



Advantage
Inspection

Inspection Report

01.15.2019

Advantage Inspection Upstate Inc.

Post Office Box 4137 Greenville SC 29608 | 864-298-0405



prepared for
Sample Report



146 City Scape Dr
Greenville SC 29681

YOUR inspection report from Advantage Inspection Upstate Inc. opens the door to a world of resource, education, and promotional incentives designed to help protect your largest assets!

Thank you for your Trust in Advantage Inspection Upstate Inc.!

Inspector:
Adrian Smith SC Lic# 2400



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Definition of Evaluation Headings

S = Satisfactory - Component is not necessarily perfect but is functional allowing for normal wear and tear.

R = Needs repair - Component does not function properly or adversely affects the habitability of the dwelling.

I = Investigate Further - Component warrants further investigation by a specialist or requires subsequent observation(s).

NP = Not Present - Component was not present in the structure

NI = Not Inspected - Component was not inspected or the inspection was limited for some reason.

Items noted "R" (needing repair) or "I" (needing further investigation) should be repaired and/or evaluated by a qualified repair person prior to purchase or sale.



Advantage
Inspection

Client Letter

01.15.2019

Advantage Inspection Upstate Inc.

Post Office Box 4137 Greenville SC 29608 | 864-298-0405

Dear Sample Report

We want to thank you for selecting Advantage Inspection to conduct the inspection of your new property purchase. We do our very best to provide a comprehensive inspection and report. If after careful review there are any questions that you would like to ask, please do not hesitate to call.

Payment is expected and/or processed at the time of inspection. Inside the client copy of the report, you will find a copy of the invoice for the inspection service.

We appreciate your business and wish you well in your new home!

Sincerely,

Adrian Smith
Advantage Inspection
PO Box 4137
Greenville, SC 29608
864-298-0405
AdrianSmith@advantageinspection.com



**Advantage
Inspection**

Service Contract

01.15.2019

Advantage Inspection Upstate Inc.

Post Office Box 4137 Greenville SC 29608 | 864-298-0405

Client(s):

Inspection Address:

Inspector:

Inspection Date:

Inspection Costs:

REAL ESTATE INSPECTION AGREEMENT PAGE 1 OF 2

SCOPE OF INSPECTION SERVICES (What we WILL inspect): The Company will perform a limited visual inspection (the "Inspection") which will include the following items if present and accessible. These items are generally accepted as "standard" inspection components" required by most nationally recognized inspector associations and regulatory agencies:

General Information: Persons present during the inspection; approximate age of the structure; construction type and style; weather and soil conditions; residence type; number of stories; approximate house orientation; general lot description.

Grounds: Grade/drainage; yard drains; walks and driveways; landscaping; patio/slabs; outside lighting; trees/limbs; fences/gates; outside faucets; retaining walls.

Exterior: Siding; siding cracks; shutters; trim rot; paint and caulking; fascia; soffit /eaves; porch, porch rails; stoop; stoop rails; deck; deck rails; doors; sliding door(s); garage; garage door opener; windows.

Roof: Materials: Roof style; flashing and roof penetrations; skylights; gutters; downspouts; splash blocks; roof framing; ceiling joists; roof decking; water penetration, whole house fan; ventilation; insulation; attic access.

Fireplace: General condition; gas logs; damper; chimney condition; flue liner.

Foundation - Basement: Accessible areas; moisture penetration; piers; foundation walls; floor joist and sills; girders; sub floor; floors/slabs; insulation;

Crawlspace: Accessible areas; moisture penetration; sump pump; vapor barrier; piers; foundation walls; floor joist and sills; girders; sub floor; ventilation; insulation. **Slab condition:** Viewable components.

Electrical: Service entrance; service wires- size and types; grounding equipment; main panel; sub panels; over current protection; ground fault protection; 110 volts and 220 volt circuits; receptacles; light fixtures and switches; safety concerns.

HVAC - Heating: Unit manufacturer; model number; serial number; location; air temperature rise; general condition; heating unit description; energy source; system type; total capacity; approximate age. **Cooling:** Unit manufacturer; model number; serial number; air temperature drop; general condition; cooling unit description; energy, location; total capacity; approximate age.

Plumbing: Water supply; well pump; water shut offs; water pressure; water pipes; water pipe support; water pipe insulation; water heater; waste water disposal; waste and vent pipes; waste pipe support; plumbing fixtures; kitchen sink; laundry connections; dryer exhaust; bath rooms.

Interior: Rooms/floors; walls; smoke alarms; ceilings; stairs; doors.

Appliances: - Permanently installed: Dishwasher; disposal; oven; range; refrigerator; trash compactor and microwave.

INSPECTION LIMITATIONS (What we WILL NOT inspect): The Inspection will be a limited visual inspection of the aforesaid items. The Inspection will not be invasive or technically exhaustive, and cannot detect latent conditions or concealed defects such as sewer line back-up or hidden structural damage. The Inspection is intended to reduce risk but will not eliminate risk. Since the Inspection will be based upon visual observations made during a limited time period, the Company will not be responsible for any condition affecting any system or component which is intermittent and not detectable during the Inspection (for example - compromised insulation seals on windows). The Inspector will not light pilot lights, activate the main water, gas or electric systems, energize electrical circuits which are shut off or are otherwise inoperable or operate any system or component which does not respond to normal operating controls.

The Inspection will not include or address the following items: code compliance, durability, environmental concerns INCLUDING MOLD, compliance with any conservation or energy standard, efficiency, fitness for purpose, flood or seismic risks, underground plumbing, future life, future performance, especially that of foundations, insurability, merchantability, obsolescence, quality, safety of any item inspected, septic systems, wells, cisterns, private water supplies water quality or volume, central vacuum systems, solar systems whether active or inactive, security systems, soils systems, lead paint, asbestos, radon, toxic mold, flammable materials, refrigerators, freezers, remote overhead door transmitters/receivers, floor coverings, wall coverings, free standing kitchen appliances, laundry appliances, water conditioners, swimming pools, spas, tennis courts, playground equipment or other recreational or leisure appliances and self-cleaning or continuous-cleaning capabilities of ovens, wood destroying organisms or insects and non-wood infesting insects such as fleas, cockroaches, bees, mites, ticks, flies, etc. unless specifically stated, any opinion in the inspection report pertaining to aforementioned items is to be considered partial and incomplete.

WRITTEN OR ELECTRONIC INSPECTION REPORT: The Company will render a written and or electronic inspection report outlining the condition of items inspected as they existed at the time of the Inspection (the "Report"). The Report will contain the opinions of the Inspector which opinions may change should conditions change which affect the items inspected. Although code compliance and engineering evaluation are specifically excluded from the Inspection, some codes may be used as a reference or basis for the opinion of the Inspector. The inspection services to be provided are further defined and limited by the Report and any attachments thereto. The Company will provide the Report to the Client, or Client's authorized representative (person(s) ordering inspection, submitting payment, or otherwise designated to represent the Client). Distribution of copies of the Report to other parties will be at Client's direction, or as otherwise specified by law. The Report will not be released until payment is received by the Company.

Initials

CLIENT RESPONSIBILITY: The Client is responsible for arranging access to the structure to be inspected and is responsible for insuring that all utilities are operational prior to the scheduled Inspection. The attendance of Client during the Inspection is encouraged however Client acknowledges that attendance at the inspection is at the Client's or any other attending party's own risk.

GENERAL STATEMENTS AND AGREEMENTS THAT APPLY TO HOME INSPECTIONS: Before completion of any contractual agreements on the Property, Client should obtain second opinions or cost estimates by appropriate specialists on items where performance may be reported as questionable, in need of repair or servicing or unsafe. It is specifically understood and agreed that the Inspection Company and the Clients are bound only by the terms and conditions of this Agreement and have not relied on any other representations, oral or otherwise.

DISCLAIMER OF WARRANTIES AND GUARANTEES - The Inspection Company or inspector(s) make no guarantee or warranty as to any of the following:

1. that all repair needs and hazards have been discovered or disclosed in accessible or inaccessible areas.
2. That inspection company or the inspector will pay for the repair of undiscovered problems or conditions.
3. That any of the items inspected are designed or constructed in a good or workmanlike manner.
4. That any of the items inspected will continue to perform in the future as they are performing at the time of inspection.
5. That the building will not experience or contain wood destroying insect activity or damage.
6. No guaranty or warranty of merchantability or fitness of use of the condition of the property.

