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File Number: 2010188
Report Address: 12345 N. Anywhere Place

Confidential Inspection Report

12345 N. Anywhere Place
Eagle, ID 83616



Prepared for: John Doe

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

Report Table of Contents

INSPECTION CONDITIONS	8
GROUNDS	11
EXTERIOR - FOUNDATION - BASEMENT	13
ROOF SYSTEM	16
GARAGE - CARPORT	18
ELECTRICAL SYSTEM	19
HEATING - AIR CONDITIONING	20
PLUMBING	23
BATHROOMS	25
INTERIOR	28
KITCHEN - APPLIANCES - LAUNDRY	31

May 25, 2010

John Doe

RE: 12345 Anywhere Place
Eagle, ID 83616



Dear John:

At your request, a visual inspection of the above referenced property was conducted on May 25, 2010 . An earnest effort was made on your behalf to discover all visible defects, however, in the event of an oversight, maximum liability must be limited to the fee paid. The following is an opinion report, reflecting the visual conditions of the property at the time of the inspection only. Hidden or concealed defects cannot be included in this report. No warranty is either expressed or implied. This report is not an insurance policy, nor a warranty service.

It is important to remember that no house is perfect! Often times, an inspection will reveal deferred maintenance items which is not intended to be alarming, but intended to reveal the present condition of the home. Inspections are not intended as a tool to "de-value" any property but rather are intended as a general guide to help the client to make a more educated assessment about the current condition of the property and to inform the client as to what type of repairs, improvements or maintenance is needed.

IMPORTANT: The Summary is not the entire report! A diligent effort is made to categorize and list all findings within the summary page, however the main body of the report will include digital photos next to the narratives and may also include additional information of concern to the client. It is recommended that the client read the complete report. The entire Inspection Report, including any Standards of Practice, Limitations and Scope of Inspection, and Pre-Inspection Agreement must be carefully read to fully assess the findings of the inspection. This list is not intended to determine which items may need to be addressed per the contractual requirements of the sale of the property. Any areas of uncertainty regarding the contract should be clarified by consulting an attorney or real estate agent.

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

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

Sincerely,

Matthew Merlino
Homeworks Inspection Services, LLC

ITEMS NEEDING REPAIR OR FURTHER EVALUATION

These items need immediate attention or repair. These items are categorized as an immediate concern and may even affect the habitability of the home.

GROUNDS

AUTOMATIC SPRINKLER SYSTEM

CONDITION:

Timer was found to be in the "off" position. Sprinklers did not respond to timer controls when activated in "manual" mode. The main may be off and/or there could be additional problems. Recommend further evaluation and verification that the sprinkler system is fully operational and in need of no repairs.

FENCES & GATES:

CONDITION:

Repairs needed at both gates, Broken/missing boards, Gates need repair and adjustments.

EXTERIOR - FOUNDATION - BASEMENT

CRAWL SPACE:

CRAWL SPACE CONDITIONS:

Further Evaluation Needed:

Water intrusion problems are noted: Symptoms of prior water seepage are present; Water intrusion is noted within the crawlspace as a result of what appears to be poor drainage of soils and a high water table. A drainage system is currently installed, however there are indications that the system is not working properly as there is standing water in some isolated areas. Recommend having a reputable licensed drainage contractor make further evaluations and perform any needed repairs or improvements.

I have included the following contact information of two local drainage contractors I am comfortable to recommend:

Local Drainage & Restoration Contractor 1: 208-123-4567

Local Drainage & Restoration Contractor 2; 208-234-5678

Local Drainage & Restoration Contractor 3; 208-345-6789

INSULATION METHOD & TYPE:

One or more foundation vents are blocked where the perimeter insulation was not properly dressed back in front of the vent(s). Recommend insulation installed directly in front of any of the foundation vents be dressed back to allow for proper airflow. Also, one area of insulation is detached at one location. This section should be reinstalled between the joists.

HEATING - AIR CONDITIONING

DUCTWORK:

DUCTS/AIR SUPPLY:

Branch duct is disconnected at main trunk in crawlspace. Repair is needed to achieve proper airflow throughout the system.

There is a missing register at the laundry room air supply at the floor.

SECONDARY SYSTEM DUCTWORK:

Dryer vents need periodic cleaning to avoid potential moisture problems at wall penetrations. Dryer lint is also very flammable and dryer vents have been documented as a common cause of some house fires. We recommend cleaning the dryer vent at this time. Also, the vent flap installed at the exterior vent termination point is no longer opening and closing as intended. Recommend replacing the exterior vent hood with an operating vent flap.

PLUMBING

WATER HEATER:

CONDITION:

Water heater is working as expected. Heater is approaching it's expected service life of 12 yrs. Leakage has occurred at the Temperature & Pressure Relief Valve (TPRV). This may be due to problems with the TPRV or may also indicate the thermostat is set too high. Further evaluation and repair by a licensed plumber is recommended.

