

Property Condition Analysis



1234 Rocky Rd.
Somewhere, Oh 12345

Prepared for: John Johnson

Prepared by: Schuerman Inspections, LLC
5097 Dellers Glen Drive
Cincinnati, OH 45238



Inspection Agreement

General Information

Property Inspected

Property Address 1234 Rocky Rd.
City Somewhere State Oh Zip 12345
Contact Name Ima Goodagent
Phone 555-222-1212 Fax 555-444-1213

Inspection Client

Client Name John Johnson
Client Address 54321 South Main St
City Somewhere State Oh Zip 12345
Phone 555-888-6546 Fax 555-765-6765
E-Mail customer@email.com

Inspection Company

Inspector Name Daniel R. Schuerman
Company Name Schuerman Inspections, LLC
Company Address 5097 Dellers Glen Drive
City Cincinnati State OH Zip 45238
Phone 513-347-7011 Fax 513-347-0085
E-Mail dans@schuermaninspections.com
Inspection Fee \$325.00

Inspection Conditions

Inspection Date 4/26/07
Start Time 9:00 am End Time 12:30pm
Temperature 75 degrees Weather Partly sunny Soil Conditions Dry
Estimated Age 15 Entrance Faces Northeast
Building Type Single family Space Below Grade Basement
Others Present Buyer, Buyer's Agent Property Occupied Occupied
Water Source Public/City How Verified Visual Inspection
Sewage Disposal City/Public sewer system How Verified Visual Inspection
Water utility operational at time of inspection? Yes
Electric utility operational at time of inspection? Yes
Gas/Oil utility operational at time of inspection? Yes

Inspection Guidelines

- 1) All references to the property location in this inspection are based on Left, Right, Front and Rear of the building as viewed standing outside looking at the front entrance.
- 2) All observations, documentation, images, diagrams or any other text included within this report refer to the property or item listed as inspected on this report at the time of inspection.
- 3) No repair estimates are provided by this inspection. Cost estimates are recommended to be attained prior to purchase and should be based on further evaluation by one or more qualified licensed professionals who specialize in repair, installation and maintenance of the systems or components in question.

Rating Definitions

The rating key provides a visual means of quickly identifying the systems and components within the report that require additional attention when evaluating the cost associated with purchasing and maintaining the inspected property. We encourage you to carefully read the entire report to better understand the condition and serviceability of all of the items and/or systems inspected.

Acceptable	Present condition is functional/satisfactory with no obvious signs of defect. Items associated with this rating are considered to have average wear and tear typical for the items age and type.
Marginal	Items or systems rated "marginal" are presently showing signs of wear and tear and may require early updating, repair or replacement. Items or systems rated "marginal" are typically nearing, at or beyond the end of their designed life.
Repair Advisory	Items or systems rated "repair advisory" are not fully functional and may be unable to fully perform their intended function or are considered to be unsafe. Repair or servicing is currently advised. Corrective measures are recommended to be completed by a qualified professional prior to any purchase commitments.
Defective	Items or systems rated "Defective" currently are not functional and unable to perform their intended function or are considered to be unsafe. Immediate repair, servicing or replacement is required. Corrective measures are recommended to be completed by a qualified professional prior to any purchase commitments.
Not Present	Item not present or not found at the time of inspection. This report includes only those items and systems visible at the time of inspection. Items or systems out of visible sight due to restrictions or blocked by storage or personal items are recommended to be made visible and accessible and evaluated by a qualified professional prior to any purchase commitments.
Not Inspected	Items or systems rated "not inspected" were unable to be inspected due to safety concerns, weather conditions, lack of power, accessibility, were disconnected or for other listed reasons were unable to be inspected at the time of this inspection. Items or systems rated "not inspected" may require corrective measures and are recommended to be evaluated by a qualified professional prior to any purchase commitments.

ASHI Standards of Practice

1. INTRODUCTION

The American Society of Home Inspectors, Inc. (ASHI) is a not-for-profit professional society established in 1976. Membership in ASHI is voluntary and its members are private home inspectors. ASHI's objectives include promotion of excellence within the profession and continual improvement of its members' inspection services to the public.

2. PURPOSE AND SCOPE

The purpose of the Standards of Practice is to establish a minimum and uniform standard for home inspectors who subscribe to these Standards of Practice. Home inspections performed to these Standards of Practice are intended to provide the client with objective information regarding the condition of the systems and components of the home as inspected at the time of the home inspection. Redundancy in the description of the requirements, limitations, and exclusions regarding the scope of the home inspection is provided for emphasis only.

Inspectors shall:

A. adhere to the Code of Ethics of the American Society of Home Inspectors.

B. inspect readily accessible, visually observable, installed systems and components listed in these Standards of Practice.

C. report:

1. those systems and components inspected that, in the professional judgment of the inspector, are not functioning properly, significantly deficient, unsafe, or are near the end of their service lives.