LIMITS OF LIABILITY: Home inspections are not insurance and do not provide protection against unexpected conditions or repair /replacement needs and costs. The Client acknowledges that there are risks involved in purchasing property, and while the ordering of a home inspection may reduce the risks, risk cannot be eliminated. Client acknowledges that the Company is not an insurer and does not insure against defects in the Property. The maximum liability of the Company or its employees for errors and omissions in the inspection process shall be

Limited to the amount of the fee paid for the applicable inspection. Client agrees to pay all legal expenses and reasonable compensation for loss of time that may be incurred by any inspector, owner or employee of the Company as a result of any legal action brought by the Client where the Client does not prevail. Client understands that comprehensive inspections may be available from other companies.

DISPUTE RESOLUTION: Should a concern or dispute arise over the condition of an inspected item after the date of the inspection, Client agrees to notify the Company in writing within fourteen (14) days of the discovery of the condition and provide the Company with the opportunity to re-inspect the disputed item and document any concerns prior to the commencement of repair or replacement work. Notwithstanding the above, immediate repairs should be made regardless of whether or not the Company has been given the opportunity to re-inspect a condition should circumstances warrant immediate repair. However, Client's failure to give the Company notice and the opportunity to re-inspect an item where immediate repairs are not required to protect life or property shall preclude Client from pursuing a claim against the Company for that item. In no event shall any action be brought against the inspection company for a breach of this Agreement at any time beyond one (1) year after the date of this Agreement.

MISCELLANEOUS - Entire Agreement: This Agreement, and the Inspection Report issued by the Company, constitutes the sole Agreement between Client and the Company. **Third Party Indemnification:** All services are performed and the Report is prepared for the sole and exclusive use and benefit of the Client. The Report is not intended for the use or benefit of anyone other than the Client and no third party shall have any right arising from the Inspection or the Report. Reports are non-transferable and may not be relied upon by other parties without the written consent of both the Client and the Company, unless otherwise specified by law. In consideration of the Company furnishing the Report, Client will indemnify and hold the Company harmless from any claims, demands or costs as a result of any third party demand or claim arising out of the Inspection or the Report. **Applicable law:** This report shall be construed under the laws of the state in which the inspection was performed. **Seller's Disclosure:** The Report will be supplemental to any real estate transfer or seller's disclosure statement and shall not be used as a substitute for such disclosure statements. Wherever there is a reference herein to the Client, the singular includes the plural and the masculine includes the feminine and the neuter. By signing below, I acknowledge that I have read this Agreement, that I understand the terms and conditions hereof and I agree to be bound by these terms and conditions

COMPANY RELATIONSHIPS with third party providers. (Your company name). has affiliations with third party providers, Lowes, Nationwide Insurance, ADT, etc. These providers may offer special, value added services / discounts for our clients. By signing this contract below, you authorize these vendors to contact you about these services. These providers are approved by Advantage Inspection Greenville.

The Client agrees to allow the inspection company to upload the client's inspection report to inspectornetwork.com for data storage / backup for confidential online distribution at the client's direction.

CLIENT(S): _____ DATE: _____ NOTE: THIS LAST PAGE OF THE INSPECTION AGREEMENT MUST BE SIGNED AND RETURNED TO OUR OFFICE WITH THE INSPECTION AUTHORIZATION COMPLETED PRIOR TO THE DAY OF INSPECTION.



Prepared
For:

Inspection
Address:

Real Estate
Agent:

THIS SUMMARY IS NOT THE ENTIRE REPORT. THE COMPLETE REPORT MAY INCLUDE ADDITIONAL INFORMATION OF CONCERN TO THE CLIENT. IT IS STRONGLY RECOMMENDED THAT THE CLIENT READ THE COMPLETE REPORT. THIS SUMMARY INCLUDES ONLY THOSE ITEMS THAT DO NOT FUNCTION PROPERLY OR ADVERSELY AFFECT THE HABITABILITY OF THE DWELLING; OR APPEARS TO WARRANT FURTHER INVESTIGATION BY A SPECIALIST, OR REQUIRES SUBSEQUENT OBSERVATION(S).

THE FOLLOWING ITEMS SHOULD BE CHECKED FOR EXTENT OF DAMAGE AND/OR REPAIRED BY QUALIFIED REPAIR PERSON

Needs Repair

Exterior

1. Gaps noted between brick and vinyl siding along the front porch and at the front right corner of the home. Recommend having a qualified person properly seal the gaps to eliminate water penetration.
 - 1a. Recommend sealing gaps in siding where pipes enter the right side of the basement.
 - 1b. Bottom row of siding is loose along the rear deck. Gaps noted in corners of the siding. Recommend having a licensed contractor properly install the bottom row of siding.
2. Window screens are stored in the basement. Check screens for proper sizing and condition.
 - 2a. Window shutters are loose along front of the home. Loose window shutters need to be secured in place.
 - 2b. Paint is peeling from exterior windows and window frames around the home. Recommend having a qualified person paint the windows and frames with proper preparation.
 - 2c. Wood rot noted along the exterior window frames at the front dining room windows. Recommend having a qualified person repair the damaged wood.
3. Recommend pressure washing and applying a wood preservative to the deck and deck railings.
4. Voids noted under the driveway along both ends of the garage. The driveway has settled. Recommend having a licensed contractor evaluate the driveway and make necessary repairs to the driveway.
5. Wood rot noted to casement at the rear basement entry door. Recommend having a qualified person repair the damaged wood.
6. The walkway has settled and is damaged beside the front porch steps. Recommend having a licensed contractor evaluate the sidewalk and make necessary repairs.
7. Recommend trimming bushes and vines away from the house.
8. Raised nails noted along the left rear stoop and stoop steps. Recommend having a qualified person secure the loose nails in place to prevent injury.
 - 8a. A partial brace has been installed under the stairs at the left side stoop. Recommend having a qualified person finish the brace to add proper support to the stairs.
9. Recommend sealing gap where pipe exits the soffit along rear of the home over the deck.
10. Settling cracks noted along the garage ceiling. Suggest patching the cracks.
 - 10a. Lens is loose at the garage door opener. Recommend securing the cover lens in place.
 - 10b. Water stains noted along the garage ceiling and wall. Newer roof appears to have eliminated leaks. Ceiling and wall are dry at time of the inspection. Suggest painting the ceiling and wall with proper preparation.
11. Loose mortar joints noted along the front porch and porch steps. Recommend having a qualified person properly seal the loose mortar joints to prevent settling from water penetration.

Roof & Attic

12. Downspout is loose along rear of the home at the deck. Recommend having a qualified person secure the loose downspout in place.
13. Unable to determine where downspout drain pipe discharges along left side of the front porch. Check with the current owner for location of the downspout drain pipe to ensure water is properly diverted away from the sidewalk.

Plumbing

14. The rear exterior faucet drips continuously. Recommend having a qualified person repair or replace the rear faucet to eliminate the drip.

Plumbing - Bathroom

15. Toilet is loose from the floor in the first floor hall bathroom. Toilet needs to be secured to floor flange to prevent leaks.
16. Recommend sealing gap between the shower and floor in the master bathroom to prevent water penetration.
17. Bathtub faucet handle runs when turned to the off position in the second floor front bedroom bathroom. The handle must be turned back slightly

to turn the water off. Recommend having a licensed contractor repair or replace the shower faucet handle to allow the faucet handle to properly turn off the water.

18. Vinyl floor is damaged beside the basement bathroom bathtub. Recommend having a qualified person replace the damaged vinyl flooring.

Electrical

19. Ground fault receptacle does not trip in the second floor front bedroom bathroom. Recommend having a licensed contractor replace the GFI receptacle.

20. Kitchen can light is out. Replace bulb to ensure the fixture operates.

Heating

21. Standing water noted in the drain pan of the basement furnace. The furnace sump pump is not operating. Recommend having a licensed contractor replace the sump pump.

