

Tim Home Buyer INSPECTOR'S COMPANY
12345 Main Street Inspector's web site
Anywhere, USA Inspector's Phone Number
Three Story Townhome/ Six Years Inspector's Name

NAME

Confidential Inspection Report

Clear & 74 Degrees at the Time Of Inspection



THE RESIDENTIAL INSPECTOR *of America*

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Inspection Agreement (Please Read Carefully)

This is our report of a visual inspection of the readily accessible areas of this building, in accordance with the terms and conditions contained in the inspection agreement, which is a part of this report and incorporated herein. Please read the remarks printed on each page and call us for an explanation of any aspect of the report, written or printed, which you do not fully understand.

COMPANY: The Residential Inspector of America, Inc., a registered corporation in the State of Georgia, agrees to conduct an inspection for the purpose of informing the **CLIENT** of major deficiencies in the condition of the property, subject to the UNCONDITIONAL RELEASE, LIMITATION OF LIABILITY, AND ARBITRATION CLAUSE below. The inspection and report are performed and prepared for the sole and exclusive use and possession of the **CLIENT**.

It is understood and agreed that this inspection will be of readily accessible areas of the building and is limited to visual observations of apparent conditions existing at the time of the inspection only. Areas behind dropped ceilings, behind wall or ceiling insulation, under area rugs, behind window treatments, behind and under furniture, and any item concealed which requires mechanical disassembly are examples of inaccessible areas. Latent and concealed defects and deficiencies are excluded from the inspection; equipment items and systems will not be dismantled. Maintenance and other items may be discussed, but they are not part of our inspection. The inspection and report do not address and are not intended to address the possible presence of or danger from any potentially harmful substances and environmental hazards including but not limited to radon gas, lead paint, asbestos, urea formaldehyde, toxic or flammable chemicals and water and airborne hazards unless hired to do so by the **CLIENT**.

Any items not mentioned in this report were not inspected and should not be assumed to be in either good or bad condition. Also excluded are inspections of systems for fire, safety, alarm, and sprinkler equipment and any damage reported or unreported caused by rodents, termites, and other insects. The report is not a compliance inspection or certification for past or present governmental codes or regulations of any kind. Any reference made to codes in this report is to assist in identification of a problem. If the **CLIENT** has any complaints about this inspection, the **CLIENT** must notify the **COMPANY** in writing within ninety (90) days of the inspection date. A reinspect must be completed before changing the condition of the item. If repairs are made before the **COMPANY** reinspects, all claims against the **COMPANY** will be waived.

If any provision of the Agreement shall be held to be invalid or unenforceable for any reason, the remaining provisions shall continue to be valid and enforceable. If a court finds that any provision of the Agreement is invalid or unenforceable, but that by limiting such provision it would become valid and enforceable, then such provision shall be deemed to be written, construed, and enforced as so limited.

Other Services:

- Upon receipt of this report, you authorize Brinks Home Security to contact you at phone numbers provided to discuss a special alarm offer.
- This home may contain radon gas. It is recommended that a radon gas test be conducted to determine any possible levels of radon gas. The cost of a radon test may increase if not done at the time of the inspection.
- Mold growth, visible or not, may be present in this home. It is recommended that the indoor air quality be tested to determine the type and quantity of any mold growth. The cost of an indoor air quality test may increase if not done at the time of the inspection.

UNCONDITIONAL RELEASE AND LIMITATION OF LIABILITY

It is understood and agreed that the **COMPANY** is not an insurer and that the inspection and report are not intended or to be construed as a guarantee or warranty of the adequacy, performance or condition of any structure, item or system at the property address. The **CLIENT** hereby releases and exempts the **COMPANY** and its agents and employees of and from all liability and responsibility for the cost of repairing or replacing any unreported defect or deficiency and for any consequential damage, property damage or personal injury of any nature. In the event the **COMPANY** and/or its agents or employees are found liable due to breach of contract, breach of warranty, negligence, negligent misrepresentation, negligent hiring or any other theory of liability, then the liability of the **COMPANY** and its agents and employees shall be limited to a sum equal to the amount of the fee paid by the **CLIENT** for the inspection and report.

AGREEMENT TO ARBITRATE

In the unlikely event that the **CLIENT** has a dispute regarding their inspection with the **COMPANY**, the **CLIENT** hereby agrees that the dispute shall be settled by arbitration through the Better Business Bureau of Metropolitan Atlanta 404-766-0875. Disputes that are covered by this clause concern documented items that the **CLIENT** claims are non-functional, which at the time of inspection the inspector deemed functional. All claims must fall in the realm of the inspection report, agreement, and/or warranty and must have been accessible at the time of inspection. Decisions resulting from arbitration will be based on a principle of fairness. The **CLIENT** agrees that by signing below and agreeing to arbitration that all decisions as a result of arbitration will be binding and the **CLIENT** will not be able to pursue any further legal action against the **COMPANY** for disputes not covered by this agreement. The rules for arbitration may be viewed at <http://www.dr.bbb.org/ComSenseAlt/bindArbpredispute.asp>. Acceptance and understanding of this arbitration clause is hereby acknowledged by the **CLIENT** upon receipt of this report.

