
City Yourtown State US Zip 12345  
Contact Name Ima Goodagent  
Phone (111)-111-1111 Fax (111)-111-1111

### Client Information

Client Name Mr & Mrs Happyhomebuyer  
Client Address 3212 Homestead Dr.  
City Yourtown State US Zip 12345  
Phone (111)-111-1234 Fax (111)-111-23456  
E-Mail buyer@usedhouse.com

### Inspection Company

Inspector Name Craig Limbach  
Company Name Castle Guardian Home Inspections  
Company Address 4786 Dressler Rd. NW  
Suite 111  
City Canton State OH Zip 44718  
Phone 330-495-0156 Fax 330-828-2367  
E-Mail castleguardianinspections@yahoo.com  
File Number Sample07  
Amount Received \$225.00

### Conditions

Others Present Buyer's Agent and Buyer Property Occupied Occupied  
Estimated Age 70 to 80 years Entrance Faces Northwest  
Inspection Date 2-01-2007  
Start Time 10:00am End Time 1:00pm  
Electric On  Yes  No  Not Applicable  
Gas/Oil On  Yes  No  Not Applicable  
Water On  Yes  No  Not Applicable  
Temperature 18 degrees  
Weather Partly cloudy, Snow Soil Conditions Frozen, Snow covered  
Space Below Grade Basement  
Building Type Single family Garage Tuck-under



## General Information (Continued)

Sewage Disposal City How Verified Multiple Listing Service  
 Water Source City How Verified Multiple Listing Service

## Lots and Grounds

- | A  | NP                                  | NI                       | D                        | M                        |                          |   |
|----|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|---|
| 1. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Driveway: Gravel-- Due to snow or ice cover the comments reflect only the visible portion of the driveway |
| 2. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Walks: Concrete-- Due to snow or ice cover, the comments reflect only the visible portion of the walks    |
| 3. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Steps/Stoops: Concrete  |
| 4. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Porch: Concrete   |
| 5. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Patio: Concrete-- Carpeted slab   |
| 6. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Grading: Minor slope  |
| 7. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Vegetation: Shrubs/Weeds-- Tree limbs over hang the roof and should be cut back at back garage.           |

## Exterior Surface and Components

Your inspector is considered a generalist and the inspection is limited in scope to visual observations only as per our inspection agreement and the ASHI standards of practice. If recommended or if you want further more detailed information pertaining to your home or its potential deficiencies you will need to consult with a specialist in the area of concern.

- | A                           | NP                                  | NI                       | D                        | M                                   |                          |   |
|-----------------------------|-------------------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|---|
| <b>All Exterior Surface</b> |                                     |                          |                          |                                     |                          |   |
| 1.                          | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | Type: Aluminum siding   |
| 2.                          | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | Trim: Aluminum  |
| 3.                          | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Fascia: Aluminum-- <span style="color: red;">Missing at front of house</span> |
| 4.                          | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | Soffits: Aluminum   |
| 5.                          | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | Door Bell: Hard wired   |
| 6.                          | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | Entry Doors: Metal  |
| 7.                          | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | Patio Door: Metal   |
| 8.                          | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | Windows: Vinyl double hung thermopane   |
| 9.                          | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | Window Screens: Metal   |
| 10.                         | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | Basement Windows: Glass block, Vinyl hopper                                   |
| 11.                         | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | Exterior Lighting: Surface mounted lamps front and rear                       |
| 12.                         | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | Exterior Electric Outlets: 110 VAC GFCI                                       |
| 13.                         | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | Hose Bibs: Rotary   |
| 14.                         | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | Gas Meter: Basement, Garage   |
| 15.                         | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | Main Gas Valve: Located at gas meter  |





## Roof

While every attempt is made to locate or identify any defects or deficiencies, it is impossible to find all defects & deficiencies with a non-destructive inspection. Defects that may be concealed with roof sheathing, shingles, felt paper, building materials, insulation or procedures that your inspector deems as unsafe are outside the scope of this inspection as per our inspection agreement and the ASHI standards of practice.

A NP NI D M

All Roof Surface

1. Method of Inspection: Ground level with binoculars
2.      Unable to Inspect: 40%-- Height of roof, Pitch of roof, Possible damage can be caused by walking on slate roof, Snow on roof



3.      Material: Slate-- Inspection and material identification limited to visible portion of roof, A qualified roofing contractor is recommended to evaluate and estimate repairs that will be needed as part of periodic maintenance required to this type of roof system.