2. recommendations to correct, or monitor for future correction, the deficiencies reported in 2.2.C.1, or items needing further evaluation. (Per Exclusion 13.2.A.5 inspectors are NOT required to determine methods, materials, or costs of corrections.)

3. reasoning or explanation as to the nature of the deficiencies reported in 2.2.C.1, that are not self-evident.

4. systems and components designated for inspection in these Standards of Practice that were present at the time of the home inspection but were not inspected and the reason(s) they were not inspected.

2.3 These Standards of Practice are not intended to limit inspectors from:

A. including other inspection services or systems and components in addition to those required in Section 2.2.B.

B. designing or specifying repairs, provided the inspector is appropriately qualified and willing to do so.

C. excluding systems and components from the inspection if requested by the client.

Sections 3 through 12 of these standards are listed at the beginning of the respective inspection categories.

13. GENERAL LIMITATIONS AND EXCLUSIONS

13.1 General limitations:

A. The inspector is NOT required to perform any action or make any determination not specifically stated in these Standards of Practice.

B. Inspections performed in accordance with these Standards of Practice:

1. are not technically exhaustive.

ASHI Standards of Practice (Continued)

2. are not required to identify concealed conditions, latent defects, or consequential damage(s).
 C. These Standards of Practice are applicable to buildings with four or fewer dwelling units and their garages or carports.

13.2 General exclusions:

A. Inspectors are NOT required to determine:

1. conditions of systems or components that are not readily accessible.
2. remaining life expectancy of any system or component.
3. strength, adequacy, effectiveness, or efficiency of any system or component.
4. the causes of any condition or deficiency.
5. methods, materials, or costs of corrections.
6. future conditions including but not limited to failure of systems and components.
7. the suitability of the property for any specialized use.
8. compliance with regulatory requirements (codes, regulations, laws, ordinances, etc.).
9. market value of the property or its marketability.
10. the advisability of purchase of the property.
11. the presence of potentially hazardous plants or animals including, but not limited to, wood destroying organisms or diseases harmful to humans including molds or mold-like substances.
12. the presence of any environmental hazards including, but not limited to, toxins, carcinogens, noise, and contaminants in soil, water, and air.
13. the effectiveness of any system installed or method utilized to control or remove suspected hazardous substances.
14. operating costs of systems or components.
15. acoustical properties of any system or component.
16. soil conditions relating to geotechnical or hydrologic specialties.

B. Inspectors are NOT required to offer:

1. or perform any act or service contrary to law.
2. or perform engineering services.
3. or perform any trade or any professional service other than home inspection.
4. warranties or guarantees of any kind.

C. Inspectors are NOT required to operate:

1. any system or component that is shut down or otherwise inoperable.
2. any system or component that does not respond to normal operating controls.
3. shut-off valves or manual stop valves.

D. Inspectors are NOT required to enter:

1. any area that will, in the opinion of the inspector, likely be dangerous to the inspector or other persons or damage the property or its systems or components.
2. under-floor crawl spaces or attics that are not readily accessible.

E. Inspectors are NOT required to inspect:

1. underground items including but not limited to underground storage tanks or other underground indications of their presence, whether abandoned or active.
2. items that are not installed.
3. installed decorative items.
4. items in areas that are not entered in accordance with 13.2.D.
5. detached structures other than garages and carports.
6. common elements or common areas in multi-unit housing, such as condominium properties or cooperative housing.

F. Inspectors are NOT required to:

1. perform any procedure or operation that will, in the opinion of the inspector, likely be dangerous to the inspector or other persons or damage the property or its systems or components.
2. describe or report on any system or component that is not included in these Standards and was not inspected.
3. move personal property, furniture, equipment, plants, soil, snow, ice, or debris.
4. dismantle any system or component, except as explicitly required by these Standards of Practice.

Lots and Grounds

Promote positive(+) grading and drainage away from foundation and extend run off from roofing and downspouts a minimum 10 ft from foundation. Refer to American Society of Home Inspectors Standards of Practice which have been included in this report for scope of Lots and Grounds inspection.

Acceptable	Driveway: Asphalt	Minor spider cracking noted in surface
Repair Advisory	Walks: Concrete	Concrete pitted and chipped, Damaged or deteriorated, recommend estimate for repair or replacement by a licensed contractor
Acceptable	Porch: Concrete	
Acceptable	Steps/Stoops: Concrete	
Acceptable	Patio: Brick, Paver	
Acceptable	Deck: Pressure treated wood	
Repair Advisory	Grading/ Drainage:	Negative slope towards the home Grading has negative slope and water is pooling against the foundation.

