



# Building Inspection Report

**123 Easy St Greenville SC**

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**Inspection Date:**  
11/11/11

**Prepared For:Client**  
John Doe

**Prepared By:**  
**Absolute Inspection Service LLC**  
6670 New Cut Rd  
Inman SC 29349



**CERTIFIED  
INSPECTOR**

**864 580 3547**

**864 472 5765 Fax**

**orchamist@aol.com**

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NRPP#105207 RT, FHA/HUD#H288, SC ASHI, NC ASHI, GA ASHI, 203K  
Consultant A0817, Lead Based Paint Renovator R-I-26510-11-51-448



CHECK MY GOOD STANDING AT  
[CertifiedRoofInspector.com](http://CertifiedRoofInspector.com)

**Report Number:**  
201110291



**Inspector:**

Bradford H Johnson

*Bradford H. Johnson*

**Weather conditions:**  
Clear and 70 degrees

**Time of the inspection:**  
9:00 am

123 Easy St Greenville SC Page 3 of 38  
**Absolute Inspection Service LLC**  
 6670 New Cut Rd  
 Inman SC 29349  
 864 580 3547



CERTIFIED INSPECTOR

# Invoice

REPORT NO.:   
 INSPECTION DATE:

SOLD TO: John Doe

PROPERTY INSPECTED: 123 Easy St Greenville SC

Description	Amount
Standard Home Inspection	
paid	

**TOTAL**

**Thank you for your business**

Payment of this invoice is due upon receipt. The late payment charge rate of interest is 1.5% monthly (18.0% per annum), after 30 days

**This confidential report is prepared exclusively for John Doe**  
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# Report Overview

## THE HOUSE IN PERSPECTIVE

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The entire report is the expression of the general condition of the property. This report contains no past history of the property. Please refer to the disclosure statement for all history and known defects. This report should not be considered in place of the disclosure statement.

A property inspection is the first step in determining the condition of the property. It is responsibility of the client to have licensed professionals to further evaluate systems of concern for a technically exhaustive evaluation and pricing of repair, replacement or improvement. Recommend that all recommendations be followed listed in this entire report.

## CONVENTIONS USED IN THIS REPORT

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For your convenience, the following conventions have been used in this report.

**Major Concern:** *a system or component which is considered significantly deficient or is unsafe. Significant deficiencies need to be corrected and, except for some safety items, are likely to involve significant expense.*

**Safety Issue:** *denotes a condition that is unsafe and in need of prompt attention and repair.*

**Repair:** *denotes a system or component which is missing or which needs corrective action to assure proper and reliable function.*

**Improve:** *denotes improvements which are recommended but not required.*

**Monitor:** *denotes a system or component needing further investigation and/or monitoring in order to determine if repairs are necessary.*

**Deferred Cost:** *denotes items that have reached or are reaching their normal life expectancy or show indications that they may require repair or replacement anytime during the next five (5) years.*

Please note that those observations listed under "Discretionary Improvements" are not essential repairs, but represent logical long term improvements.

Appears serviceable is defined in this report as a unit or system is in usable condition but is not absent of defects. Cosmetic or defects that do not affect the use of the system are not reported are considered beyond this scope of the inspection.

## IMPROVEMENT RECOMMENDATION HIGHLIGHTS / SUMMARY

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The following is a synopsis of the potentially significant improvements that should be budgeted for over the short term. Other significant improvements, outside the scope of this inspection, may also be necessary. Please refer to the body of this report for further details on these and other recommendations. This inspection is not a inspection of compliance with current building codes. This report is not an all-inclusive listing of all defects or violations of current building codes. It is the responsibility of the client, not the inspector, to ask for further evaluations of areas of concern to determine cost of repair. It is important to read the entire report. All defects and recommendations are not listed in the summary. All references to the property will be orientated as front side as the roadside, right side as viewed from the front, left as viewed from the front, rear the rear side. For pricing of repairs recommend having licensed contractors evaluate the systems and property.

The summary is not the entire report. The full report may include additional information of interest or concern to the client. It is strongly recommended that the client promptly read the complete report. For information regarding the negotiability of any item in this report under a real estate purchase contract, contact your South Carolina real estate agent or an attorney.

This inspector and inspection company does not make any judgment to the advisability of purchasing this property in the written report or in a verbal consultation.

All references to home and building and property should be considered the same in this report.

Departures from the state standards of practice and ASHI standards of practice are listed in the agreement, scope, limitations, recommendations through the body of the report and summary. Any item, description or system not listed in this report is not present or considered beyond the scope or this inspection.

## MAJOR CONCERNS

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There appeared to be water entry at the front middle stone area and upstairs right bedroom. There appeared to be a mold like substance and deteriorated wood present and there could be hidden damage in those areas. Recommend further evaluation and repair by a licensed contractor.

### SAFETY CONCERNS

Never use a fuel burning device in the interior of a house or garage such as charcoal grills, fuel vent less heaters. Recommend batteries in the smoke alarms.

## REPAIR ITEMS ( RECOMMEND THAT ALL REPAIRS BE DONE BY A LICENSED CONTRACTOR.)

### EXTERIOR:

Specific problems noted with the visible components include, but may not be limited to: front stone work

- Weep screeds are missing at the base of the wood frame walls.
- Weep screeds are missing at the tops of window and door openings.
- There is no caulk between other materials and the masonry veneer at windows, doors, and adjacent trim.
- The masonry veneer is in contact with the ground.
- Metal lath is visible between stones, indicating that the proper base coats of mortar were not applied prior to installation of the stone.
- Water entry in the stone and wall cavity.

The rear deck had loose deck boards and step boards, recommend repair.

The garage door opener did not operate.

Recommend painting and caulking the exterior wood door frames.

The front door frame was damaged.

### STRUCTURE:

Water has damaged the floor framing and osb board under the front stone work. There appeared to be a mold like substance there. There could be hidden damage in the wall there. Recommend further evaluation and repair by a licensed contractor.

### ELECTRICAL:

There was a wire end in the crawl space that should be installed in a covered junction or removed.

### HVAC:

The condenser unit frosted on the heat cycle, recommend further evaluation and repair by a licensed HVAC contractor.

### INSULATION:

- **Repair:** Loose or damaged insulation in the floor above the crawl space should be improved.

### ROOF:

There was evidence of roof leakage in these locations at the upstairs front right bedroom , recommend further evaluation by a licensed roofer.

There was some moss growth on the roof.

There appeared to be roof leakage at the ends of the ridge vents due to missing ridge end caps.