Interior

22. Carpets are wrinkled and need stretching along the second floor. Carpets can be a tripping hazard.

22a. Slope noted to the first floor hallway beside the hall bathroom. Finished ceiling in the basement under this area prevents viewing the floor framing. Flooring feels secure. Water stains noted to the wood flooring in the front office. Recommend repairing the flooring.

23. The first floor hall bathroom door sticks when closing. Recommend adjusting or trimming the door to allow proper closure.

23a. The master bedroom closet doors drag against the bathroom floor tiles. Closet doors need to be adjusted to prevent damage to the door or flooring.

24. Water stain noted to the front coat closet ceiling. No evidence of active leaks observed over this area. Ceiling is dry at time of the inspection. Suggest painting the ceiling with proper preparation.

25. Windows are stuck and hard to open through the home. Recommend freeing at least one window in every room to allow emergency egress.

Appliances

26. A visible high loop is not present at the dishwasher drain line. Recommend having a qualified person install a high loop or an air gap at the dishwasher drain line to prevent water from backing up into the dishwasher.

INSPECTION PICTURE ADDENDUM

Gaps noted between brick and vinyl siding along the front porch and at the front right corner of the home. Recommend having a qualified person properly seal the gaps to eliminate water penetration.



Loose mortar joints noted along the front porch and porch steps. Recommend having a qualified person properly seal the loose mortar joints to prevent settling from water penetration.



The walkway has settled and is damaged beside the front porch steps. Recommend having a licensed contractor evaluate the sidewalk and make necessary repairs.



INSPECTION PICTURE ADDENDUM

Gaps noted between brick and vinyl siding along the front porch and at the front right corner of the home. Recommend having a qualified person properly seal the gaps to eliminate water penetration.



Recommend trimming bushes and vines away from the house.



AC units are located along right side of the home.



INSPECTION PICTURE ADDENDUM

Recommend sealing gaps in siding where pipes enter the right side of the basement.



Paint is peeling from exterior windows and window frames around the home. Recommend having a qualified person paint the windows and frames with proper preparation.



Recommend pressure washing and applying a wood preservative to the deck and deck railings.



INSPECTION PICTURE ADDENDUM

Bottom row of siding is loose along the rear deck. Gaps noted in corners of the siding. Recommend having a licensed contractor properly install the bottom row of siding.



Raised nails noted along the left rear stoop and stoop steps. Recommend having a qualified person secure the loose nails in place to prevent injury.



A partial brace has been installed under the stairs at the left side stoop. Recommend having a qualified person finish the brace to add proper support to the stairs.



INSPECTION PICTURE ADDENDUM

Voids noted under the driveway along both ends of the garage. The driveway has settled. Recommend having a licensed contractor evaluate the driveway and make necessary repairs to the driveway.



Voids noted under the driveway along both ends of the garage. The driveway has settled. Recommend having a licensed contractor evaluate the driveway and make necessary repairs to the driveway.



Unable to determine where downspout drain pipe discharges along left side of the front porch. Check with the current owner for location of the downspout drain pipe to ensure water is properly diverted away from the sidewalk.

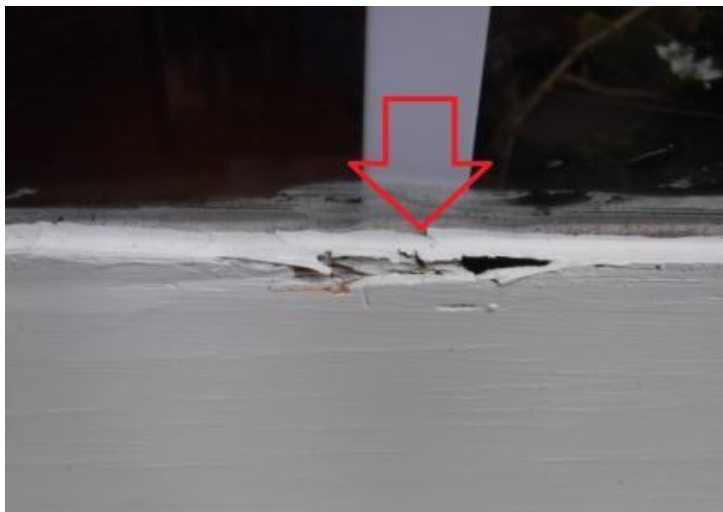


INSPECTION PICTURE ADDENDUM

Wood rot noted along the exterior window frames at the front dining room windows. Recommend having a qualified person repair the damaged wood.



Wood rot noted along the exterior window frames at the front dining room windows. Recommend having a qualified person repair the damaged wood.

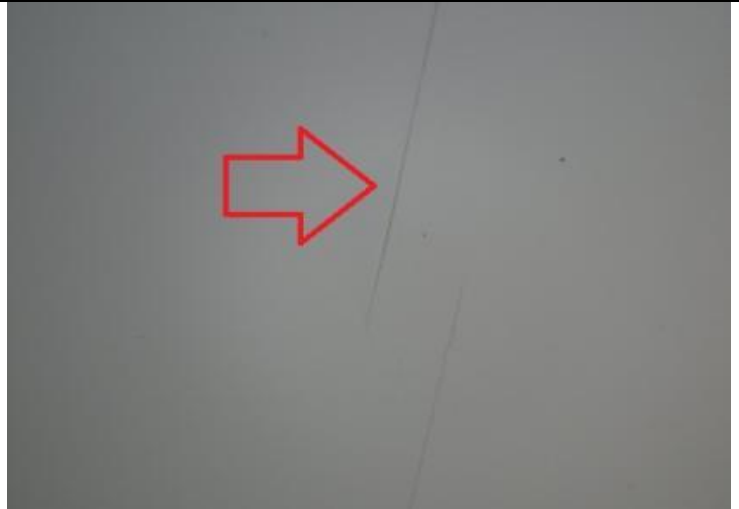


Window shutters are loose along front of the home. Loose window shutters need to be secured in place.



INSPECTION PICTURE ADDENDUM

Settling cracks noted along the garage ceiling. Suggest patching the cracks.



Lens is loose at the garage door opener. Recommend securing the cover lens in place.



Water stains noted along the garage ceiling and wall. Newer roof appears to have eliminated leaks. Ceiling and wall are dry at time of the inspection. Suggest painting the ceiling and wall with proper preparation.

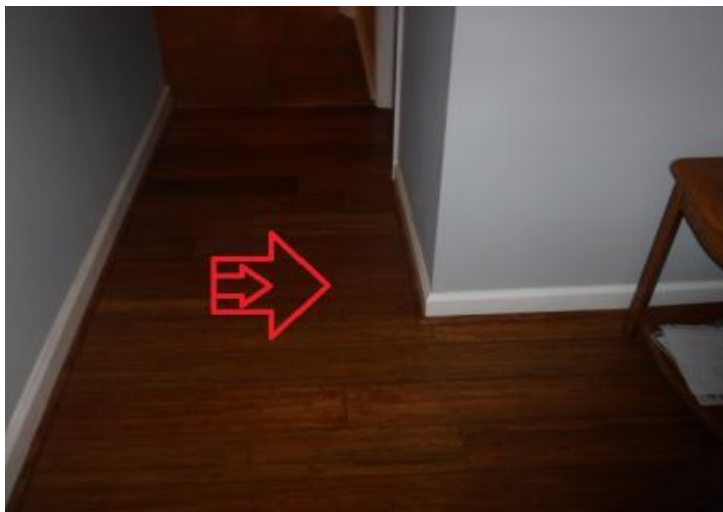


INSPECTION PICTURE ADDENDUM

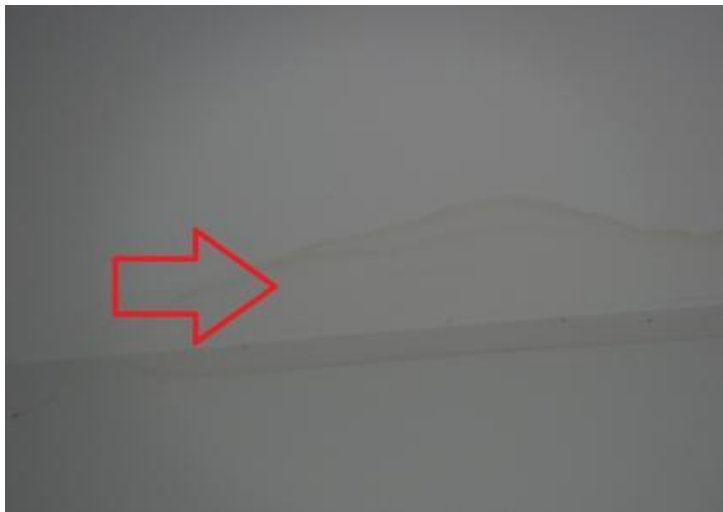
A visible high loop is not present at the dishwasher drain line. Recommend having a qualified person install a high loop or an air gap at the dishwasher drain line to prevent water from backing up into the dishwasher.



