

Home Inspection Report - 4/30/2010

General

Age: Select... **Type:** Single family **Main entrance faces:** Select...
Weather: Dry **Temp:** Select... **Buyer Present:** Yes

Comments:

Roof

Age: Select... **Visibility:** Partial **Limited by:** Accessibility
Roof Type: Gable **Layers:** 1 **Viewed from:** The Ground
Roof Material: Asphalt

Visible Shingle Condition

Visible Shingle Condition: Satisfactory **Cupped/curled:** No **Split:** No
Moss: No **Sagging:** No

(Roofs may contain hidden defects that will not be seen today. If this is a concern, consult a professional.)

Due to the visual condition of the roof or the fact that it could not be fully viewed, I recommend it be professionally evaluated prior to the closing. : Yes

Valleys

Type: Asphalt **Visible Condition:** Satisfactory **Have valleys evaluated:** No

Roof Flashing

Type: Aluminum **Visible Condition:** Satisfactory **Have flashing evaluated:** No

Vents

Soffit: No **Ridge:** No **Top:** No
Gable: No **Power:** No **None:** No
Have venting evaluated: No

Plumbing Vents

Present? Yes **Visible Condition:** Satisfactory **Have venting evaluated:** No

Comments:

Chimney 1

Type: Metal **Visible Condition:** Satisfactory **Needs Repair?** No
Chimney bricks need tickpointing and general repair: No

Flue 1

Type: Metal **Visible Condition:** Satisfactory

Comments:

Exterior

Gutters/Downspouts

Type: Aluminum **Visible Condition:** Satisfactory
Gutters have areas that need to be repaired or replaced.: No

Siding

Brick/Stone: No **Vinyl:** No **Metal:** No
Wood: No **Masonite:** No **EIFS:** No

Stucco: No

Condition:

Satisfactory

Have EIFS Inspected:
No

A board by board search was not performed.

Caulking

Exterior caulking has areas that need to be redone.:

No

Trim/Soffit

Wood: No

Metal: No

Vinyl: No

Condition: Satisfactory

Trim has to be repaired.: No

Window Frames

Wood: No

Metal: No

Vinyl: No

Storms/Screens: Yes

Windows, all or in part, are energy inefficient and maintenance intensive.: No

Areas of Wood Need

Paint: No

Repair: No

Replacement: No

This work needs to be done.: No

Exterior wood rot is present.: No

Exterior bricks need tuckpointing and general repair. : No

Exterior Electric

Type: Underground

GFCI: Yes

Outlet: Yes

Operational: Yes Electric service lines must be raised.: No

Unless otherwise noted, the exterior was inspected from the ground.

Comments:

Entry Door

Condition: Satisfactory

Grounds

Walks

Type: Concrete Condition: Satisfactory Cracked: No
Hazardous: No Settled: No Deteriorated: No

Driveway

Type: Asphalt Condition: Satisfactory Needs sealing: No
Cracked: No Settled: No Deteriorated: No

Front stoop/steps

Type: Concrete Condition: Satisfactory Cracked: No
Settled: No Hazardous: No

Back stoop/steps

Type: Concrete Condition: Satisfactory Cracked: No
Settled: No Hazardous: No

Exterior Hand Rails

Condition: Satisfactory Missing: No Damaged: No
Loose: No Deteriorated: No

Landscaping-Foundation

Negative grade: East: No North: No South: No
West: No

Protections

Condition: Satisfactory Positive grade: No Drain tiles: No
Gutters: No

(Water is destructive and any home without all 3 foundation protections is subject to water penetration even from a small crack. On a dry day, it is impossible to see water's full effect on this home.)

Comments:

Garage

Type:

Garage Door #1

Type: Metal Condition: Satisfactory Bent: No
Automatic Opener: Yes Opener Operational: Yes Damaged: No
Safety Reverse: Operates

Roofing

Type: Same as the house Condition: Satisfactory
Damaged: No Worn: No Missing: No

Siding

Type: Same as the house Condition: Satisfactory
Damaged: No Needs paint: No Missing: No

Trim

Type: Same as the house

Condition: Satisfactory

Damaged: No

Needs paint: No

Missing: No

Floor

Type: Concrete

Cracked: No

Deteriorated: No

Uplifted: No

Window

Window Condition:

None

Door

Door Springs:

Satisfactory

Side Door:

Satisfactory

Garage Structure

Condition: Satisfactory

Firewall: Yes

Sill Plate:

Rotted: No

Not visible: No

Electrical

Outlet: Yes

GFCI: Yes

Operational: Yes

Garage may not be wired.: No

The garage was not fully visible and not fully inspected due to storage or clutter.: No

Hazard: Furnace or water heater present and less than 18" above the floor.: No

There is no access to the garage.: No

Comments:

Plumbing

Water to the home is shut off and no pipes, drains, or fixtures were tested.: No
The Plumbing, all or in part, needs professional evaluation prior to closing.: Yes