Roof leakage appears to have cause moisture damage and mold like substance in the upstairs front right bedroom.



INTERIOR:

- **Repair:** Water damage was noted in the dining room and upstairs front right bedroom. There were signs of water entry at the rear kitchen door.

APPLIANCES:

Recommend replacing the plastic dryer vent with a UL labeled dryer vent.

- **Monitor:** The waste disposer is excessively noisy.

CRAWLSPACE:

- **Repair:** Standing water was observed in the crawl space front middle. Wet crawl spaces risk building damage from rot and insects and can cause interior mold or mildew. Roof and lot drainage repairs or improvements should be addressed as a first step to controlling water in the crawl space (see "Exterior"). This condition should then be monitored to determine if additional, potentially costly measures are necessary.

**IMPROVEMENT ITEMS**

There were areas where drywall tap was loose and cracking in the interior that should be repaired.

**ITEMS TO MONITOR**

Water entry in the front wall.

Roof leaks.

**DEFERRED COST ITEMS**

\*It is no certainty that all components will need repairs or replacement, but rather a possibility. The purchase of a warranty or repair service contract is strongly recommended.

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## **THE SCOPE, RECOMMENDATIONS AND LIMITATIONS OF THE INSPECTION**

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This inspection is done in accordance with the South Carolina State Law. Items inspected are described in the report except as may be noted in the "Limitations and recommendations of Inspection" sections within this report.

This is a visible inspection only.

Note this inspector does not operate any system in the shut down position, light pilots, turn on the water, turn on any breaker that is off, de winterize or winterize the property and am not responsible for reporting any defects in any of these systems.

It is the goal of the inspection to put a home buyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee, insurance policy or warranty of any kind.

This inspection does not include any future condition or problem with this house or property.

This inspector does not make any measurements, calculations, moisture readings or any probing.

Any item or system not reported on in this inspection report is not present or considered beyond the scope of this inspection.

Any house built before or around 1978 could contain lead based paint. Recommend having any house that could be the age that could contain lead based paint recommend have lead based paint testing done by a licensed professional.

When remodeling a house it is common to find items of concern or defects in concealed areas, areas that were not visible at the time of the inspection. These items and defects are not a part of this inspection.

Inaccessible areas are not inspected, inaccessible areas include but not limited to the following: areas between walls, areas between floors and ceilings, between floors, attics areas near the edges, crawl spaces with less than 24 inches of clearance,

under decks, between ceiling and roofs, all locked areas, under and behind cabinets, all areas blocked by boxes, items and furniture, all areas under concrete and any area that cannot be seen by walking through the house without moving any item.

Our inspection does not test for or identify whether or not a house has ever been used for a Meth Lab or any other health related issues. Recommend having testing done by a licensed professional.

Vermin infestation is beyond the scope of this inspection. There is no reporting of vermin or the evidence of vermin in this report. Recommend having a pest control evaluation of vermin if this is important to you.

Absolute Inspection Service LLC does not accept any liability or liability for errors or omissions of any information provided in this report exceeding the value of the inspection fee. This inspection does not include a mold, radon, asbestos, dust, hazardous material or air quality inspection. Mold is present in all houses, it is not always visible or any odor present, recommend having environmental testing by a licensed professional.

Recommend having the house brought up to current building codes by a licensed contractor. This report is not a building code or gas code check report. Absolute Inspection Service LLC does not offer any warranty or predict the future of any unit, appliance or part of the property inspected. Absolute Inspection Service LLC is not responsible for any work done by contractors after the inspection in their carrying out our recommendations or other work. This inspection is a visible observation of the general condition of the property. Any areas that are not readily accessible are not a part of this inspection. This inspection is not a technically exhaustive inspection of the mechanical units. Acceptance of this report by a client by email, from an agent, in person or by any other means, is the acceptance of all terms of the report. If any terms or conditions in this report are not acceptable to the client, Absolute Inspection Service LLC must receive written notice from the client within 10 days of the report, or all terms are accepted. If written notice is received from the client within 10 days of the inspection date that they do not accept the terms of the inspection report, then the client must return the full report and relieve Absolute Inspection Service LLC and Bradford H. Johnson of any liability for any content in the report or of any information in the report or property and the client must not use any information provided by the inspection report.

ABSOLUTE INSPECTION SERVICE LLC  
GENERAL STANDARDS OF PRACTICE  
AND REPORT CONDITIONS

The Clients \_\_\_\_\_ agree to the following: consideration for the fee received of \_\_\_\_\_400.00\_\_\_\_\_ the inspection company is providing, at the request of Clients), a real estate inspector to perform a "Real Estate Inspection" on the property located at: Address: \_\_\_listed address\_\_\_\_\_ Date: date of inspection \_\_\_\_\_

REAL ESTATE INSPECTION AGREEMENT

The cursory limited visual inspection pertains solely to items listed on the inspection report which are readily accessible at the time of the inspection. The Inspection to be done under this agreement is only an attempt to identify items in need of immediate repair or specific hazards. The presence of Client(s) has been requested and encouraged during the inspection and shall be at the Client(s) own risk. This inspection is supplemental to any real estate transfer or seller's Disclosure Statement and shall not be used as a substitute for such Disclosure Statements).

The Client(s) agree that the scope of the inspection to be provided is defined by the SC State Law including any departures made by the inspection company. A copy of the Standards is available to you upon request. These are the agreed standards of practice for the performance of this inspection.

The cursory limited inspection intends to reduce risk but will not eliminate risk, the inspection to be done will not identify all repair needs or hazards be they in accessible or inaccessible areas. When inspection of any system or component is limited or designated as not inspected due to inaccessibility or for any other reasons, Client(s) must understand that conditions affecting the structure, systems or components may be present. All findings should be considered partial or incomplete until further evaluated by a qualified repair person prior to dosing.

Since this inspection is based upon visual observations made on one day during a limited time period, the inspection company cannot be responsible for any condition affecting any system or component which is intermittent and not detectable during the inspection. No warranties or guarantees are expressed or implied. The inspection company will not light pilot lights, activate the main water, gas or electric systems, energize electrical circuits which are off or otherwise operate other than user controls.

The written inspection report provided by the inspection company will contain the opinions of the inspector. These opinions would not be applicable to future changing conditions. Although code compliance and engineering evaluation are specifically excluded from the inspection, some codes may be used as a reference and basis for the opinion of the inspector. The inspection services to be provided are further defined and limited by the report and any attached addenda.

