

## Definitions

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

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

## General Information

### Property Information

Property Address 1234 Example Street  
City Cincinnati State OH Zip 45200  
Contact Name  
Phone Fax

### Client Information

Client Name Mr. & Mrs. John Doe  
Client Address 1234 Any Street  
City Cincinnati State OH Zip 45200  
Phone Fax

### Inspection Company

Inspector Name Maury Drummey, ASHI Certification number 10478, Kentucky Home Inspectors  
License number HI-2157  
Company Name G. C. Housing Evaluation Service, Inc.  
Company Address P.O. Box 8173  
City Cincinnati State OH Zip 45208  
Phone (513) 871-1998 Fax (513) 533-9330  
E-Mail mfd4@aol.com

### Conditions

Others Present The seller was in the home. Property Occupied Yes  
Estimated Age 5 Years Entrance Faces East  
Inspection Date 00/00/00  
Start Time 1:00 PM End Time 4:30 PM  
Electric On  Yes  No  Not Applicable  
Gas/Oil On  Yes  No  Not Applicable  
Water On  Yes  No  Not Applicable  
Temperature 65  
Weather Warm & dry Soil Conditions Dry  
Space Below Grade Basement  
Building Type Single family Garage Attached  
Sewage Disposal Public How Verified Sellers Disclosure form  
Water Source Public How Verified Sellers Disclosure form  
Additions/Modifications N/A

## Lots and Grounds

- | A   | N                                   | P                        | I                                   | M                                   | D                                   |  |
|-----|-------------------------------------|--------------------------|-------------------------------------|-------------------------------------|-------------------------------------|--|
| 1.  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            | Walks: Concrete  |
| 2.  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            | Steps/Stoops: Wood The wood basement stairwell steps should be protected with silicone or stain containing a mildicide.                                    |
| 3.  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            | Hand rails Metal   |
| 4.  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            | Guard rails Metal  |
| 5.  | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | Maintaining the hand and guard rails The metal hand and guard rails should be kept well painted.   |
| 6.  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            | Patio: Concrete  |
| 7.  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            | Deck: Pressure treated wood  |
| 8.  | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | Maintaining the deck Pressure treated wood is maintained by sealing with silicone or stain containing a mildicide.   |
| 9.  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            | Porch: Concrete  |
| 10. | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Vegetation: Shrubs should be cut back from the structure. Trees should be dead wooded as needed.   |
| 11. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            | Retaining Walls: Stone   |
| 12. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            | Basement Stairwell:  |
| 13. | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Grading: Contact of the dirt and mulch with the brickwork must be eliminated. This contact creates a situation conducive to insect infestation and/or rot. |
| 14. | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | Window Wells: The window wells should be kept clear of leaves and debris.  |
| 15. | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | Bsmt. Stairwell Drain: The basement stairwell storm drain should be kept clear.  |
| 16. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            | Driveway: Concrete   |



## Exterior Surface and Components

- | A                | N                        | P                        | I                        | M                        | D                                   |   |
|------------------|--------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|---|
| Exterior Surface |                          |                          |                          |                          |                                     |   |
| 1.               | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Type: Brick veneer Obstructed (picture) and missing weep holes were noted in the brickwork. Weep holes are required in the brickwork. The weep holes should be clear and unobstructed to allow for the proper drainage of moisture behind the brick veneer. A qualified masonry contractor should make the needed repairs to the brickwork. |



## Exterior Surface and Components (Continued)

2.      **Lintels** Metal Metal lintels located above the windows and doors in the brickwork should be kept well painted. (Picture).



