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General Information

Property Information

Property Address *123 USA St*
City *Inspections* State *Ohio* Zip *11111*
Contact Name *Paul Inspector*
Phone *216-571-1074* Fax

Client Information

Client Name *Paul Inspector*
Client Address *12345 USA St*
City *Inspections* State *Ohio* Zip *11111*
Phone *216-571-1074* Fax
E-Mail *inspectionsunlimited@cox.net*

Inspection Company

Inspector Name *Paul Wancata*
Company Name *Inspections Unlimited*
Address *1535 Lourdes*
City *Parma* State *Ohio* Zip *44134*
Phone *216-571-1074* Fax
E-Mail *inspectionsunlimited@cox.net*
File Number *2011-1000*
Amount Received *\$285.00*

Conditions

Others Present *Buyer's Agent and Buyer* Property Occupied *Occupied*
Estimated Age *20 Years Old* Entrance Faces *North*
Inspection Date *04/03/2011*
Start Time *10:00am* End Time *1:00pm*
Electric On *Yes*
Gas/Oil On *Yes*
Water On *Yes*
Temperature *75 Degrees*
Weather *Partly cloudy* Soil Conditions *Dry*
Space Below Grade *Basement*
Building Type *Single family* Garage *Attached*
Sewage Disposal *City* How Verified *Multiple Listing Service*
Water Source *City* How Verified *Multiple Listing Service*

Component Ratings

Ratings are based on visible components only at time of the inspection. Some system or component may be given two or more ratings in specific circumstances. It is always recommended to have any system or component that needs repair or replacement evaluated by a licensed or professional contractor.

- Satisfactory** **System or component is functional with no visible defects.**

- Marginal** **System or component is either of the following:**
A) Functional, but nearing the end of its expected life design.
B) Functional, but is currently functioning beyond its expected life design
C) Functional, but has visible signs of deterioration and and is not functioning at its full expected use.

- Safety Hazard** **System or component is in unsafe condition due to it is either not present or does not meet safety standards.**

- Repair / Replace (Major)** **System or component is broken, inoperable, or has visible deteriorating conditions which need repair or replacement consideration. Considered a major component.**

- Repair / Replace (Minor)** **System or component is broken, inoperable, or has visible deteriorating conditions which need repair or replacement consideration. Considered a minor component.**

- Partially Inspected** **Component was not completely visible, accessible, or operable at time of inspection and rating based on visible area only**

- Not Inspected** **Component was unable to be inspected for safety reasons, lack of utility operation, inaccessible, disconnected at time of inspection, or beyond the scope of the inspection.**

Roof Surface

Inspection of the roofing material and its components are not always completely visible or accessible due to weather conditions, height of structure, covered by other material, or may pose a safety hazard to the inspector. All efforts are made to make a complete evaluation of the roof and its applicable components. Determining its current age and expected future life expectancy is not always possible due to other contributing factors such as proper insulation, ventilation, and vegetation which may be negatively affecting roof material performance at the time of the inspection. Any future life expectancy is based on current aging symptoms identified at time of the inspection which are typical factors as recognized within the roofing industry.

Main Roof Surface

1. Type: *Gable*
2. Method of Inspection: *On roof*
3. Unable to Inspect: *25%*
4. Material: *Asphalt shingle*

Repair / Replace (Major)

Roof has deteriorating conditions and has reached the end of its useful life and should be budgeted for replacement.



5. Flashing: *Aluminum*
6. Valleys: *Preformed metal*
7. Skylights: *Insulated glass*
8. Plumbing Vents: *PVC*
9. Gutters: *Aluminum*

Satisfactory

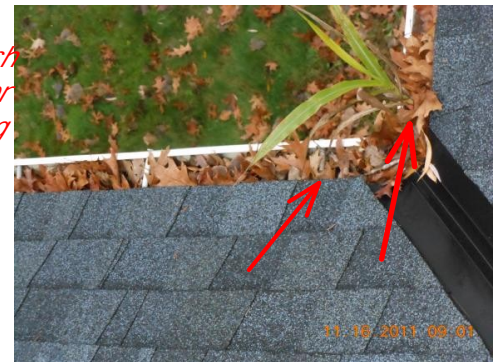
Satisfactory

Satisfactory

Satisfactory

Repair / Replace (Minor)

Gutters are dirty and filled with debris which can cause overflow of gutters and send water down foundation wall. Recommend cleaning by a roofing specialist.



10. Downspouts/Extensions *Aluminum*

Satisfactory

Main Chimney

Roof Surface (Continued)

11. Chimney: *Brick*

Repair / Replace (Minor)

Chimney requires tuck point repairs. Bricks material is cracked, popped, or broken surfaces. Recommend evaluation and repair by a mason contractor.