4. Type: Gable

5. Approximate Age: 112 years

6.      Flashing: Galvanized-- Prone to possible leaks, piece of ridge roll is missing on front porch roof, A qualified roofing contractor is recommended to evaluate and estimate repairs



7.      Valleys: Preformed metal-- Snow covered, metal valleys and ridge rolls will need periodic maintenance of painting to prevent further rusting and deterioration

8.      Plumbing Vents: Cast Iron

9.      Electrical Mast: Surface mount

10.      Gutters: Aluminum

11.      Downspouts: Aluminum

12.      Leader/Extension: Aluminum extension, plastic drains

Main Chimney

13.      Chimney: Brick-- Unable to view interior of chimney due to height, Chimney was inspected from ground due to height and pitch of roof, chimney is in very poor condition as inspected in attic space. All beams and wood structural supports contacting chimney surface in attic have excessive moisture levels and various stages of water damage or decay. Interior plaster at wall and ceilings around chimney also have moisture damage. Recommend taking chimney down below roof line and patching roof if it is possible to re-route gas water heater flue to new acceptable exterior location. I feel this would be much more cost effective than trying to re-build existing chimney.





## Roof (Continued)

14.      Flue/Flue Cap: Clay
15.      Chimney Flashing: Galvanized-- Chimney flashing is leaking as evidenced in attic. Chimney flashing will need periodic maintenance . This is normal for this type of construction



## Outbuilding

Outbuildings are not inspected unless documented in report and additional fees are collected specifically for that purpose.

A NP NI D M

Back of lot Outbuilding \_\_\_\_\_

1.      Exterior Surface: Wood
2.      Roof: Asphalt shingle
3.      Roof Structure: Wood truss
4.      Floor: Poured
5.      Foundation: Block
6.      Doors: Metal
7.      Electrical: 110 VAC GFCI
8.      Gutters: Aluminum-- Gutters full of ice and snow covered at time of inspection, Need cleaning
9.      Downspouts: Aluminum
10.      Leader/Extension: Missing-- Extend runoff drains to move water away from foundation

## Garage/Carport

A NP NI D M

Tuck under Garage \_\_\_\_\_

1. Type of Structure: Tuck under Car Spaces: 1
2.      Garage Doors: Insulated aluminum
3.      Door Operation: Manual-- Garage door mechanical lock is seized or broken, will not open frost heave
4.      Door Opener: Overhead Door-- Inoperative at time of inspection
5.      Walls: Block
6.      Floor/Foundation: Poured slab
7.      Electrical: 110 VAC-- Non-GFCI circuit, Recommend GFCI circuit be installed, Safety
8.      Smoke Detector: Missing-- Recommend installing smoke detectors near kitchen, bath & bedrooms and basement, Safety



## Kitchen

Visual inspections of plumbing, pipes and electrical wiring that are concealed inside wall cavities, floors, ceilings or building components require technically exhaustive or destructive inspection methods which are outside the scope of this inspection as per our inspection agreement and the ASHI standards of practice.

A NP NI D M

### 1st Floor Kitchen

1.      Ventilator: Broan
2.      Disposal: Kenmore
3. Air Gap Present?  Yes  No
4.      Sink: Stainless Steel
5.      Electrical: 110 VAC GFCI
6.      Plumbing/Fixtures: Plastic, Copper
7.      Counter Tops: Laminate and wood
8.      Cabinets: Wood
9.      Ceiling: Texture paint
10.      Walls: Papered plaster / drywall
11.      Floor: Linoleum
12.      Doors: Solid wood
13.      Windows: Vinyl double hung thermopane
14.      HVAC Source: Heating system register

## Living Space

A NP NI D M

### Living Room Living Space

1.      Closet: Single small
2.      Ceiling: Tile
3.      Walls: Paneling
4.      Floor: Carpet
5.      Doors: Solid wood
6.      Windows: Vinyl double hung thermopane
7.      Electrical: 110 VAC-- Open or missing ground, Recommend upgrading to grounded outlets, Safety
8.      HVAC Source: Heating system register
9.      Smoke Detector: Battery operated

### Great Room Living Space

10.      Closet: Single
11.      Ceiling: Texture paint
12.      Walls: Painted plaster / drywall
13.      Floor: Carpet
14.      Doors: Solid wood
15.      Windows: Vinyl double hung thermopane
16.      Electrical: 110 VAC-- Open or missing ground, Recommend upgrading to grounded outlets, Safety
17.      HVAC Source: Heating system register



## Bathroom

Visual inspections of plumbing, pipes and electrical wiring that are concealed inside wall cavities, floors, ceilings or building components require technically exhaustive or destructive inspection methods which are outside the scope of this inspection as per our inspection agreement and the ASHI standards of practice.

