

Definitions

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

Acceptable	Functional with no obvious signs of defect.
Not Present	Item not present or not found.
Not Inspected	Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.
Marginal	Item is not fully functional and requires repair or servicing.
Defective	Item needs immediate repair or replacement. It is unable to perform its intended function.

General Information

Property Information

Property Address 123 School Road
City City State US Zip 12345
Phone (111)-111-1111 Fax (111)-111-1111

Client Information

Client Name Jhon Smith
Client Address 32-10 Homestead Av.
City City State US Zip 12345
Phone (111)-111-1234 Fax (111)-111-7890

Inspection Company

Inspector Name Jim Johnson
Company Name Advanced Inspections, Inc

Phone (800)535-9859 Fax (111)111-2111
E-Mail service@advpropertyinspections.com
Amount Received \$280.00

Conditions

Others Present Buyer's Agent and Buyer Property Occupied Occupied
Estimated Age 15 Entrance Faces Northwest
Inspection Date 5/20/06
Start Time 10:00am End Time 12:00pm
Electric On Yes
Gas/Oil On Yes
Water On Yes
Temperature 70 degrees
Weather Partly cloudy Soil Conditions Dry
Space Below Grade Basement
Building Type Single family Garage Detached
Sewage Disposal City How Verified Visual Inspection
Water Source City How Verified Visual Inspection
Additions/Modifications N/A
Permits Obtained N/A How Verified Owner

Exterior Surface and Components

Front Elevation Exterior Surface

- 1. Defective Type: Brick veneer Loose half brick at front door. Remove and tuckpoint back in place.



2nd Floor rear dormer Exterior Surface

- 2. Acceptable Type: Vinyl siding
- 3. Defective Trim: Composite material Note: Damaged wood areas should be checked while doing the repair and replaced if wood rot is present.

1. Water damage to trim wood at either side of garage door from moisture wicking into the finished particle board. The surface is starting to delaminate. Recommend repair/replacement of the trim boards and silicone seal wood that is in contact with concrete to prevent wicking.
2. The wood window boxes have water damage and will require repair/replacement. The wood has started to separate at the supports and at the corners of the window boxes.
3. The trim board at the southwest corner of the porch has water damage due to water penetration and will require repair/replacement of the wood. The trim board extends out creating a ledge allowing water to collect on the top edge of the board and cause the wood to rot.

Recommend estimate/repairs by a qualified contractor.



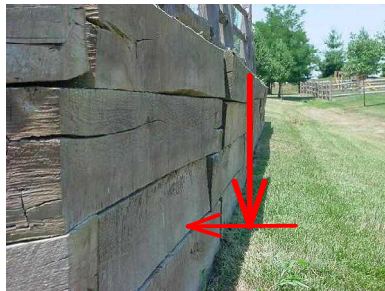
- 4. Acceptable Fascia: Composite material
- 5. Acceptable Soffits: Composite material
- 6. Acceptable Door Bell: Hard wired
- 7. Acceptable Entry Doors: Metal
- 8. Acceptable Patio Door: Vinyl sliding
- 9. Acceptable Windows: Vinyl
- 10. Not Present Storm Windows:
- 11. Not Inspected Window Screens:
- 12. Acceptable Basement Windows: Aluminum slider
- 13. Acceptable Exterior Lighting: Surface mounted lamps front and rear
- 14. Acceptable Exterior Electric Outlets: 110 VAC GFCI
- 15. Acceptable Hose Bibs: Rotary, Ball, Gate
- 16. Acceptable Gas Meter: Exterior surface mount at side of home
- 17. Acceptable Main Gas Valve: Located at main line

Lots and Grounds

Note: Wood sidings should be a minimum of 6" above ground. Detection of the presence of concealed moisture, mold or wood decay present behind exterior finishes is beyond the scope of this inspection. Promote positive (+) drainage away from foundation and extend runoff from roofing and downspouts a minimum 10 ft from foundation.

- 1. Acceptable Walks: Concrete
- 2. Acceptable Steps/Stoops: Concrete
- 3. Acceptable Patio: Pebble top
- 4. Defective Deck: Treated wood The deck has been built below acceptable building standards and is not safe in its current state. Recommend further evaluation and estimate to bring deck up to an acceptable building standard.