BATHROOMS

BATHROOM AREA:

TUB/SHOWER PLUMBING FIXTURES:

South Hallway Bathroom:

The shower diverter/tub-spout unit needs replacement. Diverter is stuck and will not toggle.

INTERIOR

DOORS:

MAIN ENTRY DOOR:

Dead Bolt is not operational and has e replaced with the wrong hardware.

OTHER EXTERIOR DOORS:

Weather strip is pet damaged and needs replacement.

Exterior door casings are pet damaged and need replacement.

Vertical blinds are pet damaged and need replacement.

FLOORS:

TYPE & CONDITION:

The carpeting appears to be in a condition that is below average due to viewed pet staining and soil.

KITCHEN - APPLIANCES - LAUNDRY

RANGE/COOK TOP AND OVEN:

TYPE/CONDITION:

Left rear burner did not ignite; Repair needed.

SAFETY CONSIDERATIONS

Items listed in this category are safety concerns which may either need immediate repair, or in the opinion of the inspector, need to be brought to the attention of the client as a safety concern.

INTERIOR

SMOKE / FIRE DETECTOR:

COMMENTS:

Several smoke detectors are missing their back-up batteries. Backup batteries need to be installed in the event of a fire during a power failure.

KITCHEN - APPLIANCES - LAUNDRY

RANGE/COOK TOP AND OVEN:

TYPE/CONDITION:

Safety Concern:

There is no anti-tip bracket installed on this free-standing device and the unit could tip forward if a small child were to stand on the open oven door. Scalding could occur if hot food or water were to then spill onto the unsuspecting child.

ROUTINE REPAIRS AND PREVENTATIVE MAINTENANCE

These items may need current or future maintenance attention and are usually noted for the convenience of the buyer. Some of these items may need attention soon but fall under the category of "general maintenance" and are not of any immediate concern and do not affect the habitability of the home.

EXTERIOR - FOUNDATION - BASEMENT

EXTERIOR WALLS:

SIDING CONDITION:

Minor damage at north side where there is exposed wood should be primed and painted. Paint is fair with only minor fading noted. Recommend trimming bushes and foliage away from the wood siding.

EXTERIOR TRIM:

TRIM MATERIAL CONDITION:

Minor Maintenance & Repair:

Separations at exterior garage lighting should be sealed to prevent potential bees nests. Other separations in caulking should be sealed periodically to prevent potential moisture intrusion. Damaged trim where swelled and separated from water damage at front entry should be repaired.

CRAWL SPACE:

OTHER OBSERVATIONS:

Recommend removal of wood debris and trash from the crawl space area. These items appear to contain rot and mold which can attract wood destroying organisms and other vermin especially when damp or wet.

ROOF SYSTEM

GUTTERS & DOWNSPOUTS:

TYPE & CONDITION:

Dirt and debris in gutter should be removed from the gutters at this time.

Recommend splash blocks or gutter extensions be installed at the downspouts in order to divert water away from foundation walls.

HEATING - AIR CONDITIONING

HEATING SYSTEM CONDITION:

AIR FILTERS:

Filter condition: Dirty; Suggest cleaning/changing filters.

Furnace filter location: Above blower compartment.

Filter Sizes: 20x12x1.

GENERAL SUGGESTIONS:

I was unable to find evidence of any recent service. Suggest having a licensed HVAC professional perform cleaning/servicing for the purpose of preventative maintenance.

PLUMBING

HOSE FAUCETS:

OPERATION:

The front hose faucet handle leaks under pressure and needs repair or replacement.

BATHROOMS

BATHROOM AREA:

CONDITION OF SINK:

North bathroom:

The following problems were noted at the drain: The sink drain is clogged and drains very slowly.

BATHROOM AREA:

CONDITION OF SINK:

Master Bathroom:

The left sink stopper assembly is missing and needs repair.

TUB/SHOWER PLUMBING FIXTURES:

Master Bathroom:

The following problems were noted at the tub drain: Drain is slow at tub.

KITCHEN - APPLIANCES - LAUNDRY

INTERIOR COMPONENTS:

COUNTERS AND CABINETS:

Right cabinet door above microwave is loose and needs repair/adjustment at the hinge. Cosmetic damage is noted at the floor of the inner cabinet beneath the sink.

INSPECTION CONDITIONS

CLIENT & SITE INFORMATION:

FILE #: 2010188.
DATE OF INSPECTION: May 25, 2010.
TIME OF INSPECTION: 09:00 AM.
CLIENT NAME: John Doe.
MAILING ADDRESS: 12345 67th Ave.
CLIENT CITY/STATE/ZIP: Eagle, ID 83616.
CLIENT PHONE #: 208-345-6789.
CLIENT EMAIL: jdoe@hotmail.com.
INSPECTION SITE: 12345 Anywhere Place.
INSPECTION SITE CITY/STATE/ZIP: Eagle, ID 83616.
REALTOR Jane Doe.