Slope noted to the first floor hallway beside the hall bathroom. Finished ceiling in the basement under this area prevents viewing the floor framing. Flooring feels secure.



Water stain noted to the front coat closet ceiling. No evidence of active leaks observed over this area. Ceiling is dry at time of the inspection. Suggest painting the ceiling with proper preparation.



INSPECTION PICTURE ADDENDUM

Water stains noted to the wood flooring in the front office. Recommend repairing the flooring.



Recommend sealing gap between the shower and floor in the master bathroom to prevent water penetration.



Bathtub faucet handle runs when turned to the off position in the second floor front bedroom bathroom. The handle must be turned back slightly to turn the water off. Recommend having a licensed contractor repair or replace the shower faucet handle to allow the faucet handle to properly turn off the water.



INSPECTION PICTURE ADDENDUM

Vinyl floor is damaged beside the basement bathroom bathtub. Recommend having a qualified person replace the damaged vinyl flooring.



Wood rot noted to casement at the rear basement entry door. Recommend having a qualified person repair the damaged wood.



Water pressure regulator(top) and main water shut off valves(bottom) are located in the basement along front of the home.



INSPECTION PICTURE ADDENDUM

Sump pump is located in the basement.



Home has a passive radon vent pipe installed.



The gas water heater is located in the basement.



INSPECTION PICTURE ADDENDUM

Gas furnace in the basement serves the first floor and basement.



Standing water noted in the drain pan of the basement furnace. The furnace sump pump is not operating. Recommend having a licensed contractor replace the sump pump.



Gas furnace in the attic serves the second floor.



INSPECTION PICTURE ADDENDUM

View of the second floor attic framing.



View of the second floor attic.



View of the attic over the master bedroom.



INSPECTION PICTURE ADDENDUM

View of the attic over the master bedroom.



GENERAL INFORMATIONReport Number
T2U144R66190******* GENERAL COMMENTS ON THE INSPECTION *******

PLEASE REVIEW ENTIRE REPORT CAREFULLY. FOR QUICK REFERENCE OF DEFECTIVE ITEMS AND INSPECTOR NOTES,
REFER TO THE SUMMARY PAGE AT THE BEGINNING OF THE REPORT.

INSPECTION TIME

9:00 AM

PEOPLE PRESENT AT THE INSPECTION

Buyer & Agent

APPROXIMATE AGE

Per Realtor, house was built about 1997

HOME STYLE

Traditional

CONSTRUCTION TYPE

Wood Frame

WEATHER AND SOIL CONDITIONS

Clear at the time of inspection with recent rain.

TEMPERATURE

46

Degrees Fahrenheit

STRUCTURE OCCUPIED

Yes

RESIDENCE TYPE

Single family detached

NUMBER OF STORIES

Two with basement

APPROXIMATE HOUSE ORIENTATION

Northeast

LOT DESCRIPTION

Typical residential lot.

S = Item is satisfactory

R = Item needs repair

I = Item needs investigated

NP = Item not present

NI = Item not inspected

STRUCTURALReport Number
T2U144R66190

= Tips, Tools, and Savings

S **R** **I** **NP** **NI****FOUNDATION DETAILS****FOUNDATION-** Basement

	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

INSPECTION METHOD & ACCESSIBLE AREAS

Attic areas were inspected by walking through them.

FLOOR/SLAB- Concrete, Gravel

	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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SUBFLOOR- OSB

	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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PIER/COLUMNS/FOUND. WALL- Masonry

	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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FLOOR JOIST & SILLS- Conventional framing

	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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GIRDER- Double, wood

	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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MOISTURE Wood Moisture content 10-12 % Acceptable levels are below 19%

	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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SUMP PUMP

	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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CRAWL SPACE VAPOR BARRIER- Plastic

	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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ROOF DETAILS**ROOF FRAMING-** Conventional rafter & bracing

	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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CEILING JOISTS- Conventional joist & bearing

	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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ROOF DECKING- OSB

	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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WALL DETAILS**EXTERIOR/INTERIOR WALLS**

	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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ADDITIONAL STRUCTURAL ITEM (IF NEEDED)

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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S = Item is satisfactory R = Item needs repair I = Item needs investigated NP = Item not present NI = Item not inspected

EXTERIOR		Report Number T2U144R66190	= Tips, Tools, and Savings <table border="1" style="display: inline-table; vertical-align: middle;"> <tr> <td>S</td> <td>R</td> <td>I</td> <td>NP</td> <td>NI</td> </tr> </table>		S	R	I	NP	NI
S	R	I	NP	NI					
WALL CLADDING- Vinyl, Brick									
Gaps noted between brick and vinyl siding along the front porch and at the front right corner of the home. Recommend having a qualified person properly seal the gaps to eliminate water penetration. Recommend sealing gaps in siding where pipes enter the right side of the basement. Bottom row of siding is loose along the rear deck. Gaps noted in corners of the siding. Recommend having a licensed contractor properly install the bottom row of siding. Recommend sealing gaps in siding where pipes enter the right side of the home to prevent water penetration.									
FLASHING									
TRIM									
FRONT DOOR- <input type="checkbox"/> Double <input type="checkbox"/> Fiberglass <input type="checkbox"/> Glass <input checked="" type="checkbox"/> Metal <input checked="" type="checkbox"/> Single <input type="checkbox"/> Wood									
REAR DOORS- <input checked="" type="checkbox"/> Double <input type="checkbox"/> Fiberglass <input checked="" type="checkbox"/> Glass <input checked="" type="checkbox"/> Metal <input checked="" type="checkbox"/> Single <input type="checkbox"/> Wood									
Wood rot noted to casement at the rear basement entry door. Recommend having a qualified person repair the damaged wood.									
SIDE DOORS- <input type="checkbox"/> Double <input type="checkbox"/> Fiberglass <input type="checkbox"/> Glass <input checked="" type="checkbox"/> Metal <input checked="" type="checkbox"/> Single <input type="checkbox"/> Wood									
SLIDING GLASS DOOR- <input type="checkbox"/> Insulated <input type="checkbox"/> Screened <input type="checkbox"/> Tempered									
WINDOWS- (exterior side) <input type="checkbox"/> Awning <input checked="" type="checkbox"/> Double Hung <input type="checkbox"/> Insulated <input type="checkbox"/> Screens <input type="checkbox"/> Slider <input type="checkbox"/> Vinyl <input type="checkbox"/> Casement <input checked="" type="checkbox"/> Fixed <input type="checkbox"/> Metal <input type="checkbox"/> Single Hung <input type="checkbox"/> Storm <input checked="" type="checkbox"/> Wood									
Window screens are stored in the basement. Check screens for proper sizing and condition. Window shutters are loose along front of the home. Loose window shutters need to be secured in place. Paint is peeling from exterior windows and window frames around the home. Recommend having a qualified person paint the windows and frames with proper preparation. Wood rot noted along the exterior window frames at the front dining room windows. Recommend having a qualified person repair the damaged wood.									
GARAGE- Two car attached DOOR OPENER- Genie (auto reverse)									
Settling cracks noted along the garage ceiling. Suggest patching the cracks. Lens is loose at the garage door opener. Recommend securing the cover lens in place. Water stains noted along the garage ceiling and wall. Newer roof appears to have eliminated leaks. Ceiling and wall are dry at time of the inspection. Suggest painting the ceiling and wall with proper preparation.									
DECK- Wood									
Recommend pressure washing and applying a wood preservative to the deck and deck railings.									
DECK RAILS- Wood									
EXTERIOR BALCONY-									
EXTERIOR BALCONY RAILS-									
STOOP- Wood									
Raised nails noted along the left rear stoop and stoop steps. Recommend having a qualified person secure the loose nails in place to prevent injury. A partial brace has been installed under the stairs at the left side stoop. Recommend having a qualified person finish the brace to add proper support to the stairs.									
STOOP RAILS- Wood									

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EXTERIORReport Number
T2U144R66190 = Tips, Tools, and Savings**S** **R** **I** **NP** **NI****PORCH-** Masonry ☐ ☒ ☐ ☐ ☐

Loose mortar joints noted along the front porch and porch steps. Recommend having a qualified person properly seal the loose mortar joints to prevent settling from water penetration.