3.      **Sills** Brick

**Exterior Surface**

4.      **Type:** Vinyl siding
5.      **Trim:** Aluminum & vinyl wrapped & wood
6.      **Fascia:**
7.      **Soffits:**
8.      **Exterior paint**
9.      **Door Bell:** The front door bell was operational at the time of this inspection.
10.      **Entry Doors:** Metal
11.      **Exterior door locks** Exterior door locks should be re-keyed at occupancy.
12.      **Window Screens:**
13.      **Exterior Lighting:**
14.      **Low voltage yard lighting** The low voltage yard lighting was not inspected as part of this evaluation.
15.      **Exterior Electric Outlets:** Front, side & rear The exterior receptacles are in weatherproof boxes and are grounded. The front and rear exterior receptacles are protected by the garage ground fault receptacle.
16.      **Ground fault protection** The south side ground fault receptacle was operational at the time of this inspection.
17.      **Hose Bibs:** Front & rear
18.      **Maintaining the hose bibbs** The hose bibb supply plumbing lines should be shut off and drained in the winter months. Hoses should be removed from the hose bibbs in the winter months.
19.      **Main Gas Valve:** The main gas valve is adjacent to the gas meter which is located at the exterior of the home.
20.      **Utility usage** Utility usage is metered at the exterior of the home.

## Roof

A NP NI M D

**Main house Roof Surface**

1. Method of Inspection: Roof surfaces
2.      Material: Fiberglass shingle
3. Type: Sloped
4. Approx Age: 5 years
5.      Expected service life/# of roofs The expected service life of a fiberglass shingle roof is in the range of fifteen to twenty years. The home has one roof in place.
6.      Flashing: Metal
7.      Valleys: Metal
8.      Maintaining the roof metal The tin roof flashing and valleys should be kept well painted with tinnners red or a comparable paint formulated to adhere to metal.

**Chimney**

9.      Plumbing Vents:
10.      Gutters: Aluminum Leaves in the gutters require removal. (Picture). The gutters must be kept clear of leaves. Some gutters have leaf screening in place. Consideration should be given to the installation of gutter screening at all the gutters.



11.      Downspouts: Aluminum The northeast down spout should be extended into the drain tile. (First picture). The down spout presently dumping storm water onto the lower front roof should be extended into the lower gutter. (Second picture).



12.      Leader/Extension: Storm water runoff from the down spouts is to the yard utilizing splash blocks and drain tile.

## Garage/Carport

A NP NI M D

**Garage**

1. Type of Structure: Attached Car Spaces: 2
2.      Unable to inspect 30% Considerable storage in the garage area limits access for inspection.
3.      Garage Doors: Insulated metal sectional overhead door
4.      Weather stripping
5.      Door Operation:
6.      Door Opener: Screw driven door opener The garage overhead door opener safety reverse was operational at the time of the inspection. The garage overhead door opener safety reverse should be tested monthly for safety.
7.      Roof Structure: 2x4 inch trusses, 24 inches on center Roof sheathing is oriented strand board. Clips have been utilized to secure the sheathing.
8.      Service Doors: Metal
9.      Walls: Drywall
10.      Ceiling: Drywall
11.      Floor/Foundation: Concrete
12.      Electrical: Ground fault receptacle The GFCI receptacle was operational at the time of the inspection.
13.      Windows: Insulated vinyl
14.      Steps/Hand rail Wood Steps/Wood hand rail

## Structure

A NP NI M D

1.      Structure Type: Wood framing clad with brick veneer and vinyl siding
2.      Foundation: Poured concrete
3.      Beams: Steel I-Beam's
4.      Joists/Trusses: 2 x 10's, 16 inches on center The floor joist and sub flooring has been painted.
5.      Piers/Posts: Metal posts The posts are secured to the beams and set in the concrete floor.
6.      Floor/Slab: Poured concrete Cracking which has been caulked noted.
7.      Subfloor: Oriented strand board (OSB)

## Basement

Storage in the basement area limits access to the structure and mechanical components for inspection.

A NP NI M D

Basement

1.      Unable to Inspect: 30% Access to the floor joists and header is limited by fiberglass batt insulation. Access to the interior foundation walls is limited by styrofoam insulation.
2.      Floor Drain:
3.      Doors: Metal
4.      Windows: Insulated vinyl
5.      Electrical: Ground fault receptacles The ground fault receptacles were operational at the time of this inspection.
6.      Ventilation: Windows
7.      Sump Pump: The sump pump was operational at the time of this inspection. Consideration should be given to the installation of a battery backup sump pump system.
8.      Dehumidifier A dehumidifier was in use in the basement area at the time of this inspection.
9.      Sellers Disclosure form Paragraph D of the Sellers Disclosure for states "Mold found on joists in basement. Remediated Feb. 2009, passed independent post-test. Reports available." Documentation regarding the mold remediation, post testing and any related warranties should be secured from the seller prior to release of the inspection contingency.
10.      Bsmt Stairs/Railings: Wood stairs/wood hand rails

## Electrical

Low voltage components of the home such as door bells and low voltage interior and exterior lighting is not inspected as part of this inspection.