CLIMATIC & SOIL CONDITIONS:

WEATHER: Clear, Recent rains
SOIL CONDITIONS: Damp.
APPROXIMATE OUTSIDE TEMPERATURE in F: 50-60.

BUILDING CHARACTERISTICS:

MAIN ENTRY FACES: East.
ESTIMATED AGE OF HOUSE: 10 yrs.
BUILDING TYPE: Wood frame.
STORIES: Single story.

SPACE BELOW GRADE: Crawlspace.

UTILITY SERVICES:

WATER SOURCE: Public / City, Municipal.

SEWAGE DISPOSAL: Public - City sewer system.

UTILITIES STATUS: All utilities on.

OTHER INFORMATION:

AREA: Eagle City Limits.

HOUSE OCCUPIED? Yes; home is currently occupied.

CLIENT PRESENT: Client was present at the end of the inspection for a verbal summary.

PEOPLE PRESENT: No one was present for the inspection.

PAYMENT INFORMATION:

TOTAL FEE: 275.00.

PAID AT INSPECTION BY: Payed online through website.
Thank You!

REPORT LIMITATIONS

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

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

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

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

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

GROUNDS

This inspection is not intended to address or include any geological conditions or site stability information. For information concerning these conditions, a geologist or soils engineer should be consulted. Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls. Many building sites in this region are generally flat. We routinely recommend all controllable water sources such as roof runoff, hoses and lawn sprinklers be continually monitored and routinely directed away from the areas immediately surrounding the foundation. This inspection is visual in nature and does not attempt to determine drainage performance of the site or the condition of any underground piping, including municipal water and sewer service piping or septic systems. Decks and porches are often built close to the ground, where no viewing or access is possible. These areas as well as others too low to enter, or in some other manner not accessible, are excluded from the inspection and are not addressed in the report. We routinely recommend that inquiry be made with the seller about knowledge of any drainage issues or prior foundation or structural repairs.

Automatic sprinklers are tested for overall performance during summer months only. Underground lines and buried leaks cannot be included in this inspection. The inspector will attempt to cycle through the individual sprinkler zones using the sprinkler timers manual mode setting. General water pressure and coverage are verified only and due to time constraints, this should not be construed as an in-depth evaluation of the system. Automatic sprinklers need periodic maintenance and care and should be winterized each year prior during the month of October.

DRIVEWAY:

TYPE Poured Concrete.

CONDITION: Driveway appears to be in good condition.

SIDEWALKS:

TYPE: Poured concrete.

CONDITION: Public sidewalks appear to be in good condition.

LANDSCAPING:

CONDITION: Overall, the landscape appears to be reasonably maintained.

AUTOMATIC SPRINKLER SYSTEM

CONDITION: Timer was found to be in the "off" position. Sprinklers did not respond to timer controls when activated in "manual" mode. The main may be off and/or there could be additional problems. Recommend further evaluation and verification that the sprinkler system is fully operational and in need of no repairs.

BUILDING SITE:

GRADE: _____ The building site is generally flat. I do not see any areas of negative grade needing correction. In order to avoid potential water intrusion into the crawlspace, it is highly recommended that roof runoff be diverted away from foundation walls with gutter extensions and sprinklers be adjusted so that they do not flood the ground near foundation walls.

PATIO:

TYPE: _____ Concrete.

CONDITION: _____ Patio appears to be in good condition.

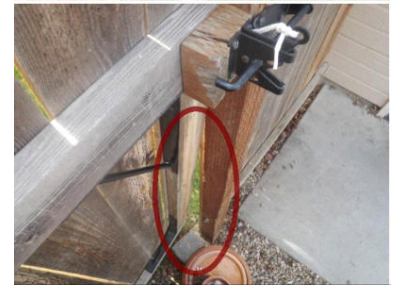
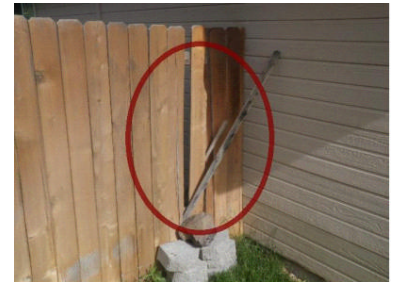
EXTERIOR STAIRS/STOOPS & WALKWAYS:

CONDITION: _____ Exterior walkways are in good condition.

FENCES & GATES:

TYPE: _____ Wood.

CONDITION: _____ Fences are in serviceable condition.
Repairs needed at both gates, Broken/missing boards, Gates need repair and adjustments.