Lots and Grounds (Continued)

Marginal	Vegetation: Overgrown
Defective	Surface Drainage: Standing water conditions Standing water conditions near the dwelling perimeter, A qualified contractor is recommended to evaluate and estimate corrections allow for proper drainage
Acceptable	Window Wells: Covered
Acceptable	Retaining Walls: Stone
Acceptable	Basement Stairwell: Concrete, Masonry Block
Acceptable	Basement Stairwell Drain: Surface drain
Not Present	
Not Inspected	Lawn Sprinklers: Front and back yard Currently winterized-not tested

Exterior Surface and Components

Note: wood sidings should be a minimum 6" above ground. Detection or the presents of concealed moisture mold or wood decay present behind exterior finishes is beyond the scope of this inspection. Note: Valves are not operated as part of this inspection; any reference to any valve inspected is visual only unless otherwise noted. Refer to American Society of Home Inspectors Standards of Practice which as been included in this report for scope of Exterior Surfaces and Components inspection.

Complete building exterior perimeter Exterior Surface

Acceptable Type: Brick veneer

2nd Floor Exterior Surface

Acceptable Type: Vinyl siding
 Defective Trim/Facia: Wood Damaged by woodpecker at left rear corner- Repair as required



Acceptable	Soffits: Vinyl
Acceptable	Main Entry Door: Wood
Acceptable	Other Entry Doors: Steel
Acceptable	Patio/Deck Doors: French door, Metal entry door
Acceptable	Window Exterior Components: Vinyl double hung
Repair Advisory	Window Screens: Vinyl mesh Screen is torn and will need repair at Den window
Acceptable	Exterior Lighting: Surface mounted fixtures, Pole light
Defective	Exterior Electric Outlets: 110 VAC Faulty outlets at deck-further review/repair
Acceptable	Hose Bibs: Frost-free
Acceptable	Gas Meter: Exterior
Acceptable	Main Gas Valve: Located at gas meter

Roof

Refer to American Society of Home Inspectors Standards of Practice which have been included in this report for scope of Roof inspection.

A- Acceptable

M-Marginal- May not last 2 years

R- Minor Repairs needed, approaching or at end of life expectancy

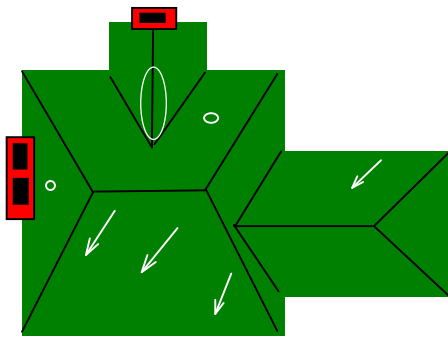
D- Defective, Major Repairs or Replacement Required

Main roof surfaces Roof Surface

Method of Inspection: On roof

Not Inspected Unable to Inspect: 10% Leaves and debris at right rear corner- trim back over hanging branches

Repair Advisory Material: Fiberglass shingle Damaged shingles and missing ridge cap shingles See diagram for locations



Type: Gable

Approximate Age: 15

Acceptable

Flashing: Galvanized

Repair Advisory

Plumbing Vents: PVC Weathered neoprene flashing boot- recommend replacement



Acceptable

Gutters & Downspouts: Aluminum

Defective

Leader/Extensions: Underground Conductor Drains Not properly draining/clogged

2 chimneys Chimney

Acceptable

Chimney: Brick

Acceptable

Flue: Clay Tile

Acceptable

Crown/Flue Cap: Portland Cement

Acceptable

Chimney Flashing: Galvanized

Garage

Typical cracks in concrete/masonry are considered normal due to some shifting or shrinkage. Common storage and personal items may limit inspector's complete view. Hidden problems may exist that are not documented in this report. Refer to American Society of Home Inspectors Standards of Practice which has been included in this report for scope of Garage inspection.

Side Garage

	Type of Structure: Attached Car Spaces: 2
Acceptable	Garage Doors: Aluminum-insulated
Acceptable	Door Operation: Mechanized
Acceptable	Door Opener: Craftsman
Defective	Service Doors: Metal Door closing mechanism missing at service door from garage to home. Recommend door closer be installed for fire safety.
Acceptable	Ceiling: Drywall
Acceptable	Walls: Drywall
Repair Advisory	Windows: Vinyl double hung Moisture present inside the layers of glass due to insulated glass unit seal failure- replace insulated glass unit
Acceptable	Floor/Foundation: Poured concrete
Acceptable	Hose Bibs: Frost-free
Acceptable	Electrical: 110 VAC outlets and lighting circuits
Acceptable	Smoke Detector: Hard wired with battery back up
	Heating source supplied to room? No
	Cooling source supplied to room? No

Attic

Recommended insulation levels are R30 to R40. Insulation limits inspectors view. Hidden problems may exist that are not documented in this report. Refer to American Society of Home Inspectors Standards of Practice which has been included in this report for scope of Attic inspection.

