

Patrick Erb - Home & Building Inspection AL#3083

*** Residential Inspection Report ***



Client's Name

John Q Sample

On

August 6th 2016

Inspection Address

123 Inspected Home

Jasper AL 355XX

Inspected By

Patrick Erb - Home & Building Inspection

Patrick Erb - Home & Building Inspection AL#3083

5502 State Hwy 129 Winfield AL 35594

205-412-5256

erbhomeservices@gmail.com

Patrick Erb - Home & Building Inspection AL#3083

Date Of Inspection: August 6th 2016
Inspection Address: 123 Inspected Home, Jasper AL 355XX

General Information

Client Information

Name: John Q Sample
Street Address: 123 Anywhere
City, State, Zip: Jasper AL 355XX
Phone #: 256-555-1234
Email Address: JohnQSample@notreal.com

Inspection Address

Street Address: 123 Inspected Home
City, State, Zip: Jasper AL 355XX

Weather Conditions

Weather Type: Cloudy - Rain- Clear
Temperature: 84F -91F During Inspection

Structure Type

Residential, Mod. Garden, Concrete Slab Found.

Construction Type

Wood Frame/Vinyl&Brick Siding/Shingled Roofing

Number of Bedroom/Bath

3 Bedroom / 2 Bath

Estimated Year Built

Circa early 1990's

Estimated sq. ft.

Not Measured

Inspected by

Patrick Erb - Home & Building Inspection

Buyer Agent

Name: A Real Estate Agent
Phone #: 205-555-1245
Email Address: sample@anyemail.com

Listing Agent

Name: A Real Estate Agent
Phone #: 334-456-12345
Email Address: sample@anyemail.com



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Inspection / Report limitations

This report is the exclusive property of inspection company and the client whose name appears herewith, and its use by any unauthorized persons is strictly prohibited. The observations and opinions expressed within this report are those of inspection company and supersede any alleged verbal comments. We inspect all of the systems, components, and conditions described in accordance with home inspector's standards of Practice.

We are proud of our service and trust you will be happy with the quality of our inspection and report. Please contact us with any concerns you may have regarding the report. We will be glad to discuss them with you.

It is ultimately your decision on what concerns you would like corrected. Keep in mind that if you do not get them corrected now the defects will have to be corrected in the future at your expense. It is not possible to detect every concern during a general visual inspection. Things are going to happen and this inspection in no way is a warranty or guarantee as to the condition of the property. Make sure to complete a final walk through of the property before the close of escrow.

We are always interested in advancing the quality of our service and our report. We welcome and value your input. We adhere to a high standard of professionalism and treat everyone with the utmost courtesy and respect.

This report is to inform you of current condition as observed at time of inspection. As a general rule cosmetic deficiencies are considered normal wear and tear and are not within the scope of this inspection unless they constitute major and visually observable defects as defined in the Inspection Agreement. However some items, which may be considered cosmetic in nature, may have been noted to assist you in evaluating other issues covered in the Inspection Agreement.

This inspection does not include testing for radon, mold, termites and other wood destroying organisms, pests and rodents or other hazardous materials unless specifically requested.

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Report Summary

This Report Summary will describe area(s) of concern that were observed at time of inspection by this inspector that may need some type of repair, replacement, service or further review. Keep in mind that all homes need some type of repair, even if only minor and generally older homes will need more repairs. All safety concerns mentioned within this report should be reviewed and repaired prior to occupancy. While every effort is made to identify existing and potential problems at the time of the inspection, it is not possible for a home inspector to foresee all problems that might arise in the future. This Report Summary is provided as a courtesy and cannot be considered a substitute for reading the entire report.

Structure / Exterior / Foundation

Electrical / Lighting / Outlets: General Maintenance Need

- 1. Consider upgrade balance of exterior outlets to GFCI style for improved health and safety features 2. Rear outlet - adjacent to rear door - cracked ground slot

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Window(s) : General Maintenance Need

- 1. Window Screen and Screen Frame not installed - rear window (of the eat in kitchen area).

Garage

Electrical / Lighting / Outlets: General Maintenance Need

- 1. Consider upgrade to GFCI Protected Circuit / Outlets (consult with preferred service provider for additional information) This is a current standard for improved health and safety
- 2. Loose outlet in attached garage - correction needed
- 3. Ceiling Light Fixtures - no cover found

Service door(s) / Garage door(s): General Maintenance Need

- 1. Light Bulb / cover missing from opening motor appliance 2. Consider general maintenance of lubricate moving parts and check / tighten fasteners and roller hardware.