Gates Need Repairs

EXTERIOR - FOUNDATION - BASEMENT

Areas hidden from view by finished walls or stored items can not be judged and are not a part of this inspection. Minor cracks are typical in many foundations and most do not represent a structural problem. If major cracks are present along with bowing, we routinely recommend further evaluation be made by a qualified structural engineer. All exterior grades should allow for surface and roof water to flow away from the foundation. All concrete floor slabs experience some degree of cracking due to shrinkage in the drying process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined.

EXTERIOR WALLS:

SIDING MATERIALS: Wood, Brick Veneer.

SIDING CONDITION: Condition of siding materials appears to be good overall with regard to age.

Minor damage at north side where there is exposed wood should be primed and painted. Paint is fair with only minor fading noted. Recommend trimming bushes and foliage away from the wood siding.



Exposed wood; Trim foliage

EXTERIOR TRIM:

TRIM MATERIAL: Wood.

TRIM MATERIAL CONDITION: The exterior trim appears to be in reasonable condition with regard to age.

Minor Maintenance & Repair:
Separations at exterior garage lighting should be sealed to prevent potential bees nests. Other separations in caulking should be sealed periodically to prevent potential moisture intrusion. Damaged trim where swelled and separated from water damage at front entry should be repaired.



Seal around fixture

Caulking Needed

Repair and Caulking needed

CRAWL SPACE:

ACCESSIBILITY & VISIBILITY: Crawl space is fully accessible via the access hatch in the bedroom closet.

INSPECTION METHOD: Inspector was able to crawl through entire area.

CRAWL SPACE CONDITIONS: Further Evaluation Needed:
Water intrusion problems are noted: Symptoms of prior water seepage are present; Water intrusion is noted within the crawlspace as a result of what appears to be poor drainage of soils and a high water table. A drainage system is currently installed, however there are indications that the system is not working properly as there is standing water in some isolated areas. Recommend having a reputable licensed drainage contractor make further evaluations and perform any needed repairs or improvements.

I have included the following contact information of two local drainage contractors I am comfortable to recommend:

Doug Ness / Drainage & Restoration Contractor 466-7594
Rod Poe; Aspen Mesa Water Shield; 208-724-8673.

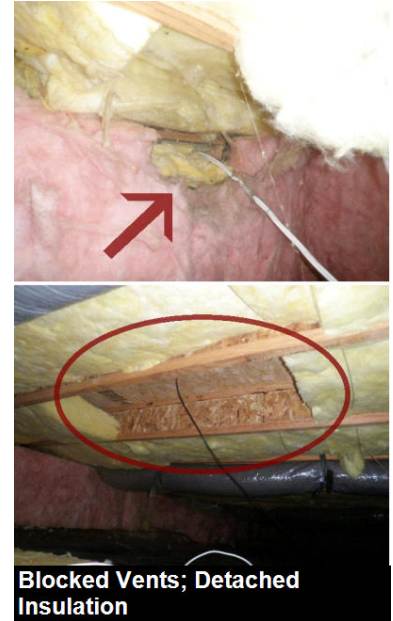


Rcmmnd. Further Evaluation of Drain Syst.

STRUCTURAL SUPPORTS: Type: Cripple Walls.
Supports appear adequate and appear to be in good condition.

INSULATION METHOD & TYPE: Insulation Type: Fiberglass batting; Installed beneath floor between joists. Perimeter insulation is installed on the exterior foundation walls. Insulation condition and method are acceptable.

One or more foundation vents are blocked where the perimeter insulation was not properly dressed back in front of the vent(s). Recommend insulation installed directly in front of any of the foundation vents be dressed back to allow for proper airflow. Also, one area of insulation is detached at one location. This section should be reinstalled between the joists.



**FOUNDATION WALLS
CONDITION:**

Poured concrete: The visible portions of the foundation walls appear good.

FLOOR JOISTS:

The visible portions of the floor joists appear to be in good condition.

OTHER OBSERVATIONS:

Recommend removal of wood debris and trash from the crawl space area. These items appear to contain rot and mold which can attract wood destroying organisms and other vermin especially when damp or wet.



ROOF SYSTEM

The foregoing is an opinion of the general quality and condition of the roofing materials. The inspector cannot and does not offer an opinion or warranty as to whether the roof is completely water tight or may be subject to future leakage. This report is issued in consideration of the foregoing disclaimer. The only way to determine whether a roof is absolutely water tight is to observe it during a prolonged rainfall. Many times, this situation is not present during the inspection.

ATTIC AND INSULATION:

ACCESSIBILITY AND
CONDITION:

Attic is full size; Attic areas are accessible; Accessed through garage ceiling scuttle.
Ventilation Type: Ridge Vents, Soffit Vents, Gable Vents.
The condition of the visible attic areas and roof structure appears to be acceptable.