12. Flue/Flue Cap: *Concrete*

Repair / Replace (Minor)

Chimney cap cracked or deteriorated. Recommend evaluation and repair by a mason or chimney contractor.



13. Chimney Flashing: *Metal*

Satisfactory

Lots and Grounds

Any negative grade towards a home can affect the foundation of a home and increase the likelihood of moisture intrusion into parts of the home below grade. It is always recommended to correct any negative grade situations.

1. Driveway *Concrete*

Satisfactory

2. Walks: *Concrete*

Satisfactory

3. Grading: *Minor slope*

Repair / Replace (Minor)

Grading is sloped towards foundation which can cause moisture intrusion down foundation. Recommend evaluation and repair by a professional.



4. Swale: *Adequate slope*

Satisfactory

Lots and Grounds (Continued)

5. Vegetation: *Tall Trees*

Repair / Replace (Minor)

Tree limbs over hang the roof and should be cut back



6. Patio: *Concrete*

Satisfactory

Steps / Stoop Attached Exterior Component

7. Attached to House? *Yes*

Satisfactory

8. Railings Present? *No*

Safety Hazard

Handrails and balusters should be installed--this is a safety hazard and should be repaired immediately.



9. Steps *Concrete*

Satisfactory

10. Walk Surface *Concrete*

Satisfactory

11. Support Components *Brick*

Repair / Replace (Minor)

Tuck point repairs are needed. Recommend evaluation and repair by a mason contractor.



Exterior Surface and Components

Examination of the exterior walls are based on the visible components only. Decks & Porches are constructed many times close to the ground and their inspection of their structural components is not accessible or visible. Evaluation is based on any signs or symptoms indicating a possible problem. The exterior (VISIBLE) foundation walls are examined based on current conditions at time of the inspection. Foundation walls commonly develop settlement or shrinkage cracks and should be sealed and monitored for further movement. Cracks in foundation walls are evaluated based on the current conditions and any signs indicating possible structural issues. Inspections Unlimited does not guarantee future movement or structural integrity involving any cracks.

Entire home Exterior Surface

- | | |
|---|---|
| 1. Type: <i>Aluminum siding</i> | <i>Satisfactory</i> |
| 2. Trim: <i>Aluminum</i> | <i>Satisfactory</i> |
| 3. Fascia: <i>Aluminum</i> | <i>Satisfactory</i> |
| 4. Soffits: <i>Aluminum</i> | <i>Satisfactory</i> |
| 5. Foundation Wall: <i>Block</i> | <i>Satisfactory</i> |
| 6. Windows: <i>Various styles</i> | <i>Satisfactory</i> |
| 7. Basement Windows: <i>Glass block</i> | <i>Satisfactory</i> |
| 8. Door Bell Operative: <i>Hard wired</i> | <i>Satisfactory</i> |
| 9. Exterior Lighting: <i>Surface mount</i> | <i>Satisfactory</i> |
| 10. Exterior Electric Outlets: <i>110 VAC</i> | <i>Repair / Replace (Minor)</i> |
| | <i>GFCI-All outside receptacles should be a GFCI receptacle or a GFCI circuit Recommend evaluation by an electrician.</i> |
| 11. Hose Bibs: <i>Gate</i> | <i>Satisfactory</i> |
| 12. Electrical Mast: <i>Underground utilities</i> | <i>Satisfactory</i> |
| 13. Gas Meter: <i>Front of house--outside</i> | <i>Satisfactory</i> |
| 14. Main Gas Valve: <i>Located at gas meter</i> | <i>Satisfactory</i> |
| Front Door | |
| 15. Entry Door: <i>Steel</i> | <i>Satisfactory</i> |
| 16. Storm Door Present <i>Yes</i> | <i>Satisfactory</i> |
| Back Door | |
| 17. Entry Door: <i>Steel</i> | <i>Satisfactory</i> |
| 18. Storm Door Present <i>Yes</i> | <i>Satisfactory</i> |