PORCH RAILS- ☐ ☐ ☐ ☒ ☐**SOFFIT/EAVES-** Vinyl ☐ ☒ ☐ ☐ ☐

Recommend sealing gap where pipe exits the soffit along rear of the home over the deck.

FASCIA- Alum. clad ☒ ☐ ☐ ☐ ☐**DRIVEWAY-** Concrete ☐ ☒ ☐ ☐ ☐

Voids noted under the driveway along both ends of the garage. The driveway has settled. Recommend having a licensed contractor evaluate the driveway and make necessary repairs to the driveway.

PATIOS/SLABS- Concrete ☒ ☐ ☐ ☐ ☐**WALKS-** Concrete ☐ ☒ ☐ ☐ ☐

The walkway has settled and is damaged beside the front porch steps. Recommend having a licensed contractor evaluate the sidewalk and make necessary repairs.

RETAINING WALLS- ☐ ☐ ☐ ☒ ☐**VEGETATION-** Grass / Trees ☐ ☒ ☐ ☐ ☐

Recommend trimming bushes and vines away from the house.

TREES/LIMBS ☒ ☐ ☐ ☐ ☐**GRADE/DRAINAGE** ☒ ☐ ☐ ☐ ☐**ADDITIONAL EXTERIOR ITEMS (IF NEEDED)**☐ ☐ ☐ ☒ ☐☐ ☐ ☐ ☒ ☐

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ROOFReport Number
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ROOF COVERINGS- Fiberglass / Asphalt Composition ☒ ☐ ☐ ☐ ☐**ROOF STYLE-** Gable & Hip ☒ ☐ ☐ ☐ ☐**GUTTERS-** Aluminum ☒ ☐ ☐ ☐ ☐**DOWNSPOUTS-** Aluminum ☐ ☒ ☐ ☐ ☐

Downspout is loose along rear of the home at the deck. Recommend having a qualified person secure the loose downspout in place.

SPLASH BLOCKS DISCHARGE- Plastic pipe ☐ ☒ ☐ ☐ ☐

Unable to determine where downspout drain pipe discharges along left side of the front porch. Check with the current owner for location of the downspout drain pipe to ensure water is properly diverted away from the sidewalk.

FLASHING & ROOF PENETRATIONS ☒ ☐ ☐ ☐ ☐**SKYLIGHTS** ☐ ☐ ☐ ☒ ☐**WATER PENETRATION** ☐ ☐ ☐ ☒ ☐**ADDITIONAL ROOF ITEMS (IF NEEDED)**☐ ☐ ☐ ☒ ☐☐ ☐ ☐ ☒ ☐**ROOF INSPECTED FROM:**

The roof was inspected from attic & grade.

ROOF AREAS NOT INSPECTED

No inaccessible areas on the roof.

Note: Items noted "R" (needing repair) or "I" (needing further investigation) should be repaired and/or evaluated by a qualified repair person prior to purchase or sale. Apparent serviceability of roofing system is reported but is not a warranty or guarantee of the remaining life expectancy. The home inspector is NOT required to walk on the roofing or inspect attached accessories including solar systems, antennae and lightning arrestors.

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S R I NP NI**WATER SUPPLY DETAILS****WATER SUPPLY TYPE -** ☒ Public Sewer ☒ Public Water ☐ Septic ☐ Well**WATER SUPPLY-** ☒ Copper ☐ Galvanized ☐ Not visible ☐ Pex ☐ Polybutylene ☐ PVC

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

WELL PUMP- Manufacturer _____ Est. Age. _____

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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WATER SHUT OFF LOCATION- ☒ Foundation ☒ Meter ☐ Water heater

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Water pressure regulator(top) and main water shut off valves(bottom) are located in the basement along front of the home.

WATER PRESSURE _____ Approximate P.S.I.G. 65

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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WATER DISTRIBUTION DETAILS**WATER PIPES-** ☒ Copper ☐ CPVC ☐ Galvanized ☐ Pex ☐ Polybutylene

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

FUNCTIONAL FLOW

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Functional water flow was observed at all fixtures where testing was possible and practical. Washing machine water flow was not tested.

WATER PIPE SUPPORT

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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WATER PIPE INSULATION

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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WASTE & VENT PIPE DETAILS**WASTE & VENT PIPES-** ☐ Cast Iron ☐ Copper ☐ Galvanized ☒ PVC

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

FUNCTIONAL DRAINAGE

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
-------------------------------------	--------------------------	--------------------------	--------------------------	--------------------------

The drainage system was tested by running water through all fixtures and drains except the washing machine drain. Functional drainage appeared normal.

WASTE & VENT PIPE SUPPORT

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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EQUIPMENT & FUEL STORAGE**WASTE PUMP (SOMETIMES CALLED A LIFT STATION)**

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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INTERIOR FUEL STORAGE / FUEL SUPPLY & VENT PIPING

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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PLUMBING FIXTURES**OUTSIDE FAUCETS**

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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The rear exterior faucet drips continuously. Recommend having a qualified person repair or replace the rear faucet to eliminate the drip.

KITCHEN SINK

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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PLUMBING

Report Number
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LAUNDRY CONNECTIONS- ☒ Elect. Dryer ☒ Gas Dryer ☒ Mop Sink ☒ Washer

	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Water and drain connections for washer and outlet for dryer observed only. Not tested.

ADDITIONAL PLUMBING ITEMS (IF NEEDED)

RADON VENT PIPE

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Home has a passive radon vent pipe installed.

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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PLUMBINGReport Number
T2U144R66190**WATER HEATER** = Tips, Tools, and Savings

S	R	I	NP	NI
✓				

WATER HEATER

1

Water Heater Location Basement

50

Gallon



Manufacturer A. O. Smith

Serial Number

1403A022024

Estimated Age 5

Model Number

GPV50200

☐ Electric
☒ Gas
☐ Propane
☐ Tank

Water

115

Temperature

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PLUMBINGReport Number
T2U144R66190**BATHROOM**

= Tips, Tools, and Savings

S **R** **I** **NP** **NI****BATH FIXTURES # 1 -** First floor hall bathroom ☐ ☒ ☐ ☐ ☐ ☐

Toilet is loose from the floor in the first floor hall bathroom. Toilet needs to be secured to floor flange to prevent leaks.

BATH FIXTURES # 2 - Master bathroom ☐ ☒ ☐ ☐ ☐ ☐

Recommend sealing gap between the shower and floor in the master bathroom to prevent water penetration.

BATH FIXTURES # 3 - Second floor hall bathroom ☒ ☐ ☐ ☐ ☐ ☐**BATH FIXTURES # 4 -** Second floor front bedroom bathroom ☐ ☒ ☐ ☐ ☐ ☐

Bathtub faucet handle runs when turned to the off position in the second floor front bedroom bathroom. The handle must be turned back slightly to turn the water off. Recommend having a licensed contractor repair or replace the shower faucet handle to allow the faucet handle to properly turn off the water.

BATH FIXTURES # 5 - Basement bathroom ☐ ☒ ☐ ☐ ☐ ☐

Vinyl floor is damaged beside the basement bathroom bathtub. Recommend having a qualified person replace the damaged vinyl flooring.