INSULATION TYPE AND
CONDITION:

Fiberglass- Blown, Attic insulation appears to comply with regional requirements and appears to be installed as would be expected by professional installers.

DEPTH AND R-FACTOR:

15 inches, R-38.

ROOF:

STYLE:

Hip & Valley.

TYPE:

Composition shingles.

ROOF ACCESS:

Walked on roof.

ROOF COVERING STATUS:

The roof covering appears to be in better than average condition and well within its useful life. Installation method appears to comply with industry standards and appears to have been performed by professional roofing contractors.

EXPOSED FLASHINGS:

TYPE AND CONDITION:

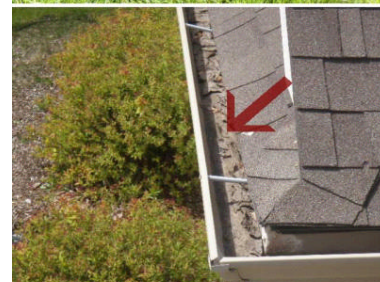
Roof flashings are predominately metal. Exposed flashings appear to be installed properly and in a condition that would be considered above average.

GUTTERS & DOWNSPOUTS:

TYPE & CONDITION:

A full aluminum gutter system is installed. Appearance is good.

Dirt and debris in gutter should be removed from the gutters at this time. Recommend splash blocks or gutter extensions be installed at the downspouts in order to divert water away from foundation walls.



Extend Downspouts; Clean Gutters.

GARAGE - CARPORT

Notice: Determining the heat resistance rating of firewalls is beyond the scope of this inspection. Flammable materials should not be stored within closed garage areas.

TYPE:

LOCATION: Attached, Three car.

ROOF:

CONDITION: Same as house, See house roof report.

FLOOR:

CONDITION: Garage floor appears to be in good overall condition with regard to age.

FIRE WALL:

CONDITION: An acceptable firewall is installed.

GARAGE DOOR(S):

CONDITION: Good condition with regard to age. Automatic door opener- operational. No opener is installed on 3ed bay door.

MISCELLANEOUS:

Stored items restrict viewing of the garage area.

ELECTRICAL SYSTEM

Any electrical repairs attempted by anyone other than a licensed electrician should be approached with caution. The power to the entire house should be turned off prior to beginning any repair efforts, no matter how trivial the repair may seem. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. Light bulbs are not changed during the inspection, due to time constraints. Smoke Alarms should be installed within 15 feet of all bedroom doors, and tested regularly.

SERVICE:

TYPE AND CONDITION: Underground, 110/220 Volt, Visible portions of the electrical service drop appear to be acceptable.

ELECTRICAL PANELS:

MAIN PANEL LOCATION AND NOTES: Main Panel Location: Garage,
Main Breaker Size: 200 Amp.
Main panel and workmanship appear good.

Inspector Notes: Overall condition of electrical system appears to comply with general trade standards.

OF 110 VOLT CIRCUITS: 16.

OF 220 VOLT CIRCUITS: 3

SUBPANEL #1 LOCATION: Air conditioner.

SUB PANEL NOTES: Overall condition of sub-panels appear good and appear to comply with general trade standards.

CONDUCTORS:

ENTRANCE CABLES: Insulated Stranded Copper; Visible portions appear to be in good overall condition.

BRANCH WIRING: Copper; NM Cable, Visible portions appear to be in good overall condition.

SWITCHES & OUTLETS:

CONDITION: A representative sampling of switches and outlets was tested. As a whole, outlets and switches throughout the house are in serviceable condition.

HEATING - AIR CONDITIONING

The inspector is not equipped to inspect furnace heat exchangers for evidence of cracks or holes, as this can only be done by dismantling the unit. This is beyond the scope of this inspection. Some furnaces are designed in such a way that inspection is almost impossible. The inspector can not light pilot lights. Safety devices are not tested by the inspector.

NOTE: Asbestos materials have been commonly used in heating systems.

Determining the presence of asbestos can ONLY be preformed by laboratory testing and is beyond the scope of this inspection. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection. Electronic air cleaners, humidifiers and de-humidifiers are beyond the scope of this inspection. Have these systems evaluated by a qualified individual. The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. Subjective judgment of system capacity is not a part of the inspection. Normal service and maintenance is recommended on a yearly basis. Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard which is sometimes costly to remedy.

HEATING SYSTEM DESCRIPTION:

LOCATION OF PRIMARY UNIT: Garage.

SYSTEM TYPE: Bryant; Forced Air.

FUEL TYPE AND NOTES: Natural Gas; The fuel system consists of the following approved materials:
Black iron distribution pipe; AGA approved flex connectors. Fuel distribution system appears serviceable.