#### GENERAL STATEMENTS AND AGREEMENTS THAT APPLY TO HOME INSPECTIONS

Unless specifically stated, the report will not include opinions of the following: code compliance, durability, environmental concerns, compliance with any conservation or energy standard, efficiency, fitness for purpose, flood or seismic risks, underground plumbing, structural adequacy and integrity, measurements and calculations, mold, radon, Chinese drywall, meth lab, asbestos, future life, future performance, especially that of foundations, insurability, merchantability, obsolescence, quality, safety of any item inspected. In addition, the report will not contain information relating to: septic systems, wells, cisterns, private water supplies water quality or volume, central vacuum systems, solar systems whether active or inactive, security systems, soils systems, lead paint, asbestos, radon, toxic or flammable materials, refrigerators, freezers, remote overhead door transmitters/receivers, floor coverings, wall coverings, free standing kitchen appliances, laundry appliances, water conditioners, swimming pools, spas, tennis courts, playground equipment or other recreational or leisure appliances and self-cleaning or continuous-cleaning capabilities of ovens. Further, the inspection will not include any analysis of any wood destroying organisms or insects and wood and non-wood infesting insects such as fleas, cockroaches, bees, mites, ticks, flies, etc.

Any opinion in the report pertaining to aforementioned items is to be considered partial and incomplete. Before completion of any contractual agreements on the property inspected, Client(s) agrees to obtain second opinions or cost estimates by appropriate specialists on items where performance may be reported as questionable, all recommendations, in need of repair or unsafe. It is specifically understood and

agreed that the inspection company and the Client(s) are bound only by the terms and conditions of this agreement and have not relied on any other representations, oral or otherwise. Any conditions requiring repair, replacement or servicing should be evaluated by professionals in appropriate trades before closing. Client(s) give permission to the inspection company to discuss report findings with Realtors, owners, repair persons and other interested persons.

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

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

#### GENERAL STANDARDS OF PRACTICE AND REPORT CONDITIONS PAGE 1 OF 2

The Client(s) agree and understand that the inspection company is not an insurer and does not insure against defects in the property, and that the maximum liability incurred by the inspection company or the inceptor(s) for errors and omissions in the inspection, including any liability of any inspector, owner or employee of the inspection company if any, to the Client(s) shall be limited to the amount of the fee paid for the applicable inspection as a result of a settlement. Such damages are the sole and exclusive remedy of Client(s). Client(s) agree to pay all legal expenses and reasonable compensation for loss of time that may be incurred by any inspector,

owner or employee of the inspection company as a result of any legal action by the Client(s) where the Client(s) do not prevail. Client(s) understand that comprehensive inspections may be available from other companies.

The Client(s) agrees to notify inspection company in writing of any complaints or items in question within 14 days of discovery and to allow the inspection company and the inspector access to the property to evaluate these items before corrective action is taken. Immediate repair should be made in life threatening situations. In other than life threatening situations, Client(s) failure to permit the inspection company to reinspect the item in issue shall mean that Client(s) has waived any claim against the inspection company with respect to that item. In no event shall any action be brought against the inspection company for a breach of this Agreement at any time beyond one (1) year after the date of this Agreement.

**Dispute Resolution:** Upon written request by either party that is submitted according to the applicable rules for arbitration, any claim, demand or cause of action, which arises out of or is related to this Agreement, (collectively "Claims") shall be resolved by binding arbitration in the County in which the inspection occurred in accordance with (i) the Federal Arbitration Act; (ii) the Code of Procedure ("Code") of the National Arbitration Forum (n Administrator" or NNAF") and (iii) this Agreement, which shall control any inconsistency between it and the Code. The decision of an arbitrator on any Claims submitted to arbitration shall follow applicable substantive law and be in writing setting forth the findings of fact and law and the reasons supporting the decision. Such decision shall be final and binding upon the parties, subject to the right of appeal described below. Judgment upon any arbitration award may be entered in any court having jurisdiction. The arbitrator has exclusive authority to resolve any dispute relating to the applicability or enforceability of this Agreement, including the provisions of this section. Either party shall have the right to appeal to the appropriate court any errors of law in the decision rendered by the arbitrator. After a demand for arbitration is made, each party may conduct a limited number of depositions (including the production of documents) by mutual agreement or as permitted by the arbitrator.

**The inspection is not a technically exhaustive examination:** If there is concern, the client should have comprehensive inspections conducted by specialists in each field or trade. Client(s) agrees that in the event any portion of the contract, report or addenda is ruled inadmissible as evidence that the remainder of all aforementioned documents, or any portion thereof: shall remain admissible as evidence. Changes to this contract are not accepted without specific written approval of the owner of the inspection company.

**Entire Agreement.** This Agreement, and the written report issued by the inspector, constitutes the sole Agreement between Client(s) and the inspection company.

**Third Party Indemnification.** This inspection and the report are not intended for the use or benefit of anyone other than the Clients. No third party shall have any right arising from the inspector or the report. In consideration for the inspection company furnishing the report, Client(s) shall indemnify and hold the Inspection company harmless from any claims, demands or costs as a result of any third party demand or claim arising out of the inspection or the report.

By accepting this report, client acknowledge that client has read this contract, that client will read the report and all attachments before purchasing the property, that client understands the terms and conditions and that client agrees to be bound by these terms and conditions and to pay inspection fees. The final report will not be released until payment is received by the Inspection company. By accepting this report the client agrees to follow all recommendations listed in this report or release Bradford H Johnson and Absolute Inspection Service LLC of any liability for any information, defects, repairs or any damages related to the property. All terms of this agreement hold true and is agreed on by client for all inspection and follow up inspection or testing.

This liability agreement will remain enforced for this and all future inspection services of any kind for this referenced buyer/borrower and property.

Absolute Inspection Service LLC, Bradford H Johnson, 864-580-3547, fax 864-472-5765, Email orchamist@aol.com

Determining whether or not termites are present, active or inactive are beyond the scope of this home inspection.

This inspection does not include any recalled items or reporting the presents of recalled items. The inspector does not recommend installing a hot tub or water bed in any area of the property without inspection by a structural engineer for safety.

This inspection is not a fire code inspection, Americans with disabilities act inspection, DHEC inspection, OSHA inspection or inspection or reporting of any hazardous materials in or on the property. Any power lines or the presents of electromagnetic waves are not a part of this inspection. This inspection does not include reporting of any buried items such as explosives or any hazardous items are not a part of this inspection. This inspection does not report the presents of a flood plain or of past, present or future flooding.

I recommend that the client request a (CO) certificate of occupancy of any moved house, new construction, additions or remodeling that has been done.

Determining setbacks or property lines are not a part of this inspection, recommend having the property surveyed.