Main house & Garage Attic

	Method of Inspection: In the attic
Not Inspected	Unable to Inspect: 30% Cathedral or vaulted ceiling above Family room
Acceptable	Roof Framing: 2x4 Truss
Acceptable	Sheathing: Oriented strand board(OSB)
Repair Advisory	Ventilation: Roof surface box vent(s), Soffit Vents Insufficient ventilation for size of structure, Recommend additional ventilation be installed
Repair Advisory	Insulation: Blown in, Fiberglass Depth: 10" Insufficient insulation present, Insulation compressed, Loose fill altered, redistribute evenly, Recommend additional insulation be installed
Acceptable	Visible Wiring/Lighting: 110 VAC lighting circuit
Acceptable	Moisture Penetration Evidence: No evidence of active leaking detected at time of inspection
Defective	Bathroom Exhaust Fan Venting: Wire coiled flexible vinyl vent piping Bathroom improperly vents into attic and may cause moisture damage to the insulation



 Bedroom

Inspection does not cover any damage concealed by rugs, carpeting, wall paneling, furniture or fixtures. Typical wall/ceiling minor cracks/touch ups are considered normal and are not listed in report. Closets are required in all Bedrooms. Refer to American Society of Home Inspectors Standards of Practice which has been included in this report for scope of Bedroom inspection.

 2nd Floor Master Bedroom

Acceptable Closet: Single small, Walk In and Large
 Acceptable Ceiling: Drywall
 Acceptable Walls: Drywall
 Acceptable Windows: Vinyl double hung
 Acceptable Doors: French
 Acceptable Floor: Carpet
 Acceptable Electrical: 110 VAC outlets and lighting circuits
 Not Inspected Smoke Detector: Hard wired with battery back up Present on all levels of the home, Present on all levels of the home
 Heating source supplied to room? Yes
 Cooling source supplied to room? Yes

 2nd Floor Jack-n-Jill- Boys Bedroom

Acceptable Closet: Single small
 Acceptable Ceiling: Drywall
 Acceptable Walls: Drywall
 Defective Windows: Vinyl double hung Broken glass, Exterior glazing repairs required
 Acceptable Doors: Hollow wood
 Acceptable Floor: Carpet
 Defective Electrical: 110 VAC outlets and lighting circuits Replace damaged outlet at front wall
 Not Inspected Smoke Detector: Hard wired with battery back up
 Heating source supplied to room? Yes
 Cooling source supplied to room? Yes

 1st Floor Jack-n-Jill-Girls Bedroom

Acceptable Closet: Single small
 Acceptable Ceiling: Drywall
 Acceptable Walls: Drywall
 Acceptable Windows: Vinyl double hung
 Repair Advisory Doors: Hollow wood, Pocket Door
 Repair Advisory Floor: Carpet Carpet Stained/soiled near closet
 Acceptable Electrical: 110 VAC outlets and lighting circuits
 Acceptable Smoke Detector: Hard wired with battery back up
 Heating source supplied to room? Yes
 Cooling source supplied to room? Yes

Interior Living Spaces

Minor cracks in finished walls and ceilings are considered typical or cosmetic and are not documented in this report. Finished basements limit inspectors complete view. Hidden problems may exist that are not documented in this report. Refer to American Society of Home Inspectors Standards of Practice which have been included in this report for scope of Living Space inspection.

First Floor Living Space

Acceptable	Closet: Large
Acceptable	Ceiling: Drywall
Acceptable	Walls: Drywall
Acceptable	Doors: Hollow wood
Acceptable	Floor: Carpet, Hardwood, Marble
Acceptable	Electrical: 110 VAC outlets and lighting circuits
Not Present	Smoke Detector: Hard wired with battery back up
	Heating source supplied to room?
	Cooling source supplied to room?

Fireplace/Wood Stove

Chimney flue inspection is limited due to height. The inspection covers only the visible portion of the flue. Hidden problems may exist that are not documented in this report. Thorough cleaning and inspection is recommended annually. Refer to American Society of Home Inspectors Standards of Practice which have been included in this report for scope of Fireplace inspection.

1st & 2nd Floor Fireplace

Acceptable	Fireplace Construction: Brick
	Type: Wood burning
Acceptable	Smoke Chamber: Brick
Acceptable, Not Inspected	Flue: Clay Tile Flue not inspected due to angled design-recommend qualified chimney sweep inspect for function and safety
Defective	Damper: Damper missing Missing damper- requires correction
Acceptable	Hearth: Raised brick hearth

Bathroom

Minor cracks in finished walls and ceilings are considered typical or cosmetic and are not documented in this report. Finished basements limit inspector's complete view. Hidden problems may exist that are not documented in this report. Refer to American Society of Home Inspectors Standards of Practice which has been included in this report for scope of Bathroom inspection.

