

# Inspection Report

*This inspection performed in accordance with current "Standards of Practice" of the American Society of Home Inspectors.*

*This inspection report  
prepared specifically for:*

**Rust D Hinge  
777 East Cattletrack Road  
Chandler, AZ 85248**



*Inspected by:* **Terry L. Allen**

## Consumer Advantage Home Inspection

Terry L. Allen  
3551 South Barberry Place  
Chandler, Arizona 85248

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## Table of Contents

General Information.....1	Bathrooms.....13
Roof.....2	Interior Rooms.....14
Exterior.....4	Garage & Carport.....16
Grounds & Drainage.....6	Attic.....17
Heating & Cooling.....8	Foundation.....18
Plumbing.....9	Deficiency Summary
Electrical.....10	Addendum.....(if noted)
Kitchen & Laundry.....11	Photos.....(if noted)

# About This Inspection Report

## READING THIS REPORT

Each page of this report addresses a specific area of this property, identified by title (i.e. Roof) and is divided into three sections. The top section of each page rates components of the property and provides a recommended action when necessary. See "Terminology" below. The middle section contains factual information about the property (i.e. age of home). The bottom section provides inspectors space to provide additional detail when needed.

# Terminology

## DEFINITIONS OF CONDITIONS

### ACCEPTABLE

The item is performing its intended function as of the date of inspection in response to normal use.

### NOT PRESENT

The item does not exist in the structure being inspected.

### NOT INSPECTED or INACCESSIBLE

The item could not be inspected due to physical limitations.

### DEFECTIVE

The item is either: significantly impeding habitability; unsafe or hazardous; does not operate properly or perform its intended function in response to normal use.

## DEFINITIONS OF PERSPECTIVES

### SAFETY HAZARD

Any item that is identified as a safety hazard is to be considered harmful or dangerous to its occupants due to its presence or absence in the structure. In our opinion these items should be evaluated by professionals in appropriate trades prior to closing.

### MAJOR CONCERN

Any item identified as a major concern is either significantly affecting habitability and/or can be considered a possible expensive repair or replacement and should be evaluated by professionals in appropriate trades prior to closing.

### MINOR CONCERN

Any item identified as a minor concern either does not significantly affect habitability and/or can be considered an inexpensive repair or replacement by professionals in appropriate trades prior to closing.

### MAINTENANCE

Any item identified as maintenance is to be considered normal or routine in maintaining a home.

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PROPERTY / CLIENT INFORMATION

Report Date: 6/22/2008

Customer File # **2118**  
Agent : **Terry L Allen**  
Client : **Rust D Hinge**  
Address:

Phone: **1-602-123-4567**  
Fax: **1-602-123-4566**  
Email: **rusd@fastmail.com**

Inspection location: **777 East Cattletrack Road  
Chandler , AZ 85248**

Send report to: **Rust D Hinge  
rusd@fastmail.com**

Phone:  
County:

Area/Neighborhood:

Sub-division:

GENERAL INFORMATION

Main entry faces: **East** Bedrooms: **3**  
Estimated Age: **8 Years** Levels: **1**  
Type Structure: **Manufactured Home** Full Baths: **2**  
Stories: **1** Half Baths: **0**  
Type Foundation: **Crawl** Garages: **0**  
Soil condition: **Dry**

Weather: **Clear** Temp: **80-90**  
Date: **5/1/2008** Time: **11:48:29 AM**

Unit occupied: **yes** Client present: **yes**

Attendees: **Buyer & Buyer's Agent**

General Overview

**Newer manufactured home in a quiet subdivision.**

Inspector: \_\_\_\_\_

48112

Terry L. Allen

REPORT LIMITATIONS

This report has been prepared for the sole and exclusive use of the client indicated above and is limited to an impartial opinion which is not a warranty that the items inspected are defect-free, or that latent or concealed defects may exist as of the date of this inspection or which may have existed in the past or may exist in the future. The report is limited to the components of the property which were visible to the inspector on the date of the inspection and his opinion of their condition at the time of the inspection.

# Deficiency Summary

Consumer Advantage Home inspection, 3551 South Barberry Place, Chandler, Arizona, 85248 Ph: (480)857-4854, Fax: (480)857-4854

Insp Date: 5/1/2008

777 East Cattletrack Road

File # 2118

## Roof

1. Staples were used to secure the TV cable near the ridge. Potential leak area.

## Roof

2. Attached covered entry leaks at the house and the entire length of the covering. This includes the front and back. Evidence of ponding and nail heads contributing to leakage. This should be further evaluated by a roofing contractor.

## Roof

3. Underside of the front entry covering showing evidence of past water damage.

## Roof

4. Loose silicone no longer forming a seal around the vent pipe. Roof flashing should be evaluated and resealed.

## Roof

5. Silicone and tar sealant should be removed and replaced with an appropriate sealant. All roof flashings should be evaluated for resealing.

## Exterior

1. Holes in the siding should be repaired and painted to stop pest and water intrusion. The metal gas pipe should be painted with a metal paint to stop rust.

## Exterior

2. Soffit should be caulked at all openings and repainted.

## Exterior

3. Cardboard between the fascia and soffit should be removed, caulked and repainted. This is at the North part of the rear entry.

## Exterior

4. Fascia should be caulked at any openings and repainted.

## Exterior

5. The gable end fascia should be caulked and repainted.

## Exterior

6. Trim should have the old caulking removed where defective and replaced and painted.

## Exterior

7. Evidence of water damage on the front and back entry covering. This should be evaluated for leaks and dry rot and repaired and painted to seal the wood.

## Grounds

1. The soil slopes towards the house in the front. Regrade the soil around the foundation so that it slopes away from the house to minimize foundation & crawl space moisture.

## Grounds

2. Trim tree branches and shrubs to avoid contact with the structure and prevent damage to the property.

## Grounds

3. Screw heads should be level with the step plank surface, a potential tripping hazard. Cracks in the stringer of the steps should be caulked and painted to extend its life.

The report is provided as a courtesy for quicker access to DEFICIENCIES within the inspection report. This is not intended as a substitute for reading the inspection report. Items listed may be discussed further on the corresponding report page. There also may be findings other than what is listed on this page.

# Deficiency Summary

Consumer Advantage Home inspection, 3551 South Barberry Place, Chandler, Arizona, 85248 Ph: (480)857-4854, Fax: (480)857-4854

Insp Date: 5/1/2008

777 East Cattletrack Road

File # 2118

## Grounds

4. Wood at the front and back entry roof shows evidence of cracking, delamination and dry rot. Other parts of the wood deck shows bare wood that shows evidence of small cracks. Recommend evaluation to repair or replace and the application of paint to extend its life.