The gas logs if present are not checked to be vented or vent less.

The fireplace surroundings are not inspected.



# Structure

## DESCRIPTION OF STRUCTURE

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Items listed below were visibly inspected.  
 Slab is present unless otherwise indicated.  
 Basement is not present unless otherwise indicated.  
 Crawl space is present unless otherwise indicated.  
 The crawl space floor was soil unless otherwise indicated.  
 The crawl space entry location was left.

- |                           |  |
|---------------------------|--|
| <b>Foundation:</b>        | •Concrete Block •Crawl Space Configuration •Crawl Space(s) Viewed From Entry Opening |
| <b>Columns:</b>           | •Concrete Block  |
| <b>Floor Structure:</b>   | •Wood Joist  |
| <b>Wall Structure:</b>    | •Wood Frame  |
| <b>Ceiling Structure:</b> | •Joist   |
| <b>Roof Structure:</b>    | •Rafters •Waferboard Sheathing   |

## STRUCTURE OBSERVATIONS

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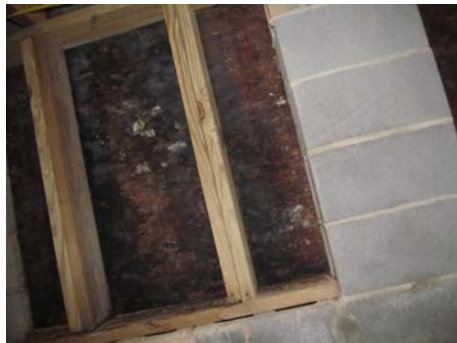
### Positive Attributes

The construction of the home is good quality. The materials and workmanship, where visible, are good.

### RECOMMENDATIONS / OBSERVATIONS



There appeared to be some structural movement at the front middle stone area.



Water has damaged the floor framing and osb board under the front stone work. There appeared to be a mold like substance there. Recommend further evaluation and repair by a licensed contractor.

Wood infestation is defined in this report as any damaged done to wood by moisture or pests.

Any structural damage done by wood infestation is beyond the scope of this inspection. Recommend having a CL100 or wood infestation evaluation performed by a licensed pest control contractor.



### Crawl Space

- **Repair:** Standing water was observed in the crawl space. Wet crawl spaces risk building damage from rot and insects and can cause interior mold or mildew. Roof and lot drainage repairs or improvements should be addressed as a first step to controlling water in the crawl space (see “Exterior”). This condition should then be monitored to determine if additional, potentially costly measures are necessary.

## LIMITATIONS AND RECOMMENDATIONS OF STRUCTURE INSPECTION

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Recommend having all exterior cracks in brick walls or slab cracks further evaluated by a licensed professional.

I do not recommend installing a whirlpool or hot tub on any wood deck.

All foundation walls below grade are not inspected.

- Structural components concealed behind finished surfaces could not be inspected.
- Only a representative sampling of visible structural components were inspected.
- Furniture and/or storage restricted access to some structural components.
- Engineering or architectural services such as calculation of structural capacities, adequacy, or integrity are not part of a home inspection.
- Judging if a basement or crawl space leaks or allows water to enter it is beyond the scope of this inspection. Judging or reporting if there is a foundation drainage system is present or if a installed drainage system operates is beyond the scope of this inspection. Basements and crawl spaces can leak in wet conditions. This cannot be predicted and is beyond the scope of this inspection.
- Determining if a crawl space has or will have water entering from any source is beyond the scope of this inspection.
- All crawl spaces, attics and walls contain mold spores. Determining the type of mold and the concentration of the different types of mold requires mold testing done by a licensed professional. This testing is beyond the scope of this inspection.

All slabs experience some degree of cracking due to shrinkage in the drying process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Floor covering is not removed during inspection. This inspection is not a building codes inspection. Recommend having wood decks inspected by a structural engineer to determine its safe use as far as the weight limit and safety. Due to the limited nature of my visible observations, I recommend having all structural components, foundation, floor framing, wall framing, roof framing, exterior add on framing and out buildings inspected by a licensed structural engineer to determine the adequacy of any structural system or component. Any damages or the extent of damages done by wood infestation due to moisture or pests, active or inactive (including termites or fire ants) is not a part of this inspection. Recommend having a wood infestation inspection and a CL100 report done by a licensed pest control contractor. The crawl space is viewed from the crawl space door if there are any moisture, obstructions, unsafe conditions or crawl space less than 24 inches. This inspection is not a wood infestation inspection or report of any conditions that may or may not be present in any part of a house.

Any future settling of the lot, foundation or slab is beyond the scope of this inspection. Determining if the house has been built on a land filled area is beyond the scope of this inspection. If you are concerned with future settling recommend having a geological inspection by a licensed professional.





# Roofing

## DESCRIPTION OF ROOFING

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Items below were visibly inspected.  
 Roof type hip.  
 Skylights are not present unless otherwise indicated.  
 Gutters are present unless otherwise indicated.  
 Chimneys are not present unless otherwise indicated.  
 There were plumbing vents on the roof.

<b>Roof Covering:</b>	•Asphalt Shingle
<b>Roof Flashings:</b>	•Metal
<b>Chimneys:</b>	•None
<b>Roof Drainage System:</b>	•Aluminum •Downspouts discharge above grade
<b>Skylights:</b>	•None
<b>Method of Inspection:</b>	•Viewed from window

## ROOFING OBSERVATIONS

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Any area listed where water appears to have penetrated is an area that potentially could have mold growth and concealed damage, recommend further evaluation by a licensed professional for all areas listed.

There was evidence of roof leakage in these locations at the upstairs front right bedroom, recommend further evaluation by a licensed roofer.

A roof can leak at any time in the future. This inspector does not make any judgment of past, present or future leakage of roofs.

### General Comments

In all, the roof coverings show evidence of normal wear and tear for a home of this age.

### RECOMMENDATIONS / OBSERVATIONS



Roof leakage appears to have cause moisture damage and mold like substance in the upstairs front right bedroom.

**There appeared to be roof leakage at the ends of the ridge vents due to missing ridge end caps.**



### Sloped Roofing

- **Monitor:** The roofing is in fair condition. The roofing shows evidence of moss and organic build up in shaded areas. This condition may reduce the life expectancy of the roofing. Trimming or removing trees could improve this condition.

## LIMITATIONS AND RECOMMENDATIONS OF ROOFING INSPECTION

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Roofing flashings were partially concealed and were not inspected in the concealed areas, recommend further evaluation by a licensed professional of all flashings.