Roofing

Gutters and Down Spouts: General Maintenance Need

- General Maintenance, Clean short downspout in front, consider cut additional off to allow debris to pass , Check and Tighten Hangers or Nails and Spuells as Needed

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Fireplace / Attic

Firebox: Recommend Maintenance

- Composite material and metal fire box - use caution, follow manufacturers recommendation for use. Use caution to limit size of fire to min. chance of damage to fire resistant liner material. Cleaning needed. -

Damper: Recommend Maintenance

- * Damper operational - cleaning needed - Metal Damper

Flue Vent Connector, Flue Pipe: Attention Recommended

- Cleaning needed prior to wood burning operation

Bedroom(s)

Smoke detector(s): Attention Recommended

- *Consider installation of Smoke / Heat detection warning units in each bedroom, Common Area(s), Garage and laundry room. *Consider purchase and install a CO2 Warning Detection unit due to installed gas service *Please refer to the National Fire and Safety Association for additional information and suggested guidelines.

Bathroom(s)

Electrical / Lighting / Outlets: Attention Recommended

- 1. Consider upgrade to GFCI Protected Circuit / Outlets for health and safety improvement
- 2. (consult with preferred service provider for additional information) Outlets were checked to confirm proper wiring and ground. Lighting checked via wall switch function - not all individual bulbs confirmed.

Shower/Tub : General Maintenance Need

- 1. Garden Tub Stop replacement needed

*Confirmed Hot / Cold operation and monitored draining.

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Interior Areas

Window(s) : General Maintenance Need

- Windows were checked for open, close, latch and tilt. General maintenance eg. clean sash tracks, apply a mild lubricant

Plumbing / Laundry Room / Misc. Information - Common Areas : General Maintenance Need

1. Consider apply sealant around open penetration of wall around the plumbing clean out access
2. Dryer Vent in need of cleaning prior to use.

Heating and Cooling System(s)

Heating Unit : Immediate Attention Required

1. Unit in need of general / preventative maintenance - Temperature differential indicates basic maintenance need.
2. Unit functional on A/C and Heat Mode - Preventative maintenance needed.

Ducts : Attention Recommended

1. Consider preventative maintenance of HVAC to attempt to improve temperature differential to target range of 15-20F on A/C and to balance output of air and temperature at vent for more even distribution.

Cooling System : Recommend Maintenance

1. Unit Functional
2. Based on lower than common range temperature differential of vent output- Preventative maintenance needed i.e. 19 point service check. - Note- unit may still have some remaining warranty

Additional HVAC information : Suggest Request Disclosure

- Additional information needed in re: thermostat control operation.

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Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

Color of boxes below will indicate the level of concern for each area at time of inspection

Utilities

Electricity

General Observation

Inspected - Appears Functional

Description

Location: Main Panel - Exterior wall of Garage
Services connection: Underground Supply
Service on during inspection: Yes
Type of wiring: Alum / Copper
Service size main panel: 110 / 220 Volt (Nominal) **Amp:** 200 Amp service
Service size sub panel: 110 / 220 Volt (Nominal) **Amp:** 100 Amp service

Further Comments

Note - See additional sections for more information -



Gas

General Observation

Inspected - Appears Functional

Description

Public Utility - Natural Gas

Further Comments

Supply for furnace and Water Heater.



Water

General Observation

Inspected - Appears Functional

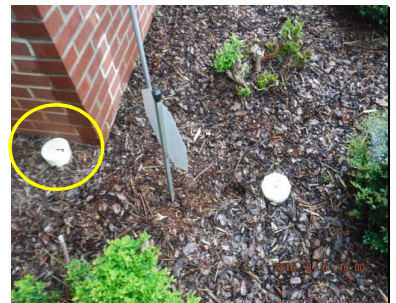
Functional

Description

Location: Water meter with main shut off located next to street
Services connection: Public Utilities (Underground Service)
Service on during inspection: Yes **Static water pressure reading (psi):** 60
Type of supply lines: Copper

Further Comments

No concerns observed



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Sewage

General Observation

Not Visible

Additional Inspection Needed

Description

Location: Cleanouts located Front side of home

Services connection: Public Utilities (Underground Service)

Service on during inspection: Yes **Type of drain pipes:** PVC S40

Further Comments

Sewer Main Line exits toFront No backups or negative conditions found during inspection.