- 5. Acceptable Balcony: Concrete
- 6. Acceptable Porch: Concrete
- 7. Marginal Vegetation: Shrubs with some weeds
- 8. Marginal Retaining Walls: Railroad ties The wall is showing signs of movement, but appears to be stable at this time. A qualified contractor is recommended to evaluate and estimate repairs to maintain the wall.



- 9. Acceptable Basement Stairwell: Concrete
- 10. Acceptable, Defective Grading: Moderate slope The grade and landscaping materials are too high and extend above the window well at the Northeast rear of the home. Recommend that the grade be reduced or the metal window well soil retainer be replaced with a taller unit to keep the mulch and soil beds from washing into the well.



- 11. Acceptable Swale: Adequate slope and depth for drainage
- 12. Acceptable Window Wells: Drain present
- 13. Acceptable Bsmt. Stairwell Drain: Surface drain
- 14. Acceptable Exterior Surface Drain: Not present
- 15. Acceptable Driveway: Concrete
- 16. Acceptable Fences: Split rail
- 17. Acceptable Lawn Sprinklers: Front and back yard

Roof

Chimney flue inspection is limited due to height. The inspection covers only the visible portion of the flue.

Main Roof Surface

1. Method of Inspection: On the roof
2. Not Inspected Unable to Inspect: 30% Height of the roof
3. Defective Material: Fiberglass shingle Missing roof shingles from wind damage as marked "x" in diagram. Repairs are required.
4. Type: Gable
5. Approx Age: 7
6. Acceptable Flashing: Aluminum
7. Acceptable Valleys: Preformed metal
8. Not Present Skylights:
9. Acceptable Plumbing Vents: PVC
10. Not Present Electrical Mast: Underground utilities
11. Acceptable Gutters: Aluminum
12. Acceptable Downspouts: Aluminum
13. Defective Leader/Extension: Underground conductors Reconnect to downspout where pulling loose.



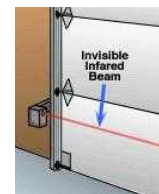
Southeast Chimney

14. Acceptable Chimney: Aluminum siding & frame covered 3 wall pipe
15. Acceptable Flue/Flue Cap: Metal
16. Acceptable Chimney Flashing: Aluminum

Garage/Carport

Left Elevation Garage

1. Type of Structure: Tuck under Car Spaces: 2
2. Acceptable Garage Doors: Insulated aluminum
3. Acceptable Door Operation: Mechanized
4. Defective Door Opener: Lift Master The door contact safety switch is out of adjustment and does not reverse the door operation when the door comes in contact with an object in its path. Recommend adjustment of door contact switch. Note: The light beam safety is operative.
5. Acceptable Service Doors: Metal
6. Acceptable Ceiling: Drywall
7. Acceptable Walls: Drywall
8. Marginal Floor/Foundation: Poured concrete Cracked with minor displacement
9. Acceptable Hose Bibs: Frost Free
10. Acceptable Electrical: 110 VAC outlets and lighting circuits
11. Acceptable Smoke Detector: Hard wired with battery backup
12. Acceptable Heating: Air exchange ventilation
13. Acceptable Windows: Vinyl double hung



Electrical

Testing of smoke detectors or alarms, timers, low voltage circuits such as door bells, security, and pet containment systems are beyond the scope of this inspection. Smoke detectors are recommended to be located in each Bedroom and one per floor level. Smoke alarms should be tested monthly and replaced per manufacturers guidelines or every ten years. Recommend grounded and GFCI protected outlets be installed at all Exterior, Kitchen, Wet Bar, Garage and Unfinished Basement outlet locations.