## Grounds

5. The front fence is in need of repair.

## HVAC

1. The outside A/C unit should be cleaned inside to remove debris.

## HVAC

2. The A/C unit is very slightly out of level. This should be monitored and corrected if it should become worse.

## HVAC

3. Gas and paint cans should be removed from the crawl space under the house. West side. This is an important safety issue.

## HVAC

4. The pins that hold the lower heating and A/C door on are bent or broken. Recommend repair or replacement.

## Electrical

1. Empty knockout spaces should be filled in the outside main electrical service. This is an important safety issue with small children present.

## Electrical

2. The far North electrical outlet in the kitchen functioned only with the plug fully inserted. This should be further evaluated and repaired or replaced if needed.

## Kitchen & Laundry

1. The large drawer next to the stove is out of alignment. This should be repaired to appear level with the rest of the drawers.

## Kitchen & Laundry

2. Garbage disposal appears to operate very loudly. Recommend that unit be repaired or replaced.

## Kitchen & Laundry

3. The left rear burner does not function properly. Very little gas goes into the burner to produce a heating flame. This could be a serious safety issue if the gas is escaping some place else inside the stove. This should be further evaluated and repaired.

## Kitchen & Laundry

4. The back screen door does not seal properly when closed.

## Kitchen & Laundry

5. Laundry dryers should vent through metal fittings to the exterior. Plastic pipe is not rated for this use, and it is a safety hazard due to the risk of lint fires and exhaust leakage. If the plastic pipe should leak then the venting the dryer inside the house or crawl space would increase interior moisture levels, and it can be a carbon monoxide hazard.

## Bathroom

1. The guest bathroom tub drains slowly. The requires further investigation to determine if it needs to be cleaned out or repaired.

## Bathroom

2. Metal corrosion and water leakage around the metal frame of the shower door. The door and frame should be repaired or replaced and sealed for water leakage.

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## Bathroom

3. Water seal separating from the shower door.

## Interior Rooms

1. Dry wall settling cracks. Master bed room.

## Interior Rooms

2. Several drywall cracks in the front room were noted. This could be normal settling but needs further investigation.

## Interior Rooms

3. Several of the doors close but do not latch. The strike plate needs to be adjusted to ensure proper closure.

## Interior Rooms

4. The North Family room window has evidence of rain/water damage. This should be retextured and repainted.

## Interior Rooms

5. The drywall by several windows have side stress cracks. The cause of this is unknown. All windows in the house have limited window operation because they do not open freely with out opening effort.

## Interior Rooms

6. The wall plugs for the internet connection are loose and falling out. They should be properly secured to the wall.

## Interior Rooms

7. The fireplace opening has soot or creosote build up. Flue interiors are not inspected. The current issue of NFPA 211 recommends that all chimneys be cleaned and that a Level II inspection be performed as a part of every real estate transaction. Consult with a certified chimney sweep for details.

## Foundation

1. The home's foundation is going to be permanently set next week by a licensed contractor who will have the responsibility for this section. I would recommend removing all of the gas and paint cans from under the house. This is an important safety hazard issue.

The report is provided as a courtesy for quicker access to DEFICIENCIES within the inspection report. This is not intended as a substitute for reading the inspection report. Items listed may be discussed further on the corresponding report page. There also may be findings other than what is listed on this page.

# Roof

## INSPECTION FOCUS

Roofs are inspected visually and from an area that does not put either the inspector or the roof at risk. Steep, wet, snow or ice covered roofs are not walked on. Slate, tile or asbestos roofs are not walked on. Specifics will be in the report.

## ROOF COVERINGS

The type of roof and the condition of the top layer will be reported and commented upon. Valleys and roof penetrations are prone to leaking. Worn, missing, patched or otherwise defective surfaces will be inspected and reported based upon normal wear and aging.

## VENTS

Roof systems must be ventilated properly. The type and location of the vents will be reported. Defective or blocked vents can cause serious problems.

## FLASHINGS

Flashings provide a water tight seal at roof penetrations (i.e. plumbing, chimneys, flues), which are prone to leaking and should be reinspected annually.

## SKYLIGHTS

Skylights, like flashings, are prone to leaking and should be reinspected annually.

## CHIMNEYS

Chimneys are very susceptible to the elements and usually are not completely visible due to location and height. Spalling of masonry units is a common problem in cold climates. Interior flue linings often are not visible especially if equipped with a cap covering to prevent downdrafts or screening to prevent sparks. Chimney parging conditions should also be inspected and reported.

## GUTTER SYSTEMS

Gutters carry rain water off the roof and away from the foundation. Often they become clogged with leaves and other debris, or will develop sags and/or leaks at the joints. Gutters need periodic maintenance and cleaning.

# Roof

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE	
1	Roof coverings:	<b>Defective</b>	<b>Recommend evaluation by roofing contractor (See photo 1, 2 &amp; 3)</b>	<b>Major Concern</b>
2	Ventilation:	<b>Acceptable</b>	<b>No action required</b>	
3	Flashings:	<b>Defective</b>	<b>Repair (See photo 4).</b>	<b>Maintenance Item</b>
4	Skylights:	<b>Not Present</b>	<b>No action required</b>	
5	Chimneys:	<b>Defective</b>	<b>Repair (See photo 5).</b>	<b>Maintenance Item</b>
6	Gutter system:	<b>Not Present</b>	<b>No action required</b>	
7	Antenna:	<b>Not Present</b>	<b>No action required</b>	
8	:			

## INFORMATION

9	Main roof age: <b>8 Appears at Mid-Life Condition</b>	14	Ventilation: <b>Combination Ridge &amp; Soffitt</b>
10	Other roof age:	15	Chimney: <b>Metal</b>
11	Inspection method: <b>Walked entire roof</b>	16	Chimney flue: <b>Metal</b>
12	Roof covering: <b>Asphalt Shingle</b>	17	Gutters: <b>None</b>
13	Roofing layers: <b>1st</b>	18	Roof Style: <b>Gable</b>

## ROOF COMMENTS

19 1. Staples were used to secure the TV cable near the ridge. Potential leak area.



2. Attached covered entry leaks at the house and the entire length of the covering. This includes the front and back. Evidence of ponding and nail heads contributing to leakage. This should be further evaluated by a roofing contractor.



3. Underside of the front entry covering showing evidence of past water damage.



4. Loose silicone no longer forming a seal around the vent pipe. Roof flashing should be evaluated and resealed.





# Roof

## ROOF COMMENTS - Continued

- 18 **5. Silicone and tar sealant should be removed and replaced with an appropriate sealant. All roof flashings should be evaluated for resealing.**



## INSPECTION PHOTOS

Roof

# R1



1. Staples were used to secure the TV cable near the ridge. Potential leak area.

Roof

# R2



2. Attached covered entry leaks at the house and the entire length of the covering. This

Roof

# R3



3. Underside of the front entry covering showing evidence of past water damage.

Roof

# R4



4. Loose silicone no longer forming a seal around the vent pipe. Roof flashing should be

Roof

# R5



5. Silicone and tar sealant should be removed and replaced with an appropriate sealant. All

# Exterior

## INSPECTION FOCUS

The exterior is inspected visually at grade level. The inspector's evaluation is based on generally accepted building practices and the age of the components.