Garage/Carport

Main Garage

- | | |
|--|--|
| 1. Type of Structure: <i>Attached</i> | |
| Yes Attached Garage Present | |
| 2. Garage Entry Door <i>Metal</i> | <i>Safety Hazard</i>
<i>Door to home does not auto close which poses a safety hazard.</i>
<i>Auto close hinges need to be installed.</i> |
| 3. Fire separation <i>Drywall/plaster</i> | <i>Satisfactory</i> |
| 4. Car Spaces: <i>2</i> | |
| 5. Exterior Surface: <i>Aluminum siding</i> | <i>Satisfactory</i> |
| 6. Roof: <i>Asphalt shingle</i> | <i>Satisfactory</i> |
| 7. Gutters: <i>Aluminum</i> | <i>Satisfactory</i> |
| 8. Downspouts/Extensions <i>Aluminum</i> | <i>Satisfactory</i> |
| 9. Door Operation: <i>Mechanized</i> | <i>Satisfactory</i> |
| 10. Garage Door <i>Metal</i> | <i>Satisfactory</i> |
| 11. Door Opener: <i>Lift Master</i> | <i>Satisfactory</i> |
| 12. Garage Opener Receptacle <i>110 VAC</i> | <i>Satisfactory</i> |
| 13. Roof Structure: <i>2x4 Truss</i> | <i>Satisfactory</i> |
| 14. Service Doors: <i>Metal</i> | <i>Satisfactory</i> |
| 15. Ceiling: <i>Drywall/plaster</i> | <i>Satisfactory</i> |
| 16. Walls: <i>Drywall/plaster</i> | <i>Satisfactory</i> |
| 17. Floor/Foundation: <i>Poured concrete</i> | <i>Satisfactory</i> |
| 18. Electrical: <i>110 VAC</i> | <i>Satisfactory</i> |
| 19. Windows: <i>Vinyl double hung</i> | <i>Satisfactory</i> |

Kitchen

Kitchen appliances are inspected for operation only at time of the inspection. Their future life and use are beyond the scope of the inspection.

1st Floor Kitchen

- | | |
|---|--|
| 1. Ceiling: <i>Drywall/plaster</i> | <i>Satisfactory</i> |
| 2. Walls: <i>Drywall/plaster</i> | <i>Satisfactory</i> |
| 3. Floor: <i>Linoleum</i> | <i>Satisfactory</i> |
| 4. Windows: <i>Vinyl double hung</i> | <i>Satisfactory</i> |
| 5. HVAC Source: <i>Heating system register</i> | <i>Satisfactory</i> |
| 6. Electrical: <i>110v</i> | <i>Repair / Replace (Minor)</i>
<i>GFCI-All kitchen or bathroom receptacles within 6' of water should be a GFCI receptacle or on a GFCI circuit. Recommend evaluation and repair by a licensed electrician.</i> |
| 7. Sink: <i>Stainless Steel</i> | <i>Satisfactory</i> |
| 8. Faucet <i>Chrome</i> | <i>Satisfactory</i> |
| 9. Disposal: <i>In-Sinkerator</i> | <i>Satisfactory</i> |
| 10. Flow and Drainage <i>Adequate Flow and drainage</i> | <i>Satisfactory</i> |
| 11. Sink Plumbing <i>PVC</i> | <i>Satisfactory</i> |
| 12. Sink Base Cabinet <i>Wood</i> | <i>Satisfactory</i> |

Kitchen (Continued)

- | | |
|-----------------------------------|---------------------|
| 13. Counter Tops: <i>Formica</i> | <i>Satisfactory</i> |
| 14. Cabinets: <i>Wood</i> | <i>Satisfactory</i> |
| 15. Appliances Present? <i>No</i> | |

Living Space

It is recommended to have a minimum of at least one smoke detector per floor of each home and in hallways to all bedrooms. A carbon monoxide detector is also recommended on each floor.

Family Room Living Space

- | | |
|---|---------------------|
| 1. Ceiling: <i>Drywall / plaster</i> | <i>Satisfactory</i> |
| 2. Walls: <i>Drywall / plaster</i> | <i>Satisfactory</i> |
| 3. Floor: <i>Carpet</i> | <i>Satisfactory</i> |
| 4. Doors: <i>Hollow wood</i> | <i>Satisfactory</i> |
| 5. Windows: <i>Vinyl double hung</i> | <i>Satisfactory</i> |
| 6. Electrical: <i>110 VAC</i> | <i>Satisfactory</i> |
| 7. HVAC Source: <i>Heat system register</i> | <i>Satisfactory</i> |

Living Room Living Space

- | | |
|--|---------------------|
| 8. Ceiling: <i>Drywall / plaster</i> | <i>Satisfactory</i> |
| 9. Walls: <i>Drywall / plaster</i> | <i>Satisfactory</i> |
| 10. Floor: <i>Carpet</i> | <i>Satisfactory</i> |
| 11. Doors: <i>Hollow wood</i> | <i>Satisfactory</i> |
| 12. Windows: <i>Vinyl double hung</i> | <i>Satisfactory</i> |
| 13. Electrical: <i>110 VAC, light switch</i> | <i>Satisfactory</i> |
| 14. HVAC Source: <i>Heat system register</i> | <i>Satisfactory</i> |