There were some flashings that were not visible at the time of the inspection, such as under vinyl siding.

- Not all of the underside of the roof sheathing is inspected for evidence of leaks.
- Evidence of prior leaks may be disguised by interior finishes.
- Estimates of remaining roof life are approximations only and do not preclude the possibility of leakage. Leakage can develop at any time and may depend on rain intensity, wind direction, ice build up, and other factors.
- Antennae, chimney/flue interiors which are not readily accessible are not inspected and could require repair.
- Recommend removing all old antennae from the roof of the house.
- Roof inspection may be limited by access, condition, weather, or other safety concerns.
- The presents of or the condition of any roof mounted structure such as lighting rods or dishes or TV equipment are not a part of this inspection.
- Flat roofs and membrane roofing are known for leaking. This inspector does not make any judgment as to leaks in roofing.
- Determining if the shingles are stapled or nailed is beyond the scope of this inspection.
- Due to the limited nature of my visible observations I recommend having all plumbing boots and flashings checked for separations or leaks.
- Lightning rods are not inspected and are beyond the scope of this inspection.

The report is an opinion of the general quality and condition of the roof. Reporting the number of layers of roofing shingles may not can be determined and is not a part of this inspection. The inspector cannot, and does not offer an opinion or warranty as to whether the roof has leaked in the past, leaks now or may be subject to future leakage. This report is issued in consideration of the foregoing disclaimer. Leaks around flashings cannot be judged and are not a part of this inspection. Due to the limited nature of my visible observations I recommend having the roof inspected by a licensed roofing contractor before closing to get pricing on repairs and condition.

# Exterior

## DESCRIPTION OF EXTERIOR

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Items below were visibly inspected.  
 Trim is metal, wood and vinyl.  
 Condition of the trim is serviceable.  
 Caulking is present.  
 Condition of the caulking is serviceable.  
 Storm doors are not present unless otherwise indicated.  
 Storm windows are not present unless otherwise indicated.  
 Screens are not present unless otherwise indicated.  
 Porches are present unless otherwise indicated.  
 Decks are present unless otherwise indicated.  
 Patios are not present unless otherwise indicated.  
 Balcones are not present unless otherwise indicated.  
 Garages are present unless otherwise indicated.  
 Paint was present on the exterior wood trim.  
 The garage was a two car attached.

<b>Wall Covering:</b>	•Brick •Vinyl Siding •Artificial Stone •Vinyl Siding
<b>Eaves, Soffits, And Fascias:</b>	•Vinyl •Metal
<b>Exterior Doors:</b>	•Metal
<b>Window/Door Frames and Trim:</b>	•Wood
<b>Entry Driveways:</b>	•Concrete
<b>Entry Walkways And Patios:</b>	•Concrete
<b>Porches, Decks, Steps, Railings:</b>	•Brick •Wood
<b>Overhead Garage Door(s):</b>	•Steel •Automatic Opener Installed
<b>Surface Drainage:</b>	•Graded Away From House •Graded Towards House
<b>Retaining Walls:</b>	•None
<b>Fencing:</b>	•None

## EXTERIOR OBSERVATIONS

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### Positive Attributes

The house has all brick constructed exterior walls. The exterior siding that has been installed on the house is relatively low maintenance. The aluminum soffits and fascia are a low-maintenance feature of the exterior of the home.

### RECOMMENDATIONS / OBSERVATIONS



Recommend painting and caulking the exterior wood door frames.

#### Background of artificial stone:

In recent years artificial stone has been used with increased frequency on the exteriors of buildings. In many cases the installation has been found to be improper and not in compliance with the installation instructions of the stone manufacturers. Incorrect installation can result in water penetration, structural damage, and mold growth. The following language is recommended for use by home inspectors with regard to incorrectly installed artificial stone siding. The bulleted items should be used as deemed appropriate for the building inspected.

Manufactured stone veneer has been installed on the (front) of this house. An inspection of the visible components has revealed that the stone veneer has not been installed in compliance with installation guidelines provided by the Masonry Veneer Manufacturer's Association (MVMA). A PDF copy of the installation guidelines is available at <http://www.masonryveneer.org/pdf/mvma030909.pdf>.



Specific problems noted with the visible components include, but may not be limited to: (list all that apply)

- Weep screeds are missing at the base of the wood frame walls.
- Weep screeds are missing at the tops of window and door openings.
- There is no caulk between other materials and the masonry veneer at windows, doors, and adjacent trim.
- The masonry veneer is in contact with the ground.
- Water entry in the stone and wall cavity.

The lack of proper detailing and flashing may result in water penetration behind the siding, resulting in structural damage. The installation of the manufactured stone veneer should be evaluated, compared to the specific installation requirements of the stone manufacturer and the MVMA, and repaired or replaced as deemed necessary by a licensed general contractor or masonry contractor experienced with installation requirements for manufactured stone veneer.

Please note that because the water resistive barrier, metal lath, and base coat(s) of cement stucco are completely concealed behind the manufactured stone veneer, they cannot be evaluated by a visual inspection.



The rear deck had loose deck boards and step boards, recommend repair.

## **LIMITATIONS AND RECOMMENDATIONS OF EXTERIOR INSPECTION**

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Any and all exterior detached out buildings are beyond the scope of this inspection.

Exterior flashings were partially concealed and were not fully inspected, recommend further evaluation by a licensed professional of all flashings.

Reporting on the presents of or the condition of a mail box is beyond the scope of this home inspection.

- A representative sample of exterior components was inspected rather than every occurrence of components.
- Determining whether wood is treated or not is beyond the scope of this inspection.
- Siding or exterior cladding is not removed to determine the presents of or the absence of window and door flashing, recommend referring to the builder for that information.
- All flashings and vapor barriers under exterior cladding are not visible and are beyond the scope of this inspection.
- The inspection does not include an assessment of geological, geotechnical, or hydrological conditions, or environmental hazards.
- Screening, shutters, awnings, or similar seasonal accessories, fences, recreational facilities, outbuildings, seawalls, break-walls, docks, erosion control and earth stabilization measures are not inspected unless specifically agreed-upon and documented in this report.
- All decks, stairs and porches 30 inches high or higher need properly installed railing by a licensed contractor.
- Recommend sealing all cracks between the brick and door and window frames.
- Determining if there is asbestos siding under vinyl siding is beyond the scope of an inspection.