CAPACITY OF UNIT: Output Btu: 74,000; Appropriately sized.

APPROXIMATE AGE IN YEARS: Manufacture Date: Week 30; 1999
Original equipment.

HEATING SYSTEM CONDITION:

PRIMARY UNIT: The furnace was tested and was found to be operating normally.

BURNERS/HEAT EXCHANGERS: Operating normally.

PUMP/BLOWER FAN: Operating normally.

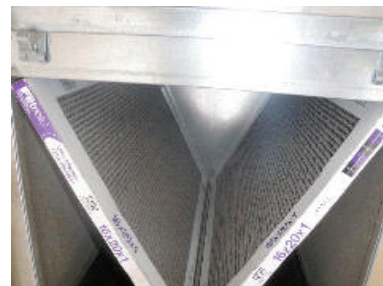
COMBUSTION AIR: Adequate.

VENTING: Venting system appears good.

AIR PLENUM: Plenum appears good.

AIR FILTERS:

Filter condition: Dirty; Suggest cleaning/changing filters.
Furnace filter location: Above blower compartment.
Filter Sizes: 20x12x1.



NORMAL CONTROLS:

Thermostat appears to be in good condition. The heating equipment seemed to respond normally to thermostat inputs.

GENERAL SUGGESTIONS:

I was unable to find evidence of any recent service. Suggest having a licensed HVAC professional perform cleaning/servicing for the purpose of preventative maintenance.

AIR CONDITIONING:

TYPE: Biant; Central Air. Electric; Condenser & Coil Type.

POWER SOURCE: 220 Volt, Electrical disconnect present.

COMPRESSOR AGE IN YEARS: Manufacture Date: Week 25; 1999.
The AC system is the original equipment.

CAPACITY OF UNIT: 3 Ton.

RETURN AIR TEMPERATURE: 67.5 degrees.

SUPPLY AIR TEMPERATURE: 47.5 degrees.

AIR TEMPERATURE DROP: 20 degrees (adequate).

DUCTWORK:

TYPE: Predominate Materials:
Main Trunk: Insulated Metal.
Branch/Supply & Return Ducts: Insulated flex-duct.

DUCTS/AIR SUPPLY:

Branch duct is disconnected at main trunk in crawlspace. Repair is needed to achieve proper airflow throughout the system.

There is a missing register at the laundry room air supply at the floor.



**Disconnected Branch Duct;
Missing Register**

**SECONDARY SYSTEM
DUCTWORK:**

Dryer vents need periodic cleaning to avoid potential moisture problems at wall penetrations. Dryer lint is also very flammable and dryer vents have been documented as a common cause of some house fires. We recommend cleaning the dryer vent at this time. Also, the vent flap installed at the exterior vent termination point is no longer opening and closing as intended. Recommend replacing the exterior vent hood with an operating vent flap.



PLUMBING

Water quality or hazardous materials (lead) testing is available from local testing labs. All underground piping related to water supply, waste, or sprinkler use are excluded from this inspection. Leakage or corrosion in underground piping cannot be detected by a visual inspection. The temperature pressure relief valve, at the upper portion of the water heater, is a required safety valve which should be connected to a drain line of proper size terminating just above floor elevation. If no drain is located in the floor a catch pan should be installed with a drain extending to a safe location. The steam caused by a blow-off can cause scalding. Improper installations should be corrected.

MAIN LINE:

MATERIAL: Main Line Material: Plastic/Poly
Main water shutoff location: Crawlspace access.
Water meter location: SE corner of property.

CONDITION: Visible portions of the main water line appears to be in good overall condition. The water meter was checked to ensure there is no movement with all fixtures off. There was no movement observed during this test.

SUPPLY LINES:

MATERIAL: Predominate Material: Pex; Flexible plastic tubing.

CONDITION: Installation appears to be professional; Performance of the system is as expected.

WASTE LINES:

MATERIAL: ABS; Schedule 40.

CONDITION: Serviceable; Good overall with regard to age. Installation appears to be professional; Performance of the system is as expected.

HOSE FAUCETS:

OPERATION: The hose faucets were tested for proper operation. Hose faucet were found to be working. Water pressure readings taken are acceptable at 80 p.s.i.

The front hose faucet handle leaks under pressure and needs repair or replacement.



Front Hose Faucet Leaks at Handle

WATER HEATER:

TYPE: Bradford White; Natural Gas.

SIZE: 65 Gallons.

LOCATION: Garage.

CONDITION: Water heater is working as expected. Heater is approaching it's expected service life of 12 yrs. Leakage has occurred at the Temperature & Pressure Relief Valve (TPRV). This may be due to problems with the TPRV or may also indicate the thermostat is set too high. Further evaluation and repair by a licensed plumber is recommended.