- 1. Service Size Amps: 150 Volts: 110-240 VAC
- 2. Acceptable Service: Aluminum
- 3. Acceptable 120 VAC Branch Circuits: Copper
- 4. Acceptable 240 VAC Branch Circuits: Copper
- 5. Not Present Aluminum Wiring: Not present
- 6. Acceptable Conductor Type: Romex
- 7. Acceptable Ground: Plumbing and rod in ground.
- 8. Acceptable Smoke Detectors: Hard wired with battery backup Safety: Recommend replacing batteries every 6 months

Basement Electric Panel

- 9. Marginal Manufacturer: General Double taps noted in panel at several breakers. Recommend corrections



- 10. Max Capacity: 150 Amps
- 11. Acceptable Main Breaker Size: 150 Amps
- 12. Acceptable Breakers: CU/AL
- 13. Not Present Fuses: Not present
- 14. Acceptable AFCI 110 volt
- 15. Acceptable GFCI Basement, garage, kitchen, bathrooms
- 16. Is the panel bonded? Yes

Structure

- 1. Acceptable Structure Type: Wood frame
- 2. Acceptable Foundation: Poured
- 3. Acceptable Differential Movement: No movement or displacement noted
- 4. Acceptable Beams: Steel I-Beam
- 5. Acceptable Bearing Walls: Frame
- 6. Acceptable Joists/Trusses: 2x10
- 7. Acceptable Piers/Posts: Poured piers and steel posts
- 8. Acceptable Floor/Slab: Poured slab
- 9. Acceptable Stairs/Handrails: Wood stairs with metal handrails
- 10. Acceptable Subfloor: Composite manufactured materials

Attic

Northeast Attic

1. Method of Inspection: In the attic
2. Not Inspected Unable to Inspect: 10% Cathedral or vaulted ceiling
3. Acceptable Roof Framing: 2x4 Truss
4. Acceptable Sheathing: Strand board
5. Acceptable Ventilation: Ridge and soffit vents
6. Defective Insulation: Fiberglass Insufficient insulation present at roof line above front bedroom closet. Add additional insulation below the roof line at the front of the home near the access cover. There is a small section of fiberglass batt insulation present that should be inserted in the open void above the closet framing. Additional insulation should be added in the 3 to 4 foot section to prevent condensation from forming due to heat loss.
7. Acceptable Insulation Depth: 12"
8. Acceptable Vapor Barrier: Plastic
9. Acceptable Attic Fan: Direct drive
10. Acceptable House Fan: Direct drive with manual controls
11. Acceptable Wiring/Lighting: 110 VAC lighting circuit
12. Marginal Moisture Penetration: Previous water penetration noted
13. Acceptable Bathroom Fan Venting: Electric fan



Basement

Main Basement

1. Not Inspected Unable to Inspect: 20% Storage boxes, Storage shelves
2. Acceptable Floor Drain: Surface drain
3. Acceptable Doors: Hollow wood
4. Acceptable Windows: Vinyl slider
5. Acceptable Electrical: 110 VAC GFCI
6. Acceptable Smoke Detector: Hard wired with battery back up
7. Acceptable HVAC Source: Air exchange ventilation
8. Acceptable Insulation: Fiberglass
9. Not Present Ventilation:
10. Not Present Sump Pump:
11. Acceptable Moisture Location: None found
12. Acceptable Bsmt Stairs/Railings: Wood stairs with metal handrails

Crawl Space

East Crawl Space

1. Method of Inspection: In the crawl space
2. Not Inspected Unable to Inspect: 40% Insulation obstructed complete view of foundation walls
3. Acceptable Access: Wood door
4. Marginal Moisture Penetration: Visible evidence Owner disclosed previous moisture concerns - see seller's disclosure
5. Moisture Location: Wall crack-Previous leak
6. Acceptable Moisture Barrier: Plastic under gravel
7. Marginal Ventilation: Open to basement No ventilation to exterior present
8. Acceptable Insulation: Fiberglass
9. Acceptable Vapor Barrier: Plastic
10. Acceptable Sump Pump: Submerged
11. Acceptable Electrical: 110 VAC

Air Conditioning

Mechanical equipment tested for functional operation at time of inspection only. No life expectancy is expressed or implied. Inspection does not determine balancing or sizing of system. 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.