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**RESIDENTIAL INSPECTOR OF AMERICA, INC.
FREE LIMITED WARRANTY**

The purpose of this warranty is to provide the client with repair protection for a period of ninety (90) days from the date of the inspection on those components that were inspected and listed in the report as functional. This warranty is provided for complete home inspections only and does not cover construction phase inspections, stucco inspections, one-year warranty inspections, re-inspections or partial inspections.

This limited warranty does not eliminate the INSPECTION AGREEMENT signed by the client or the client's agent at the time of the inspection. The limited warranty is in addition to the INSPECTION AGREEMENT. Any concerns or conditions which arise after the time limits set forth in this limited warranty will be handled as per the conditions agreed to in the INSPECTION AGREEMENT. A signed acceptance of the INSPECTION AGREEMENT OR ACCEPTANCE OF THE INSPECTION REPORT is hereby acceptance of the terms and conditions of this limited warranty. The warranty is not designed to cover normal maintenance items or to be a replacement for existing insurance coverage. The coverage is for single family or condominium residences only. NO coverage is provided while the current owner occupies the home. The warranty will cover those items inspected at the time of the inspection and were deemed functional AS PER THE WRITTEN INSPECTION REPORT. If a client finds a component, which is covered in this limited warranty, non-functional within the time frame mentioned above, RIA agrees to reimburse the client the cost of the repair up to the designated limits. If an item is not fixable, RIA will reimburse the client the maximum amount allowed for that component repair cost limit. Any and all building code violations at the time the home was built or the time new equipment was installed that do not cause the component to be non-functional are NOT part of this limited warranty. **All items in the report listed as areas of concerns will NOT be covered unless those items are repaired and then re-inspected by RIA for a separate fee.** Only those items listed below are covered in this limited warranty. Any components on the inside or the outside of the home, which are currently in a class action suit because of manufacturer's defects, are not covered in the limited warranty. RIA AGREES TO PAY A MAXIMUM OF \$5000.00 PER LIMITED WARRANTY OF TOTAL CLAIMS RECEIVED FOR THIS PROPERTY DURING THE SPECIFIED TIME FRAME. THE MAXIMUM AMOUNT OF REPAIR COST OR REPLACEMENT COST TO ANY ONE COMPONENT WILL BE LIMITED TO THE STATED AMOUNTS LISTED BELOW.

COMPONENT ITEMS WHICH ARE COVERED:

CENTRAL HEATING The heating equipment must be less than 10 years old. The HEAT exchangers are not fully visible and therefore are not part of this coverage. Damaged duct pipes are not covered. Any item or part of the heating system, which will not respond to the control settings and not provide warm air to the designated area, is covered. The vent pipe and over flow devices are covered. ANY PHYSICAL DAMAGE, WHICH OCCURRED TO THE EQUIPMENT AFTER THE ORIGINAL INSPECTION, IS NOT COVERED. The repair cost is limited to \$700.00

CENTRAL COOLING The cooling equipment must be less than 10 years old. Any item or part of the cooling system, which will not respond to the control settings and does not provide cool air to the designated area, are covered. Condensation pumps are not covered. The repair cost is limited to \$700.00

ROOFING Only roofs with a 2 on 12 pitch or greater will be covered. The roof covering materials are to be less than 10 years old. The coverage is to provide for the repair of any active roof leak missed at the time of the original inspection. Roof shingles and flashings are not covered. Damaged or defective roof framing members not reported at the time of the original inspection will be covered. Under no circumstances will the limited warranty be responsible for replacing an entire roofing system. The repair cost is limited to \$500.00.

INTERIOR PLUMBING Leaks in the water and drain lines within the confines of the home will be covered. Because drain lines can stop up suddenly, stoppages in drain lines are not covered. Whirlpool bath motors and pump assemblies are not covered. Water heaters, which are less than five years old are covered. Dripping faucets, defective drain stoppers, cosmetic conditions to tubs, toilets, sinks, tub enclosures and shower enclosures are not covered. Lack of or missing grout or caulking which result in leaks is not covered. Poor water pressure is not covered. Sump or lift pumps located in basements or crawl spaces are not covered. The repair cost is limited to \$500.00.

ELECTRICAL SYSTEM The electrical system must be less than 15 years old. The main electrical panel box, circuit breakers, and ground fault circuits are covered. Light switches and wall receptacles are not covered. The door bell, light fixtures, ceiling fans, alarm systems, inadequate wiring systems, sensors, relays, low voltage systems, garage door openers and timed circuits are not covered. Buss fuses in service panels are not covered. Light switches and wall receptacles concealed from the home inspector for any reason at the time of the inspection will not be covered. The repair cost is limited to \$500.00.