Gutters are not tested and underground drainage systems are not tested. Any deteriorated wood under guttering is not visible and is not a part of this inspection. Underground line supply or drains are not a part of this inspection. Deteriorated wood under painted areas is not a part of this inspection. Recommend sealing and painting all cracks and peeling and unpainted areas. Any wells in use or not, are not inspected or reported on the property. Recommend getting information from the seller on the well information. Recommend having the pool if present inspected by a licensed contractor and recommend that proper safe guards such as fencing locks and signage be installed by current building codes and local codes. Holes, storm shelters or pits are not inspected or reported in this inspection.

# Electrical

## DESCRIPTION OF ELECTRICAL

---

Items below were visibly inspected.  
 GFCI outlets are present unless otherwise indicated.  
 Smoke alarms are present unless otherwise indicated.  
 Smoke alarms are not tested.  
 The location of the grounding cable was under the main panel.  
 Three pole outlets were present in house.

**Size of Electrical Service:** •120/240 Volt Main Service - Service Size: 200 Amp  
**Service Drop:** •Underground  
**Service Entrance Conductors:** •Aluminum  
**Service Equipment & Main Disconnects:** •Main Service Rating 200 Amps •Breakers •Located: laundry main panel



**Service Grounding:** •Copper  
**Service Panel & Overcurrent Protection:** •Panel Rating: 200 Amp •Located: main panel 120/240  
**Sub-Panel(s):** •Located: exterior, attic and crawl space.  
**Distribution Wiring:** •Copper  
**Wiring Method:** • Non-Metallic Cable "Romex"  
**Switches & Receptacles:** •Grounded  
**Ground Fault Circuit Interrupters:** •Bathroom(s) •Whirlpool •Exterior •Garage  
**Smoke Detectors:** •Present

## ELECTRICAL OBSERVATIONS

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### Positive Attributes

The size of the electrical service is sufficient for typical single family needs. The electrical panel is well arranged and all fuses/breakers are properly sized. Generally speaking, the electrical system is in good order. All outlets and light fixtures that were tested operated satisfactorily. The distribution of electricity within the home is good. All 3-prong outlets that were tested were appropriately grounded. Ground fault circuit interrupter (GFCI) devices have been provided in some areas of the home. These devices are extremely valuable, as they offer an extra level of shock protection. All GFCI's that were tested responded properly. All visible wiring within the home is copper. This is a good quality electrical conductor.

**RECOMMENDATIONS / OBSERVATIONS**

There was a wire end in the crawl space that should be installed in a covered junction or removed.

## **LIMITATIONS AND RECOMMENDATIONS OF ELECTRICAL INSPECTION**

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All wiring hidden under insulation in a attic, in walls, hidden under items of any kind are beyond the scope of this inspection.

Toxic drywall can cause problems with electrical system and plumbing. This report does not report on or determine if Toxic drywall is present. Recommend evaluation by a licensed professional to determine if toxic drywall is present.

- Electrical components concealed behind finished surfaces are not inspected.
- Only a representative sampling of outlets and light fixtures were tested.
- Furniture and/or storage restricted access to some electrical components which may not be inspected.
- The inspection does not include inspecting remote control devices, alarm systems and components, low voltage wiring, systems, and components, ancillary wiring, systems, and other components which are not part of the primary electrical power distribution system.
- Underground electrical wires and service are not a part of this inspection.
- Recommend installing a wired in smoke alarm with on each floor and in each bedroom if they do not exist.
- Smoke alarms are not test. Recommend having the smoke alarms checked, install new batteries and have alarms that are not wired into the electrical system be updated by a licensed electrical contractor.
- Attic fans are not tested due to damage they may do to the house. Recommend having this system inspected before closing.
- Heated breakers and heated or hot wiring are not a part of this inspection.

This inspection report is not an electrical codes check. All wiring not visible is not a part of this inspection. All two pole wiring, ceramic post or old wiring with poor insulation is recommended to be replaced by a licensed contractor for the betterment of the property. All fuse panels should be upgraded to current standards by a licensed contractor. All wire splices and wire ends should be protected in enclosed junctions. Six or fewer breakers usually do not require a main breaker, however this may indicate minimal electrical capacity. If the service amp. Is less than 100 amp, upgrade may be needed to operate large electrical appliances. Recommend the electrical system be brought up to current standards. Electrical panel covers may not removed by this inspector if these covers are not accessible, unsafe, wet or did not have enough clearances.

# Heating

## DESCRIPTION OF HEATING

Items below were visibly inspected.  
 The model numbers were visible.  
 The btu rating was available.  
 Location of the heating systems are exterior and interior heat pumps  
 The condition of the returns and registers is serviceable.  
 A filter is present.  
 The thermostat condition is good.

- |                                   |                           |
|-----------------------------------|---------------------------|
| <b>Energy Source:</b>             | •Electricity •Electricity |
| <b>Heating System Type:</b>       | •Forced Air Furnace       |
| <b>Vents, Flues, Chimneys:</b>    | •Not Visible              |
| <b>Heat Distribution Methods:</b> | •Ductwork                 |

## HEATING OBSERVATIONS

### Positive Attributes

The heating system is in generally good condition. Adequate heating capacity is provided by the system. Heat distribution within the home is adequate.



24,000 btu upstairs



42,000 btu main floor



### General Comments

The heating system shows no visible evidence of major defects.





The condenser unit frosted on the heat cycle, recommend further evaluation and repair by a licensed HVAC contractor.

## **LIMITATIONS AND RECOMMENDATIONS OF HEATING INSPECTION**

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All defects that do not affect the use of this system are not reported in this report.

I do not recommend using space heaters in the house at any time.

Condenser units are located on the exterior.

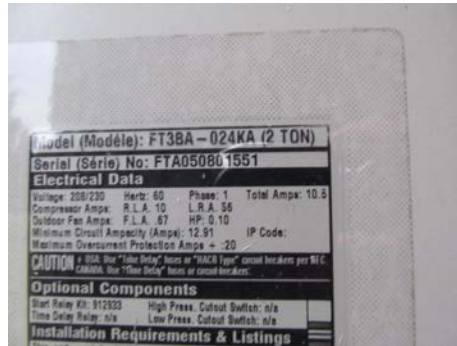
Evaporator unit are located in the interior.