A NP NI M D

1. Service Size Amps: 200 Amps Volts: 120-240 Volts
2.      Service: Aluminum The electrical service for the home is underground from the street. The underground service cable is not visible to be inspected. Anti oxidant compound has been utilized at the main breaker lugs.
3.      110 VAC Branch Circuits: Copper
4.      220 VAC Branch Circuits: Copper & Aluminum
5.      Conductor Type: Plastic clad cable
6.      GFCI: GFCI receptacles The GFCI receptacles should be tested monthly.
7.      Ground:
8.      Smoke Detectors: Smoke detectors should be in place on all floors of the home for safety. The smoke detectors should be maintained in compliance with the manufacturer's recommendations.

North foundation wall Electric Panel

9.      Manufacturer: Cutler Hammer
10. Max Capacity: 200 Amps
11.      Main Breaker Size: 200 Amps
12.      Breakers:

## Electrical (Continued)

13. Is the panel bonded?  Yes  No

## Heating System

A NP NI M D

Heating System

1.     Heating System Operation: Condensate leakage noted in the furnace cabinet (first picture) and below the furnace (second picture) should be eliminated by a licensed HVAC contractor.



- 2. Manufacturer: Carrier
- 3. Model Number: 58MVP100-20 Serial Number: 0604A13655
- 4. Type: Forced air furnace Capacity: 100,000 BTUHR
- 5. Area Served: Whole House Approximate Age: 5 years
- 6. Fuel Type: Natural gas
- 7.     Fuel lines Black gas piping
- 8.     Heat Exchanger:
- 9. Unable to Inspect: 100%
- 10.     Blower Fan/Filter: Direct drive / Pleated disposable The disposable 20 x 25 x 1 inch furnace filter should be replaced in compliance with the manufacturer's recommendations.
- 11.     Expected service life The expected service life of a gas fired forced air furnace is in the range of fifteen to twenty years.
- 12.     Distribution: Duct and pipe The HVAC duct and piping has been painted.
- 13.     Flue Pipe: PVC Induced draft
- 14.     Controls: Limit
- 15.     Humidifier: The humidifier was operational at the time of this inspection.  
The humidifier should be maintained in compliance with the manufacturer's recommendations.
- 16.     Thermostats: Honeywell The thermostat is located in the dining room.
- 17.     Humidistat The humidistat is located at the return air drop adjacent to the furnace.

## Heating System (Continued)

18.      Maintaining the HVAC systems The heating and cooling systems should be professionally cleaned and serviced on an annual basis by a licensed HVAC contractor.
19.      Combustion make up air source

## Air Conditioning

A NP NI M D

AC System

1.      A/C System Operation: The air conditioner was operational at the time of this inspection.
2.      Exterior Unit: Carrier The expected service life of an air conditioning condenser is in the range of ten to fifteen years.
3. Model Number: 38TPA042310 Serial Number: 1804E05582
4. Area Served: Whole House Approximate Age: 5 years
5. Fuel Type: Electric Temperature Differential: N/A
6. Type: Central air conditioning Capacity: 3.5 Tons
7.      Visible Coil:
8.      Refrigerant Lines:
9.      Electrical Disconnect:

## Plumbing

A NP NI M D

1.      Service Line: Copper water service line where visible
2.      Main Water Shutoff: The supply plumbing main shut off valve is located adjacent to the water service line entry point located at the front foundation wall.
3.      Water Lines: Copper, CPVC Plastic
4.      Drain Pipes: PVC plastic The plumbing system has a waste plumbing rough in in place in the basement area for a full bath.
5.      Underground sewer lines The underground sewer lines were not inspected as part of this evaluation. If the condition of the underground sewer lines is of concern, the lines should be scoped by a qualified plumbing contractor prior to release of the inspection contingency.
6.      Vent Pipes: PVC plastic
7.      Gas Service Lines: Black gas piping