Dining Room Living Space

- | | |
|--|---------------------|
| 15. Ceiling: <i>Drywall / plaster</i> | <i>Satisfactory</i> |
| 16. Walls: <i>Drywall / plaster</i> | <i>Satisfactory</i> |
| 17. Floor: <i>Hardwood</i> | <i>Satisfactory</i> |
| 18. Doors: <i>Hollow wood</i> | <i>Satisfactory</i> |
| 19. Windows: <i>Vinyl double hung</i> | <i>Satisfactory</i> |
| 20. Electrical: <i>110 VAC, light switch</i> | <i>Satisfactory</i> |
| 21. HVAC Source: <i>Heat system register</i> | <i>Satisfactory</i> |

Fireplace/Wood Stove

For any fireplace, it is always recommended to have your fireplace cleaned and evaluated a minimum of at least once every two years based on usage. Operating the fireplace is beyond the scope of the inspection. Also, complete examination of the flue of the fireplace is usually not visible and should be evaluated by a chimney specialist.

Family Room Fireplace

- | | |
|---|----------------------|
| 1. Fireplace Construction: <i>Brick</i> | <i>Satisfactory</i> |
| 2. Type: <i>Wood burning</i> | |
| 3. Fireplace Insert: <i>Standard</i> | <i>Satisfactory</i> |
| 4. Smoke Chamber: <i>Brick</i> | <i>Satisfactory</i> |
| 5. Flue: <i>not visible</i> | <i>Not Inspected</i> |
| 6. Damper: <i>Metal</i> | <i>Satisfactory</i> |
| 7. Hearth: <i>Raised</i> | <i>Satisfactory</i> |

Laundry Room/Area

Washer and dryer are inspected for operation only at time of the inspection. Their future life and operation is beyond the scope of the inspection.

1st Floor Laundry Room/Area

- | | |
|--|---------------------|
| 1. Walls: <i>Drywall / plaster</i> | <i>Satisfactory</i> |
| 2. Floor: <i>Linoleum</i> | <i>Satisfactory</i> |
| 3. Ceiling: <i>Drywall / plaster</i> | <i>Satisfactory</i> |
| 4. Doors: <i>Hollow wood</i> | <i>Satisfactory</i> |
| 5. Windows: <i>Vinyl double hung</i> | <i>Satisfactory</i> |
| 6. HVAC Source: <i>Heat system register</i> | <i>Satisfactory</i> |
| 7. Electrical: <i>110 VAC outlet, light switch</i> | <i>Satisfactory</i> |
| 8. Laundry Tub: <i>PVC</i> | <i>Satisfactory</i> |
| 9. Laundry Tub Drain: <i>PVC</i> | <i>Satisfactory</i> |
| 10. Flow and Drainage <i>Adequate</i> | <i>Satisfactory</i> |
| 11. Washer Receptacle <i>110 VAC</i> | <i>Satisfactory</i> |
| 12. Dryer Vent: <i>Metal flex</i> | <i>Satisfactory</i> |
| 13. Dryer Utility? <i>Electric</i> | <i>Satisfactory</i> |
| 14. Washer Drain: <i>Wall mounted drain</i> | <i>Satisfactory</i> |
| 15. Floor Drain: <i>French drain</i> | <i>Satisfactory</i> |

Bathroom

1st floor main Bathroom

- | | |
|--|---------------------|
| 1. Ceiling: <i>Drywall / plaster</i> | <i>Satisfactory</i> |
| 2. Walls: <i>Drywall / plaster</i> | <i>Satisfactory</i> |
| 3. Floor: <i>Linoleum</i> | <i>Satisfactory</i> |
| 4. Doors: <i>Hollow wood</i> | <i>Satisfactory</i> |
| 5. Windows: <i>Vinyl double hung</i> | <i>Satisfactory</i> |
| 6. Ventilation: <i>Electric fan</i> | <i>Satisfactory</i> |
| 7. HVAC Source: <i>Heat system register</i> | <i>Satisfactory</i> |
| 8. Electrical: <i>110 VAC outlet, light switch</i> | <i>Satisfactory</i> |
| 9. Counter/Cabinet: <i>Wood</i> | <i>Satisfactory</i> |
| 10. Sink/Basin: <i>Molded single bowl</i> | <i>Satisfactory</i> |
| 11. Flow and Drainage <i>Adequate</i> | <i>Satisfactory</i> |
| 12. Sink Plumbing <i>PVC</i> | <i>Satisfactory</i> |
| 13. Tub/Shower <i>Fiberglass</i> | <i>Satisfactory</i> |
| 14. Toilets: <i>American Standard</i> | <i>Satisfactory</i> |