KITCHEN APPLIANCES The appliances covered must be less than ten years old. The dishwasher (must be less than 2 years old), oven, cook top, and vent hood are all covered. Knobs, timers, lights, handles, glass doors, racks, rollers, rotisserie, meat probes, washers, dryers, disposals, microwaves, icemakers, and refrigerators plus their electrical and water hookups and drain lines are not covered. The repair cost will be limited to \$300.00

EXTERIOR OF THE HOME Rotted wood on the exterior siding, door trim, window trim, and fascia and soffit boards greater than 20 square inches in any one given location will be covered. Any wood damage regardless of the size or location caused by termites and any water damage that was concealed at the time of the original inspection will not be covered. Any water damage, which causes swelling along the bottom edges of the siding and at joints are not covered. Hairline cracking in brick walls and concrete stucco walls are not covered. Synthetic stucco siding will not be covered. This type of siding inspection should fall under a separate moisture inspection. The gutters are covered provided that they are less than 6 years old. The repair cost will be limited to \$500.00

FOUNDATION WALLS Poured in place concrete and concrete block foundation walls are covered only to the extent that their load bearing ability is affected. Water entry into basements, garages and crawl spaces is not covered. Cracks in foundation walls are not covered. The repair cost will be limited to \$700.00

DECKS AND DECK STEPS The deck must be less than ten years old. Loose deck boards, loose steps, splitting wood and loose handrails are not covered. The repair cost will be limited to \$300.00

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CLAIM PROCEDURES

Prior to any repair work, RIA must be notified in writing to the corporate office at 3455 Peachtree Ind. Blvd. Suite 305-141, Duluth, GA 30096 and a company representative must inspect the component before any repair work is authorized. A company representative will arrange the inspection within three business days of notification to the company. There will be a \$65 service charge or the actual fee whichever is less each time a claim is made, paid by the RIA client. This fee will be paid directly to RIA at the time of the re-inspection and is non-refundable if repair work is not needed. RIA will then reimburse the client for the repair cost up to the set limitations. The client is responsible for arranging access to the property and scheduling the repair work to be completed. The client will be responsible for opening up, closing, refinishing and decorating any surfaces before and after the repairs are made. In the event repairs are completed without proper notification to RIA and without re-inspection by RIA, all claims pertaining to this limited warranty are waived. RIA does not warrant any repairs made and does not assume any responsibility for the quality, workmanship or any consequential damage caused by a repair person or vendor and or any damage to the home caused as a result of a component being non-functional.

IN THE UNLIKELY EVENT THAT A DISPUTE ARISES BETWEEN THE CLIENT AND RIA AS TO

RIA'S LIABILITY UNDER THIS LIMITED WARRANTY, SUCH DISPUTE SHALL BE SETTLED

BY ARBITRATION THROUGH THE BETTER BUSINESS BUREAU OF METROPOLITAN

ATLANTA.

Understanding Your Inspection Report

This is our report of a visual inspection of the readily accessible areas of this building. The inspection and report excludes and does not intend to cover any and all components, items, and conditions which are the nature of their location are concealed or otherwise difficult to inspect. The inspection and report excludes and does not intend to cover any storage buildings, swimming pools, tennis courts, playground equipment, or other recreational or leisure appliances, kitchen appliances, or laundry appliances. Also excluded are all fixtures and cosmetic conditions, such as wallpapering and painting. The inspection and report are not intended to reflect the value of the premises, or to make any representation as to the advisability or inadvisability of purchase. Our company does not provide repair cost estimates.

The inspection and report are furnished on an "opinion only" basis. The aspects of the home are rated based on the following definitions. The ratings included in this report are based on the physical conditions visible to the inspector on the day of the inspection. They are not based on representations by third parties, opinions as to the adequacy or appropriateness of the design, code compliance, cosmetic or aesthetic consideration. Such questions cannot be addressed within the scope of a home inspection. When appropriate, we suggest engaging the services of a professional specializing in the specific area of expertise.

When there are numerous similar items to be inspected, such as electrical outlets, windows, etc., a representative number, such as one per room will be checked unless there is reason to believe substantial differences are likely to exist.

Definition of Inspection Terms

| | |
|----------------------------------|---|
| N/A | Not applicable. The item is not present. |
| IN = INSPECTED | To physically view and test a readily accessible system or component of the home. The system is checked to determine if it is performing in the manner intended at the time of the inspection, modified by age and conditions within reason. When there is more than one of the same type of component such as doors, windows, columns, etc., the body of the report will list as inspected and specific concerns will be listed in the summary section of the report. When the item is marked as inspected the inspector is reporting on those systems and components that were clearly visible at the time of the inspection. This is solely based on the inspector's professional opinion. |
| PI = PARTIALLY INSPECTED | The inspector could not physically completely view and test the system or component due to lack of access, clearance or due to the component or system be blocked by furniture or stored items. If the system or the component is made accessible in the future it should be further evaluated by that specialty contractor. |
| NI - NOT INSPECTED | The inspector did not inspect this item or unit and made no representation of whether or not it was functioning as intended and will state a reason for not inspecting. |
| NR = NEEDS REPAIR OR REPLACEMENT | The item or component did not function as intended. The item or component needs to be further evaluated or repaired by a qualified contractor. Items that cannot be properly repaired need to be replaced. |

Understanding Maintenance Items

The inspection of this home will consist of reporting on only structural and mechanical problems and those items that may present a safety issue for the homeowner. Normal wear and tear of the home will be considered maintenance items and will not be part of this inspection. The inspector, at his discretion, can report on such items only as FYI for the new owner. This inspection is not a code compliance inspection. An example of maintenance items are as follows:

1. A small split to a cap shingle.
2. A shingle missing part of its tab.
3. Gutters not sloping properly and/or need cleaning out.
4. Minor soil erosion around the foundation.
5. Lifting flashing or missing kick out flashing which is not leaking.
6. Peeling paint.
7. Minor wood rot on window frames, sills, door frames, thresholds, corner boards and siding. Minor is defined as 12 sq. inches or less.
8. Cracking in driveways and sidewalks, less than ¼ inches in width.
9. Missing grout or caulking inside and/or outside of the home.
10. Slightly loose plumbing fixtures, shower heads, faucets, toilets, laundry sinks, etc.
11. Slightly fogged glass in windows and doors.
12. Interior doors rubbing in the door frame.
13. Interior doors that do not latch properly.
14. Windows that are stuck and hard to open.
15. Windows that are missing hardware and or glazing.
16. Carpet that needs stretching or cleaning.
17. Minor damage to vinyl floors.
18. Minor damage to counter tops and slightly loose counter tops.
19. Minor damage to drywall.
20. Handrails that are slightly loose.
21. Missing weather-stripping at attic access doors.
22. Damaged weather-stripping on exterior doors.
23. Drain stoppers not working.
24. Faucets or shower heads that have a slight leak after using.
25. Debris in crawl spaces.
26. Normal deflection, a condition causing floors to be slightly out of level is common.

A Note Concerning Older Homes (15+ years)

Latent or concealed problems in older homes (homes 15 years or older) are very common. The purchaser should understand that even small, insignificant problems in older homes may be concealing defects of a larger nature. The purchaser understands that remodeling older homes often uncovers concealed defects. The purchaser of an older home should not totally rely on this report to discover all defects.

| | N | I | P | N | N | |
|---|----------|----------|----------|----------|----------|---|
| | A | N | I | I | R | NA - Not Applicable IN - Inspected PI - Partially Inspected NI - Not Inspected NR - Needs Repair |
| Exterior Siding | | | | | | |
| Wood Lap | X | | | | | The exterior of the home is constructed of a vinyl lap siding with a brick siding. |
| Concrete Stucco | X | | | | | Unevenness is visible in the lap siding on the left side of the Install the missing weep holes in the brick siding at the bottoms of the front windows. Seal the gaps between the sides of the bay window and the brick siding along the front of the home. |
| Synthetic Stucco | X | | | | | |
| Brick | | X | | | | |
| Hardboard Lap | X | | | | | |
| Other | | X | | | | |
| Exterior Trim | | | | | | |
| Fascias | | X | | | | Seal the gaps between the corner trim and the brick siding at the left front corner of the home. |
| Soffits | | X | | | | |
| Eaves | | X | | | | Seal around all light fixtures where they meet the siding on the exterior of the home. |
| Windows | | X | | | | |
| Doors | | X | | | | |
| Exterior Doors | | | | | | |
| Front | | X | | | | Garage door openers are checked at the wall to ensure operation. Auto reverse is tested. No guarantee can be made to ensure garage door remotes work properly as they are not tested. If there is not a garage door opener present, no assurance can be given that the ceiling outlet for the garage door opener is functional, due to its inaccessibility. |
| Side | | X | | | | |
| Rear | | X | | | | |
| Basement | X | | | | | |
| Garage | | X | | | | |
| Weather-stripping | | X | | | | |
| Hardware | | X | | | | |
| Garage Door Opener | | X | | | | |
| Other Exterior | | | | | | |
| Front Landing | | X | | | | All roof water should drain at least 5-10 feet away from the home. |
| Decks | | X | | | X | |
| Handrails/Guardrails | | X | | | | |
| Sidewalks/Driveway | | X | | | | |
| Gutters/Downspouts | | X | | | X | |
| Flashing | | X | | | | |
| Other | X | | | | | |
| Windows | | X | | | | The windows are single hung and constructed of metal.. |
| Chimney Chase | | X | | | | The chimney chase is constructed of a vinyl lap siding with a metal rain cap. |
| Roof | | X | | | | Roof is constructed of a gable type roof with asphalt/fiberglass shingles. |
| Additional Comments: Windows and storm windows are examined visually for adequacy of weather protection and fuel conservation. They are not inspected for ease of operation. The roof was not mounted. It was observed from ground level. Asphalt/fiberglass shingles have a normal life of 15-20 years. During times of extreme weather conditions, such as heavy rains or tropical storms, water entry or leaks may occur throughout areas of the roof, walls or foundation, which may not be points of water entry in normal weather patterns, and may not be evident at time of inspection. Therefore, water entry after adverse weather conditions do not fail within the scope of this inspection report and therefore the inspector will have no liability if leaks occur after adverse weather conditions. If there is lap siding on the home it is generally viewed from the ground. Each individual piece of this type siding cannot be inspected. | | | | | | |