- The adequacy of heat supply or distribution balance is not inspected.
- The interior of flues or chimneys which are not readily accessible are not inspected.
- The furnace heat exchanger, humidifier, or dehumidifier, and electronic air filters are not inspected.
- Solar space heating equipment/systems are not inspected.
- Determining if mold is present in a HVAC system is beyond the scope of this inspection.
- Determining if a duct system needs to be cleaned for any reason is beyond the scope of this inspection.
- Determining if bacteria or any hazardous materials are present in the HVAC system is beyond the scope of this inspection.
- Recommend installing a CO detector on each floor inside of sleeping areas if there is a flame fired furnace or appliance. If the furnace or heating is located in the bedrooms, we recommend evaluation by a licensed heating contractor. The inspector does not light pilots and if the pilot is off the inspector cannot do a full inspection. Recommend having the pilots lit and inspected before closing. Asbestos materials have been used in heating systems, determining the presence of asbestos can only be performed by laboratory testing and is beyond the scope of this inspection. The inspector is not equipped to thoroughly inspect heat exchangers for evidence of cracks or holes, as this can only be done by dismantling the unit or other technical procedures. Heat exchangers and safety devices are beyond the scope of an inspection. This inspection is not a building or gas code inspection. Recommend having all fuel fired HVAC systems inspected by a licensed HVAC contractor. Recommend having the HVAC system inspected by a licensed HVAC contractor before to closing for a technically exhaustive inspection.

# Cooling / Heat Pumps

## DESCRIPTION OF COOLING / HEAT PUMPS

Items below were visibly inspected.  
The model numbers were visible.



There were filters present in the HVAC system.

**Energy Source:** •Electricity •240 Volt Power Supply  
**Central System Type:** •Air Cooled Central Air Conditioning

## COOLING / HEAT PUMPS OBSERVATIONS

### Positive Attributes

The capacity and configuration of the system should be sufficient for the home. Upon testing in the air conditioning mode, a normal temperature drop across the evaporator coil was observed. This suggests that the system is operating properly.

### RECOMMENDATIONS / OBSERVATIONS

Recommend changing the filters.

## LIMITATIONS AND RECOMMENDATIONS OF COOLING / HEAT PUMPS INSPECTION

All defects that do not greatly affect the use of this system are not reported in this inspection.

AC units are not tested if the exterior temp. is below 56 degrees.

- Window mounted air conditioning units are not inspected.
- The cooling supply adequacy or distribution balance are not inspected.
- Recommend changing all HVAC filters when you move in.
- All HVAC registers are not checked to see if air flow is present.
- Recommend having the duct work cleaned by a licensed contractor if you are concerned about this issue.

The inspector does not perform pressure tests on the coolant systems; therefore no representation is made regarding the coolant charge or line integrity. Subjective judgment of systems capacity is not a part of the inspection. The lack of duct work in areas that are not visible is not a part of this inspection. The inspector does not judge the need for duct cleaning. An appliance warranty is recommended for at least the first year. Recommend having the HVAC system inspected by a licensed HVAC contractor before closing for a technically exhaustive inspection.

# Insulation / Ventilation

## DESCRIPTION OF INSULATION / VENTILATION

---

Items listed below were visibly inspected.

Insulation is inspected visibly, for identifying the content of insulation recommend having the insulation tested by a licensed professional.

Ventilator fan was not present unless otherwise indicated.

Whole house fan was not present unless otherwise indicated.

The attic was not accesses in all locations because it was not accessible.

The attic access was located upstairs.

The attic insulation thickness is 8 inches of cellulose.

<b>Roof Cavity Insulation:</b>	•Not Visible
<b>Exterior Wall Insulation:</b>	•Not Visible
<b>Crawl Space Insulation:</b>	bat
<b>Vapor Retarders:</b>	•Plastic
<b>Roof Ventilation:</b>	•Ridge Vents
<b>Crawl Space Ventilation:</b>	•Exterior Wall Vents
<b>Exhaust Fan/vent Locations:</b>	•Bathroom

## INSULATION / VENTILATION OBSERVATIONS

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### Positive Attributes

This is a well insulated home.

### RECOMMENDATIONS / ENERGY SAVING SUGGESTIONS



### Crawl Space

- **Repair:** Loose or damaged insulation in the floor above the crawl space should be improved.

## LIMITATIONS AND RECOMMENDATIONS OF INSULATION / VENTILATION INSPECTION

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- Insulation/ventilation type and levels in concealed areas are not inspected. Insulation and vapor barriers are not disturbed and no destructive tests (such as cutting openings in walls to look for insulation) are performed.
- Ventilation is not visible, this inspection is a visible inspection only, this ventilation inspection is very limited and this inspector will not be able to make any judgment as to the serviceability or adequacy of the ventilation system. Recommend having a licensed energy auditor further evaluate.
- Potentially hazardous materials such as Asbestos and Urea Formaldehyde Foam Insulation (UFFI) cannot be positively identified without a detailed inspection and laboratory analysis. This is beyond the scope of the inspection. Any home containing attic insulation built before 1985 could contain vermiculite which contains natural asbestos. Recommend having the insulation tested by a professional lab to determine if the insulation contains asbestos.

- An analysis of indoor air quality is not part of our inspection unless explicitly contracted-for and discussed in this or a separate report.
- Any estimates of insulation R values or depths are rough average values.
- All areas of crawl space insulation, wall insulation and attic insulation area viewed or judged for their presence. These areas are partially viewed as a sampling of the general presents of insulation.
- Determining if mold is present on the insulation is beyond the scope of this inspection.

Determining the presence of asbestos or other hazardous materials is beyond the scope of this inspection. All areas of a attic, non visible areas and crawl spaces are not inspected for insulation.

# Plumbing

## DESCRIPTION OF PLUMBING

---

Items below were visibly inspected.

The water heater relief valve was present unless otherwise indicated.

A backflow device was not located.

Antiphon devices were not present unless otherwise indicated.

Cleanout on the waste line was not located at the time of the inspection.

The water meter was located in the front near the road unless otherwise indicated.

The water pressure is serviceable.

**Bathrooms:**

The bathroom fixtures appeared to be serviceable.

Master bathroom sink, toilet, whirlpool and shower.

Half bath sink and toilet.

Upstairs sink, toilet, tub and shower.

Upstairs half sink and toilet.

**Kitchen:**

Laminate counters and wood cabinets.

The kitchen fixtures appeared to be serviceable.