A NP NI D M

2nd floor main Bathroom

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1.      Ceiling: Texture paint
2.      Walls: Painted plaster / drywall
3.      Floor: Linoleum
4.      Doors: Solid wood-- Door latch does not function properly, Recommend installing new latch assembly
5.      Windows: Vinyl double hung thermopane
6.      Electrical: 110 VAC
7.      Counter/Cabinet: Composite and wood
8.      Sink/Basin: One piece sink/counter top
9.      Faucets/Traps: Chrome fixtures with PVC trap
10.      Tub/Surround: Fiberglass tub and fiberglass surround-- Water off at time of inspection
11.      Toilets: Mansfield-- Water off at time of inspection
12.      HVAC Source: Electric baseboard
13.      Ventilation: Window, Electric ventilation fan

1st floor half Bathroom

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14.      Ceiling: Texture paint
15.      Walls: Painted plaster / drywall
16.      Floor: Linoleum
17.      Doors: Hollow wood
18.      Windows: Vinyl double hung thermopane
19.      Electrical: 110 VAC
20.      Counter/Cabinet: Laminate and wood
21.      Sink/Basin: One piece sink/counter top
22.      Faucets/Traps: Chrome fixtures with PVC trap
23.      Toilets: Mansfield
24.      HVAC Source: Heating system register
25.      Ventilation: Electric ventilation fan, Window



## Bedroom

A NP NI D M

All Bedroom

1.      Closet: Single-- Water stains noted at closet interior wall along chimney
2.      Ceiling: Texture paint
3.      Walls: Painted plaster / drywall
4.      Floor: Carpet
5.      Doors: Solid wood
6.      Windows: Vinyl double hung thermopane -- Moisture present inside the layers of glass, Window has fogging between the layers of glass, A qualified glazier is recommended to evaluate and estimate repairs, {southwest bedroom}
7.      Electrical: 110 VAC-- Open or missing ground, Recommend upgrading to grounded outlets, Safety
8.      HVAC Source: Heating system register, Electric baseboard
9.      Smoke Detector: Battery operated-- Not working, battery missing, Recommend installing smoke detectors near kitchen, bath & bedrooms



## Attic

Areas deemed unsafe, hidden from view, under sheathing behind walls, under insulation etc, are outside the scope of this inspection as per our inspection agreement and the ASHI standards of practice.

A NP NI D M

Main Attic

1. Method of Inspection: In the attic
2.      Unable to Inspect: 40%-- Safety and footing, Insulation
3.      Roof Framing: Rafter
4.      Sheathing: Dimensional wood
5.      Ventilation: Gable
6.      Insulation: Cellulose
7.      Insulation Depth: 8"
8.      Moisture Penetration: Ongoing water penetration noted, Moisture intrusion noted at chimney brick-- Moisture present, Wood rot, Attic inspection limited to access area
9.      Bathroom Fan Venting: Electric fan





## Basement

Inspections do not cover any hidden defects or ongoing problems concealed by carpet, furnishings, sub-floors, enclosed walls or ceilings or anything restricting visual inspection procedures.

A NP NI D M

### Main Basement

- |     |                                     |                          |                                     |                                     |                          |  |
|-----|-------------------------------------|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--|
| 1.  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> | Ceiling: Open framing  |
| 2.  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> | Walls: Block   |
| 3.  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> | Floor: Poured  |
| 4.  | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | Floor Drain: Surface drain-- Water observed in trap  |
| 5.  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> | Windows: Glass block, Vinyl hopper   |
| 6.  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> | Electrical: 110 VAC  |
| 7.  | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Smoke Detector: Missing-- <span style="color: red;">Recommend installing smoke detectors near kitchen, bath, bedrooms and basements, Safety</span>   |
| 8.  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> | HVAC Source: Heating system register   |
| 9.  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> | Ventilation: Windows   |
| 10. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> | Moisture Location: Several places throughout basement-- Efflorescence built up on walls from water intrusion, Water stains present, High moisture readings were obtained throughout the basement |
| 11. | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Basement Stairs/Railings: Wood stairs with no handrails-- <span style="color: red;">Missing railing, Safety hazard</span>  |

## Structure

Hidden or concealed damage or displacement is outside the scope of this inspection as per our inspection agreement and the ASHI standards of practice.