## SIDING

Exterior trim, eaves, fascias and soffits should be dry and painted to protect it from the elements. Siding should be free of contact with grade and/or trees and shrubs. Moisture conditions that continually affect exterior siding should be corrected. Caulking and/or flashing should be applied where building materials intersect.

## VENEER

Veneer is porous and can be damaged by water penetration, freezing and subsequent thawing. Bricks, stones, or blocks, and other masonry can be severely damaged and need replacement when moisture is allowed to remain over a period of time. Space between the veneer and the insulating sheathing is required and is accomplished with the use of "brick ties". Veneer also requires a proper footing to carry its weight. Movement caused by improper ties or footings are detected by the presence of cracks in mortar or waves in walls.

## DOORS

Doors may be wood or insulated metal. Most exterior doors are three feet wide and have three solid hinges, positive air tight weather seals and dead bolt locking capabilities. If a house experiences settling or movement within the walls, one of the first noticeable signs will likely be at the doors. If a door sticks it usually means that the door or door frame is no longer square. If noted in the report, sticking doors should be evaluated for potential settlement problems.

## WINDOWS

Windows can be single pane, single pane with storm systems, or have double or triple insulated glazings. Styles can be fixed, double hung, casement or sliding. They can be wood or metal and should operate easily and close securely. Insulated windows may suffer from moisture condensation between panes indicating broken thermo seals, which does not significantly affect its insulating quality.

## HOSE FAUCETS

Exterior hose faucets should be checked for leakage and loose fittings. In colder climates hose faucets should be winterized to avoid freezing damage and garden hoses should be removed.

## ELECTRICAL CABLE

Either underground or overhead electric cable is provided by a public utility. Service entrance conductors should be encased in protective material to avoid hazards.

## ELECTRICAL

All exterior electrical wires and outlets should be weatherproof. Outside circuits (i.e. outlets, switches, fixtures) should be GFCI protected. Underground branch wiring should be appropriately installed.

# Exterior

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1	Siding: <b>Defective</b>	Repair (See photo 1).	Minor Concern
2	Trim/fascias/soffits: <b>Defective</b>	Repair (See photo 2, 3, 4, 5 and 6).	Minor Concern
3	Veneer: <b>Not Present</b>	No action required	
4	Doors: <b>Acceptable</b>	No action required	
5	Windows: <b>Defective</b>	Monitor front room windows. Caulking and no head flashing.	Minor Concern
6	Hose faucets: <b>Acceptable</b>	No action required	
7	Electrical cable: <b>Acceptable</b>	No action required	
8	Exterior electrical: <b>Acceptable</b>	No action required	

## INFORMATION

9	Siding type: <u>Fiberboard</u>	13	Window Type: <u>Sliding</u>
10	Veneer type: <u>None</u>		
11	Trim/fascias type: <u>Exterior Fiberboard</u>	14	Window material: <u>Wood &amp; Aluminum</u>
12	Door type: <u>Wood &amp; Insulated Metal</u>	15	Electric service cable: <u>Buried</u>

## EXTERIOR COMMENTS

16 1. Holes in the siding should be repaired and painted to stop pest and water intrusion. The metal gas pipe should be painted with a metal paint to stop rust.



2. Soffit should be caulked at all openings and repainted.



3. Cardboard between the fascia and soffit should be removed, caulked and repainted. This is at the North part of the rear entry.



4. Fascia should be caulked at any openings and repainted.



# Exterior

## EXTERIOR COMMENTS - Continued

16 5. The gable end fascia should be caulked and repainted.



6. Trim should have the old caulking removed where defective and replaced and painted.



7. Evidence of water damage on the front and back entry covering. This should be evaluated for leaks and dry rot and repaired and painted to seal the wood.



## INSPECTION PHOTOS

Exterior

# EX1



Holes in the siding should be repaired and painted to stop pest and water intrusion. The

Exterior

# EX2



Soffit should be caulked at all openings and repainted.

Exterior

# EX3



Cardboard between the fascia and soffit should be removed, caulked and repainted. This is

Exterior

# EX4



4. Fascia should be caulked at any openings and repainted.

Exterior

# EX5



5. The gable end fascia should be caulked and repainted.

Exterior

# EX6



Trim should have the old caulk removed where defective and replaced and painted.

## INSPECTION PHOTOS

Exterior

# EX7



Evidence of water damage on the front and back entry covering. This should be evaluated for

# Grounds & Drainage

## INSPECTION FOCUS

Inspection of the exterior grounds and drainage is visual and intended to determine if the grading is properly carrying surface water away from the foundation. It is based on normal weather conditions at the time of the inspection. Inspectors do not perform a soil analysis or evaluate homes based on geological conditions.

## DRAINAGE

Ideally, water should flow away from a property in all directions at a rate of one inch per foot for at least six feet. Grading should not slope toward the property and surface water should be channeled to the lowest part of the property away from the structure to prevent ponding of water next to the structure. Provisions should be made for discharging run-off from the guttering system.

## TREES & SHRUBS

Inspectors observe trees and shrubs to see if they affect the property. The physical condition of the trees and shrubs themselves is not evaluated. Trees and shrubs should not be touching the roof, siding or the electrical service entrance cables

## WALKS & STEPS

Walks and steps are inspected for tripping hazards. Walks and steps may be uneven or may settle and should be reported.

## PATIO / PORCH

Patios and porches are inspected for movement and how they are attached to the property. Signs of settling, warping, or rot may occur, especially where they connect to the property

## DRIVEWAY

Driveways may settle, crack, or deteriorate and should be reported.

## RETAINING WALLS

Retaining walls support and hold earth in place for landscaping purposes. Evidence of movement is to be reported. Proper drainage and lateral support measures should be incorporated into the construction of retaining walls and should be reported when these conditions are not present.