Water Heater

8.      Water Heater Operation: The water heater was operational at the time of this inspection. The expected service life of a hot water heater is in the range of five to ten years.
9. Manufacturer: A. O. Smith
10. Model Number: GPSH 50 100 Serial Number: AE040028698
11. Type: Gas fired Capacity: 50 Gal.
12. Approximate Age: 5 years Area Served: Whole house
13.      Fuel lines Black gas piping



## Plumbing (Continued)

14.      Flue Pipe: PVC Induced draft The water heater three inch PVC flue pipe at the north exterior of the home should be properly terminated in compliance with the manufacturer's recommendations.



15.      TPRV and Drain Tube:  
 16.      Drip pan A drip pan should be utilized when the water heater is replaced.

## Living Space

Furnishings limit access to the interior components of the home for inspection.

A NP NI M D

### Entry hall Living Space

1.      Closet: Two  
 2.      Ceiling: Drywall  
 3.      Walls: Drywall  
 4.      Floor: Hardwood  
 5.      Doors:  
 6.      Electrical:  
 7.      HVAC Source:

### Living room Living Space

8.      Ceiling: Drywall  
 9.      Walls: Drywall  
 10.      Floor: Carpet  
 11.      Doors: Pocket doors  
 12.      Windows: Insulated vinyl  
 13.      Electrical:  
 14.      HVAC Source:

### Dining room Living Space

15.      Ceiling: Drywall  
 16.      Walls: Drywall  
 17.      Floor: Carpet  
 18.      Windows: Insulated vinyl  
 19.      Electrical:  
 20.      HVAC Source:

### Family room Living Space

21.      Ceiling: Drywall  
 22.      Walls: Drywall  
 23.      Floor: Carpet  
 24.      Windows: Insulated vinyl The south most family room window sash did not align to close tightly and lock. This window sash must align to close tightly to lock.

Living Space (Continued)
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- 25.      Electrical:
- 26.      HVAC Source:
- Breakfast area Living Space 

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- 27.      Ceiling: Drywall
- 28.      Walls: Drywall
- 29.      Floor: Ceramic tile
- 30.      Windows: Insulated vinyl
- 31.      Electrical:
- 32.      HVAC Source:
- Study Living Space 

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- 33.      Ceiling: Drywall
- 34.      Walls: Drywall
- 35.      Floor: Carpet
- 36.      Doors: Hollow core
- 37.      Windows: Insulated vinyl
- 38.      Electrical:
- 39.      HVAC Source:
- First floor hallway Living Space 

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- 40.      Closet:
- 41.      Ceiling: Drywall
- 42.      Walls: Drywall
- 43.      Floor: Ceramic tile
- 44.      Doors: Hollow core
- 45.      Electrical:
- 46.      HVAC Source:
- Second floor hallway Living Space 

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- 47.      Closet:
- 48.      Ceiling: Drywall
- 49.      Walls: Drywall
- 50.      Floor: Carpet
- 51.      Doors: Hollow core
- 52.      Windows: Insulated vinyl
- 53.      Electrical:
- 54.      HVAC Source:
- 55.      Hand and guard rails