Master Bathroom

Acceptable	Closet: Single small, Walk In and Large
Acceptable	Ceiling: Drywall
Acceptable	Walls: Drywall
Acceptable	Windows: Vinyl double hung
Acceptable	Doors: Hollow wood
Acceptable	Floor: Carpet
Acceptable	Cabinet: Wood
Acceptable	Sink/Basin: Cultured Marble
Defective	Plumbing & Fixtures: Delta fixtures with a PVC trap Leaking faucet at left sink
Acceptable	Shower/Surround: Ceramic Tile
Acceptable	Spa Tub/Surround: Fiberglass Tub, Ceramic Tile Surround
Acceptable	Toilets: 1 1/2 Gallon Tank
Acceptable	Electrical: 110 VAC outlets and lighting circuits
Acceptable	Bath Ventilation: Electric ventilation fan and window

Bathroom (Continued)

Heating source supplied to room? Yes
Cooling source supplied to room? Yes

Master, Jack-n-Jill Bathroom

Acceptable	Closet: Single small, Walk In and Large	
Acceptable	Ceiling: Drywall	
Acceptable	Walls: Drywall	
Acceptable	Windows: Vinyl double hung	
Acceptable	Doors: Hollow wood	
Acceptable	Floor: Carpet	
Acceptable	Cabinet: Wood	
Acceptable	Sink/Basin: Cultured Marble	
Acceptable	Plumbing & Fixtures: Delta fixtures with a PVC trap	
Defective	Tub/Surround: Fiberglass Tub, Ceramic Tile Surround	Cracks in tub surface-needs replacement



Acceptable	Shower/Surround: Fiberglass Pan, Ceramic Tile Surround
Acceptable	Toilets: 1 1/2 Gallon Tank
Acceptable	Electrical: 110 VAC outlets and lighting circuits
Acceptable	Bath Ventilation: Electric ventilation fan and window
	Heating source supplied to room? Yes
	Cooling source supplied to room? Yes

1st floor Main Bathroom

Acceptable	Closet: Single small, Walk In and Large	
Acceptable	Ceiling: Drywall	
Acceptable	Walls: Drywall	
Acceptable	Windows: Vinyl double hung	
Acceptable	Doors: Hollow wood	
Acceptable	Floor: Carpet	
Acceptable	Cabinet: Wood	
Repair Advisory	Sink/Basin: Cultured Marble	The sink is loose- resecure
Acceptable	Plumbing & Fixtures: Delta fixtures with a PVC trap	
Acceptable	Toilets: 1 1/2 Gallon Tank	
Acceptable	Electrical: 110 VAC outlets and lighting circuits	
Acceptable	Bath Ventilation: Electric ventilation fan	
	Heating source supplied to room? Yes	
	Cooling source supplied to room? Yes	

Kitchen

Appliances are tested for functional operation at time of inspection only. No life expectancy is expressed or implied. Minor cracks in finished walls and ceilings are considered typical or cosmetic and are not documented in this report. Finished basements limit inspector's complete view. Hidden problems may exist that are not documented in this report. Refer to American Society of Home Inspectors Standards of Practice which has been included in this report for scope of Kitchen inspection.

1st Floor Kitchen

Acceptable Ceiling: Drywall
 Acceptable Walls: Drywall
 Acceptable Windows: Vinyl double hung
 Acceptable Doors: Hollow wood
 Defective Floor: Linoleum **Damage in flooring**



Acceptable Pantry: Small
 Acceptable Cabinets: Wood
 Acceptable Counter Tops: Granite
 Acceptable Cooking Appliances: General Electric
 Acceptable Ventilator: Broan A vent to the outside is recommended for a gas stove.
 Acceptable Microwave: General Electric
 Not Present Refrigerator: Not part of sale
 Acceptable Dishwasher: General Electric
 Defective Disposal: In-Sinkerator **Inoperative, A licensed plumber is recommended to evaluate and estimate repairs**
 Air Gap Present? No Air gap hose missing
 Acceptable Sink: Stainless Steel
 Defective Plumbing/Fixtures: American Standard **Hot/Cold water operation reversed, Leaking trap**
 Repair Advisory Electrical: 110 VAC outlets and lighting circuits **Non-GFCI circuit -recommend GFCI circuit be installed**
 Heating source supplied to room? Yes
 Cooling source supplied to room? Yes

Laundry Room/Area

Minor cracks in finished walls and ceilings are considered typical or cosmetic and are not documented in this report. Finished basements limit inspector's complete view. Hidden problems may exist that are not documented in this report. Refer to American Society of Home Inspectors Standards of Practice which has been included in this report for scope of Laundry inspection.

1st Floor Laundry Room/Area

Acceptable	Closet: Single small
Acceptable	Ceiling: Drywall
Acceptable	Walls: Drywall
Acceptable	Floor: Linoleum
Acceptable	Doors: Hollow wood
Acceptable	Windows: Vinyl double hung
Acceptable	Electrical: 110 VAC/220 VAC
Acceptable	Plumbing/Fixtures: American Standard
Acceptable	Laundry Tub: Fiberglass
Defective	Washer Hose Bib: Gate valves Faucet leaking with hoses that are ready to burst
Acceptable	Washer and Dryer Electrical: 220 VAC
Acceptable	Dryer Vent: Rigid metal
Acceptable	Washer Drain: Wall mounted drain
	Heating source supplied to room? Yes
	Cooling source supplied to room? Yes

Basement

Advisory: Most basements experience periodic water penetration. Wood damage may be present in unseen areas. Typical cracks in concrete/masonry are considered normal due to some shifting or shrinkage. Finished basements limit inspector's complete view. Hidden problems may exist that are not documented in this report. Refer to American Society of Home Inspectors Standards of Practice which has been included in this report for scope of Basement inspection.