FUEL SYSTEM:

METER/TANK LOCATION-CONDITION: Gas meter located at exterior of house. Gas meter and other components within the system appear serviceable.

Shutoff Locations: Meter, Furnace, Water Heater, Stove/Range, Patio, Gas Fireplace, Laundry.

BATHROOMS

Shower pans are visually checked for leakage, but leaks often do not show except when the shower is in actual use. Determining whether shower pans, tub/shower surrounds are water tight is beyond the scope of this inspection. It is very important to maintain all grouting and caulking in the bath areas. Very minor imperfections can allow water to get into the wall or floor areas and cause damage. Proper ongoing maintenance will be required in the future.

BATHROOM AREA:

BATH LOCATION: North Bedroom.

CONDITION OF SINK: North bathroom: The following problems were noted at the drain: The sink drain is clogged and drains very slowly.



CONDITION OF TOILET: Appears serviceable; Performance good.

TUB/SHOWER PLUMBING FIXTURES: Appears serviceable; Performance good. Drain appears serviceable and is draining as expected.

TUB/SHOWER AND WALLS: Tub and shower areas appear serviceable, Shower walls appear serviceable, Enclosure appears serviceable. There is some cleaning needed; Glass doors haven't been cleaned in some time.

BATH VENTILATION: Operational ceiling exhaust fan.

BATHROOM AREA:

BATH LOCATION: South Hallway.

CONDITION OF SINK: Sink appears good and performance is acceptable. Cabinet door is loose at bottom hinge and needs minor repair/adjustment.

CONDITION OF TOILET: Appears serviceable; Performance good.

TUB/SHOWER PLUMBING FIXTURES: Appears serviceable; Performance is fair. The shower diverter/tub-spout unit needs replacement. Diverter is stuck and will not toggle.



TUB/SHOWER AND WALLS: Tub and shower areas appear serviceable, Shower walls appear serviceable, Enclosure appears serviceable. There is some cleaning needed; Glass doors haven't been cleaned in some time.

BATH VENTILATION: Operational ceiling exhaust fan.

BATHROOM AREA:

BATH LOCATION: Master bedroom.

CONDITION OF SINK: Dual vanity sinks; Appear serviceable; Performance is as expected. The left sink stopper assembly is missing and needs repair.



CONDITION OF TOILET: Appears serviceable; Performance good.

TUB/SHOWER PLUMBING FIXTURES: Appears serviceable; Performance of valves and faucets is good. The following problems were noted at the tub drain: Drain is slow at tub.



TUB/SHOWER AND WALLS: Tub and shower areas appear serviceable, Shower walls appear serviceable, Enclosure appears serviceable. There is some cleaning needed; Glass doors haven't been cleaned in some time.

BATH VENTILATION: _____ Operational ceiling exhaust fans.

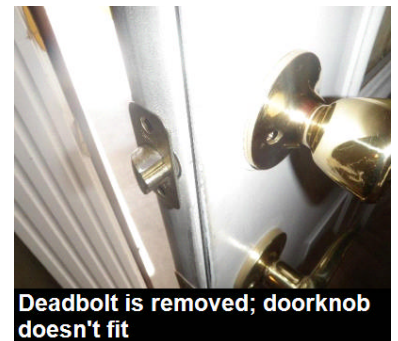
INTERIOR

The condition of walls behind wall coverings, paneling and furnishings cannot be judged. Only the general condition of visible portions of floors is included in this inspection. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. Determining the source of odors or like conditions is not a part of this inspection. Floor covering damage or stains may be hidden by furniture. The condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage.

DOORS:

MAIN ENTRY DOOR:

Serviceable; Average wear.
Dead Bolt is not operational and has e replaced with the wrong hardware.

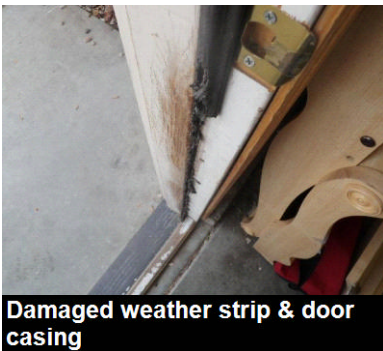


Deadbolt is removed; doorknob doesn't fit

OTHER EXTERIOR DOORS:

Sliding glass; Standard side and rear garage doors.
Serviceable; Heavy wear.

Weather strip is pet damaged and needs replacement.
Exterior door casings are pet damaged and need replacement.
Vertical blinds are pet damaged and need replacement.



Damaged weather strip & door casing



More damaged weather strip



Dog damaged vertical blinds

INTERIOR DOORS:

Serviceable; Heavy wear.

WINDOWS:

TYPE & CONDITION: Vinyl, Clad.
A representative sampling was taken. Windows as a grouping are generally operational.