## Fireplace/Wood Stove

A NP NI M D

Family room Fireplace \_\_\_\_\_

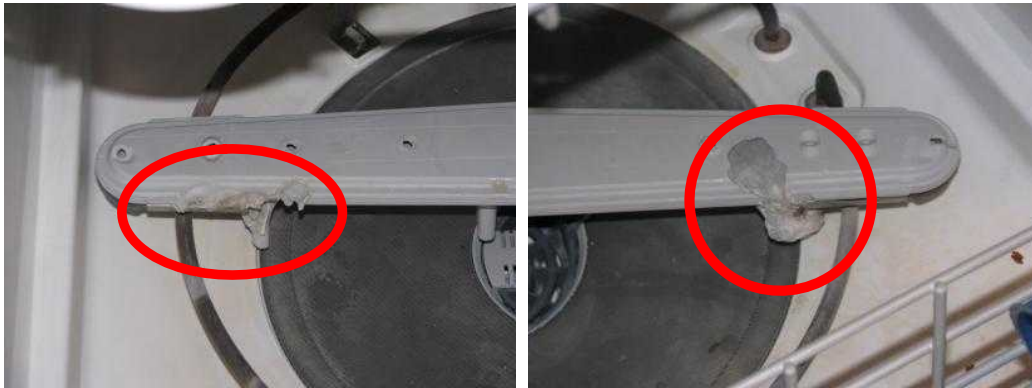
1.      Fireplace Construction: Metal
2. Type: Gas
3.      Gas log The gas log was operational at the time of this inspection.
4.      Hearth: Ceramic tile

## Kitchen

A NP NI M D

Kitchen \_\_\_\_\_

1.      Cooking Appliances: Oven/range
2.      Ventilator: Microwave The vent fan is vented into the kitchen.
3.      Disposal:
4.      Dishwasher: The dishwasher drain line should be elevated below the sink. The damaged dishwasher spray arm will require replacement by a qualified appliance repair person. (Pictures).



5. Air Gap Present?  Yes  No
6.      Refrigerator: The refrigerator water and ice dispenser was operational.
7.      Microwave:
8.      Sink: Stainless steel
9.      Electrical: Ground fault receptacles The GFCI receptacles were operational at the time of the inspection.
10.      Plumbing/Fixtures: The supply plumbing system has shut off valves below the sink.
11.      Counter Tops:
12.      Cabinets: The center kitchen peninsula cabinet door requires adjustment to close tightly.
13.      Ceiling: Drywall
14.      Walls: Drywall
15.      Floor: Ceramic tile
16.      Windows: Insulated vinyl
17.      HVAC Source:

## Bedroom

A NP NI M D

**Front corner Bedroom**

- |    |                                     |                          |                          |                          |                          |                          |
|----|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| 1. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Closet: Walk in          |
| 2. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Ceiling: Drywall         |
| 3. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Walls: Drywall           |
| 4. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Floor: Carpet            |
| 5. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Doors: Hollow core       |
| 6. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Windows: Insulated vinyl |
| 7. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Electrical:              |
| 8. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | HVAC Source:             |

**Rear corner Bedroom**

- |     |                                     |                          |                          |                          |                          |                          |
|-----|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| 9.  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Closet: Walk in          |
| 10. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Ceiling: Drywall         |
| 11. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Walls: Drywall           |
| 12. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Floor: Carpet            |
| 13. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Doors: Hollow core       |
| 14. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Windows: Insulated vinyl |
| 15. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Electrical:              |
| 16. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | HVAC Source:             |

**Rear middle Bedroom**

- |     |                                     |                          |                          |                          |                          |                          |
|-----|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| 17. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Closet:                  |
| 18. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Ceiling: Drywall         |
| 19. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Walls: Drywall           |
| 20. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Floor: Carpet            |
| 21. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Doors: Hollow core       |
| 22. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Windows: Insulated vinyl |
| 23. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Electrical:              |
| 24. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | HVAC Source:             |

**Master Bedroom**

- |     |                                     |                          |                          |                          |                          |   |
|-----|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|---|
| 25. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Closet: Walk in   |
| 26. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Ceiling: Drywall  |
| 27. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Walls: Drywall  |
| 28. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Floor: Carpet   |
| 29. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Doors: Hollow core  |
| 30. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Windows: Insulated vinyl  |
| 31. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Electrical: The ceiling fan was operational at the time of this inspection. |
| 32. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | HVAC Source:  |

## Bathroom

A NP NI M D

**First floor half Bathroom**

- 1.      Ceiling: Drywall
- 2.      Walls: Drywall
- 3.      Floor: Ceramic tile
- 4.      Doors: Hollow core
- 5.      Windows: Insulated vinyl
- 6.      Electrical: Protected by the master bath ground fault receptacle.
- 7.      Counter/Cabinet: Vanity cabinet and top
- 8.      Faucets/Traps: The supply plumbing has shut off valves below the sink and toilet.
- 9.      Toilets:
- 10.      HVAC Source:
- 11.      Ventilation: Electric vent fan & window