| | N | I | P | N | N | |
|---|----------|----------|----------|----------|----------|---|
| | A | N | I | I | R | NA - Not Applicable IN - Inspected PI - Partially Inspected NI - Not Inspected NR - Needs Repair |
| Attic Access | | | | | | |
| Pull Down | | X | | | | It is recommended that all attic accesses be weather stripped and insulated. |
| Fixed | X | | | | | |
| Limited | X | | | | | |
| None | X | | | | | |
| Attic Ventilation | | | | | | |
| Gable Ends | | X | | | | |
| Ridge Vents | | X | | | | |
| Soffit Vents | | X | | | | |
| Roof Surface | X | | | | | |
| Power Vent | X | | | | | |
| Other | X | | | | | |
| Roof Structure | | | | | | |
| Rafters | X | | | | | The trusses are constructed of 2x4's 24" on center. |
| Trusses | | X | | | | - |
| Ridge Board | X | | | | | |
| Purlin | X | | | | | |
| Sheathing | X | X | | | | |
| Attic Floor Joist | | X | | | | |
| Attic Insulation | | X | | | | The insulation in the attic is batts type and measured 8-10 inches in depth. |
| Vapor Barrier | X | | | | | |
| Roof Penetrations | | X | | | | |
| Roof Leaks | X | | | | | Yes, see summary pages. |
| Additional Comments: | | | | | | |
| <p>Where walls, floor structures, roof structures, and load bearing partitions are finished on both sides, and no means exists to inspect behind these finishes, they will be rated on the opinion of the inspector. These will carry the N/A rating. Most roofs can be included in homeowner's insurance policies under form HO-3. This protects homeowners against certain future roof damage expenses. Consult with your insurance agent for specific details. It should be noted that the determination of the presence of insulation in exterior walls is by means of very limited availability of access to the interior of the exterior wall structure. Although the presence warrants a satisfactory rating, there is no assurance that insulation is of adequate thickness, that it is present in all spaces and that the materials are of standard quality. No inferences are made as to the R factor of said insulation. Those areas that were inaccessible and/or unsafe to enter were not inspected. If there are no visible signs of water penetration on roofing members or interior ceilings, the report will indicate no active roof leaks at time of inspection. However, it is not possible to ascertain the degree of any future water penetration. Buyer</p> | | | | | | |

| | | | | | | |
|--|----------|----------|----------|----------|----------|--|
| | N | I | P | N | N | |
| | A | N | I | I | R | |
| | | | | | | NA - Not Applicable IN - Inspected PI - Partially Inspected NI - Not Inspected NR - Needs Repair |

Foundation Walls

| | | | | | | |
|----------------|----------|----------|--|--|--|---|
| Slab | | X | | | | The home is constructed on a poured in place concrete slab. There is a minor vertical settlement crack in the rear block wall. |
| Concrete | X | | | | | |
| Concrete Block | X | | | | | |
| Brick | X | | | | | |
| Other | X | | | | | |

Basement

| | | | | | | |
|----------------|--|--|--|--|--|-------|
| Floor | | | | | | - |
| Girders | | | | | | |
| Columns | | | | | | |
| Sills | | | | | | |
| Floor Joists | | | | | | None. |
| Sub-Floor | | | | | | |
| Wall Structure | | | | | | |

Crawl Space

| | | | | | | |
|--------------|--|--|--|--|--|------|
| Floor | | | | | | - |
| Girders | | | | | | |
| Columns | | | | | | |
| Sills | | | | | | |
| Access | | | | | | None |
| Floor Joists | | | | | | - |
| Sub-floor | | | | | | |
| Ventilation | | | | | | |

Areas that Could Not Be Observed:

Areas concealed, but not limited to, wall coverings, fixed ceilings, floor coverings, furniture or stored articles were not observed.

Evidence of Water Penetration:

None noted at the time of the inspection.

There is vegetation, grading, surface drainage and retaining walls that could adversely affect the

Additional Comments:

Inadequate control of surface water causes 80-90% of water problems. If this house sits high enough, it is unlikely there is a high water table, therefore, a wet basement or crawl space problem is usually a result of poor off roof and surface control.

Due to the constant state of physical change and weather conditions, it is not possible to ascertain the degree of any future water penetration. Buyer uncertainty should be resolved prior to purchase of this property.

| | N A | I N | P I | N I | N R | NA - Not Applicable IN - Inspected PI - Partially Inspected NI - Not Inspected NR - Needs Repair |
|--|----------|--------|--------|--------|--------|--|
| HVAC | | | | | | |
| Furnace Gas | | X | | | | <p>It is recommended that the holes in the evaporator coils where the A/C lines and the condensate lines enter the units be sealed and made air tight.</p> <p>It is recommended that all joints and seams in the HVAC supply and return vent piping throughout the home be sealed with mastic.</p> |
| Furnace Electric | X | | | | | |
| Manufacturer | Ruud | | | | | |
| Year | 1999 | | | | | |
| Combustion Chamber | | X | | | | |
| Blower Motor | | X | | | | |
| Filter | | X | | | | |
| Vent Pipe | | X | | | | |
| Ducting / Insulation | | X | | | | |
| Other | X | | | | | |
| Compressor | | | | | | |
| Manufacturer | Ruud | | | | | <p>The A/C read 67 degrees.</p> <p>Have the condensate drain lines extended out and away from the home.</p> |
| Year | 1999 | | | | | |
| Energy Source | Electric | | | | | |
| AC Lines | | X | | | | |
| Line Insulation | | X | | | | |
| Disconnect Switch | | X | | | | |
| Condensate Line | | X | X | | | |
| Pad | | X | | | | |
| Additional Comments: | | | | | | |
| <p>No assurance can be given that ductwork used for air conditioning that is not visible is insulated. Warm moist air hitting cold metal can cause condensation and possible staining of interior surfaces. Air conditioners will not be started when it has been idle after the cooling season, when the supply of electricity to the compressor has been turned off and if the current outside temperature is 60 degrees F or below.</p> <p>Humidifiers on furnaces are not part of this inspection.</p> <p>An air conditioner compressor has a normal life of 8-18 years. The cooling coils are in a fixed enclosure and therefore are inaccessible and are not part of this inspection.</p> <p>Forced air furnaces have a normal life of 15-20 years. Heat exchangers on hot air systems are not generally visible and as such are excluded from this report. However, if a heat exchanger is cracked, carbon monoxide can be spilled into the breathing air. Carbon monoxide is a lethal gas which is colorless and odorless. Generally, when a cracked heat exchanger is found in a furnace, the furnace should be replaced.</p> | | | | | | |
| - | | | | | | |