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ELECTRICALReport Number
T2U144R66190

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S **R** **I** **NP** **NI****SERVICE ENTRANCE-** Underground ☒ ☐ ☐ ☐ ☐**SERVICE WIRES SIZE & TYPE-** 4/0 Aluminum = 200 Amps & 240 Volts ☒ ☐ ☐ ☐ ☐**GROUNDING EQUIPMENT-** ☐ Not Present ☒ To Ground Stake ☐ To Water Pipe ☒ ☐ ☐ ☐ ☐**MAIN PANEL- Located at-** Laundry Room ☒ ☐ ☐ ☐ ☐**SUB PANELS- Located at-** ☐ ☐ ☐ ☒ ☐**OVER CURRENT/FAULT PROTECTION-** ☐ ARC Breaker ☒ Circuit Breakers ☐ Fuses ☐ GFCI Breakers ☒ ☐ ☐ ☐ ☐**GROUND FAULT PROTECTION-** ☒ Baths ☒ Exterior ☒ Kitchen ☐ ☒ ☐ ☐ ☐Currently present at: ☐ Carport ☒ Garage ☐ None☐ ☒ ☐ ☐ ☐

Ground fault receptacle does not trip in the second floor front bedroom bathroom. Recommend having a licensed contractor replace the GFI receptacle.

110 VOLT CIRCUITS - Material- ☐ Aluminum ☒ Copper ☐ Could not Inspect ☒ ☐ ☐ ☐ ☐**220 VOLT CIRCUITS - Material-** ☒ Aluminum ☒ Copper ☐ Could not Inspect ☒ ☐ ☐ ☐ ☐**RECEPTACLES (representative #-) Type-** ☐ 2 Prong ☒ 3 Prong ☒ ☐ ☐ ☐ ☐**INTERIOR LIGHT FIXTURES, CEILING FANS & SWITCHES** ☐ ☒ ☐ ☐ ☐

Kitchen can light is out. Replace bulb to ensure the fixture operates.

EXTERIOR LIGHT FIXTURES, CEILING FANS & SWITCHES ☒ ☐ ☐ ☐ ☐**SMOKE DETECTORS** ☒ ☐ ☐ ☐ ☐**DOORBELL** ☒ ☐ ☐ ☐ ☐**ADDITIONAL ELECTRICAL ITEM (IF NEEDED)**☐ ☐ ☐ ☒ ☐

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HEATINGReport Number
T2U144R66190

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S **R** **I** **NP** **NI****HEATING UNIT MFG # 1**

Lennox

MODEL NUMBER

G51MP-36C-090-03

SERIAL NUMBER

5905A03869

ENERGY SOURCE
☐ Electric ☐ Oil
☒ Natural Gas ☐ Propane
Area Served:

First Floor and Basement

HEATING UNIT DESCRIPTION
☐ Baseboard ☐ Heat Pump ☐ Mini-Split
☒ Forced Air ☐ Hot Water ☐ Radiant He
TOTAL CAPACITY(in BTU's)

90,000 BTU's

APPROXIMATE AGE(in years)

2005

SYSTEM
☒ Central
☐ Room unit
TYPE
☐ Package System
☒ Split System
UNIT LOCATION
☐ Attic ☐ Inside
☒ Basement ☐ Outside
☐ Crawlspace
☐ Garage
HEATING EQUIPMENT ☐ ☒ ☐ ☐ ☐

Standing water noted in the drain pan of the basement furnace. The furnace sump pump is not operating. Recommend having a licensed contractor replace the sump pump.

OPERATION - AIR TEMP. RISE

Return - 80

Supply - 103

☒ ☐ ☐ ☐ ☐

The temperature output with respect to return temperature on the furnace serving the first floor and basement is within normal limits.

OPERATING & SAFETY CONTROLS ☒ ☐ ☐ ☐ ☐**FLUE** ☒ ☐ ☐ ☐ ☐**ADDITIONAL HEATING ITEM (IF NEEDED)**☐ ☐ ☐ ☒ ☐**HEATING UNIT MFG # 2**

Heil

MODEL NUMBER

G9MXE0601412A

SERIAL NUMBER

A124459746

ENERGY SOURCE
☐ Electric ☐ Oil
☒ Natural Gas ☐ Propane
Area Served:

Second Floor

HEATING UNIT DESCRIPTION
☐ Baseboard ☐ Heat Pump ☐ Mini-Split
☒ Forced Air ☐ Hot Water ☐ Radiant He
TOTAL CAPACITY(in BTU's)

60,000 BTU's

APPROXIMATE AGE(in years)

2017

SYSTEM
☒ Central
☐ Room unit
TYPE
☐ Package System
☒ Split System
UNIT LOCATION
☒ Attic ☐ Inside
☐ Basement ☐ Outside
☐ Crawlspace
☐ Garage
HEATING EQUIPMENT ☒ ☐ ☐ ☐ ☐**OPERATION - AIR TEMP. RISE**

Return - 78

Supply - 104

☒ ☐ ☐ ☐ ☐

The temperature output with respect to return temperature on the furnace serving the second floor is within normal limits.

OPERATING & SAFETY CONTROLS ☒ ☐ ☐ ☐ ☐**FLUE** ☒ ☐ ☐ ☐ ☐

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HEATING

Report Number
T2U144R66190

 = Tips, Tools, and Savings

S	R	I	NP	NI
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ADDITIONAL HEATING ITEM (IF NEEDED)

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Note: Items noted "R" (needing repair) or "I" (needing further investigation) should be repaired and/or evaluated by a qualified repair person prior to purchase or sale. For gas or oil furnaces, the only cover that was removed was the access cover on the burner assembly. The heat exchanger cannot be examined without extensive disassembly of the cabinet. Since this is not possible during a standard, visual home inspection, you may want to obtain a warranty contract on heating units and / or have heat exchanger technically evaluated by an HVAC technician prior to sale. Cracks in flue liners are often concealed by the normal build up of creosote. Our visual inspection may not detect all possible problems with chimneys. The home inspector is not required to: operate heating systems when weather conditions or other circumstances may cause equipment damage; operate automatic safety controls; ignite or extinguish solid fuel fires; or ignite a pilot light. The home inspector is not required to inspect: the interior of flues; fireplace insert flue connections; heat exchanger; humidifiers; electronic air filters; the uniformity or adequacy of heat supply (air flow) to the various rooms; or solar space heating equipment.

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HEATINGReport Number
T2U144R66190**FIREPLACE**

= Tips, Tools, and Savings

S R I NP NI

FIREPLACE # 1-	Description: Metal	Location: Living Room		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
GAS LOGS				<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Gas fireplace logs operated normally during inspection.								
DAMPER				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
CHIMNEY/FLUE CONDITION				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ADDITIONAL FIREPLACE ITEM (IF NEEDED)								

Note: Items noted "R" (needing repair) or "I" (needing further investigation) should be repaired and/or evaluated by a qualified repair person prior to purchase or sale. For gas or oil furnaces, the only cover that was removed was the access cover on the burner assembly. The heat exchanger cannot be examined without extensive disassembly of the cabinet. Since this is not possible during a standard, visual home inspection, you may want to obtain a warranty contract on heating units and / or have heat exchanger technically evaluated by an HVAC technician prior to sale. Cracks in flue liners are often concealed by the normal build up of creosote. Our visual inspection may not detect all possible problems with chimneys. The home inspector is not required to: operate heating systems when weather conditions or other circumstances may cause equipment damage; operate automatic safety controls; ignite or extinguish solid fuel fires; or ignite a pilot light. The home inspector is not required to inspect: the interior of flues; fireplace insert flue connections; heat exchanger; humidifiers; electronic air filters; the uniformity or adequacy of heat supply (air flow) to the various rooms; or solar space heating equipment.

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AIR CONDITIONINGReport Number
T2U144R66190

= Tips, Tools, and Savings

S **R** **I** **NP** **NI****A/C MFG UNIT # 1**

Lennox

SYSTEM☒ Central**TYPE**☐ Dual zone**LOCATION**☐ Inside**MODEL NUMBER**

10ACC-036-230-04

☐ Room units☐ Package system☒ Outside**SERIAL NUMBER**

5805D42324

☒ Split system**ENERGY****TOTAL CAPACITY(in Tons)**

3 tons

APPROXIMATE AGE(in years)

2005

☒ Electric☐ Gas**AREA SERVED:**

First Floor and Basement

A/C EQUIPMENT ☒ ☐ ☐ ☐ ☐**OPERATION - AIR TEMP. DROP**

Return -

Supply -

☐ ☐ ☐ ☐ ☒

The outside A/C condensing unit was not tested due to manufacturer's recommendations not to operate when the outdoor temperature is less than 65 degrees. The unit did switch to cooling when thermostat was activated.