# Grounds & Drainage

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1	Drainage:	<b>Defective</b> Repair (See photo 1).	Minor Concern
2	Trees & shrubs:	<b>Defective</b> Remove (See photo 2).	Maintenance Item
3	Walks & Steps:	<b>Defective</b> Repair (See photo 3).	Safety Hazard
4	Porch/Deck	<b>Defective</b> Repair (See photo 4).	Maintenance Item
5	Driveway:	<b>Acceptable</b> No action required	
6	Retaining walls:	<b>Not Present</b> No action required	
7	Lot Drainage:	<b>Acceptable</b> No action required	
8	Sprinkler System:	<b>Not Present</b> No action required	

## INFORMATION

9	Walks & Steps: <u>Wood</u>	13	Porch: <u>Wood</u>
10	Patio: <u>None</u>	14	Location: <u>Front and back entry.</u>
11	Location: <u>Front</u>	15	Retaining walls: <u>None</u>
12	Driveway: <u>Gravel</u>	16	: _____

## GROUNDS & DRAINAGE COMMENTS

17 1. The soil slopes towards the house in the front. Regrade the soil around the foundation so that it slopes away from the house to minimize foundation & crawl space moisture.



2. Trim tree branches and shrubs to avoid contact with the structure and prevent damage to the property.



3. Screw heads should be level with the step plank surface, a potential tripping hazard. Cracks in the stringer of the steps should be caulked and painted to extend its life.



4. Wood at the front and back entry roof shows evidence of cracking, delamination and dry rot. Other parts of the wood deck shows bare wood that shows evidence of small cracks. Recommend evaluation to repair or replace and the application of paint to extend its life.



# Grounds & Drainage

## GROUNDS & DRAINAGE COMMENTS - Continued

17 5. The front fence is in need of repair.



5

## INSPECTION PHOTOS

Grounds & Drainage

# GD1



1. The soil slopes towards the house in the front. Regrade the soil around the foundation so

Grounds & Drainage

# GD2



2. Trim tree branches and shrubs to avoid contact with the structure and prevent damage to the

Grounds & Drainage

# GD3



3. Screw heads should be level with the step plank surface, a potential tripping hazard. Cracks

Grounds & Drainage

# GD4



4. Wood at the front and back entry roof shows evidence of cracking, delamination and dry rot.

Grounds & Drainage

# GD5



5. The front fence is in need of repair.

# Heating & Cooling Systems

## INSPECTION FOCUS

Heating and cooling inspections are visual. Weather permitting, we will operate both the heating and A/C units in their respective modes. We will use normal controls and evaluate how well the system is performing its intended function.

## A/C OPERATION

A/C units are not operated when outdoor temperatures are below 60 degrees, since damage may result and compressor warranties may become void. A properly operating unit delivers cool air across the coil.

## HEATING OPERATION

The heating unit may not be tested at this time if temperature conditions do not allow the system to be operated normally (i.e. during warm weather months we will not operate the heating system). Systems are not dismantled. The system type (i.e. forced air, hydronic, convective) and fuel type (i.e. gas, oil, electric) will be reported.

## EXHAUST SYSTEM

Exhaust systems are inspected to determine if combustion gases are properly vented to the outdoor atmosphere. Separated or rusted vent pipes and/or negative slope are potentially dangerous.

## DISTRIBUTION

Conditioned air should be present in all interior rooms. Rooms without conditioned air sources should be reported. Balancing of conditioned air is beyond the scope of the inspection.

## FUEL STORAGE TANK / FUEL LINES

If the system has a fuel storage tank, it should be reported. If the tank has been abandoned, any evidence of its presence should be reported. Abandoned tanks should be removed. Fuel lines will be defined as gas or oil and reported.

## HEAT EXCHANGER

The view of a heat exchanger is often concealed by design. A complete evaluation can only be achieved by dismantling the unit, which is beyond the scope of this inspection.

## HUMIDIFIER

Humidifiers require constant maintenance and often become covered by lime deposits which can cause them to become inoperable within short periods of time.

## FILTER

A clean filter is helpful for proper operation of heating units. Dirty filters cause poor circulation, waste energy, can be unhealthy and should be cleaned/replaced often.

# Heating & Cooling

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1 A/C operation:	<b>Defective</b>		<b>Maintenance Item</b>
2 Heating operation:	<b>Acceptable</b>		
3 System back-up:			
4 Exhaust system:			
5 Distribution:	<b>Not Inspected</b>		
6 Thermostat:	<b>Acceptable</b>		
7 Gas Piping:	<b>Not Inspected</b>		
8 Heat Exchanger:	<b>Acceptable</b>		
9 Humidifier:	<b>Not Present</b>		
10 Filter:	<b>Defective</b>		<b>Maintenance Item</b>

### INFORMATION

11 # Heating Units: <u>1</u>	18	# Cooling Units: <u>1</u>
12 Heating Types: <u>Forced Air</u>	19	A/C Types: <u>Electric Central Air</u>
13 Heating Ages: <u>Approximately 8</u> years	20	A/C age: <u>August 2005</u>
14 Heating Fuels: <u>Gas</u>	21	Filter: <u>Disposable Media</u>
15 Distribution: <u>Ductwork</u>	22	Heat Source Mfg. <u>Nordyne Model: M1MB 077A BW</u>
16 Duct Insulation Type: _____	23	A/C Source Mfg. <u>RUUD Model: UAND-042JAZ</u>
17 Gas Shutoff Location: <u>West</u>		

### HEATING & COOLING COMMENTS

24 1. The outside A/C unit should be cleaned inside to remove debris.



2. The A/C unit is very slightly out of level. This should be monitored and corrected if it should become worse.



3. Gas and paint cans should be removed from the crawl space under the house. West side. This is an important safety issue.



4. The pins that hold the lower heating and A/C door on are bent or broken. Recommend repair or replacement.



## INSPECTION PHOTOS

HVAC

# HC1



1. The outside A/C unit should be cleaned inside to remove debris.

HVAC

# HC2



2. The A/C unit is very slightly out of level. This should be monitored and corrected if it should

HVAC

# HC3



3. Gas and paint cans should be removed from the crawl space under the house. West side.

HVAC

# HC4



4. The pins that hold the lower heating and A/C door on are bent or broken. Recommend repair

# Plumbing

## INSPECTION FOCUS

Plumbing inspections are visual and operational. Inspectors operate normal controls and put the system through a normal cycle.

## SUPPLY PIPES

Supply pipes, especially galvanized, can become clogged with mineral deposits, which restrict functional water flow. If air gets trapped in the lines, the pipes can make a knocking sound, known as water hammer. Electrolysis, which occurs from the mixing of ferrous and non-ferrous metals, can cause leaks.

## WASTE / VENT PIPES

Waste pipe inspections are limited to the visible portions of the drain system. Inspectors run water through the system for a minimum of 30 minutes and look for any indication of leaks, defective drainage or venting.

## FUNCTIONAL WATER FLOW

Functional water flow is based on at least three gallons per minute flow of water from the highest fixture when at least one other fixture is operated simultaneously.

## FUNCTIONAL WASTE DRAIN

Functional waste drainage is based on the free flow of water, without backing up, at all drains after at least 30 minutes of water entering into the system.