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Grounds

Our inspection of the Grounds area(s) in accordance with industry standards of practice. The grounds are inspected visually for positive grading and drainage that are essential to the welfare of a property. Also inspected are the Trees and shrubbery that can cause foundation and or roof damage when growing too closely to the structure. This report is to inform you of current condition as observed at time of inspection.

Front yard

General Observation

Functional

Description

Material: Grass / Vegetation

Further Comments:



Side yard(s)

General Observation

Functional

Description

Material: Grass / Vegetation

Further Comments:



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Back yard

General Observation

Functional

Description

Material: Grass / Vegetation

Further Comments: No concerns observed



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Driveway / Sidewalks

General Observation

General Maintenance Need

Description

Material: Concrete

Further Comments: There are typical settlement cracks showing on the concrete driveway. Best practice is to fill with appropriate material to min. chance of water entry and freeze - thaw damage.



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Fencing / Gate

General Observation

Inspected - Appears Functional

Description

Material: *Wood Post and Plank (privacy fence)

Further Comments: Wood Fencing - Note - Maintenance, Water Proofing or Staining is common for wood fencing. Maintenance and/or restoration is much lower than the cost to replace. Restoration may include power washing, drying, plank replacement, post reinforcement, staining, painting or water proof product application.



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Misc. Exterior

General Observation

Attention Recommended

Description

Further Comments: 1. Consider obtain maintenance and operational information in re irrigation system
Ensure installed faucets can be insulated and protected from freeze damage in colder months
Consider upgrade all outlets to GFCI style.
utility shed showing wood to ground contact - consider protect from pest and water damage.

2.
3.
4. Rear



Grading / Slope

General Observation

Functional

Description

Further Comments: The grade and Drainage adjacent to the foundation / walls of structure - should be sloped to direct run off "away from" and/or "around" the structure - The Slope should drop at least or more than 6" at 10 feet out from structure

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Inspected

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Damaged / Repair

Safety Hazard

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Structure / Exterior / Foundation

Our inspection of the Structure, Exterior and Foundation area(s) in accordance with industry standards of practice includes the visually accessible areas of carports, patio covers, awnings, decks, building walls, fascia, trim, soffits, balconies, doors, windows, lights, and receptacles. However, we do not evaluate any detached structures unless contracted to do so. We visually inspect the foundation and look for any evidence of structural deficiencies. This inspection does not include the geological conditions of the property, such as soil expansion or soil compaction. All types of slabs experience some degree of cracking due to shrinkage in the drying process this is normal. The plumbing system and their components also are tested and observed for functional flow and leaks throughout fixture(s) and faucet(s). This report is to inform you of current condition as observed at time of inspection.

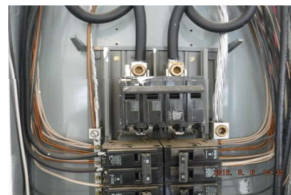
Electrical / Lighting / Outlets

General Observation

General Maintenance Need

Description

Further Comments: 1. Consider upgrade balance of exterior outlets to GFCI style for improved health and safety features 2. Rear outlet - adjacent to rear door - cracked ground slot



Exterior Walls and Siding

General Observation

General Maintenance Need

Description

Material: *Wood Frame, Composite Sheeting - Painted w/ vinyl siding installed or brick siding.

Further Comments: * Minor Maintenance Need - seal minor settlement cracks in brick as needed.



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Damaged / Repair

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Fascia / Soffit / Trim

General Observation

Functional

Description

Material: * Vinyl Soffit Trim / Metal Fascia Trim

Further Comments:

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Not Present

Damaged / Repair

Safety Hazard

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Door(s)

General Observation

General Maintenance Need

Description

Material: Exterior Grade - Glass Feature

Further Comments: 1. Consider replace the interior "keyed" deadbolts with thumb latch style so that a key is not needed to exit from interior or lock door.



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Damaged / Repair

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Window(s)

General Observation

General Maintenance Need

Installation needed

Description

Material: Metal Frame Dual Pane W/ lower screen frame

Further Comments: 1. Window Screen and Screen Frame not installed - rear window (of the eat in kitchen area).