Main AC System

1. Acceptable A/C System Operation: Appears serviceable
2. Acceptable Condensate Removal: PVC
3. Acceptable Exterior Unit: Left side
4. Manufacturer: Lennox
5. Area Served: Whole building Approximate Age: 7
6. Fuel Type: 220 VAC Temperature Differential: 22*
7. Type: Central A/C Capacity: 2.5 Ton
8. Marginal Visible Coil: Copper core with aluminum fins Coils require cleaning
9. Acceptable Refrigerant Lines: Low pressure and high pressure
10. Acceptable Electrical Disconnect: Breaker disconnect
11. Acceptable Exposed Ductwork: Metal
12. Acceptable Blower Fan/Filters: Direct drive with disposable filter
13. Acceptable Thermostats: Programmable



Fireplace/Wood Stove

Family Room Fireplace

1. Not Present Freestanding Stove:
2. Acceptable Fireplace Construction: Stone
3. Type: Wood burning
4. Not Present Fireplace Insert:
5. Acceptable Smoke Chamber: Brick
6. Acceptable Flue: Tile
7. Acceptable Damper: Metal
8. Acceptable Hearth: Raised

Heating System

Mechanical equipment tested for functional operation at time of inspection only. No life expectancy is expressed or implied. Inspection does not determine balancing or sizing of system. 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.

Basement Heating System

1. Acceptable Heating System Operation: Appears functional
2. Manufacturer: Lennox
3. Type: Forced air Capacity: 100,000 BTUHR
4. Area Served: Whole Bldg Approximate Age: 7
5. Fuel Type: Natural gas
6. Not Inspected Heat Exchanger: 5 Burner Not visible. Recommend inspection by a qualified heating specialist.
7. Unable to Inspect: 100%
8. Acceptable Blower Fan/Filter: Direct drive with disposable filter
9. Acceptable Distribution: Metal duct
10. Not Present Circulator:
11. Acceptable Draft Control: Automatic
12. Acceptable Flue Pipe: Double wall
13. Acceptable Controls: Limit switch
14. Not Present Devices:
15. Not Inspected Humidifier: Out of scope. Recommend to consult a qualified specialist.
16. Acceptable Thermostats: Programmable
17. Not Present
18. Acceptable Suspected Asbestos: No

Plumbing

Water heater tested for functional operation at time of inspection only. No life expectancy is expressed or implied. Approx. 200 gallons of water was pushed through sewer drain lines to verify functional drainage of public sewer or septic system. Water conditioning/filtering systems are not within the scope of this inspection. Recommended water pressure ranges 55-65 psi.

- 1. Acceptable Service Line: Copper
- 2. Acceptable Main Water Shutoff: Basement
- 3. Acceptable Water Lines: Copper
- 4. Acceptable Drain Pipes: PVC
- 5. Acceptable Service Caps: Accessible
- 6. Acceptable Vent Pipes: PVC
- 7. Acceptable Gas Service Lines: Cast iron

Basement Water Heater

- 8. Acceptable Water Heater Operation: Appeared servicable at time of inspection
- 9. Manufacturer: State
- 10. Type: Natural gas Capacity: 50 Gal.
- 11. Approximate Age: 7 Area Served: Whole building
- 12. Acceptable Flue Pipe: Single wall
- 13. Defective TPRV and Drain Tube: Missing drain tube **Missing drain tube. Potential safety hazard. Recommend to install.**



Bathroom

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.

Master Bathroom Bathroom

- 1. Acceptable Closet: Large
- 2. Acceptable Ceiling: Drywall
- 3. Acceptable Walls: Drywall
- 4. Acceptable Floor: Carpet
- 5. Acceptable Doors: Hollow wood
- 6. Acceptable Windows: Vinyl double hung
- 7. Acceptable Electrical: 110 VAC outlets and lighting circuits
- 8. Acceptable Counter/Cabinet: Laminate and wood
- 9. Acceptable Sink/Basin: Corian
- 10. Defective Faucets/Traps: Moen fixtures with a PVC trap **Leaking trap, repair required**



- 11. Acceptable Tub/Surround: Fiberglass tub and ceramic tile surround
- 12. Acceptable Shower/Surround: Fiberglass pan and ceramic tile surround
- 13. Not Present Spa Tub/Surround:
- 14. Acceptable Toilets: 3 Gallon Tank
- 15. Acceptable HVAC Source: Air exchange ventilation

Bathroom (Continued)

16. Acceptable Ventilation: Electric ventilation fan and window

Kitchen

Appliances are tested for functional operation at time of inspection only. No life expectancy is expressed or implied. 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.