1st floor half bath Bathroom

- | | |
|--|---------------------|
| 15. Ceiling: <i>Drywall / plaster</i> | <i>Satisfactory</i> |
| 16. Walls: <i>Drywall / plaster</i> | <i>Satisfactory</i> |
| 17. Floor: <i>Linoleum</i> | <i>Satisfactory</i> |
| 18. Doors: <i>Hollow wood</i> | <i>Satisfactory</i> |
| 19. Windows: <i>Vinyl double hung</i> | <i>Satisfactory</i> |
| 20. Ventilation: <i>Electric fan</i> | <i>Satisfactory</i> |
| 21. HVAC Source: <i>Heat system register</i> | <i>Satisfactory</i> |
| 22. Electrical: <i>110 VAC, light switch</i> | <i>Satisfactory</i> |
| 23. Counter/Cabinet: <i>Wood</i> | <i>Satisfactory</i> |
| 24. Sink/Basin: <i>Molded single bowl</i> | <i>Satisfactory</i> |
| 25. Flow and Drainage <i>Adequate</i> | <i>Satisfactory</i> |
| 26. Sink Plumbing <i>PVC</i> | <i>Satisfactory</i> |
| 27. Toilets: <i>American Standard</i> | <i>Satisfactory</i> |

Bedroom

It is recommended to have a minimum of at least one smoke detector per floor of each home and in hallways to all bedrooms. A carbon monoxide detector is also recommended on each floor.

1st Floor Master Bedroom _____

- | | |
|---|---------------------|
| 1. Closet: <i>Small & Walk-in</i> | <i>Satisfactory</i> |
| 2. Ceiling: <i>Drywall / plaster</i> | <i>Satisfactory</i> |
| 3. Walls: <i>Drywall / plaster</i> | <i>Satisfactory</i> |
| 4. Floor: <i>Carpet</i> | <i>Satisfactory</i> |
| 5. Doors: <i>Wood</i> | <i>Satisfactory</i> |
| 6. Windows: <i>Vinyl double hung</i> | <i>Satisfactory</i> |
| 7. Electrical: <i>110 VAC</i> | <i>Satisfactory</i> |
| 8. HVAC Source: <i>Heat system register</i> | <i>Satisfactory</i> |

East Bedroom _____

- | | |
|--|---------------------|
| 9. Closet: <i>Single</i> | <i>Satisfactory</i> |
| 10. Ceiling: <i>Drywall / plaster</i> | <i>Satisfactory</i> |
| 11. Walls: <i>Drywall / plaster</i> | <i>Satisfactory</i> |
| 12. Floor: <i>Carpet</i> | <i>Satisfactory</i> |
| 13. Doors: <i>Wood</i> | <i>Satisfactory</i> |
| 14. Windows: <i>Vinyl double hung</i> | <i>Satisfactory</i> |
| 15. Electrical: <i>110 VAC</i> | <i>Satisfactory</i> |
| 16. HVAC Source: <i>Heat system register</i> | <i>Satisfactory</i> |

North Bedroom _____

- | | |
|--|---------------------|
| 17. Closet: <i>Single</i> | <i>Satisfactory</i> |
| 18. Ceiling: <i>Drywall / plaster</i> | <i>Satisfactory</i> |
| 19. Walls: <i>Drywall / plaster</i> | <i>Satisfactory</i> |
| 20. Floor: <i>Carpet</i> | <i>Satisfactory</i> |
| 21. Doors: <i>Wood</i> | <i>Satisfactory</i> |
| 22. Windows: <i>Vinyl double hung</i> | <i>Satisfactory</i> |
| 23. Electrical: <i>110 VAC</i> | <i>Satisfactory</i> |
| 24. HVAC Source: <i>Heat system register</i> | <i>Satisfactory</i> |

Attic

1. Attic Access? *Yes*

Main Attic

2. Method of Inspection: *In the attic*

3. Unable to Inspect: *20%*

Satisfactory

4. Roof Framing: *2x4 Truss*

Satisfactory

5. Sheathing: *Plywood*

Satisfactory

6. Ventilation: *Gable*

Marginal

Additional ventilation is needed to reduce condensation buildup in attic area. Recommend evaluation by a roofing contractor.

7. Insulation: *Batts*

Marginal

Insulation has visible signs of deterioration. Recommend additional insulation be installed, Recommend evaluation by an insulation contractor.