## WELL SYSTEM

Well inspections are limited to the accessible above-ground components. Pressure tanks that are water logged will cause the pump to wear out quickly and should be reported. Wells should deliver adequate pressure at all times. Water samples of the site should be taken to an approved laboratory to test potability.

## SEPTIC SYSTEM

Inspections of septic systems are very limited. After water is run into the system for at least 30 minutes a dye is introduced. A visual inspection of the leach field is made by walking the field looking for evidence of an effluent breakout, leaching or failure.

## WATER HEATER / TEMPERATURE PRESSURE RELEASE (TPR) VALVE

Water heaters are inspected visually for proper installation and ability to provide adequate hot water. All water heaters must have a temperature pressure relief valve with a properly installed extension discharge pipe.

# Plumbing

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1	Supply pipes:	<b>Acceptable</b>	
2	Waste/vent pipes:	<b>Acceptable</b>	
3	Funct'l water flow:	<b>Acceptable</b>	
4	Funct'l waste drain:	<b>Acceptable</b>	
5	Well system:	<b>Not Present</b>	
6	Septic system:	<b>Not Present</b>	
7	Water heater:	<b>Not Inspected</b>	<b>Minor Concern</b>
8	TPR Valve:	<b>Not Inspected</b>	<b>Major Concern</b>

## INFORMATION

9	Water supply represented as: <b>Municipal</b>	14	Waste system represented as: <b>Municipal</b>
10	Supply pipes: <b>Plastic</b>	15	Septic location: <b>None</b>
11	Pipe insulation type: _____	16	Waste/Vent pipes: <b>Plastic</b>
12	Water Shutoff Location: <b>South side by main electrical.</b>	17	Water Heater Manf.: ?
13	Well location: <b>None</b>	18	Water Heater Gallons: ?      Age: ? years
		19	Water Heater Fuel: ?

## PLUMBING COMMENTS

20 1. The crawl space was inspected at the access door only, due to it's limited access. Supply lines, A/C duct work, electrical, plumbing and insulation was not readily observable. The plumbing inside the house and at the roof was inspected and found acceptable except for the flashing seal noted in the roof report.



2. Access to the water heater was denied at the time of inspection due to the locked door. It is unknown what condition this is in and needs further inspection.





## INSPECTION PHOTOS

Plumbing

# P1



1. The crawl space was inspected at the access door only, due to it's limited access. Supply

Plumbing

# P2



2. Access to the water heater was denied at the time of inspection due to the locked door. It is

# Electrical

## INSPECTION FOCUS

Electrical inspections are visual and operational. Inspectors operate all normal switches, test a representative number of outlets and observe visible lines.

## WIRING AT MAIN BOX

Location, type(s) of over-current protection devices and rating(s) of the main service panel(s) are reported. Inspectors remove cover panels so the main service panel wiring can be inspected. Present day systems should be a minimum of 100 amps. Systems should be inspected for double tapping, loose and bare wiring, aluminum branch wiring and wiring compatibility with over-current protection devices.

## GROUND

The type and location of the grounding system should be inspected and reported. Undetermined or inadequate grounding should be reported.

## GFCI

Newer homes require ground fault circuit interrupters. These safety devices are required in areas where water may be present, such as kitchens, bathrooms, exterior regions, garages, and basements. Older homes should consider updating an electrical system with these devices.

## AMPERAGE

The rating of the main service wire conductor, main over-current device and the main service panel should be compatible and used to help determine the amperage rating of the electrical service.

## HOUSEHOLD WIRING

Wiring beyond the main service panel box is examined for compatibility, proper over-current protection, and improper wiring conditions.

# Electrical System

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1 Wiring at main box:	<b>Defective</b>	<b>See comments below. (Photo #1)</b>	<b>Safety Hazard</b>
2     Ground:	<b>Acceptable</b>		
3     GFCI:	<b>Acceptable</b>		
4     Amperage:	<b>Acceptable</b>		
5     Wiring:	<b>Acceptable</b>		
6     Outlets:	<b>Defective</b>	<b>See comments below (See photo #2).</b>	<b>Minor Concern</b>
7     :			
8     :			

### INFORMATION

9	Amps: <b>100</b>	14	Branch circuit wiring: <b>Copper</b>
10	Volts: <b>110/220</b>	15	Grounding: <b>Unknown</b>
11	Main box location: <b>Utility Room</b>	16	Ground fault protection at: <b>Baths and Kitchen</b>
12	Main Disconnect: <b>Utility Room</b>		
13	Main service conductor: <b>Copper</b>	17	Main box type: <b>Breakers</b>
		18	Wiring type: <b>Romex</b>

### ELECTRICAL SYSTEM COMMENTS

19 **1. Empty knockout spaces should be filled in the outside main electrical service. This is an important safety issue with small children present.**



**2. The far North electrical outlet in the kitchen functioned only with the plug fully inserted. This should be further evaluated and repaired or replaced if needed.**



## INSPECTION PHOTOS

Electrical

# EL1



1. Empty knockout spaces should be filled in the outside main electrical service. This is an

Electrical

# EL2



2. The far North electrical outlet in the kitchen functioned only with the plug fully inserted. This

# Kitchen & Laundry

## INSPECTION FOCUS

Kitchen and laundry inspections are visual and operational.

## WALLS / CEILINGS / FLOORS

Kitchen and laundry walls, ceilings & floors are inspected based on normal building practices for homes of similar age and construction and exclude cosmetic items. Cracks in walls are very common in most homes. Most small cracks usually indicate minor movement. These cracks are typically not serious and are even considered to be normal as the house gets older. Larger cracks may indicate ongoing movement and if noted in the report, further evaluation by a structural engineer is warranted. Squeaking floors in a house are generally the result of aging materials in the floor and minor stresses that are common as the house gets older. Unless otherwise noted in the report, these should be considered a minor item only.

## DOORS & WINDOWS

Interior portions of doors and windows are inspected for proper ventilation, use as emergency exits, and ease of operation. If a house experiences settling or movement within the walls, one of the first noticeable signs will likely be at the doors. If a door sticks, it usually means that the door or door frame is no longer square. If noted in the report, sticking doors should be evaluated for potential settlement problems.

## HEATING & COOLING

The presence of conditioned air sources to the kitchen and laundry are noted.

## CABINETS / SHELVES

Kitchen and laundry shelves and cabinets are inspected for acceptable operation.

## SINK PLUMBING

Kitchen and laundry sinks should be inspected for proper installation and operation. Plumbing systems should be free of leaks and drain and vent properly.

## APPLIANCES (BUILT-IN)

Built-in appliances will be operated and reported.

## LAUNDRY

The location of the laundry room will be reported. This section of the report will be completed in the same manner as the kitchen portion.