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Plumbing

General Observation

Inspected - Appears Functional

Description

Material: Materials Found - Copper Supply Lines, Brass or Composite Metal Shut off Valves (some plastic components), Copper, PEX or ABS Supply Tubing to faucet / fixture - PVC Thin wall and PVC-S40 drain lines.

Further Comments:

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Foundation

General Observation

Functional

Description

Material: Concrete Block Perimeter Foundation and Center Concrete Block Piers

Further Comments: Perimeter foundation does not present any differential settlement issues.

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Inspected **Not Inspected** **Not Present** **Damaged / Repair** **Safety Hazard**

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Garage

Our inspection of the Garage area(s) in accordance with industry standards of practice includes the visually accessible areas of walls, floors, ceilings, cabinets and closets, and includes the testing of a representative number of windows and doors, switches and outlets, also the plumbing system and their components if present are tested and observed, which includes testing functional flow and leaks throughout fixture(s) and faucet(s). Inspect drain, waste and vent system and report on deficiencies. However, we do not move furniture, lift carpets or rugs, empty closets or cabinets. This report is to inform you of current condition as observed at time of inspection.

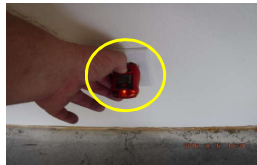
Electrical / Lighting / Outlets

General Observation

General Maintenance Need

Description

- Further Comments:**
1. Consider upgrade to GFCI Protected Circuit / Outlets (consult with preferred service provider for additional information) This is a current standard for improved health and safety
 2. Loose outlet in attached garage - correction needed
 3. Ceiling Light Fixtures - no cover found



Detached Shed

General Observation

Functional

Description

Material: Wood Frame, Oriented Strand Board Sheeting, Vinyl Siding

Further Comments:



Flooring

General Observation

Functional

Description

Material: Concrete

Further Comments: No concerns observed

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Service door(s) / Garage door(s)

General Observation

General Maintenance Need

Description

Material: Two car garage door (Metal) overhead w/ lift motor and metal skin hollow core walk through door.

Further Comments: 1. Light Bulb / cover missing from opening motor appliance 2. Consider general maintenance of lubricate moving parts and check / tighten fasteners and roller hardware.



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Not Present

Damaged / Repair

Safety Hazard

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Attic / Rafters

General Observation

Functional

Description

Further Comments:

Roofing

General Observation

Functional

Description

Material: Fiberglass-asphalt shingles, architectural

Further Comments: No concerns observed



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Damaged / Repair

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Roof

Our inspection of the Roof area(s) in accordance with industry standards of practice includes a visual observation of the roof covering, gutters, downspouts, vents, flashings, chimney, skylight and other roof penetrations within the limits of accessibility. The inspector may walk the surface of a roof in order to inspect it and its components but may inspect it by other means if the roof cannot be safely accessed, due to its height, weather conditions, or if the roofing material could be damaged by foot traffic. The inspector is not required to, predict the service life expectancy. Inspect underground downspout diverter pipes, remove snow ice or debris, or inspect antennae, lighting arrestors or similar attachments. All roofing types require some type of annual maintenance (some types more frequent than others). Failure to perform routine maintenance can result in leaks and accelerate roof covering and flashings deterioration. An inspector cannot guarantee a roof is leak free, only observation during a prolonged rainfall can determine this. This report is to inform you of current condition as observed at time of inspection.

Roof Structure

General Observation

Inspected - Appears Functional

Functional

Description

Further Comments: Wood Frame and Sheeting - Common Style (See Attic - Structure) for additional information



Roof Covering

General Observation

Inspected - Appears Functional

Description

Material: Fiberglass-asphalt shingles, architectural

Viewed from: Walked the roof surface

Further Comments: Shingles show common wear - Current shingles do not appear to be original to construction date. Wear appears to fit approx 5-10 yrs useful lifespan consumed.