Main Basement

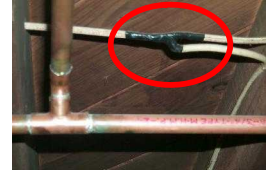
Not Inspected	Unable to Inspect: 30% Personal storage obstructions exist along the rear wall
Acceptable	Basement Windows: Aluminum slider
Acceptable	Floor: Poured concrete
Acceptable	Floor Drain: Surface drain
Acceptable	Electrical: 110 VAC outlets and lighting circuits Non-GFCI circuit -recommend GFCI circuit be installed
Acceptable	Insulation: Foam board insulation
Acceptable	Ventilation: Windows
Defective	Sump Pump: Submerged Inoperative at time of inspection, Recommend installation of water-powered or battery powered back-up sump pump to protect basement finishes
Defective	Moisture Location: Owner disclosed, Visible, Rear wall Water stains present, Evidence of current moisture leak/penetration staining on exterior foundation wall-needs correction
Acceptable	Basement Stairs/Railings: Metal stairs with wood handrails Heating source supplied to room? Yes Cooling source supplied to room? Yes



Electrical

Testing of smoke detectors or alarms, timers, low voltage circuits such as door bells, security, pet containment systems are beyond the scope of this inspection. Smoke detectors are recommended to be located in each Bedroom and one detector per floor. Smoke alarms/detectors are recommended to be tested monthly and be replaced per manufacturer's instructions or every ten years. Recommend grounded GFCI protected outlets be installed at all Exterior locations, Kitchens Bathrooms, Wet Bars, Garages and Unfinished basement outlet locations. Recommend grounded AFCI protected outlets be installed at all Bedroom locations. Refer to American Society of Home Inspectors Standards of Practice which has been included in this report for scope of Electrical inspection.

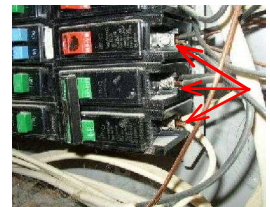
Acceptable Service Size in Amps: 150 Amp Service Voltage: 110-240 VAC
 Defective Service Cable: Aluminum
 120 VAC Branch Circuits: Copper **Protect open splices with junction boxes- basement near laundry sink at joists**



Acceptable 240 VAC Branch Circuits: Aluminum
 Not Present Aluminum Branch Circuits Present? No
 Not Present Aluminum Wiring:
 Conductor Type: Non-metallic sheathed cable
 Acceptable Ground: Plumbing and rod in ground

Basement Electric Panel

Acceptable Manufacturer: General Electric
 Maximum Capacity: 150 Amps
 Acceptable Main Breaker Size: 150 Amps
 Repair Advisory Breakers: Copper **Double taps are present at breakers. These circuits need to be moved to their own circuit breaker and cannot share a breaker. It is recommended that a qualified electrician inspect the new circuits and properly connect the new circuits to an individual breaker for each circuit**



Not Present AFCI:
 Acceptable GFCI: Present at all required locations
 Is the panel bonded? Yes

Structure

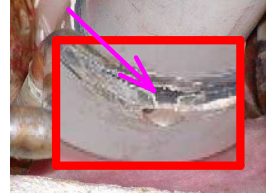
Refer to American Society of Home Inspectors Standards of Practice which has been included in this report for scope of Structural inspection.

Acceptable Structure Type: Wood frame
 Defective Foundation: Poured Concrete **Cracked with displacement, A structural engineer is recommended to evaluate and estimate repairs**
 Acceptable Interior Bearing Walls: Poured concrete
 Defective Differential Movement: Crack with displacement **Crack(s) require repair, Bowing noted at foundation wall along right rear wall, A structural engineer is recommended to evaluate and estimate repairs**
 Acceptable Beams: Steel I-Beam
 Acceptable Joists/Trusses: 2x10
 Acceptable Piers/Posts: Steel posts
 Repair Advisory Subfloor: Plywood **Damaged by termites -repairs required at Foyer, A qualified contractor is recommended to evaluate and estimate repairs**
 Acceptable Stairs/Handrails(Interior): Wood stairs with wood handrails
 Marginal, Not Inspected Floor/Slab: Poured concrete, Floor finishes over concrete- limited view **Floor has typical minor cracking**

Plumbing

Refer to American Society of Home Inspectors Standards of Practice which has been included in this report for scope of Plumbing inspection.