**Second floor hall full Bathroom**

- 12.      Ceiling: Drywall
- 13.      Walls: Drywall
- 14.      Floor: Vinyl flooring
- 15.      Doors: Hollow core
- 16.      Electrical: Protected by the master bath ground fault receptacle.
- 17.      Counter/Cabinet: Vanity cabinet and top
- 18.      Faucets/Traps: The supply plumbing has shut off valves below the sink and toilet.
- 19.      Tub/Surround: Metal tub/Ceramic tile enclosure One damaged hall full bath tub enclosure grout joint, below the soap tray, requires repair.



- 20.      Toilets:
  - 21.      HVAC Source:
  - 22.      Ventilation: Electric vent fan
- Master Bathroom**
- 23.      Ceiling: Drywall
  - 24.      Walls: Drywall
  - 25.      Floor: Vinyl flooring
  - 26.      Doors: Hollow core
  - 27.      Windows: Fixed insulated
  - 28.      Electrical: Ground fault receptacle The GFCI receptacle was operational at the time of the inspection.
  - 29.      Counter/Cabinet: Vanity cabinet and top
  - 30.      Faucets/Traps: The supply plumbing has shut off valves below the sinks and toilet.
  - 31.      Shower/Surround: Fiberglass base/ceramic tile surround

## Bathroom (Continued)

32.      Spa Tub/Surround: Fiberglass tub/Ceramic tile surround The whirlpool tub was operational at the time of this inspection. The whirlpool tub ground fault circuit breaker was operational at the time of this inspection. The access to the whirlpool tub pump for servicing is located in the master bedroom.
33.      Toilets:
34.      HVAC Source:
35.      Ventilation: Electric vent fan Consideration should be given to the installation of a vent fan above the master bath shower.

## Attic

A NP NI M D

- Attic \_\_\_\_\_
1. Method of Inspection: In Attic
2.      Unable to Inspect: 30% Limited access/Insulation
3.      Roof Framing: 2 x 4 inch trusses, 24 inches on center
4.      Sheathing: Oriented strand board (OSB) Clips have been utilized to secure the sheathing.
5.      Ventilation: Roof and soffit vents
6.      Insulation: Fiberglass
7.      Insulation Depth:
8.      House Fan: The whole house fan was operational at the time of this inspection. Never operate this fan without windows being open.
9.      Bathroom Fan Venting:

## Laundry Room/Area

A NP NI M D

- First floor Laundry Room/Area \_\_\_\_\_
1.      Ceiling: Drywall
2.      Walls: Drywall
3.      Floors: Vinyl flooring
4.      Doors: Hollow core
5.      Windows: Insulated vinyl
6.      Electrical:
7.      Laundry Tub:
8.      Laundry Tub Drain:
9.      Faucets/Traps The supply plumbing has shut off valves below the laundry sink.
10.      Washer Hose Bib: Consideration should be given to the use of mesh wrapped washing machine supply plumbing hoses.
11.      Washer and Dryer Electrical: A four prong dryer receptacle is in place.
12.      Dryer Vent: The electric dryer is vented to the exterior of the home.
13.      Washing machine
14.      Dryer

## Final Comments

This inspection and the written report, performed in accordance with the Standards of Practice of the American Society of Home Inspectors (ASHI) is not intended to reflect the value of the premises nor to make any representation as to the advisability or inadvisability of the purchase. The inspection and written report is based on conditions that existed at the time of the purchase only. This inspection is intended to provide the client with a better understanding of the property condition as visually observed at the time of the inspection. This report is provided for the sole and exclusive use of Mr. & Mrs. John Doe. It is not to be copied or used for any other purpose. This report plus the discussion at the home constitutes the inspection.

This inspection does not include inspection for termites and/or other wood boring insects or for the presence of any insect infestation. It is recommended that the home be inspected for termites and/or any insect infestation prior to release of the inspection contingency.

This evaluation does not include testing for the presence of radon gas in the property. If the presence of radon gas in the home is a concern, the property should be tested for radon prior to release of the inspection contingency.