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Inspected

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Damaged / Repair

Safety Hazard

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Roof Slope

General Observation

Functional

Description

Further Comments: *Use Caution When Servicing Roof Service *Please use appropriate Safety Measures



Gutters and Down Spouts

General Observation

General Maintenance Need

Description

Material: Metal Rain Gutters and Metal Downspouts

Further Comments: General Maintenance, Clean short downspout in front, consider cut additional off to allow debris to pass , Check and Tighten Hangers or Nails and Spuells as Needed



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Flashing

General Observation

Functional

Description

Material: Galvanized metal or Rubber / Plastic composite

Further Comments:



Ventilation

General Observation

Functional

Description

Further Comments:



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Fireplace(s) and Attic

Our inspection of the Fireplace(s) and Attic area(s) in accordance with industry standards of practice includes the visually accessible areas. The fireplace firebox, flue damper, flu, hearth, mantle, doors and or enclosures are inspected. We do not attempt to enter attics that have less than thirty-six inches of headroom, are restricted by ducts, or in which the insulation obscures the joists and thereby makes mobility hazardous, in which case we would inspect them as best as we can from the access point. In regard to evaluating the type and amount of insulation on the attic floor, we use only generic terms and approximate measurements, and do not sample or test the material for specific identification. Also, we do not disturb or move any portion of it, and it may well obscure water pipes, electrical conduits, junction boxes, exhaust fans, and other components. We will not move furniture, lift carpets or rugs. This report is to inform you of current condition as observed at time of inspection.

Firebox

General Observation

Recommend Maintenance

Description

Further Comments: Composite material and metal fire box - use caution, follow manufacturers recommendation for use. Use caution to limit size of fire to min. chance of damage to fire resistant liner material. Cleaning needed. -



Damper

General Observation

Recommend Maintenance

Cleaning needed

Description

Further Comments: * Damper operational - cleaning needed - Metal Damper



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Damaged / Repair

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Flue Vent Connector, Flue Pipe

General Observation

Attention Recommended

Cleaning Needed

Description

Material: Wood Frame w/ Metal Flue

Further Comments: Cleaning needed prior to wood burning operation



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Door(s) or Enclosures

General Observation

Functional

Description

Material: * Metal Frame and Glass *Metal Spark Screen

Further Comments:

Attic Structure

General Observation

Functional

Description

Viewed from: By entering crawl space

Further Comments: Ridge Board Truss Frame - Common Style with 24" Spacing and Oriented Strand Board Sheeting and Spacing Clips.



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Insulation

General Observation

Inspected - Appears Functional

Description

Further Comments: 2. Materials found - Loose fill and fiberglass blanket. NOTE - Poor attic insulation will increase cooling and heating costs.



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Attic Vents

General Observation

Inspected - Appears Functional

Description

Further Comments: 1. Ridge Vent -Exit Venting 2. Soffit Vent Air Entry - 3. Attic temp 97 F w/ exterior temp of 91F approx 30 min. post light rain.

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Bedroom(s)

Our inspection of the Bedroom area(s) in accordance with industry standards of practice includes the visually accessible areas of walls, floors, ceilings, cabinets and closets, and includes the testing of a representative number of windows, doors, switches and outlets. However, we do not evaluate window treatments, or move furniture, lift carpets or rugs, empty closets or cabinets. This report is to inform you of current condition as observed at time of inspection.

Electrical / Lighting / Outlets

General Observation

Functional

Description

Further Comments:

1. Junction box cover for the ceiling fan in left front corner bedroom is loose, maintenance needed
2. A representative number of outlets were checked to confirm proper wiring and ground. Lighting checked via wall switch function - not all individual bulbs confirmed.



Walls and Ceiling

General Observation

Functional

Description

Material: Wood Framing - Drywall / Gypsum Sheeting with Accent Trim

Further Comments: General Cosmetic Improvement Opportunity Such as Prep, fill nail holes, clean surface, paint etc as desired



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Flooring

General Observation

Functional

Description

Material: Concrete Sub Floor with finish flooring of: Manufactured, Composite Flooring Product - tongue/groove plank style.

Further Comments: Common surface wear,



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Damaged / Repair

Safety Hazard

Color of boxes below will indicate the level of concern for each area at time of inspection

Smoke detector(s)

General Observation

Attention Recommended

Description

Type: * Hardwired w/ Battery Backup and Battery Operated w/ installed security monitoring system

Further Comments: *Consider installation of Smoke / Heat detection warning units in each bedroom, Common Area(s), Garage and laundry room. *Consider purchase and install a CO2 Warning Detection unit due to installed gas service
*Please refer to the National Fire and Safety Association for additional information and suggested guidelines.