Acceptable Service Line: Copper
 Recommended water pressure ranges are between 55-65 psi.
 Marginal Service Line Water Pressure: 45psi Pressure is marginal
 Acceptable Main Water Shutoff: Basement
 Acceptable Water Supply Piping: Copper
 Defective Drain Piping: PVC Leaking detected at waste for 1st floor bath. Repairs required



Acceptable Vent Piping: PVC
 Acceptable Service Caps: Accessible
 Acceptable Gas Service Supply Piping: Stainless steel flexible tubing (CSST)
 Approx. 200 Gallons of water was pushed through sewer drain lines to verify functional drainage of public sewer or septic system.

Basement Water Heater

Defective Water Heater Operation: Requires replacement Water heater has failed, Extreme leakage present- needs replacement



Manufacturer: A.O. Smith Model Number: 3434tb456456n6
 Type: Natural gas Capacity: 50 Gal.
 Approximate Age: 15 Area Served: Whole building

Acceptable Flue Pipe: Single wall
 Repair Advisory TPRV and Drain Tube: Missing drain tube Missing drain tube-replace with 3/4" rigid pipe to within 6" of floor
 Acceptable Carbon monoxide reading: 32ppm Carbon Monoxide(CO) Reading= 32 ppm. Acceptable level. Suggested level is 0-99ppm.

Air Conditioning

Mechanical equipment tested for functional operation at time of inspection only. No life expectancy is expressed or implied. The inspection covers only the visible components of the air conditioning system. Hidden problems may exist that are not documented in this report. Annual cleaning and servicing recommended for best performance and life expectancy. Refer to American Society of Home Inspectors Standards of Practice which has been included in this report for scope of Air Conditioning inspection.

Main AC System

Acceptable A/C System Operation: Appears serviceable
 Manufacturer: Bryant Model Number: 567567hmn55
 Type: Central A/C Capacity: 4 Ton
 Area Served: Whole building Approximate Age: 3
 Electrical Power: 220-240 Volt AC Temperature Differential: 22*

Temperature differentials should typically range from 14- 22 degrees (f) during normal operation.

Acceptable Exterior Unit and Coil: Pad mounted
 Acceptable Condensate Removal: Plastic tubing
 Acceptable Refrigerant Lines: Low pressure and high pressure
 Acceptable Electrical Disconnect: Pull disconnect
 Acceptable Air Handler: Direct drive with disposable filter
 Repair Advisory Filter: 16x24x1 Collapsed filter- remove and replace with new filter



Air Conditioning (Continued)

Acceptable	Exposed Ductwork: Metal	
Acceptable	Thermostat(s): Single Zone	Recommend programmable thermostat for energy efficiency

Heating System

Mechanical equipment tested for functional operation at time of inspection only. No life expectancy is expressed or implied. The inspection covers only the visible components of the heating system. Hidden problems may exist that are not documented in this report. Annual cleaning and servicing recommended for best performance and life expectancy. Refer to American Society of Home Inspectors Standards of Practice which has been included in this report for scope of Heating inspection.

Basement Heating System

Repair Advisory	Heating System Operation: Requires repairs	Flame roll out noted at the combustion chamber
	Manufacturer: Bryant	Model Number: rt6u56458
	Type: Forced air	Capacity: 105,000BTU/HR
	Area Served: Whole building	Approximate Age: 17
	Fuel Type: Natural gas	Temperature Differential: 50*
Acceptable	Heat Exchanger: 3 Burner	
	Unable to Inspect: 75%	
Defective	Draft Control: Manual	Needs service due to dackdrafting
Acceptable	Flue Pipe: Single wall	
Marginal	Air Handler: Belt Driven	Fan belt requires re-tensioning
Acceptable	Exposed Ductwork: Metal	
	Suspected Asbestos: No	
Not Present	Humidifier:	
Acceptable	Filter: Disposable filter 16x20x1	
Acceptable	Thermostats: Programmable	
Acceptable	Carbon monoxide reading: 43ppm	Carbon Monoxide(CO) Reading is acceptable level. Suggested level is 0-99ppm.

Repair Advisory 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.

Lots and Grounds

1. **Walks:** Concrete Concrete pitted and chipped, Damaged or deteriorated, recommend estimate for repair or replacement by a licensed contractor
2. **Grading/ Drainage:** Negative slope towards the home Grading has negative slope and water is pooling against the foundation.