A/C OPERATING CONTROLS ☒ ☐ ☐ ☐ ☐**ADDITIONAL A/C ITEM (IF NEEDED)**☐ ☐ ☐ ☒ ☐**A/C MFG UNIT # 2**

Heil

SYSTEM☒ Central**TYPE**☐ Dual zone**LOCATION**☐ Inside**MODEL NUMBER**

NXA424CKCK01

☐ Room units☐ Package system☒ Outside**SERIAL NUMBER**

E173227730

☒ Split system**ENERGY****TOTAL CAPACITY(in Tons)**

2 tons

APPROXIMATE AGE(in years)

2017

☒ Electric☐ Gas**AREA SERVED:**

Second Floor

A/C EQUIPMENT ☒ ☐ ☐ ☐ ☐**OPERATION - AIR TEMP. DROP**

Return -

Supply -

☐ ☐ ☐ ☐ ☒


The outside A/C condensing unit was not tested due to manufacturer's recommendations not to operate when the outdoor temperature is less than 65 degrees. The unit did switch to cooling when thermostat was activated.

A/C OPERATING CONTROLS ☒ ☐ ☐ ☐ ☐**ADDITIONAL A/C ITEM (IF NEEDED)**☐ ☐ ☐ ☒ ☐

S = Item is satisfactory **R** = Item needs repair **I** = Item needs investigated **NP** = Item not present **NI** = Item not inspected

AIR CONDITIONING

Report Number
T2U144R66190

 = Tips, Tools, and Savings

S	R	I	NP	NI
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Note: Items noted "R" (needing repair) or "I" (needing further investigation) should be repaired and/or evaluated by a qualified repair person prior to purchase or sale. This report does not reflect a technically exhaustive evaluation and should not be interpreted as a prediction of the remaining life expectancy of the air conditioner. Special HVAC license is required to check refrigerant pressures and other internal components. If you wish to have a technical evaluation, we suggest you have the system serviced and evaluated by a licensed HVAC technician. the home inspector is not required to: operate cooling systems when weather conditions or other circumstances may cause equipment damage; inspect window air conditioners; or inspect the uniformity or adequacy of cool-air supply to the various rooms.

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HVAC Distribution

Report Number
T2U144R66190

 = Tips, Tools, and Savings

S	R	I	NP	NI
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

DUCTS- (includes supports & insl.)

☒ Flex ☐ None ☐ Uninsulated
☒ Insulated ☒ Sheet Metal

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

FILTER - Size(s): 20 X 20 X 1

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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ADDITIONAL DUCT ITEM (IF NEEDED)

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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INTERIORReport Number
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S R I NP NI

WALLS & CEILINGS ☐ ☒ ☐ ☐ ☐

Water stain noted to the front coat closet ceiling. No evidence of active leaks observed over this area. Ceiling is dry at time of the inspection.
Suggest painting the ceiling with proper preparation.

FLOORS (does not include carpeting or finish treatments) ☐ ☒ ☐ ☐ ☐

Carpets are wrinkled and need stretching along the second floor. Carpets can be a tripping hazard.
Slope noted to the first floor hallway beside the hall bathroom. Finished ceiling in the basement under this area prevents viewing the floor framing. Flooring feels secure.
Water stains noted to the wood flooring in the front office. Recommend repairing the flooring.

STEPS & STAIRWAYS ☒ ☐ ☐ ☐ ☐**INTERIOR BALCONY & RAILINGS** ☒ ☐ ☐ ☐ ☐**COUNTERS & BUILT-IN CABINETS (representative #)** ☒ ☐ ☐ ☐ ☐**INTERIOR DOORS (representative #)** ☐ ☒ ☐ ☐ ☐

The first floor hall bathroom door sticks when closing. Recommend adjusting or trimming the door to allow proper closure.
The master bedroom closet doors drag against the bathroom floor tiles. Closet doors need to be adjusted to prevent damage to the door or flooring.

WINDOWS (interior side of windows) ☐ ☒ ☐ ☐ ☐

Windows are stuck and hard to open through the home. Recommend freeing at least one window in every room to allow emergency egress.

ADDITIONAL INTERIOR ITEMS (IF NEEDED)☐ ☐ ☐ ☒ ☐☐ ☐ ☐ ☒ ☐

S = Item is satisfactory R = Item needs repair I = Item needs investigated NP = Item not present NI = Item not inspected

INSULATION & VENTILATION		Report Number T2U144R66190	= Tips, Tools, and Savings		S	R	I	NP	NI
BASEMENT INSULATION- 6 1/4 in. thick <input type="checkbox"/> Blown <input type="checkbox"/> Cellulose <input checked="" type="checkbox"/> Fiberglass <input type="checkbox"/> None <input type="checkbox"/> Roll/batt					<input checked="" type="checkbox"/>				
Basement has 6 1/4 +/- " of fiberglass blanket insulation which meets current energy standards.									
CRAWLSPACE INSULATION- in. thick <input type="checkbox"/> Blown <input type="checkbox"/> Cellulose <input type="checkbox"/> Fiberglass <input type="checkbox"/> None <input type="checkbox"/> Roll/batt								<input checked="" type="checkbox"/>	
ATTIC INSULATION- 12 1/2 in. thick <input checked="" type="checkbox"/> Blown <input type="checkbox"/> Cellulose <input checked="" type="checkbox"/> Fiberglass <input type="checkbox"/> None <input type="checkbox"/> Roll/batt					<input checked="" type="checkbox"/>				
12.5 +/- inches of blown fiberglass insulation is present in attic and is rated at R-30+/- which meets current energy standards.									
VAPOR RETARDERS- <input checked="" type="checkbox"/> Kraft backed paper <input type="checkbox"/> Other <input type="checkbox"/> Plastic					<input checked="" type="checkbox"/>				
CRAWLSPACE VENTILATION- <input type="checkbox"/> 8" x 16" Foundation Vents <input type="checkbox"/> Fan <input type="checkbox"/> Other								<input checked="" type="checkbox"/>	
ATTIC VENTILATION- <input type="checkbox"/> Gable <input type="checkbox"/> Louvers <input type="checkbox"/> Powerfan <input checked="" type="checkbox"/> Ridge <input checked="" type="checkbox"/> Soffit <input type="checkbox"/> Static					<input checked="" type="checkbox"/>				
WHOLE HOUSE FAN								<input checked="" type="checkbox"/>	
BATHROOM VENTS- To attic & over to soffit					<input checked="" type="checkbox"/>				
DRYER VENT- To exterior wall					<input checked="" type="checkbox"/>				
ADDITIONAL INSULATION ITEMS (IF NEEDED)									
								<input checked="" type="checkbox"/>	
								<input checked="" type="checkbox"/>	

Note: Items noted "R" (needing repair) or "I" (needing further investigation) should be repaired and/or evaluated by a qualified repair person prior to purchase or sale. The home inspector is not required to report on: concealed insulation and vapor retarders; or venting equipment that is integral with household appliances. The home inspector shall: move insulation where readily visible evidence indicates the possibility of a problem; and move floor insulation where plumbing drain/waste pipes penetrate floors, adjacent to earth-filled stoops or porches, and at exterior doors.