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Patrick Erb - Home & Building Inspection AL#3083

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Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

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Bathroom(s)

Our inspection of the Bathroom area(s) in accordance with industry standards of practice includes the visually accessible areas of walls, floors, ceilings, cabinets and closets, and includes the testing of a representative number of windows, doors, switches and outlets, also the plumbing system and their components are tested and observed, which includes flushing toilet(s), testing functional flow and leaks throughout fixture(s) and faucet(s). Inspect drain, waste and vent system and report on deficiencies. However, we do not move furniture, lift carpets or rugs, empty closets or cabinets. This report is to inform you of current condition as observed at time of inspection.

Electrical / Lighting / Outlets

General Observation

Attention Recommended

Description

Further Comments: 1. Consider upgrade to GFCI Protected Circuit / Outlets for health and safety improvement (consult with preferred service provider for additional information) 2. Outlets were checked to confirm proper wiring and ground. Lighting checked via wall switch function - not all individual bulbs confirmed.



Walls and Ceiling

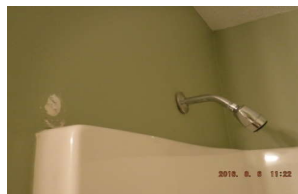
General Observation

General Maintenance Need

Description

Material: Wood Framing - Drywall / Gypsum Sheeting with Accent Trim

Further Comments: General Cosmetic Improvement Opportunity Such as Prep, fill nail holes, clean surface, paint etc as desired



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Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

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Floor

General Observation

Inspected

Description

Material: Concrete Sub Floor with finish flooring of: Vinyl

Further Comments: *Common Surface Wear

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Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

Color of boxes below will indicate the level of concern for each area at time of inspection

Cabinet(s) and Counter top(s)

General Observation

Functional

Description

Material: Surface Countertop over Wood Frame and Panel Cabinets and Drawers Manufactured Wood Product components

Further Comments: *Drawers and Doors Were checked to confirm function and ease of operation



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Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

Color of boxes below will indicate the level of concern for each area at time of inspection

Plumbing

General Observation

Functional

Description

Further Comments: Materials Found - Copper Supply Lines, Brass or Composite Metal Shut off Valves (some plastic components), Copper, PEX or ABS Supply Tubing to faucet / fixture - PVC Thin wall and PVC-S40 drain lines.



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Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

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Toilet

General Observation

Functional

Description

Further Comments: checked tank, base and flush operation



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Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

Color of boxes below will indicate the level of concern for each area at time of inspection

Shower/Tub

General Observation

General Maintenance Need

Description

Type: * Prefabricated shower bath combination, garden tub, shower stall, metal frame and glass

Further Comments: 1. Garden Tub Stop replacement needed
*Confirmed Hot / Cold operation and monitored draining.



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Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

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Interior Area

Our inspection of the Interior area(s) includes dining room, den, living room, formal room, office, bar, laundry room, hallways and stairways in accordance with industry standards of practice includes the visually accessible areas of walls, floors, ceilings, cabinets and closets, and includes the testing of a representative number of windows, doors, switches and outlets, also the plumbing system if present and their components are tested and observed, which includes testing functional flow and leaks throughout fixture(s) and faucet(s). Inspect drain, waste and vent system and report on deficiencies. However, we do not move furniture, lift carpets or rugs, empty closets or cabinets. This report is to inform you of current condition as observed at time of inspection.

Electrical / Lighting / Outlets

General Observation

Functional

Description

Further Comments: A representative number of outlets were checked to confirm proper wiring and ground. Lighting checked via wall switch function - Note - wall switch in dining room - function - load not identified. Not all bulbs confirmed.

Walls and Ceiling

General Observation

Functional

Description

Material: Wood Framing - Drywall / Gypsum Sheeting with Accent Trim

Further Comments: Please Note: Applies to all sections - There is usually an opportunity to improve the cosmetic conditions of interior walls and ceilings as desired. General Cosmetic Improvement Opportunity Such as Prep, fill nail holes, clean surface, paint etc as desired



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Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

Color of boxes below will indicate the level of concern for each area at time of inspection

Flooring

General Observation

Functional

Description

Material: Concrete Sub Floor with finish flooring of: Manufactured, Composite Flooring Product - tongue/groove plank style.