| | N | I | P | N | N | |
|--|------------|----------|----------|----------|----------|--|
| | A | N | I | I | R | NA - Not Applicable IN - Inspected PI - Partially Inspected NI - Not Inspected NR - Needs Repair |
| Electrical Service | | | | | | |
| Aluminum | | X | | | | - |
| Copper | X | | | | | |
| Volts | 240 | | | | | |
| Overhead | X | | | | | |
| Underground | | X | | | | |
| Conduit | | X | | | | |
| Ground to Water Line | | X | | | | |
| Ground to Rod | | X | | | | |
| Panel Box | | | | | | |
| Main Disconnect Amps | 100 | | | | | The main disconnect is located at the meter box. |
| Aluminum Branch Wire | X | | | | | |
| Copper Branch Wire | | X | | | | |
| Wire to Appliances | | X | | | | The Panel Box is located in the garage. |
| Ground in Panel Box | X | | | | | - |
| Wire to Heater | X | | | | | |
| Number of Circuits | 16 | | | | | |
| Exterior | | | | | | |
| Exterior Lights | | X | | | | - |
| GFCI Receptacles | | X | | | | |
| Exterior Receptacles | | X | | | | |
| Interior | | | | | | |
| Interior Lights | | X | | | | Outlets and light switches behind furniture were not tested. Outlets and light switches were randomly tested. |
| GFCI Receptacles | | X | | | | |
| Interior Receptacles | | X | | | | |
| Smoke Detectors | | X | | | | |
| Additional Comments: | | | | | | |
| <p>Electricity is inspected for fire and shock hazard only. Any comments regarding insufficient plugs, lights, switches, or other devices is solely the opinion of the inspector and is not based on any measure of standards. The buyer should determine as to the adequacy of these devices.</p> <p>Intercom systems and burglar alarm systems are not part of this inspection.</p> <p>Any system on a remote control device, low voltage wiring systems, and components are not part of this inspection.</p> <p>The measurement of amperage, voltage, and/or impedance is not part of this inspection.</p> | | | | | | |
| <p>1974 NEC: GFCI protection required for all exterior receptacles. 1978 NEC: GFCI protection required for all bathrooms. 1980 NEC: GFCI protection required for in all garages. 1984 NEC: GFCI protection required whenever receptacles are located within 6 feet of water. 1986 NEC: GFCI protection required in unfinished basements. 1996 NEC: GFCI protection required at all kitchen counter receptacles. 1999 NEC: Arc-Fault protection required in all bedroom circuits.</p> | | | | | | |

| | N | I | P | N | N | |
|--|---------------|---|---|---|---|---|
| | A | N | I | I | R | NA - Not Applicable IN - Inspected PI - Partially Inspected NI - Not Inspected NR - Needs Repair |
| Plumbing | | | | | | |
| Water Heater | | | | | X | The water heater is located in the garage. |
| Manufacturer | Rheem | | | | | |
| Age | 1999 | | | | | The gas to the water heater was turned off at the time of the inspection. |
| Gallons | 40 Gallons | | | | | |
| Gas | | | | | X | |
| Electric | X | | | | | |
| Pressure Relief Valve | | | | | X | |
| Vent Pipe | | | | | X | |
| Water Piping | | | | | | |
| Copper | | X | | | | Water lines from the street to home appear to be unknown. |
| Galvanized Steel | X | | | | | The main water shut off is located in the garage. |
| Polybutylene | X | | | | | The water lines in the home are copper. |
| CPVC | X | | | | | Main gas shut off is located at the meter on the left side of the home. |
| Drain Piping | | | | | | |
| Type | PVC | | | | | Tighten the loose hose bib to the brick siding at the front of the home. Inspector is not required to use a gauge to measure exact water pressure. At the time of inspection water functional flow is checked by running faucets and flushing toilets only. |
| Clean Out | | X | | | | |
| Plumbing Connect | | X | | | | |
| Sump Pump | X | | | | | |
| Laundry Tub | X | | | | | |
| Wet Bar | X | | | | | |
| Hose Bibs | | X | | | | |
| Functional Flow | | X | | | | |
| Water Supply | Public | | | | | |
| Waste Disposal | Public | | | | | |
| Additional Comments: | | | | | | |
| <p>Examination of wells is not included in this visual inspection. It is recommended that you have well water checked for purity by the local health authorities and, if possible, check the flow of the well in periods of drought.</p> <p>Examination of septic systems is not included in this visual inspection. It is recommended that you have the local health authorities or other qualified experts check the condition of a septic system. In order for the septic system to be inspected, the house must be occupied within the last 30 days.</p> <p>The life expectancy of a water heater is 8-12 years. Water heaters generally need not be replaced unless they leak.</p> <p>The metal shower pan in a shower stall has a probable life of 8-10 years. Although a visual inspection is made to determine whether or not a shower pan is currently leaking, it cannot be stated with certainty that no leak is present or that one may soon develop. Shower pan leaks often do not show except when the shower is in actual use. Yard sprinkler systems are not included in this visual inspection.</p> | | | | | | |
| - | | | | | | |