A NP NI D M

- |    |                                     |                                     |                          |                                     |                          |   |
|----|-------------------------------------|-------------------------------------|--------------------------|-------------------------------------|--------------------------|---|
| 1. | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | Structure Type: Wood frame                      |
| 2. | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | Foundation: Block                               |
| 3. | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | Differential Movement: None noticed             |
| 4. | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | Beams: Solid wood                               |
| 5. | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | Bearing Walls: Block, Frame                     |
| 6. | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | Joists/Trusses: Solid wood                      |
| 7. | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | Piers/Posts: Wood posts                         |
| 8. | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | Floor/Slab: Poured slab                         |
| 9. | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Stairs/Handrails: Wood stairs with no handrails |



## Heating System

While every attempt is made to call out and report any obvious or visual problems with mechanical systems in the home, it is not possible to detect all problems or malfunctions without performing a technically exhaustive inspection which would require dismantling the mechanical systems and components in the home. Inspections of this nature are not performed as they are outside the scope of this inspection as per our inspection agreement and the ASHI standards of practice.

A NP NI D M

### Basement Heating System

1.      Heating System Operation: Functioning adequately at time of inspection-- Service and certification by licensed HVAC contractor recommended
2. Manufacturer: Amana
3. Model Number: GUX090X35B Serial Number: . . . .
4. Type: Forced air Capacity: 90,000 BTUHR
5. Area Served: Whole building Approximate Age: 7 to 10 years
6. Fuel Type: Natural gas
7.      Heat Exchanger: 4 Burner-- Enclosed combustion, Unable to inspect due to safety, systems being disconnected or enclosed in such a manner that dismantling would be required to complete the inspection process, which is outside the scope of the inspection as per the ASHI standards of practice.
8. Unable to Inspect: 40%
9.      Blower Fan/Filter: Direct drive with disposable filter
10.      Distribution: Metal duct
11.      Flue Pipe: PVC
12.      Thermostats: Individual

## Plumbing

While every attempt is made to locate or identify any defects or deficiencies, it is impossible with a non-destructive inspection to find all deficiencies that may be concealed inside ceilings, under sheathing or building materials, behind walls, under floors, slabs or inside system cabinets and components, and are therefore outside the scope of this inspection.

A NP NI D M

1.      Service Line: Galvanized
2.      Main Water Shutoff: Basement, Garage
3.      Water Lines: System winterized, water turned off at time of inspection. It is recommended to have a licensed plumber re-inspect and certify entire plumbing system after water is turned back on.
4.      Drain Pipes: System winterized, water off at time of inspection, noted open drain line terminating in basement space, needs capped off.
5.      Service Caps: Accessible
6.      Vent Pipes: Cast iron
7.      Gas Service Lines: Insulflex



### Basement Water Heater

8.      Water Heater Operation: Not functioning at time of inspection-- Unable to inspect due to safety, systems being disconnected or enclosed in such a manner that dismantling would be required to complete the inspection



## Plumbing (Continued)

Water Heater Operation: (continued)

process, which is outside the scope of the inspection as per the ASHI standards of practice. System was winterized at time of inspection

- 9. Manufacturer: Rheem
- 10. Model Number: 41v40s-40 Serial Number: ....
- 11. Type: Natural gas Capacity: 40 Gal.
- 12. Approximate Age: 4 years Area Served: Whole building
- 13.      Flue Pipe: Single wall
- 14.      TPRV and Drain Tube: Copper

## Electrical

While every attempt is made to disclose any deficiencies, hidden defects in wall cavities, floors, ceilings or those that are not readily visible or safely accessible are outside of the scope of this inspection as per our inspection agreement and the ASHI standards of practice.

A NP NI D M

- 1. Service Size Amps: 200 Volts: 220-240 VAC
  - 2.      Service: Aluminum
  - 3.      120 VAC Branch Circuits: Copper-- Wires terminate outside protective box in basement, Evaluation by a licensed electrician is recommended, safety
  - 4.      240 VAC Branch Circuits: Copper and aluminum
  - 5.      Conductor Type: Non-metallic sheathed cable
  - 6.      Ground: Plumbing and rod in ground
- Basement Electric Panel \_\_\_\_\_
- 7.      Manufacturer: Square D
  - 8. Maximum Capacity: 150 Amps
  - 9.      Main Breaker Size: 150 Amps
  - 10.      Breakers: Copper-- Double tap wiring, Additional breakers need to be installed & wires singled out, oversized breakers for branch wiring (Safety hazard)
  - 11.      GFCI: At GFCI receptacles only-- Recommend installing in garage
  - 12. Is the panel bonded?  Yes  No