Further Comments: Common Surface Wear



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Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

Color of boxes below will indicate the level of concern for each area at time of inspection

Closet(s)

General Observation

Functional

Description

Material: Wood Frame, Drywall / Gypsum Sheeting, Hollow core, 6 panel doors - hinged- installed shelving

Further Comments:

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Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

Color of boxes below will indicate the level of concern for each area at time of inspection

Door(s)

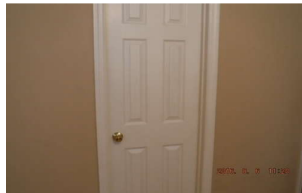
General Observation

Inspected - Appears Functional

Description

Material: 6 Panel Hollow Core - Hinged

Further Comments: Doors were checked for open, close and latch.



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Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

Color of boxes below will indicate the level of concern for each area at time of inspection

Window(s)

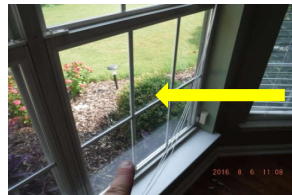
General Observation

General Maintenance Need

Description

Material: Metal Frame Dual Pane W/ lower screen frame

Further Comments: Windows were checked for open, close, latch and tilt. General maintenance eg. clean sash tracks, apply a mild lubricant



Plumbing / Laundry Room / Misc. Information - Common Areas

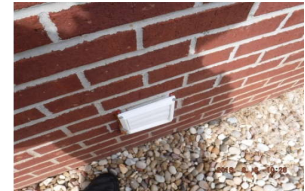
General Observation

General Maintenance Need

Minor

Description

Further Comments: 1. Consider apply sealant around open penetration of wall around the plumbing clean out access
2. Dryer Vent in need of cleaning prior to use.



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Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

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Kitchen

Our inspection of the Kitchen area(s) in accordance with industry standards of practice includes the visually accessible areas of walls, floors, ceilings, cabinets and closets, and includes the testing of a representative number of windows and interior doors, switches and outlets, also the plumbing system and their components are tested and observed, which includes testing functional flow and leaks throughout fixture(s) and faucet(s). Inspect drain, waste and vent system and report on deficiencies. However, we do not move furniture, lift carpets or rugs, empty closets or cabinets. This report is to inform you of current condition as observed at time of inspection.

Electrical / Lighting / Outlets

General Observation

Functional

Description

Further Comments: 1. GFCI protected outlet adjacent to sink 2. Outlets were checked to confirm proper wiring and ground.

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Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

Color of boxes below will indicate the level of concern for each area at time of inspection

Walls and Ceiling

General Observation

General Maintenance Need

Description

Material: Wood Framing - Drywall / Gypsum Sheeting with Accent Trim

Further Comments: General Cosmetic Improvement Opportunity Such as Prep, fill nail holes, clean surface, paint etc as desired



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Inspected **Not Inspected** **Not Present** **Damaged / Repair** **Safety Hazard**

Color of boxes below will indicate the level of concern for each area at time of inspection

Flooring

General Observation

Functional

Description

Material: Concrete Sub Floor with finish flooring of: Vinyl

Further Comments: Common Surface Wear



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Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

Color of boxes below will indicate the level of concern for each area at time of inspection

Closet(s) / Panty

General Observation

Functional

Description

Material: Wood Frame, Drywall / Gypsum Sheeting, Hollow core, 6 panel doors - hinged installed shelving

Further Comments:



Cabinet(s) / Counter top(s)

General Observation

Functional

Description

Material: *Laminate Countertop over Wood Frame and Panel Cabinets and Drawers Manufactured Wood Product components

Further Comments: *Drawers and Doors Were checked to confirm function and ease of operation



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Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

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Window(s)

General Observation

General Maintenance Need

Description

Material: Metal Frame Dual Pane W/ lower screen frame

Further Comments: Windows were checked for open, close, latch and tilt. General maintenance eg. clean sash tracks, apply a mild lubricant

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Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

Color of boxes below will indicate the level of concern for each area at time of inspection

Plumbing

General Observation

Functional

Description

Further Comments: Materials Found - Copper Supply Lines, Brass or Composite Metal Shut off Valves (some plastic components), Copper, PEX or ABS Supply Tubing to faucet / fixture - PVC Thin wall and PVC-S40 drain lines.