8. Insulation Depth: *8"*

Satisfactory

9. Vapor Barrier: *not visible*

Not Inspected

10. Wiring/Lighting: *110 VAC*

Satisfactory

11. Moisture Penetration: *none seen*

Satisfactory

Heating System

Evaluation of the heating system is a visual inspection of visible working components of the heating system. Dismantling of the furnace system to inspect all visual parts of the heat exchanger is beyond the scope of the inspection. It is recommended to have a certified technician to clean and evaluate your heating system on an annual basis.

Basement Heating System

1. Manufacturer: *Rheem*

2. Model Number: *111111111* Serial Number: *111111111*

3. Type: *Forced air*

4. Capacity: *105,000 btu*

5. Area Served: *Whole building*

6. Approximate Age: *2 years old*

7. Fuel Type: *Natural gas*

8. Heating System Operation: *Adequate*

Satisfactory

9. Heat Exchanger: *not visible*

Not Inspected

The heat exchanger is not visible. However, there were no visible signs of any heat exchanger issues, including staining around the register vents, discolored flames or dancing flames from the combustion chamber when the blower motor came on. Also, there were no indications of 'CO' at any register vent or around the unit itself when running.

10. Unable to Inspect: *100%*

11. Blower Fan/Filter: *dd/disposable*

Satisfactory

12. Distribution: *Metal duct*

Satisfactory

13. Draft Control: *Automatic*

Satisfactory

Heating System (Continued)

- | | |
|--------------------------------------|---------------------|
| 14. Flue Pipe: <i>Double wall</i> | <i>Satisfactory</i> |
| 15. Controls: <i>Limit switch</i> | <i>Satisfactory</i> |
| 16. Humidifier: <i>April-Aire</i> | <i>Satisfactory</i> |
| 17. Thermostats: <i>Programmable</i> | <i>Satisfactory</i> |
| 18. Suspected Asbestos: <i>No</i> | |

Air Conditioning

Due to manufacturer specifications, it is not recommended to test the air conditioning system if the outdoor temperature is below 60 degrees or was below 60 degrees the night before. All outdoor air conditioning condensing units should be on a level surface and not blocked on any side by anything that will reduce air flow to the unit including vegetation. Condenser fins should be kept clean and free of debris. It is recommended that a certified technician evaluate the unit on an annual basis.

Attached above furnace AC System _____

- | | |
|--|---------------------|
| 1. Manufacturer: <i>Rheem</i> | |
| 2. Model Number: <i>222222</i> Serial Number: <i>222222</i> | |
| 3. Area Served: <i>Whole building</i> | |
| 4. Approximate Age: <i>2 years old</i> | |
| 5. Fuel Type: <i>120-240 VAC</i> Temperature Differential: <i>15 Degrees</i> | |
| 6. Type: <i>Central A/C</i> Capacity: <i>Not listed</i> | |
| 7. A/C System Operation: <i>Functional</i> | <i>Satisfactory</i> |
| 8. Condensate Removal: <i>PVC</i> | <i>Satisfactory</i> |
| 9. Exterior Unit: <i>Pad mounted</i> | <i>Satisfactory</i> |
| 10. Refrigerant Lines: <i>High and low pressure</i> | <i>Satisfactory</i> |
| 11. Electrical Disconnect: <i>Breaker disconnect</i> | <i>Satisfactory</i> |
| 12. Exposed Ductwork: <i>Metal</i> | <i>Satisfactory</i> |
| 13. Blower Fan/Filters: <i>dd/disposable</i> | <i>Satisfactory</i> |
| 14. Thermostats: <i>Programmable</i> | <i>Satisfactory</i> |

Electrical

Testing of the electrical receptacles and switches is not completely exhaustive. A representative number of receptacle and lighting switches are inspected only. Inspection of all electrical components is not a code inspection. However, recommendations made for either repair or replacement may involve updating any or all electrical components to modern day electrical standards in conjunction with current electrical codes. What may have been an acceptable practice when the dwelling was built may not meet modern day living needs or standards.

- | | |
|--|---------------------|
| 1. Service Entry <i>Underground</i> | <i>Satisfactory</i> |
| 2. Service Size Amps: <i>150</i> | <i>Satisfactory</i> |
| 3. Volts: <i>120-240 VAC</i> | |
| 4. Service Wire <i>Aluminum</i> | <i>Satisfactory</i> |
| 5. Smoke Detectors: <i>Hard wired</i> | <i>Satisfactory</i> |
| Basement Electric Panel _____ | |
| 6. Manufacturer: <i>General Electric</i> | <i>Satisfactory</i> |
| 7. Maximum Capacity: <i>150 Amps</i> | |

Electrical (Continued)