## Laundry Room/Area

Washer and dryer not inspected

A NP NI D M

1st Floor Laundry Room/Area

- |    |                                     |                          |                          |                          |                          |  |
|----|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--|
| 1. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Ceiling: Texture paint                   |
| 2. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Walls: Painted plaster / drywall         |
| 3. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Floor: Linoleum                          |
| 4. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Electrical: 110 VAC                      |
| 5. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Washer Hose Bib: Rotary                  |
| 6. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Washer and Dryer Electrical: 110-240 VAC |
| 7. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Dryer Vent: Metal flex                   |
| 8. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Washer Drain: Wall mounted drain         |

## Final Comments

In my opinion this home is in excellent condition for its age. Home appears to have been very well maintained, Photographs may be included to help you to understand and visualize what was observed during the inspection. Photos are intended to show an example or sample of a described defect, but may not show every occurrence of the defect or accurately depict the severity of the defect. Also note that not all defects will be photographed.", Some areas of the home may not have been inspected due to safety, systems being disconnected or enclosed in such a manner that dismantling would be required to complete the inspection process, which is outside the scope of the inspection as per the ASHI standards of practice. No known deficiencies other than those noted in report.



## Defective Summary

This 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.

### Exterior Surface and Components

1. Fascia: Aluminum-- Missing at front of house

#### Roof

2. Flashing: Galvanized-- Prone to possible leaks, piece of ridge roll is missing on front porch roof, A qualified roofing contractor is recommended to evaluate and estimate repairs
3. Main Chimney Chimney: Brick-- Unable to view interior of chimney due to height, Chimney was inspected from ground due to height and pitch of roof, chimney is in very poor condition as inspected in attic space. All beams and wood structural supports contacting chimney surface in attic have excessive moisture levels and various stages of water damage or decay. Interior plaster at wall and ceilings around chimney also have moisture damage. Recommend taking chimney down below roof line and patching roof if it is possible to re-route gas water heater flue to new acceptable exterior location. I feel this would be much more cost effective than trying to re-build existing chimney.
4. Main Chimney Chimney Flashing: Galvanized-- Chimney flashing is leaking as evidenced in attic. Chimney flashing will need periodic maintenance . This is normal for this type of construction

#### Outbuilding

5. Back of lot Outbuilding Leader/Extension: Missing-- Extend runoff drains to move water away from foundation

#### Garage/Carport

6. Tuck under Garage Smoke Detector: Missing-- Recommend installing smoke detectors near kitchen,bath & bedrooms and basement, Safety

#### Bedroom

7. All Bedroom Closet: Single-- Water stains noted at closet interior wall along chimney
8. All Bedroom Windows: Vinyl double hung thermopane -- Moisture present inside the layers of glass, Window has fogging between the layers of glass, A qualified glazier is recommended to evaluate and estimate repairs, {southwest bedroom}
9. All Bedroom Smoke Detector: Battery operated-- Not working,battery missing, Recommend installing smoke detectors near kitchen,bath & bedrooms

#### Attic

10. Main Attic Moisture Penetration: Ongoing water penetration noted, Moisture intrusion noted at chimney brick-- Moisture present, Wood rot, Attic inspection limited to access area

#### Basement

11. Main Basement Smoke Detector: Missing-- Recommend installing smoke detectors near kitchen,bath,bedrooms and basements, Safety
12. Main Basement Basement Stairs/Railings: Wood stairs with no handrails-- Missing railing, Safety hazard



## Defective Summary (Continued)

### Structure

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13. Stairs/Handrails: Wood stairs with no handrails

### Electrical

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14. 120 VAC Branch Circuits: Copper-- Wires terminate outside protective box in basement, Evaluation by a licensed electrician is recommended, safety



## Marginal Summary

This 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.

### Garage/Carport

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1. Tuck under Garage Electrical: 110 VAC-- Non-GFCI circuit, Recommend GFCI circuit be installed, Safety

### Living Space

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2. Living Room Living Space Electrical: 110 VAC-- Open or missing ground, Recommend upgrading to grounded outlets, Safety
3. Great Room Living Space Electrical: 110 VAC-- Open or missing ground, Recommend upgrading to grounded outlets, Safety

### Bathroom

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4. 2nd floor main Bathroom Doors: Solid wood-- Door latch does not function properly, Recommend installing new latch assembly

### Bedroom

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5. All Bedroom Electrical: 110 VAC-- Open or missing ground, Recommend upgrading to grounded outlets, Safety