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BUILT-IN KITCHEN APPLIANCES

Report Number
T2U144R66190

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S **R** **I** **NP** **NI**

KITCHEN # 1	Manufacturer	Model #	Serial #						
DISHWASHER	Frigidaire	TH41198736	FGHD2465NF1A		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
A visible high loop is not present at the dishwasher drain line. Recommend having a qualified person install a high loop or an air gap at the dishwasher drain line to prevent water from backing up into the dishwasher.									
RANGE- Gas	Frigidaire	FGGF3054MFG	VF40497536		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
OVEN- Gas	Frigidaire	FGGF3054MFG	VF40497536		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
TRASH COMPACTOR					<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
GARBAGE DISPOSAL	ISE / Badger	5-81	07071762193		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
RANGE HOOD VENT	Frigidaire	FGMV174KFC	9G34800811		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
MICROWAVE (Built-in)	Frigidaire	FGMV174KFC	9G34800811		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
REFRIGERATOR	Frigidaire	FGHB28668F3	4A40803078		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ADDITIONAL APPLIANCE ITEMS (IF NEEDED)									
					<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
					<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Note: Washers and dryers are normally considered personal property and are not checked if present. Due to time constraints, self cleaning options on ovens are not tested. Since appliances are only turned on for a short period of time, extensive testing of timers, thermostats and other controls is not possible. Any appliance that is over ten years old is considered past its normal life expectancy. Appliances can fail at any time regardless of age: consider purchasing a home warranty service contract to cover repair or replacement. The home inspector is not required to inspect: locks, timers, self-cleaning oven functions, or thermostats for calibration or automatic operation; non built-in appliances; or refrigeration units. The home inspector is not required to operate: appliances in use; or any appliance that is shut down or otherwise inoperable.

SAFETY INSPECTORReport Number
T2U144R66190

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SMOKE DETECTORS # - Three**SMOKE DETECTORS WORK? -** Yes**CARBON MONOXIDE DETECTORS # -** None**CARBON MONOXIDE DETECTORS WORKING? -****DEADBOLTS INSTALLED? -** Yes**DEADBOLTS WORKING? -** Yes**FIRE EXTINGUISHERS # -** None**SECURITY SYSTEM INSTALLED? -** Yes**ADDITIONAL SAFETY ITEMS (IF NEEDED)**

We are proud to provide this Safety Report with support from Nationwide Insurance, ADT, and Safe Homes for Safe Kids.
Please review entire report for other safety related items.



All directional references are made facing the front door of the house. This report is intended for the exclusive use of our client. Items noted "R" (needing repair) or "I" (needing further investigation) should be repaired and/or evaluated by a qualified repair person prior to purchase or sale. This is a visual inspection of readily accessible components only and is not technically exhaustive.

Home inspectors are NOT required to report on: the life expectancy of any component or system; the causes of the need for a repair; the methods, materials and costs of corrections; the suitability of the property for any specialized use; compliance or noncompliance with codes, ordinances, statutes, regulatory requirements or restrictions; the market value of a property or its marketability; the advisability or inadvisability of purchase of the property; any component or system that was not inspected; the presence or absence of pests such as wood damaging organisms, rodents, or insects; cosmetic damage, underground items, or items not permanently installed - any information given on these items should be considered incomplete and should be further evaluated prior to sale.

Home inspectors are NOT required to: offer warranties or guarantees of any kind; calculate the strength, adequacy, or efficiency of any system or component; enter any area or perform any procedure that may damage the property or its components or be dangerous to adversely affect the health or safety of the home inspector or other persons; operate any system that has been shut down or otherwise inoperable; operate any system that does not respond to normal controls; move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; determine the presence or absence of any suspected adverse environmental condition or hazardous substance - including toxins, carcinogens, noise, contaminants in the building or in soil, water or air; determine the effectiveness of any system installed to control or remove suspected hazardous substances; predict future condition, including failure of components; project operating costs of components; evaluate acoustical characteristics of any system or component; inspect special equipment or accessories that are not listed in this report; disturb insulation except: where readily visible evidence indicates the possibility of a problem, where plumbing drain/waste pipes penetrate floors and adjacent to earth filled stoops or porches and at exterior doors - any information given on these items should be considered incomplete and should be further evaluated prior to sale. Home inspectors shall NOT : Offer or perform any act or service contrary to law; offer to perform engineering, architectural, plumbing, electrical or any job function requiring an occupational license in the jurisdiction where the inspection is taking place, unless the home inspector holds a valid occupational license, in which case the home inspector shall inform the client that the the home inspector is so licensed, and therefore qualified to go beyond this section and perform additional inspections beyond those listed as line items in this report.

STRUCTURAL

Note: Items noted "R" (needing repair) or "I" (needing further investigation) should be repaired and/or evaluated by a qualified repair person prior to purchase or sale. Due to recent advances in modular construction techniques, it is sometimes difficult to determine if a home is modular or "stick built". Therefore, no determination was made by the inspector other than a general framing description.

EXTERIOR

Note: Items noted "R" (needing repair) or "I" (needing further investigation) should be repaired and/or evaluated by a qualified repair person prior to purchase or sale. Conditions behind siding, gutters, awnings and heavy shrubbery are not visible and are expressly excluded from this report. Representative site drainage cannot be accessed if it has been dry for an extended period of time. No guarantee is made for compromised insulation seals on windows and doors because this condition may only be apparent during certain weather conditions. The home inspector is NOT required to inspect storm windows & doors, screening, shutters, awnings, and similar seasonal accessories; fences; presence of safety glazing in doors and windows; garage door remote controls; geological and soil conditions; recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment or athletic facilities); detached buildings or structures; any environmental hazard or buried fuel tanks.

ELECTRICAL

Note: Items noted "R" (needing repair) or "I" (needing further investigation) should be repaired and/or evaluated by a qualified repair person prior to purchase or sale. The home inspector is not required to: insert any tool, probe, or testing device inside the panels; test or operate any over current device except ground fault circuit interrupters; dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; operate and test smoke detectors when detectors are part of a central system. The home inspector is not required to inspect: low voltage systems; security system devices, heat detectors, or carbon monoxide detectors; telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or built-in vacuum equipment. "Representative number" means, for multiple identical components such as electrical outlets, one such component per room. Safety Note: To help prevent fatal electric shocks, modern standards require Ground Fault Circuit protection at the receptacles serving the kitchen, bathrooms, & laundry (within 6' of sink); also garage, unfinished basements, exterior, crawl space, whirlpools, spas, pools, & fountains - if not present, client should add ground fault protection for personal safety.

PLUMBING

Note: Items noted "R" (needing repair) or "I" (needing further investigation) should be repaired and/or evaluated by a qualified repair person prior to purchase or sale. If well water is used for drinking purposes, we recommend it be tested by a lab or the health dept. Underground septic systems, sewer lines, and water treatment equipment are not inspected. If present, we recommend a septic system inspection and/or contractor evaluation before closing. The home inspector is not required to: state the effectiveness of anti-siphon devices; determine whether water supply and waste disposal systems are public or private; operate automatic safety controls; operate any valve except water closet flush valves, fixture faucets, and hose faucets. The home inspector is not required to inspect: water conditioning systems; fire and lawn sprinkler systems; on-site water supply quantity and quality; on-site waste disposal systems; foundation irrigation systems; bathroom spas, except as to functional flow and functional drainage; swimming pools; solar water heating equipment: or inspect the svstem for proper sizing. design. or use of proper materials.

SUPPLEMENTAL INFORMATION

Report Number
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INTERIORS

Note: Items noted "R" (needing repair) or "I" (needing further investigation) should be repaired and/or evaluated by a qualified repair person prior to purchase or sale. "Representative number" means, for multiple identical components such as interior doors and windows, one such component shall be operated per room. The home inspector is not required to inspect: paint, wallpaper, and other finish treatments on : interior walls, ceilings, and floors; carpeting, draperies, blinds, or other window treatments.

ROOF

Note: Items noted "R" (needing repair) or "I" (needing further investigation) should be repaired and/or evaluated by a qualified repair person prior to purchase or sale. Apparent serviceability of roofing system is reported but is not a warranty or guarantee of the remaining life expectancy. The home inspector is NOT required to walk on the roofing or inspect attached accessories including solar systems, antennae and lightning arrestors.

INSULATION

Note: Items noted "R" (needing repair) or "I" (needing further investigation) should be repaired and/or evaluated by a qualified repair person prior to purchase or sale. The home inspector is not required to report on: concealed insulation and vapor retarders; or venting equipment that is integral with household appliances. The home inspector shall: move insulation where readily visible evidence indicates the possibility of a problem; and move floor insulation where plumbing drain/waste pipes penetrate floors, adjacent to earth-filled stoops or porches, and at exterior doors.