| | N | I | P | N | N | |
|---------------------------------|----------|----------|----------|----------|----------|---|
| | A | N | I | I | R | NA - Not Applicable IN - Inspected PI - Partially Inspected NI - Not Inspected NR - Needs Repair |
| Master | | | | | | |
| Lavatory | | X | | | | Toilets are flushed and checked for visible leaks. They are also inspected to ensure proper attachment to floor. No assurance can be given that water lines will not clog in the future or that the toilet will need replacement in the future. All tub and shower enclosures should be sealed and water tight where they meet the walls and the flooring. |
| Bathtub | | X | | | | |
| Whirlpool | X | | | | | |
| Toilet | | X | | | | |
| Ventilation Fan | | X | | | | |
| Shower Stall | X | | | | | |
| Tub Enclosure | | X | | | | |
| Vanity Cabinet | | X | | | | |
| Faucet | | X | | | | |
| Drain Lines | | X | | | | |
| Half | | | | | | |
| Lavatory | | X | | | | All holes in the backs and bottoms of the cabinets where the drain lines and the water lines for the vanity sinks pass through should be sealed and made air tight. |
| Bathtub | X | | | | | |
| Toilet | | X | | | | |
| Ventilation Fan | | X | | | | |
| Tub Enclosure | X | | | | | |
| Vanity Cabinet | | X | | | | |
| Faucet | | X | | | | |
| Drain Lines | | X | | | | |
| Upstairs Front Bedroom | | | | | | |
| Lavatory | | X | | | | - |
| Bathtub | | X | | | | |
| Toilet | | X | | | | |
| Ventilation Fan | | X | | | | |
| Tub Enclosure | | X | | | | |
| Vanity Cabinet | | X | | | | |
| Faucet | | X | | | | |
| Drain Lines | | X | | | | |
| Bathroom 3 | | | | | | |
| Lavatory | | | | | | - |
| Bathtub | | | | | | |
| Toilet | | | | | | |
| Ventilation Fan | | | | | | |
| Tub Enclosure | | | | | | |
| Vanity Cabinet | | | | | | |
| Faucet | | | | | | |
| Drain Lines | | | | | | |
| Bathroom 4 | | | | | | |
| Lavatory | | | | | | - |
| Bathtub | | | | | | |
| Toilet | | | | | | |
| Ventilation Fan | | | | | | |
| Tub Enclosure | | | | | | |
| Vanity Cabinet/Faucets & Drains | | | | | | |

| | N | I | P | N | N | |
|-----------------------------|----------|----------|----------|----------|----------|---|
| | A | N | I | I | R | NA - Not Applicable IN - Inspected PI - Partially Inspected NI - Not Inspected NR - Needs Repair |
| Interior Walls | | | | | | |
| Drywall | | X | | | | - |
| Paneling | X | | | | | |
| Tile | X | | | | | |
| Other | X | | | | | |
| Interior Ceiling | | | | | | |
| Drywall | | X | | | | Water stains are visible on the ceiling in the master bedroom. |
| Wood | X | | | | | |
| Acoustic Tile | X | | | | | Water stains & patch work are visible on the ceiling in the |
| Interior Floors | | | | | | |
| Wood | | X | | | | - |
| Carpet | | X | | | | |
| Tile | X | | | | | |
| Stone | X | | | | | |
| Vinyl | | X | | | | |
| Other | X | | | | | |
| Caulk and Grout | | X | | | | |
| Paint / Stain Finishes | | X | | | | |
| Stairways | | X | | | | - |
| Handrails | | X | | | | |
| Fireplace | | | | | | |
| Hearth | | X | | | | - |
| Damper | | X | | | | |
| Brick | X | | | | | |
| Metal Insert | | X | | | | |
| Glass Doors | X | | | | | |
| Log Lighter | | X | | | | |
| Venting | | X | | | | |
| Flue Pipe | | X | | | | |
| Interior Doors | | X | | | | |
| Interior Windows | | X | | | | The windows were randomly tested. |
| Additional Comments: | | | | | | |
| - | | | | | | |
| - | | | | | | |

| | N A | I N | P I | N I | N R | NA - Not Applicable IN - Inspected PI - Partially Inspected NI - Not Inspected NR - Needs Repair |
|---|--------|--------|--------|--------|--------|---|
| Kitchens | | | | | | |
| Dishwasher | | X | | | | Install the missing anti-tip bracket on the oven in the kitchen. |
| Range | | X | | | X | |
| Oven | | X | | | X | |
| Microwave | | X | | | | |
| Vent Hood | | X | | | | |
| Refrigerator | | X | | | | |
| Disposal | | X | | | X | |
| Cabinets | | X | | | | |
| Countertops | | X | | | | |
| Sink | | X | | | | |
| Other | X | | | | | |
| Additional Comments: | | | | | | |
| <p>The kitchen appliances were turned on for a short period of time. No assurance can be given to the life expectancy and accuracy of the heat controlling devices, clocks or timers. If rated functional, it means the appliances did turn on at the time of the inspection only.</p> <p>Washer and dryers and their water and electrical hook ups are not tested and therefore are not part of this inspection.</p> | | | | | | |
| - | | | | | | |