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Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

Color of boxes below will indicate the level of concern for each area at time of inspection

Kitchen Appliances

Refrigerator / Freezer

[General Observation](#)

Not Visible

[Description](#)

Location:

[Further Comments](#)



Microwave

[General Observation](#)

Inspected - Appears Functional

[Description](#)

Location: Kitchen - Build in cabinet

[Further Comments](#)



Stove Top / Oven

[General Observation](#)

Inspected - Appears Functional

Functional

[Description](#)

Location: Kitchen - Build in counter

[Further Comments](#)



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Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

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Exhaust fan / light

General Observation

Inspected - Appears Functional

Functional

Description

Location: Kitchen - Build in microwave

Further Comments



Dishwasher

General Observation

Inspected - Appears Functional

functional

Description

Location: Kitchen - Free standing between counter/cabinets

Further Comments



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Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

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Heating and Cooling

The components of most heating and air-conditioning systems have a design-life ranging from ten to twenty years, but can fail prematurely with poor maintenance, which is why we apprise you of their age whenever possible. We test and evaluate them in accordance with the standards of practice, which means that we do not dismantle and inspect the concealed portions of evaporator and condensing coils, the heat exchanger, which is also known as the firebox, electronic air-cleaners, humidifiers, ducts and in-line duct-motors or dampers. We perform a conscientious evaluation of both systems, but we are not specialists. However, even the most modern heating systems can produce carbon monoxide, which in a sealed or poorly ventilated room can result in sickness, debilitating injury, and even death. Therefore, in accordance with the terms of our contract, it is essential that any recommendations that we make for service or a second opinion be scheduled before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property, and our service does not include any form of warranty or guarantee.

Heating Unit

General Observation

Immediate Attention Required

Additional Inspection Needed

Brand: Goodman **Year Model** 2010
Model# CHPF3642C6CA **Serial#** 1007663142
Type Split System -Gas Furnace and A/C Air Handler

Location Attic Space



Further Comments

1. Unit in need of general / preventative maintenance - Temperature differential indicates basic maintenance need. 2. Unit functional on A/C and Heat Mode - Preventative maintenance needed.

Ducts

General Observation

Attention Recommended

Type Metal Main, Flex Branch



Further Comments

1. Consider preventative maintenance of HVAC to attempt to improve temperature differential to target range of 15-20F on A/C and to balance output of air and temperature at vent for more even distribution.

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Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

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Cooling System

General Observation

Recommend Maintenance

Qualified Professional Recommended

Furnace Name: Amana / Goodman

Year Model: 2012

Model ASXC160361BC

Serial 1206459054

Cooling type: Split System - A/C Compressor

Location: Right Side - Facing

Further Comments

1. Unit Functional 2. Based on lower than common range temperature differential of vent output- Preventative maintenance needed i.e. 19 point service check. - Note- unit may still have some remaining warranty



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Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

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Additional HVAC information

General Observation

Suggest Request Disclosure



Further Comments

Additional information needed in re: thermostat control operation.

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Inspected

Not Inspected

Not Present

Damaged / Repair

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Water Heating System(s)

There are a wide variety of residential water heaters systems that range in capacity from fifteen to one hundred gallons. They can be expected to last at least as long as their warranty, or from five to eight years, but they will generally last longer. However, few of them last longer than fifteen or twenty years and many eventually leak. So it is always a good idea to have them installed over a drain pan plumbed to the exterior. Also, it is very important to flush them annually to remove loose sediment that includes the calcium chloride bi-products of many water softening systems. The water temperature should be set at a minimum range of 110 degrees Fahrenheit to kill microbes and a maximum of 140 degrees to prevent scalding. Also, water heaters can be dangerous if they are not seismically secured and equipped with either a pressure/temperature relief valve and discharge pipe plumbed to the exterior, or a Watts 210 gas shut-off valve. Therefore, in accordance with the terms of our contract, it is essential that any recommendations that we make for service or a second opinion be scheduled before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property, and our service does not include any form of warranty or guarantee.

General Description

Water Heating System

General Observation

Functional

Past Intended Lifespan

Brand: Rheem

Year Model: 1993

Model: 21V50-2

Serial: 1293D01659

Type of system: Natural Gas Water Heating Tank

Fuel type: Natural Gas

Tank capacity: 50

Location: Garage

Further Comments

1. Unit Functional 2. Unit is Past Intended Lifespan 3. Average lifespan range for gas water heaters 15-18yrs of age.



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