## DRYER VENTS / DRYER SERVICE

Dryer vents should be vented to the exterior. They should not terminate in the crawl space, garage or attic. The condition of the dryer electrical service should be reported.

# Kitchen & Laundry

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
<b>KITCHEN</b>			
1	Walls/ceiling/floor:	Acceptable	No action required
2	Doors & windows:	Acceptable	No action required
3	Heating & cooling:	Acceptable	No action required
4	Cabinets/shelves:	Defective	Repair (See photo 1). <span style="float: right; color: blue;">Minor Concern</span>
5	Sink plumbing:	Acceptable	No action required

<b>APPLIANCES</b>			
6	Disposal:	Defective	See comments below (See photo 2). <span style="float: right; color: blue;">Minor Concern</span>
7	Dishwasher:	Acceptable	No action required
8	Refrigerator:	Not Inspected	No action required
9	Exhaust fan:	Acceptable	No action required
10	Microwave:	Not Inspected	No action required
11	Ice-Maker:	Not Inspected	No action required
12	:		
13	Range/oven:	Defective	<span style="float: right; color: orange;">Safety Hazard</span>
14	Gas or electric?	Gas	

<b>LAUNDRY</b>			
15	Walls/ceiling/floor:	Acceptable	No action required
16	Doors & windows:	Defective	See comments below (See photo 4).
17	Washer plumbing:	Acceptable	No action required
18	Sink plumbing:	Not Present	No action required
19	Cabinets/shelves:	Acceptable	No action required
20	Heating & cooling:	Defective	Replace the A/C filter <span style="float: right; color: green;">Maintenance Item</span>
21	Dryer vent:	Defective	See comments below (See photo 5). <span style="float: right; color: orange;">Safety Hazard</span>
22	:		
23	:		
24	Dryer service:	Acceptable	No action required
25	Gas or electric?	Electric	

### KITCHEN AND LAUNDRY COMMENTS

26 1. The large drawer next to the stove is out of alignment. This should be repaired to appear level with the rest of the drawers.



2. Garbage disposal appears to operate very loudly. Recommend that unit be repaired or replaced.



# Kitchen & Laundry

## KITCHEN AND LAUNDRY COMMENTS - Continued

26 3. The left rear burner does not function properly. Very little gas goes into the burner to produce a heating flame. This could be a serious safety issue if the gas is escaping some place else inside the stove. This should be further evaluated and repaired.



4. The back screen door does not seal properly when closed.



5. Laundry dryers should vent through metal fittings to the exterior. Plastic pipe is not rated for this use, and it is a safety hazard due to the risk of lint fires and exhaust leakage. If the plastic pipe should leak then the venting the dryer inside the house or crawl space would increase interior moisture levels, and it can be a carbon monoxide hazard.



## INSPECTION PHOTOS

Kitchen & Laundry

# K1



1. The large drawer next to the stove is out of alignment. This should be repaired to appear

Kitchen & Laundry

# K3



3. The left rear burner does not function properly. Very little gas goes into the burner to

Kitchen & Laundry

# K5



5. Laundry dryers should vent through metal fittings to the exterior. Plastic pipe is not rated

Kitchen & Laundry

# K2



2. Garbage disposal appears to operate very loudly. Recommend that unit be repaired or

Kitchen & Laundry

# K4



4. The back screen door does not seal properly when closed.



# Bathrooms

## INSPECTION FOCUS

Bathroom inspections are visual and operational. Inspectors operate plumbing fixtures to determine the presence of leaks and look for water damage.

## WALLS / CEILINGS / FLOORS

Bathroom walls, ceilings & floors are inspected based on normal building practices for homes of similar age and construction and exclude cosmetic items. Cracks in the walls are very common in most homes. Most small cracks usually indicate minor movement. These cracks are typically not serious and are even considered to be normal as the house gets older. Larger cracks may indicate ongoing movement and, if noted in the report, further evaluation by a structural engineer is warranted. Squeaking floors in a house are generally the result of aging materials in the floor and minor stresses that are common as the house gets older. Unless otherwise noted in the report, these should be considered a minor item only.

## DOORS & WINDOWS

Interior portions of the doors and windows are inspected for proper ventilation, use as emergency exit, and ease of operation. If a house experiences settling or movement within the walls, one of the first noticeable signs will likely be at the doors. If a door sticks it usually means that the door or door frame is no longer square. If noted in the report, sticking doors should be evaluated for potential settlement problems.

## HEATING & COOLING

The presence of conditioned air sources to the bathrooms and their condition is reported.

## CABINETS / SHELVES / COUNTERS

Bathroom shelves, cabinets and counters are inspected for acceptable operation.

## VENTS

Inspection of the exhaust vent systems should detect whether or not venting extends to the outdoor atmosphere. Systems that recirculate indoors should be corrected as excessive moisture build-up from high humidity conditions may lead to water related damage.

## SINKS / TOILETS / TUBS / SHOWERS

Bathroom plumbing systems are inspected for leaks which may affect shower, tub and sink surroundings. Inspectors examine and look for evidence of leaks at the junction of walls and floors that intersect with these units.

## BATHROOMS INSPECTED

The number of associated bathrooms will be reported.

# Bathrooms

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1 Walls, ceiling, floor:	<b>Acceptable</b>	No action required	
2 Doors & windows:	<b>Acceptable</b>	No action required	
3 Heating & cooling:	<b>Acceptable</b>	No action required	
4 Cabinets & counter:	<b>Acceptable</b>	No action required	
5 Vents:	<b>Acceptable</b>	No action required	
6 Sinks:	<b>Acceptable</b>	No action required	
7 Toilets:	<b>Acceptable</b>	No action required	
8 Tubs:	<b>Defective</b>	See comments below (See photo 1).	Maintenance Item
9 Showers:	<b>Defective</b>	Repair (See photo 2 and 3).	Minor Concern
10 Jacuzzi:	<b>Not Present</b>	No action required	

## BATHROOMS INSPECTED

11 # of Half baths: 0                      12 # of Full baths: 2                      13 # of 3/4 baths: 0

## BATHROOM COMMENTS

14 1. The guest bathroom tub drains slowly. The requires further investigation to determine if it needs to be cleaned out or repaired.



2. Metal corrosion and water leakage around the metal frame of the shower door. The door and frame should be repaired or replaced and sealed for water leakage.



3. Water seal separating from the shower door.



## INSPECTION PHOTOS

Bathroom # B1



1. The guest bathroom tub drains slowly. The requires further investigation to determine if it

Bathroom # B2



2. Metal corrosion and water leakage around the metal frame of the shower door. The door and

Bathroom # B3



3. Water seal separating from the shower door.

# Interior Rooms

## INSPECTION FOCUS

Interior room inspections are conducted visually. Inspectors examine and base findings on homes of similar construction and age.