Exterior Surface and Components

3. **Window Screens:** Vinyl mesh Screen is torn and will need repair at Den window

Roof

4. **Main roof surfaces** Roof Surface Material: Fiberglass shingle Damaged shingles and missing ridge cap shingles See diagram for locations
5. **Plumbing Vents:** PVC Weathered neoprene flashing boot- recommend replacement

Garage

6. **Side Garage Windows:** Vinyl double hung Moisture present inside the layers of glass due to insulated glass unit seal failure- replace insulated glass unit

Attic

7. **Main house & Garage Attic Ventilation:** Roof surface box vent(s), Soffit Vents Insufficient ventilation for size of structure, Recommend additional ventilation be installed
8. **Main house & Garage Attic Insulation:** Blown in, Fiberglass 10" Insufficient insulation present, Insulation compressed, Loose fill altered, redistribute evenly, Recommend additional insulation be installed

Bedroom

9. **1st Floor Jack-n-Jill-Girls Bedroom Doors:** Hollow wood, Pocket Door
10. **1st Floor Jack-n-Jill-Girls Bedroom Floor:** Carpet Carpet Stained/soiled near closet

Bathroom

11. **1st floor Main Bathroom Sink/Basin:** Cultured Marble The sink is loose- resecure

Kitchen

12. **1st Floor Kitchen Electrical:** 110 VAC outlets and lighting circuits Non-GFCI circuit -recommend GFCI circuit be installed

Electrical

13. **Basement Electric Panel Breakers:** Copper Double taps are present at breakers. These circuits need to be moved to their own circuit breaker and cannot share a breaker. It is recommended that a qualified electrician inspect the new circuits and properly connect the new circuits to an individual breaker for each circuit

Structure

14. **Subfloor:** Plywood Damaged by termites -repairs required at Foyer, A qualified contractor is recommended to evaluate and estimate repairs

Plumbing

15. **Basement Water Heater TPRV and Drain Tube:** Missing drain tube Missing drain tube-replace with 3/4" rigid pipe to within 6" of floor



Repair Advisory Summary (Continued)

Air Conditioning

16. Main AC System Size: 16x24x1 Collapsed filter- remove and replace with new filter

Heating System

17. Basement Heating System Heating System Operation: Requires repairs Flame roll out noted at the combustion chamber

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.

Lots and Grounds

1. **Surface Drainage:** Standing water conditions Standing water conditions near the dwelling perimeter, A qualified contractor is recommended to evaluate and estimate corrections allow for proper drainage

Exterior Surface and Components

2. **Trim/Facia:** Wood Damaged by woodpecker at left rear corner- Repair as required
3. **Exterior Electric Outlets:** 110 VAC Faulty outlets at deck-further review/repair

Roof

4. **Leader/Extensions:** Underground Conductor Drains Not properly draining/clogged

Garage

5. **Side Garage Service Doors:** Metal Door closing mechanism missing at service door from garage to home. Recommend door closer be installed for fire safety.

Attic

6. **Main house & Garage Attic Bathroom Exhaust Fan Venting:** Wire coiled flexible vinyl vent piping Bathroom improperly vents into attic and may cause moisture damage to the insulation

Bedroom

7. **2nd Floor Jack-n-Jill- Boys Bedroom Windows:** Vinyl double hung Broken glass, Exterior glazing repairs required
8. **2nd Floor Jack-n-Jill- Boys Bedroom Electrical:** 110 VAC outlets and lighting circuits Replace damaged outlet at front wall

Fireplace/Wood Stove

9. **1st & 2nd Floor Fireplace Damper:** Damper missing Missing damper- requires correction

Bathroom

10. **Master Bathroom Plumbing & Fixtures:** Delta fixtures with a PVC trap Leaking faucet at left sink
11. **Master, Jack-n-Jill Bathroom Tub/Surround:** Fiberglass Tub, Ceramic Tile Surround Cracks in tub surface-needs replacement

Kitchen

12. **1st Floor Kitchen Floor:** Linoleum Damage in flooring
13. **1st Floor Kitchen Disposal:** In-Sinkerator Inoperative, A licensed plumber is recommended to evaluate and estimate repairs
14. **1st Floor Kitchen Plumbing/Fixtures:** American Standard Hot/Cold water operation reversed, Leaking trap

Laundry Room/Area

15. **1st Floor Laundry Room/Area Washer Hose Bib:** Gate valves Faucet leaking with hoses that are ready to burst

Basement

16. **Main Basement Sump Pump:** Submerged Inoperative at time of inspection, Recommend installation of water-powered or battery powered back-up sump pump to protect basement finishes
17. **Main Basement Moisture Location:** Owner disclosed, Visible, Rear wall Water stains present, Evidence of current moisture leak/penetration staining on exterior foundation wall- needs correction



Defective Summary (Continued)

Electrical

18. 120 VAC Branch Circuits: Copper Protect open splices with junction boxes- basement near laundry sink at joists

Structure

19. Foundation: Poured Concrete Cracked with displacement, A structural engineer is recommended to evaluate and estimate repairs
20. Differential Movement: Crack with displacement Crack(s) require repair, Bowing noted at foundation wall along right rear wall, A structural engineer is recommended to evaluate and estimate repairs

Plumbing

21. Drain Piping: PVC Leaking detected at waste for 1st floor bath. Repairs required
22. Basement Water Heater Water Heater Operation: Requires replacement Water heater has failed, Extreme leakage present- needs replacement

Heating System

23. Basement Heating System Draft Control: Manual Needs service due to dackdrafting