This evaluation does not include testing for the presence of mold or mold spores in the property. If the presence of mold or mold spores in the property is a concern, the property should be tested for mold prior to release of the inspection contingency.

This evaluation does not include testing for the presence of asbestos in the property. If the presence of asbestos in the home is a concern, suspect components in the property should be tested for asbestos prior to release of the inspection contingency.

The underground sewer lines were not inspected as part of this evaluation. If the condition of the underground sewer lines is of concern, the lines should be scoped by a qualified plumbing contractor prior to release of the inspection contingency.

Paragraph D of the Sellers Disclosure for states "Mold found on joists in basement. Remediated Feb. 2009, passed independent post-test. Reports available." Documentation regarding the mold remediation, post testing and any related warranties should be secured from the seller prior to release of the inspection contingency.

Email: Mr. & Mrs. Doe

## 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 should be cut back from the structure. Trees should be dead wooded as needed.

### Roof

2. Gutters: Aluminum Leaves in the gutters require removal. (Picture). The gutters must be kept clear of leaves. Some gutters have leaf screening in place. Consideration should be given to the installation of gutter screening at all the gutters.



3. Leader/Extension: Storm water runoff from the down spouts is to the yard utilizing splash blocks and drain tile.

### Heating System

4. Heating System Heating System Operation: Condensate leakage noted in the furnace cabinet (first picture) and below the furnace (second picture) should be eliminated by a licensed HVAC contractor.



### Plumbing

5. Water Heater Flue Pipe: PVC Induced draft The water heater three inch PVC flue pipe at the north exterior of the home should be properly terminated in compliance with the manufacturer's recommendations.





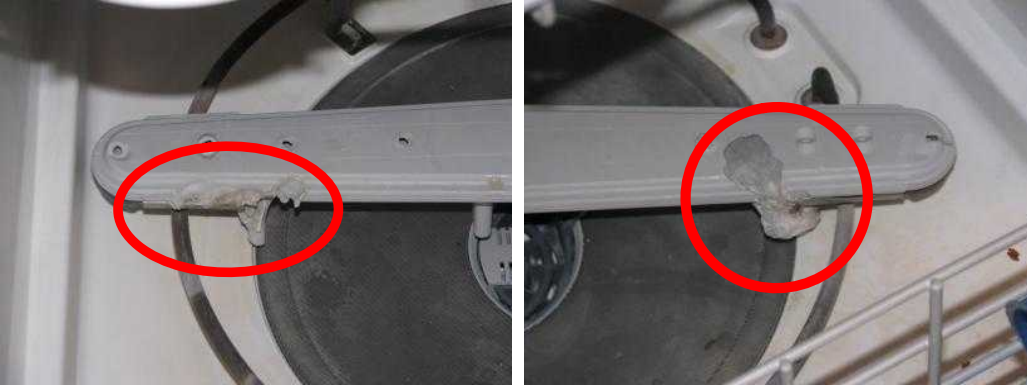
Marginal Summary (Continued)

Living Space

6. Family room Living Space Windows: Insulated vinyl The south most family room window sash did not align to close tightly and lock. This window sash must align to close tightly to lock.

Kitchen

7. Kitchen Dishwasher: The dishwasher drain line should be elevated below the sink. The damaged dishwasher spray arm will require replacement by a qualified appliance repair person. (Pictures).



8. Kitchen Cabinets: The center kitchen peninsula cabinet door requires adjustment to close tightly.

Bathroom

9. Second floor hall full Bathroom Tub/Surround: Metal tub/Ceramic tile enclosure One damaged hall full bath tub enclosure grout joint, below the soap tray, requires repair.



## 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. Grading: Contact of the dirt and mulch with the brickwork must be eliminated. This contact creates a situation conducive to insect infestation and/or rot.



### Exterior Surface and Components

2. Exterior Surface Type: Brick veneer Obstructed (picture) and missing weep holes were noted in the brickwork. Weep holes are required in the brickwork. The weep holes should be clear and unobstructed to allow for the proper drainage of moisture behind the brick veneer. A qualified masonry contractor should make the needed repairs to the brickwork.