## WALLS / CEILINGS / FLOORS

Interior walls, ceilings & floors are inspected based on normal building practices for homes of similar age and construction and exclude cosmetic items. Cracks in walls are very common in most homes. Most small cracks usually indicate minor movement. These cracks are typically not serious and are even considered to be normal as the house gets older. Larger cracks may indicate ongoing movement and, if noted in the report, further evaluation by a structural engineer is warranted.

## DOORS & WINDOWS

Interior portions of the doors and windows are inspected for proper ventilation, use as emergency exits, and ease of operation. If a house experiences settling or movement within the walls, one of the first noticeable signs will likely be at the doors. If a door sticks it usually means that the door or door frame is no longer square. If noted in the report, sticking doors should be evaluated for potential settlement problems.

## HEATING & COOLING

The presence of conditioned air sources to the interior rooms and their condition is reported.

## CABINETS / SHELVES / COUNTERS

Interior room cabinets, shelves and counters are inspected for acceptable operation.

## WET BAR

Wet bars are inspected for proper installation of plumbing components, should be free of leaks, and drain and vent properly.

## FIREPLACE / WOODSTOVE

Fireplaces are checked for proper installation. We do not operate these units. We visually inspect them for signs of improper installation such as evidence of downdrafts, creosote in the throat or flue area, loose or missing dampers, and/or loose, missing or damaged fire box material. Flue interiors are not inspected. Please consult a professional chimney sweep.

## SMOKE DETECTORS

The presence of smoke detectors are reported and should be located on each floor, and at/or near the bedroom sections of the home.

## STAIRS / BALCONIES / RAILS

Railing and stair systems are inspected for safety. Proper railing installation and consistent stair riser and tread dimensions are necessary for safety.

# Interior Rooms

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1 Walls, ceiling, floor:	<b>Defective</b>	See comments below (See photo 1, 2 and 6).	<b>Minor Concern</b>
2 Doors & windows:	<b>Defective</b>	See comments below (See photo 3,4 and 5).	<b>Minor Concern</b>
3 Heating & cooling:	<b>Defective</b>	See comments below	<b>Minor Concern</b>
4 Cabinets & counter:	<b>Acceptable</b>	No action required	
5 Wet Bar:	<b>Not Present</b>		
6 Fireplc/woodstove:	<b>Defective</b>	See comments below (See photo 7).	<b>Safety Hazard</b>
7 Smoke detectors:	<b>Not Inspected</b>		
8 CO detectors:	<b>Not Present</b>		
9 Stairs/balcony/rails:	<b>Not Present</b>		
10 Trim:	<b>Acceptable</b>	No action required	

## INFORMATION

11 Rooms inspected: Bedrooms #: <b>3</b> <div style="border: 1px solid black; padding: 2px; margin-bottom: 2px;">Living Room</div> <div style="border: 1px solid black; padding: 2px; margin-bottom: 2px;">Dining Room</div> <div style="border: 1px solid black; padding: 2px;">Family Room</div>	12 Walls & ceilings: <b>Sheet Rock</b>  13 Floors: <b>Carpet</b>  14 Number of wet bars: <b>0</b>  15 Number of fireplaces/woodstoves: <b>1</b>  16 Fuel source: <b>Wood</b>
--	--

## INTERIOR ROOM COMMENTS

17 1. Dry wall settling cracks. Master bed room.



2. Several drywall cracks in the front room were noted. This could be normal settling but needs further investigation.



3. Several of the doors close but do not latch. The strike plate needs to be adjusted to ensure proper closure.



# Interior Rooms

## INTERIOR ROOM COMMENTS - Continued

- 17 4. The North Family room window has evidence of rain/water damage. This should be retextured and repainted.



5. The drywall by several windows have side stress cracks. The cause of this is unknown. All windows in the house have limited window operation because they do not open freely with out opening effort.



6. The wall plugs for the internet connection are loose and falling out. They should be properly secured to the wall.



7. The fireplace opening has soot or creosote build up. Flue interiors are not inspected. The current issue of NFPA 211 recommends that all chimneys be cleaned and that a Level II inspection be performed as a part of every real estate transaction. Consult with a certified chimney sweep for details.



## INSPECTION PHOTOS

Interior Room

# IR1



1. Dry wall settling cracks. Master bed room.

Interior Room

# IR2



2. Several drywall cracks in the front room were noted. This could be normal settling but needs

Interior Room

# IR3



3. Several of the doors close but do not latch. The strike plate needs to be adjusted to ensure

Interior Room

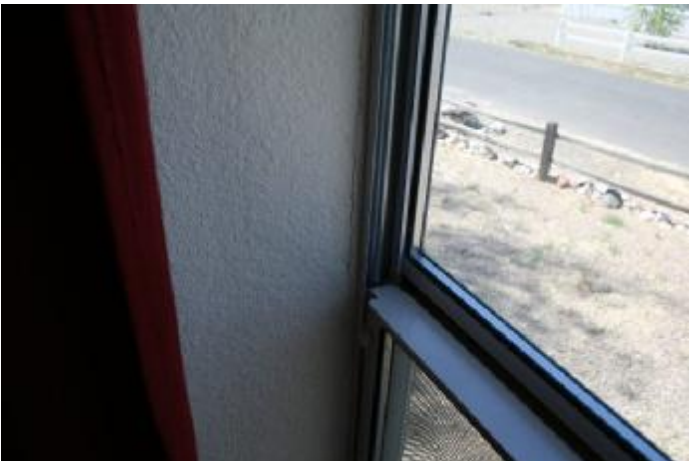
# IR4



4. The North Family room window has evidence or rain/water damage. This should be

Interior Room

# IR5



5. The drywall by several windows have side stress cracks. The cause of this is unknown. All

Interior Room

# IR6



6. The wall plugs for the internet connection are loose and falling out. They should be properly

## INSPECTION PHOTOS

Interior Room

# IR7



7. The fireplace opening has soot or creosote build up. Flue interiors are not inspected. The



# Garage & Carport

## INSPECTION FOCUS

Garages and carports are inspected based on accessibility and are reported as being attached or detached from the house structure. The exterior components (i.e. roof, walls, eaves, fascias, gutters, etc.) should be reported when defects exist. They should also be reported when they differ from those components previously listed as part of the house structure. Interior components (i.e. walls, etc.) should be reported when defects exist and when they differ from those components previously listed as part of the house structure.

## FIREWALL / FIREDOOR

Attached garages should be separated from common walls of the house by a proper firewall and firedoor. Their purpose is to prevent migration of smoke from entering the house in the event of a garage fire. The presence of these items will be reported. The presence of both a required fire door between the house and the garage and an automatic door closing devices will be reported, if applicable.