1st Floor Kitchen

- 1. Acceptable Cooking Appliances: General Electric
- 2. Acceptable Ventilator: Air Care
- 3. Acceptable Disposal: In-Sinkerator
- 4. Acceptable Dishwasher: General Electric
- 5. Air Gap Present? No Air gap hose improperly connected
- 6. Acceptable Trash Compactor: In-Sinkerator
- 7. Marginal Refrigerator: Frigidaire
- 8. Not Inspected Microwave: Out of scope
- 9. Acceptable Sink: Porcelain
- 10. Acceptable Electrical: 110 VAC GFCI
- 11. Defective Plumbing/Fixtures: PVC Hot/Cold water operation reversed
- 12. Acceptable Counter Tops: Laminate
- 13. Acceptable Cabinets: Laminate and composite materials
- 14. Acceptable Pantry: Large
- 15. Acceptable Ceiling: Drywall
- 16. Acceptable Walls: Drywall
- 17. Marginal Floor: Linoleum Cuts or minor damage in flooring- repair/replace as required

- 18. Acceptable Doors: Hollow wood
- 19. Marginal Windows: Vinyl double hung Hard operation-needs improvements for ease of operation
- 20. Acceptable HVAC Source: Air exchange ventilation

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.

2nd Floor Bedroom

- 1. Acceptable Closet: Walk In
- 2. Acceptable Ceiling: Drywall
- 3. Acceptable Walls: Drywall
- 4. Acceptable Floor: Carpet
- 5. Acceptable Doors: Hollow wood
- 6. Acceptable Windows: Vinyl double hung
- 7. Acceptable Electrical: 110 VAC outlets and lighting circuits
- 8. Acceptable HVAC Source: Air exchange ventilation
- 9. Acceptable Smoke Detector: Hard wired with battery back up

Living Space

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.

Family Room Living Space

- | | |
|---------------|---|
| 1. Acceptable | Closet: None |
| 2. Acceptable | Ceiling: Drywall |
| 3. Acceptable | Walls: Drywall |
| 4. Acceptable | Floor: Hardwood |
| 5. Acceptable | Doors: Hollow wood |
| 6. Acceptable | Windows: Vinyl double hung |
| 7. Acceptable | Electrical: Outlets, lighting and ceiling fan |
| 8. Acceptable | HVAC Source: Air exchange ventilation |
| 9. Acceptable | Smoke Detector: Hard wired with battery back up |

Laundry Room/Area

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.

1st Floor Laundry Room/Area

- | | |
|----------------|---|
| 1. Acceptable | Closet: Single small |
| 2. Acceptable | Ceiling: Drywall |
| 3. Acceptable | Walls: Drywall |
| 4. Acceptable | Floors: Ceramic tile |
| 5. Acceptable | Doors: Hollow wood |
| 6. Acceptable | Windows: Vinyl double hung |
| 7. Acceptable | Electrical: 110 VAC/220 VAC |
| 8. Acceptable | Smoke Detector: Air exchange ventilation |
| 9. Acceptable | HVAC Source: Air exchange ventilation |
| 10. Acceptable | Laundry Tub: PVC |
| 11. Acceptable | Laundry Tub Drain: PVC |
| 12. Marginal | Washer Hose Bib: Multi-port Washer hose worn/expanded and ready to burst, recommend hose replacement with burst-proof stainless steel braided hoses |



- | | |
|-----------------|--|
| 13. Acceptable | Washer and Dryer Electrical: 110-240 VAC |
| 14. Acceptable | Dryer Vent: Rigid metal |
| 15. Acceptable | Dryer Gas Line: Insulflex |
| 16. Not Present | Washer Drain: Floor drain |
| 17. Acceptable | Floor Drain: Surface drain |

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.