INTERIOR WALLS:

MATERIAL & CONDITION: Drywall, General condition appears serviceable.
Some wear and general patching from wall hangings is needed.

CEILINGS:

TYPE & CONDITION: Drywall, General condition appears serviceable.

FLOORS:

TYPE & CONDITION: Carpet, Vinyl, Wood.
The vinyl is fair.
The wood floor is fair but is beginning to show signs of wear at some locations.

The carpeting appears to be in a condition that is below average due to viewed pet staining and soil.

FIREPLACE/WOOD BURNING DEVICES:

LOCATION - TYPE - CONDITION: Family Room: Decorative Gas; The decorative gas fireplace is venting and operating normally.

SMOKE / FIRE DETECTOR:

COMMENTS:

Smoke alarm(s) installed and responded to test button operation.

Several smoke detectors are missing their back-up batteries. Backup batteries need to be installed in the event of a fire during a power failure.



Smoke Detectors Need Backup Batteries

KITCHEN - APPLIANCES - LAUNDRY

Inspection of stand alone freezers and built-in ice makers are outside the scope of the inspection. No opinion is offered as to the adequacy of dishwasher operation. Ovens, self or continuous cleaning operations, cooking functions, clocks, timing devices, lights and thermostat accuracy are not tested during this inspection. Appliances are not moved during the inspection. Portable dishwashers are not inspected, as they require connection to facilitate testing.

KITCHEN SINK:

TYPE AND CONDITION: Kohler; Porcelain over cast iron.
Kitchen sink, faucet and sprayer appear to be in good condition and are operating normally.

RANGE/COOK TOP AND OVEN:

TYPE/CONDITION: Spectra; Free-standing, Gas.
Oven and broiler are operational; 3 of 4 burners are operational.
Overall Condition: Heavy Wear.

Left rear burner did not ignite; Repair needed.

Safety Concern:

There is no anti-tip bracket installed on this free-standing device and the unit could tip forward if a small child were to stand on the open oven door. Scalding could occur if hot food or water were to then spill onto the unsuspecting child.



VENTILATION:

TYPE AND CONDITION: Externally vented through over-the-range microwave.

REFRIGERATOR:

TYPE AND CONDITION: The refrigerator is operational and in average condition with regard to age.

DISHWASHER:

CONDITION: Kenmore; Built In Dishwasher; Performance good. No leaks are detected.
Overall Condition: Heavy Wear.

GARBAGE DISPOSAL:

CONDITION: Appears serviceable; Performance good.

TRASH COMPACTOR:

CONDITION: Older model unit.

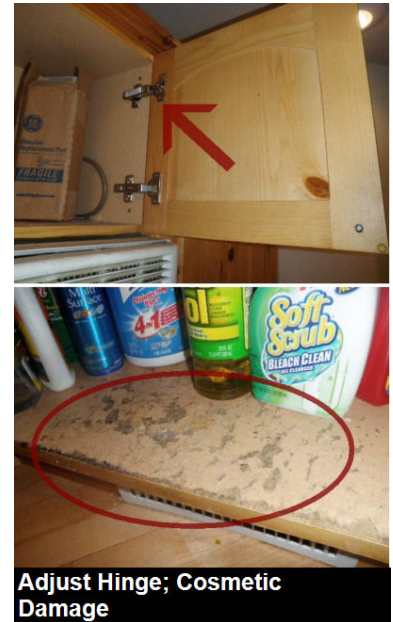
OTHER BUILT-INS:

MICROWAVE: Appears serviceable; Performance good.
Overall Condition: Heavy Wear.
The microwave was tested by heating a cup of water. Also, the fan and over-the-range light were tested. Due to time constraints, other menu features were not tested.

INTERIOR COMPONENTS:

COUNTERS AND CABINETS: The countertops and cabinetry appear to be in good condition and are operating as intended.

Right cabinet door above microwave is loose and needs repair/adjustment at the hinge. Cosmetic damage is noted at the floor of the inner cabinet beneath the sink.



WALLS/CEILINGS/FLOORS: Fair overall condition with regard to age.

SWITCHES/FIXTURES/OUTLETS : Outlets good; GFCI protected outlets where required; GFCI protection is working.

Laundry appliances are not tested or moved during the inspection and the condition of any walls or flooring hidden by them cannot be judged. Drain lines and water supply valves serving washing machines are not operated. Water supply valves may be subject to leaking if turned.

LAUNDRY:

LOCATION: Service area main floor.

CONDITION: Laundry hookups and overall functionality of the laundry room appears good. Electrical outlet is grounded, 220 Service-operational, Gas service pipe is provided.

WASHER AND DRYER:

CLOTHES WASHER: _____ Appears serviceable.

CLOTHES DRYER: _____ Electric, Appears serviceable.