Areas of Concern

Inspections of any repairs made from this inspection report are available. Call our office for details.

EXTERIOR:

1. Install the additional bolts where the rear deck attaches to the home. There should be 1/2 inch type bolts installed every 18 inches on center.
2. Replace the damaged vinyl lap siding on the rear of the home above the rear doors to the deck. Also, on the chimney chase and at the left rear of the home.
3. A nail is protruding through the vinyl lap siding on the left side of the home above the phone box. Have this condition corrected.
4. Seal the gaps in the vinyl lap siding where it meets the guardrail at the left side of the rear deck.

ROOF / ATTIC:

1. Re-attach the loose gutter to the fascia trim at the right front of the home and at the rear of the home on the left side of the chimney chase.
2. There is evidence of prior roof leaks at the rear roof in the attic above the master bedroom. Have a roofing contractor examine this area and make all repairs that are needed.
3. It appears that the ridge vent on the peak of the roof is lifted on its ends. Have a roofing contractor examine this vent to determine that it is properly attached and water tight.

INTERIOR:

1. Replace the window with fogged glass in the front window in the kitchen.
2. Make the garbage disposal operational. It would not test at the time of the inspection.
3. Repair the hole in the rear wall in the laundry room and have the dryer vent piping properly connected.

ELECTRICAL:

1. Make the light in the upstairs hallway & the interior stairs operational. They would not test at the time of the inspection.
2. Make the light in the attic operational. It would not test at the time of the inspection.

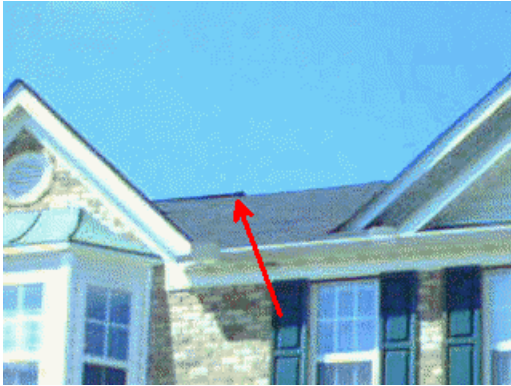
PLUMBING

1. The water heater was turned off at the time of the inspection. Have the seller determine that the water heater is functional and leak free.

HVAC:

1. Have an HVAC contractor service the cooling equipment to clean the blower motor, the evaporator coils and check the refrigerant levels in the A/C lines. The unit was not cooling properly at the time of the inspection.
2. Re-insulate the open portions of the A/C lines in the left rear of the attic.

Photos - See Summary Also



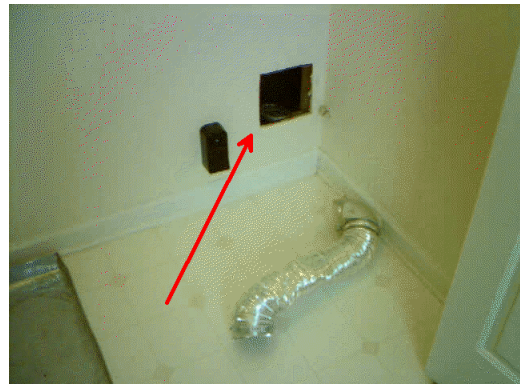
Have a roofing contractor examine the ridge vent to determine if it is properly attached to the peak of the roof.



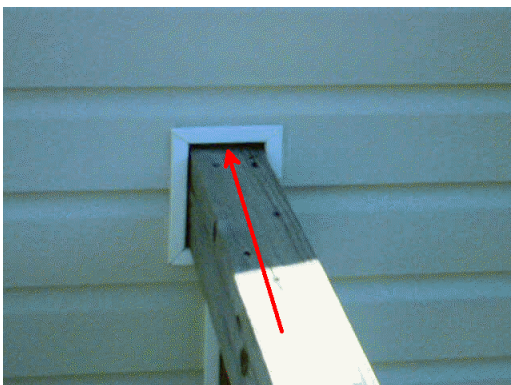
Re-attach the loose gutter at the front of the home.



Replace all damaged siding along the rear of the home and on the chimney chase.



Repair the hole in the wall in the laundry room and properly install the dryer vent pipe.



Seal the gap between the vinyl lap siding and the guardrail at the left side of the rear deck.

Tim Home Buyer INSPECTOR'S COMPANY

12345 Main Street Inspector's web site

Anywhere, USA Inspector's Phone Number

Three Story Townhome/ Six Years **Inspector's Name**

NAME