Lots and Grounds

1. Vegetation: Shrubs with some weeds
2. Retaining Walls: Railroad ties The wall is showing signs of movement, but appears to be stable at this time. A qualified contractor is recommended to evaluate and estimate repairs to maintain the wall.



Garage/Carport

3. Left Elevation Garage Floor/Foundation: Poured concrete Cracked with minor displacement
Electrical
4. Basement Electric Panel Manufacturer: General Double taps noted in panel at several breakers. Recommend corrections



Attic

5. Northeast Attic Moisture Penetration: Previous water penetration noted
Crawl Space
6. East Crawl Space Moisture Penetration: Visible evidence Owner disclosed previous moisture concerns - see seller's disclosure
7. East Crawl Space Ventilation: Open to basement No ventilation to exterior present

Air Conditioning

8. Main AC System Visible Coil: Copper core with aluminum fins Coils require cleaning



Kitchen

9. 1st Floor Kitchen Refrigerator: Frigidaire
10. 1st Floor Kitchen Floor: Linoleum Cuts or minor damage in flooring- repair/replace as required
11. 1st Floor Kitchen Windows: Vinyl double hung Hard operation-needs improvements for ease of operation

Marginal Summary (Continued)

Laundry Room/Area

12. 1st Floor Laundry Room/Area Washer Hose Bib: Multi-port Washer hose worn/expanded and ready to burst, recommend hose replacement with burst-proof stainless steel braided hoses



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. Front Elevation Exterior Surface Type: Brick veneer Loose half brick at front door. Remove and tuckpoint back in place.



2. Trim: Composite material Note: Damaged wood areas should be checked while doing the repair and replaced if wood rot is present.

1. Water damage to trim wood at either side of garage door from moisture wicking into the finished particle board. The surface is starting to delaminate. Recommend repair/replacement of the trim boards and silicone seal wood that is in contact with concrete to prevent wicking.

2. The wood window boxes have water damage and will require repair/replacement. The wood has started to separate at the supports and at the corners of the window boxes.

3. The trim board at the southwest corner of the porch has water damage due to water penetration and will require repair/replacement of the wood. The trim board extends out creating a ledge allowing water to collect on the top edge of the board and cause the wood to rot.

Recommend estimate/repairs by a qualified contractor.



Lots and Grounds

3. Deck: Treated wood The deck has been built below acceptable building standards and is not safe in its current state. Recommend further evaluation and estimate to bring deck up to an acceptable building standard.
4. Grading: Moderate slope The grade and landscaping materials are too high and extend above the window well at the Northeast rear of the home. Recommend that the grade be reduced or the metal window well soil retainer be replaced with a taller unit to keep the mulch and soil beds from washing into the well.



Defective Summary (Continued)

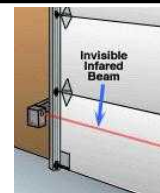
Roof

5. Main Roof Surface Material: Fiberglass shingle Missing roof shingles from wind damage as marked "x" in diagram. Repairs are required.
6. Leader/Extension: Underground conductors Reconnect to downspout where pulling loose.



Garage/Carport

7. Left Elevation Garage Door Opener: Lift Master The door contact safety switch is out of adjustment and does not reverse the door operation when the door comes in contact with an object in its path. Recommend adjustment of door contact switch. Note: The light beam safety is operative.



Attic

8. Northeast Attic Insulation: Fiberglass Insufficient insulation present at roof line above front bedroom closet. Add additional insulation below the roof line at the front of the home near the access cover. There is a small section of fiberglass batt insulation present that should be inserted in the open void above the closet framing. Additional insulation should be added in the 3 to 4 foot section to prevent condensation from forming due to heat loss.



Plumbing

9. Basement Water Heater TPRV and Drain Tube: Missing drain tube Missing drain tube. Potential safety hazard. Recommend to install.



Bathroom

10. Master Bathroom Bathroom Faucets/Traps: Moen fixtures with a PVC trap Leaking trap, repair required



Kitchen

11. 1st Floor Kitchen Plumbing/Fixtures: PVC Hot/Cold water operation reversed