## VEHICLE DOOR

Damage to the garage door hardware may represent a potential safety concern. Garage doors are oftentimes heavy and place a great deal of force on related components. Should any of these components fail, the weight of the door could create a dangerous condition. Some garage doors are installed with exposed springs. This type of hardware configuration should include safety features designed to prevent harm should the spring break.

## DOOR OPENER

Electric garage door openers have been known to trap people, especially children, under the door as it closes. For this reason, all garage door openers should be equipped with a safety device to reverse the direction of the door, if necessary. Non-reversing door openers should be replaced for safety. Safety reversing devices should be checked monthly.

# Garage & Carport

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1	Roof:	****There is no garage or carport.****	
2	Walls:		
3	Eaves:		
4	Electrical:		
5	Gutters:		

**INTERIOR**

6	Walls/ceiling/floor:		
7	Firewall/firedoor:		
8	Doors & windows:		
9	Garage doors:		
10	Door openers:		
11	Electrical:		
12	Heating & cooling:		

**INFORMATION**

<b>EXTERIOR</b>	<b>INTERIOR</b>
13 Location: _____	17 Walls & ceilings: _____
14 Roof covering: _____	18 Floors: _____
15 Roof age: _____	19 Garage door: _____
16 Gutters: _____	

**GARAGE & CARPORT COMMENTS**

20

# Attic

## INSPECTION FOCUS

Attic inspections are visual. Inspectors will access the attic if possible. Most attics are unfinished and outside the living space of the home.

## ACCESS

Inspectors will locate and access if the attic has adequate clearance and is unobstructed. Some attics are too narrow to enter or are not present due to cathedral ceilings.

## FRAMING

Attic framing creates space between the ceiling and the roof. It should be sturdy enough to carry the weight of the framing and roof as well as snow and ice in colder climates.

## SHEATHING

The sheathing separates framing from roof shingles. It should be kept dry and free of roof leaks and its condition should be reported.

## INSULATION

Attics are subject to extreme temperature changes due to direct exposure of the sun on the roof in summer and the lack of a heat source on winter days. Therefore, adequate attic insulation is necessary for energy efficiency.

## VENTILATION

Attics must be ventilated properly to eliminate cold weather moisture build-up and subsequent condensation. Additionally, ventilation is necessary to prevent excessive heat and subsequent overworking of the A/C system during warm weather.

## EXPOSED WIRING

Attic wiring, a part of the branch circuit wiring for the living space, should not be covered with insulation or have any splices or open junction boxes.

## PLUMBING VENTS / CHIMNEYS / FLUES

Plumbing vents, chimneys and flues should terminate above the roof line and be free of leaks around flashed areas.

# Attic

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1	Access:	<b>Not Inspected</b> See comments below	
2	Framing:	<b>Not Inspected</b> See comments below	
3	Sheathing:	<b>Not Inspected</b> See comments below	
4	Insulation:	<b>Not Inspected</b> See comments below	
5	Ventilation:	<b>Acceptable</b> See comments below	
6	Exposed wiring:	<b>Not Inspected</b> See comments below	
7	Plumbing vents:	<b>Not Inspected</b> See comments below	
8	Chimney & flues:	<b>Not Inspected</b> See comments below	
9	Vapor Retarder:	<b>Not Inspected</b> See comments below	
10	Built-in Shelving:	<b>Not Present</b> See comments below	

## INFORMATION

11	# of Attic areas: <b>0</b>	14	Framing: <b>Unknown</b>
12	Access locations: <b>None present</b>	15	Sheathing: <b>Unknown</b>
13	Access by: <b>None</b>	16	Insulation: <b>Unknown</b>

## ATTIC COMMENTS

17 **There is no attic present so the only attic component that was inspected was the ventilation area at the soffit and ridge area.**

# Foundation

## INSPECTION FOCUS

Foundation inspections are visual and limited to accessible components. Accessibility will vary due to type of foundation and other obstacles. The most common problem concerning foundations is water.

## ACCESS

Inspectors will access foundation components based on their design. For instance, unfinished basements offer complete access while slab foundations offer very little.

## FOUNDATION WALLS

Inspectors will attempt to identify the type of materials used in the foundation and look for abnormal cracks, wear, or movement. If warranted, additional structural inspections may be recommended.

## FLOOR FRAMING

Basements and crawl spaces normally allow for a complete inspection of the floor framing. Inspectors will look for signs of moisture penetration, dry rot or other system damage in areas where accessibility permits.

## INSULATION

Insulation in basements and crawl spaces may obstruct the inspector's view. Improperly installed insulation may trap moisture and lead to rot.

## VENTILATION

Basements and crawl spaces require proper ventilation to allow moisture to escape. Perimeter vents or windows in the foundation help aid evaporation. Vents should be closed during winter months in colder climates.

## SUMP PUMP / DRYNESS / DRAINAGE

Basement and crawl space areas prone to water problems should have a sump pump. Removing water reduces the amount of moisture and likelihood of insects in the home. Proper grading at the outside foundation, the use of sump pumps, and/or gravity drainage helps keep basements and crawl spaces dry.

## FLOOR / SLAB

The concrete floor (slab) inspection is very limited due to lack of accessibility. Inspectors will report the presence of floor coverings (i.e. tile, carpeting), and will note signs of movement or cracks.

# Foundation

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
Foundation Type		<b>Crawl</b>	
1	Access:	<b>Acceptable</b>	<b>No action required</b>
2	Foundation walls:	<b>Not Present</b>	<b>No action required</b>
3	Floor framing:	<b>Not Inspected</b>	<b>See comments below</b>
4	Insulation:	<b>Not Inspected</b>	<b>See comments below</b>
5	Ventilation:	<b>Acceptable</b>	<b>No action required</b>
6	Sump pump:	<b>Not Present</b>	
7	Dryness/drainage:	<b>Acceptable</b>	<b>No action required</b>
8	Floor/Slab:	<b>Not Present</b>	
9	Vapor Retarder:	<b>Not Present</b>	
10	Enter Value:		

### INFORMATION

11	Foundation walls: <u>None present.</u>	14	Beams: <u>Steel I Beam</u>
12	Floors: <u>Gravel</u>	15	Piers: <u>Combination of cement piers and</u>
13	Joist/Truss Detail:	16	Sub Floor: <u>Unknown</u>
		17	Insulation: <u>Unknown</u>

### FOUNDATION COMMENTS

18 1. The home's foundation is going to be permanently set next week by a licensed contractor who will have the responsibility for this section. I would recommend removing all of the gas and paint cans from under the house. This is an important safety hazard issue.



## INSPECTION PHOTOS

Foundation

# F1



1. The home's foundation is going to be permanently set next week by a licensed contractor