- | | |
|--|----------------------|
| 8. Main Breaker Size: <i>150 Amps</i> | <i>Satisfactory</i> |
| 9. Is the panel bonded? <i>Yes</i> | <i>Satisfactory</i> |
| 10. Ground: <i>Plumbing and rod in ground</i> | <i>Satisfactory</i> |
| 11. Branch Wiring Type <i><Romex></i> | |
| 12. Panel Labeled? <i>Yes</i> | <i>Satisfactory</i> |
| 13. Open Knockouts? <i>No</i> | <i>Satisfactory</i> |
| 14. Wiring Clamped to Panel? <i>Yes</i> | <i>Satisfactory</i> |
| 15. Breakers (110V) <i>Copper and Aluminum</i> | <i>Safety Hazard</i> |

Double taps are present at breakers. These circuits need to be moved to their own circuit breaker. This is a safety hazard and needs repair by a licensed electrician.



- | | |
|--|----------------------|
| 16. Breakers (220V) <i>Copper and Aluminum</i> | <i>Satisfactory</i> |
| 17. 120 Volt Wiring <i>Copper</i> | <i>Satisfactory</i> |
| 18. 240 VAC Wiring <i>Copper</i> | <i>Satisfactory</i> |
| 19. AFCI: <i>Not present</i> | <i>Not Inspected</i> |
| 20. GFCI: <i>Not present</i> | <i>Not Inspected</i> |

Structure

- | | |
|--------------------------------------|----------------------|
| 1. Structure Type: <i>Wood frame</i> | <i>Satisfactory</i> |
| 2. Stairs/Handrails: <i>Wood</i> | <i>Satisfactory</i> |
| 3. Railings <i>Wood</i> | <i>Satisfactory</i> |
| 4. Slab <i>Not Visible</i> | <i>Not Inspected</i> |

Basement

Evaluation of the foundation walls are based on their **VISIBLE** portion only. The basement foundation walls are examined based on current conditions at time of the inspection. Foundation walls commonly develop settlement or shrinkage cracks and should be sealed and monitored for further movement. Cracks in foundation walls are evaluated based on the current conditions and any signs indicating possible structural issues. Inspections Unlimited does not guarantee future movement or structural integrity involving any cracks. Basement walls are below grade where it is possible to have areas of moisture intrusion. Evaluation for moisture issues are based upon any visual moisture staining, visible water, and use of a moisture meter at time of the inspection. Materials used for basement walls are porous and will generally indicate some level of moisture present. Inspections Unlimited does not guarantee future water issues in the basement. However, evaluations are made concerning components related to basement water issues including outside grading issues and problems with gutters and downspouts. Large amounts of water settling against basement foundation walls can cause hydrostatic pressure and cause foundation issues such as bowing walls and horizontal cracks. It is recommended to fix all grading issues and keep gutters and downspouts clean.

- | | |
|--|---------------------|
| 1. Stair Railings Present? <i>Yes</i> | <i>Satisfactory</i> |
| 2. Basement Steps <i>Carpet</i> | <i>Satisfactory</i> |
| 3. Unable to Inspect: <i>20%</i> | |
| 4. Piers/Posts: <i>Steel posts</i> | <i>Satisfactory</i> |
| 5. Bearing Walls: <i>Block</i> | <i>Satisfactory</i> |
| 6. Beams: <i>Steel I-Beam</i> | <i>Satisfactory</i> |
| 7. Joists <i>2x10</i> | <i>Satisfactory</i> |
| 8. Subfloor: <i>Plywood</i> | <i>Satisfactory</i> |
| 9. Ceiling: <i>Exposed framing</i> | <i>Satisfactory</i> |
| 10. Walls: <i>Block</i> | <i>Satisfactory</i> |
| 11. Floor: <i>Poured</i> | <i>Satisfactory</i> |
| 12. Electrical: <i>110 VAC, light switch</i> | <i>Satisfactory</i> |
| 13. HVAC Source: <i>Heat system register</i> | <i>Satisfactory</i> |
| 14. Moisture Location: <i>Block walls</i> | <i>Marginal</i> |

There is visible moisture staining on walls. Moderated to high levels of moisture indicated by moisture meter. Grading issues need to be corrected. Gutters and downspout issues need to be corrected. Resolving current issues will help to alleviate moisture issues. However, to completely alleviate moisture concerns, a waterproofing contractor would need to evaluate.