Supply: Public **Supply Lines:** Copper **Condition:** Satisfactory
Waste: Sewer **Shutoff Location:** Basement **Pressure:** Satisfactory
The galvanized steel supply pipes will need to be replaced in the near future.: No
Sanitary Pump: Sealed **Plumber Needed?:** No

DWV: PVC **Condition:** Satisfactory **Discharge:** Satisfactory
(The underground pipes, inside and out, were not visible and not inspected)

Water Heater(s)

Main

Brand: Select... **Type:** Gas **Capacity:** 40 Gal.
Age: 1-5 years
Recommendation:
Hazards: **Flue backdrafts:** No **Gas line leaks:** No
Water heater is shut down and not tested: No

Electrical Service

Main

Electric to the home is shut off and was not tested.: No

Main

Location: Basement **Amps:** 100 **Volts:** 240
Type: Breakers (The # of amps is an approximation. Consult an electrician for the exact number.)
Service Conductor: Copper **Branch Wiring:** Copper **Sheathing:** Conduit
Issues **Multiple taps:** No **Taps before the main:** No
Mini-breakers: No **Burning/corrosion:** No
Recommendation:
The Electrical System, all or in part, needs professional evaluation prior to closing.: Yes
The panel is undersized for today's lifestyle and is due to be upgraded.: No

Comments:

Heating

Main

Gas to the home is shut off and no tests were done.: No
Make: Amana **Age:** New **Condition:** Clean
Fuel: Gas **Distribution:** Ductwork **Type:** Forced Air
Vent pipes: Satisfactory
Heat Exchanger **Flame distortion:** No **Rusted:** No
Not fully visible: Yes **NA:** No
Filter: Disposable **Needs changing:** No
Humidifier: Not tested **Signs of leaking:** No

Furnace operation:

When turned on by thermostat: Operated

The Heating/Cooling System needs professional evaluation prior to closing.: Yes

The heat exchanger should be checked for cracks no matter what age.: No

Comments:

Central Air

Main

Central Air Conditioning Exists?: Yes

AC Condenser: Select... Age: 1-5 years Shutoff: Yes

Condition: Satisfactory Rusted: No Unlevel: No

Operation: Fired Drain leaks: No

The cooling system should be serviced prior to closing.: No

The unit was not operated: Due to outside temperature: No Unit is shut down/covered: No

Comments:

Main Bathroom

Ceilings/walls:

Condition: Satisfactory Water stained: No Cracked: No

Floors:

Condition: Satisfactory Sloped: No Squeak: No Soft: No

Doors:

Condition: Satisfactory

Ventilation/Heating:

Window in bathroom? No

Ventilation Fan: None Visible Heat Source: Yes

This bathroom has no source of ventilation from either a window or a fan.: No

Sink:

Condition: Satisfactory Faucet leaks: No Drain leaks: No

Supply leaks: No Slow Drain: No

Plumber Needed? No

Toilet

Condition: Satisfactory

Tub/Shower

Condition: Satisfactory Jacuzzi: None

Drainage / Water Pressure

Drainage: Satisfactory Water Pressure: Satisfactory

Electrical

Outlet:

Yes

GFCI:

Yes

Operational:

Yes

Comments:

Master Bedroom

Ceilings/walls:	Satisfactory	Water stained: No	Cracked: No
	Repair professionally: No		
Floors:	NFV	Sloped: No	Soft: No
Squeak: No		Have professionally evaulated: No	
Doors:	Satisfactory	Windows: Satisfactory	Screens: Satisfactory
Visible heat source:	Yes		

Electrical

Switches:	Yes	Outlets:	Yes
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This room was not fully visible nor fully inspected due to clutter, storage, or no entry: No

Comments:

Kitchen

Ceilings/walls:	Satisfactory	Water stained: No	Cracked: No		
Floors:	NFV	Sloped: No	Soft: No		
	Squeak: No				
Doors:	Satisfactory	Windows:	Satisfactory	Visible heat source:	Yes
Counters:	Satisfactory	Cabinets:	Satisfactory		
Faucet:	Leaks: No	Loose: No			
Pipes:	Do not leak	Drainage:	Adequate	Pressure:	Adequate
Refridgerator:		Yes	Operates:	Yes	
Range:		Yes	Operates:	Yes	
Oven:		Yes	Operates:	Yes	
Dishwasher:		Yes	Operates:	Yes	
Fan:		Yes	Operates:	Yes	
Disposal:		Yes	Operates:	Yes	

Electrical

Outlets:	Yes	GFCI:	Yes	Operates:	Yes
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Unsafe wiring: No

(The appliances were tested solely to see if they operate and not for the quality of their performance.)

Comments:

*SUMMARY of the items the inspector considers in need of immediate concern. All items below should be evaluated and repaired by a licensed professional. The full account of the home's condition, solely in the opinion of the inspector, including those which operate but may be nearing failure, is listed in the body of the report which is to be read carefully by the buyer. It is the buyer's decision as to what remedies are to be taken.

INSPECTION SUMMARY*

Address:

Buyer:

Inspector:

Date:

4/30/2010