15. Finished Basement Area? *No*
Finished Basement _____

Plumbing

1. Service Line: *Copper* *Satisfactory*
 2. Main Water Shutoff: *Basement* *Satisfactory*
 3. Water Lines: *Copper* *Satisfactory*
 4. Drain Pipes: *PVC* *Satisfactory*
 5. Cleanout *Accessible* *Satisfactory*
 6. Vent Pipes: *PVC* *Satisfactory, Partially Inspected*
 7. Gas Service Lines: *Black pipe* *Satisfactory*
- Utility Room Water Heater
-
8. Manufacturer: *General Electric*
 9. Model Number: *333333* Serial Number: *333333333*
 10. Type: *Natural gas*
 11. Capacity: *40 Gal.*
 12. Approximate Age: *14 Years Old*
 13. Area Served: *Whole building*
 14. Water Heater Operation: *Functional* *Marginal*
Unit functional, but is functioning beyond designed life expectancy and should be budgeted for replacement.
 15. Gas Line *Black pipe* *Satisfactory*
 16. Flue Pipe: *Single wall* *Satisfactory*
 17. TPRV and Drain Tube: *Copper* *Satisfactory*

Marginal Summary

Attic

1. Main Attic Ventilation: *Gable Additional ventilation is needed to reduce condensation buildup in attic area. Recommend evaluation by a roofing contractor.*
2. Main Attic Insulation: *Batts Insulation has visible signs of deterioration. Recommend additional insulation be installed, Recommend evaluation by an insulation contractor.*

Basement

3. Main Basement Moisture Location: *Block walls There is visible moisture staining on walls. Moderated to high levels of moisture indicated by moisture meter. Grading issues need to be corrected. Gutters and downspout issues need to be corrected. Resolving current issues will help to alleviate moisture issues. However, to completely alleviate moisture concerns, a waterproofing contractor would need to evaluate.*

Plumbing

4. Utility Room Water Heater Water Heater Operation: *Functional Unit functional, but is functioning beyond designed life expectancy and should be budgeted for replacement.*

Safety Hazard Summary

Lots and Grounds

1. Steps / Stoop Attached Exterior Component Railings Present? *No Handrails and balusters should be installed--this is a safety hazard and should be repaired immediately.*

Garage/Carport

2. Yes Attached Garage Present Garage Entry Door *Metal Door to home does not auto close which poses a safety hazard. Auto close hinges need to be installed.*

Electrical

3. Basement Electric Panel Breakers (110V) *Copper and Aluminum Double taps are present at breakers. These circuits need to be moved to their own circuit breaker. This is a safety hazard and needs repair by a licensed electrician.*

Repair / Replace (Major) Summary

Roof Surface

1. Main Roof Surface Material: *Asphalt shingle* *Roof has deteriorating conditions and has reached the end of its useful life and should be budgeted for replacement.*

Repair / Replace (Minor) Summary

1. Gutters: *Aluminum Gutters are dirty and filled with debris which can cause overflow of gutters and send water down foundation wall. Recommend cleaning by a roofing specialist.*
2. Main Chimney Chimney: *Brick Chimney requires tuck point repairs. Bricks material is cracked, popped, or broken surfaces. Recommend evaluation and repair by a mason contractor.*
3. Main Chimney Flue/Flue Cap: *Concrete Chimney cap cracked or deteriorated. Recommend evaluation and repair by a mason or chimney contractor.*

Lots and Grounds

4. Grading: *Minor slope Grading is sloped towards foundation which can cause moisture intrusion down foundation. Recommend evaluation and repair by a professional.*
5. Vegetation: *Tall Trees Tree limbs over hang the roof and should be cut back*
6. Steps / Stoop Attached Exterior Component Support Components *Brick Tuck point repairs are needed. Recommend evaluation and repair by a mason contractor.*

Exterior Surface and Components

7. Exterior Electric Outlets: *110 VAC GFCI-All outside receptacles should be a GFCI receptacle or a GFCI circuit Recommend evaluation by an electrician.*

Kitchen

8. 1st Floor Kitchen Electrical: *110v GFCI-All kitchen or bathroom receptacles within 6' of water should be a GFCI receptacle or on a GFCI circuit. Recommend evaluation and repair by a licensed electrician.*

Partially Inspected Summary

Plumbing

1. Vent Pipes: *PVC*

Not Inspected Summary

Fireplace/Wood Stove

1. Family Room Fireplace Flue: *not visible*

Attic

2. Main Attic Vapor Barrier: *not visible*

Heating System

3. Basement Heating System Heat Exchanger: *not visible The heat exchanger is not visible. However, there were no visible signs of any heat exchanger issues, including staining around the register vents, discolored flames or dancing flames from the combustion chamber when the blower motor came on. Also, there were no indications of 'CO' at any register vent or around the unit itself when running.*

Electrical

4. Basement Electric Panel AFCI: *Not present*
5. Basement Electric Panel GFCI: *Not present*

Structure

6. Slab *Not Visible*