**Water Supply Source:**

•Public Water Supply

**Service Pipe to House:**

•Plastic

**Main Water Valve Location:**

•Crawl Space

**Interior Supply Piping:**

•Copper •Plastic

**Waste System:**

•Private Sewage System

**Drain, Waste, & Vent Piping:**

•Plastic

**Water Heater:**

•Electric •Approximate Capacity (in gallons): 50

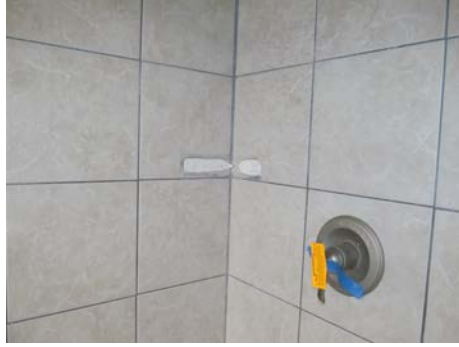


## PLUMBING OBSERVATIONS

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### Positive Attributes

The plumbing system is in generally good condition. The water pressure supplied to the fixtures is above average. Only a slight drop in flow was experienced when two fixtures were operated simultaneously. The plumbing fixtures appear to have been well-maintained.

**RECOMMENDATIONS / OBSERVATIONS**

There was a caulked area in the master shower.

## **LIMITATIONS AND RECOMMENDATIONS OF PLUMBING INSPECTION**

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All plumbing, gas lines, supply lines and waste lines located in a slab were not visible and could not be inspected.

Septic systems are not inspected other than the operation from a visible inspection. Condition of the drain lines and septic tank are beyond the scope of this inspection.

Pex tubing connections has had some problems with failing. If this house has pex tubing, recommend investigating the problems by searching pex problems on the internet. This report will not report any recalled items or problems with the product.

All plumbing hidden in walls are beyond the scope of this inspection.

- Portions of the plumbing system concealed by finishes and/or storage (below sinks, etc.), below the structure, or beneath the ground surface are not inspected.
- Water quantity and water quality are not tested unless explicitly contracted-for and discussed in this or a separate report.
- Clothes washing machine connections are not inspected.
- Interiors of flues or chimneys which are not readily accessible are not inspected.
- Water conditioning systems, solar water heaters, fire and lawn sprinkler systems, and private waste disposal systems are not inspected unless explicitly contracted-for and discussed in this or a separate report.
- Recommend having the plumbing system inspected by a licensed plumber before to closing for a technically exhaustive evaluation.
- Recommend having all wells in use tested for water quality.
- Determining whether or not shower drain pans leak or are water tight is beyond the scope of this inspection.
- Determining the presents of or the effectiveness of a radon chimney is beyond the scope of this inspection.
- Cast iron supply lines can and most likely will leak in the future.
- Cast Iron drain lines can and most likely will leak in the future.
- Notice, determining the presence of polybutylene plastic piping systems or any recalled product is beyond the scope of this inspection.

All underground waste and supply lines are not inspected. Any lines that are not readily accessible or not visible are not a part of this inspection. Washing machine drain lines are not inspected for operation. Determining if a washing machine drain line is connected to the waste line is beyond the scope of this inspection, recommend having a licensed plumber evaluate prior to closing. Washer drain lines should at least 2 inches in diameter, if they are less than 2 inches, they may not drain properly.

The presence of lead in any piping is not a part of this inspection. Older supply lines made of metal or galvanized pipe can contain lead. Recommend having a presents of lead in water test performed by a licensed professional if steel or copper piping is present.

# Interior

## DESCRIPTION OF INTERIOR

---

Items listed below were visibly inspected.  
 All items canceled by anything were not inspected.  
 The laundry was located in the laundry.  
 Stairs are present in the interior in serviceable condition.

**Wall And Ceiling Materials:** •Drywall  
**Floor Surfaces:** •Tile •Wood •Concrete  
**Window Type(s) & Glazing:** •Double/Single Hung •Fixed Pane •Double Glazed , roll out  
**Doors:** •Wood-Hollow Core

## INTERIOR OBSERVATIONS

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### General Condition of Interior Finishes

On the whole, the interior finishes of the home are in below average condition. When redecorating, repairs will be necessary in some areas prior to painting or wallpapering.

### General Condition of Windows and Doors

The majority of the doors and windows are good quality.

### General Condition of Floors

The floors of the home are relatively level and walls are relatively plumb.

## RECOMMENDATIONS / OBSERVATIONS

Wall condition fair.

Ceiling condition fair.

Floor condition fair.

All areas listed where water penetration or water staining are listed are areas where there could be mold growth and concealed damage, recommend further evaluation by a licensed professional.

Recommend having radon testing by a certified radon professional.

Recommend having air quality and environmental testing (mold) done by a licensed professional.



### Wall / Ceiling Finishes

- **Monitor:** Water staining was noted.



- 
- **Repair:** Water damage was noted in the dining room and upstairs front right bedroom.
- **Monitor:** Minor cracks were noted.
- **Monitor:** Larger than typical cracks were noted.
- **Monitor:** Signs of mildew were observed.

#### Environmental Issues

- **Monitor:** Radon gas is a naturally occurring gas that is invisible, odorless and tasteless. A danger exists when the gas percolates through the ground and enters a tightly enclosed structure (such as a home). Long term exposure to high levels of radon gas can cause cancer. *The Environmental Protection Agency (E.P.A.) states that a radon reading of more than 4.0 picocuries per liter of air represents a health hazard.* A radon evaluation is beyond the scope of this inspection (unless specifically requested). For more information, consult the Environmental Protection Agency (E.P.A.) for further guidance and a list of testing labs in your area.

## LIMITATIONS AND RECOMMENDATIONS OF INTERIOR INSPECTION

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Recommend going to [www.energystar.org](http://www.energystar.org) to get helpful hints on how to save money and energy.

\*Note that freshly painted walls, ceilings and new floor coverings can conceal conditions that the home inspector can not detect. These conditions could be evident after you move in to the house. All items that were concealed are beyond the scope of this home inspection.

A building full of furniture and boxes could block defect. Recommend viewing and inspecting the building with all the furniture and boxes removed before closing.

This building inspection does not identify the presents of toxic drywall. Toxic drywall has been present in buildings since 1990. It can have a rotten egg smell and can cause damaged to all metals in the building and can cause health problems. Recommend having the drywall tested for toxic drywall by a professional lab..

No measurements in the walls, flooring or ceilings are made.

- Furniture, storage, appliances and/or wall hangings are not moved to permit inspection and may block defects.
- Carpeting, window treatments, central vacuum systems, household appliances, recreational facilities, paint, wallpaper, and other finish treatments are not inspected. All areas not visible are not a part of this inspection.
- Determining the presents of or the absence of tempered glass in any window, glass door or glass product in the house is beyond the scope of this inspection.
- Recommend that all windows be brought operating condition for fire safety.
- When someone moves out of a house there will be damages done to walls, corners and painting may need to be done. These items are considered cosmetic are not a part of this inspection.
- Reporting of or determining the origins of odors are beyond the scope of this inspection.
- Determining the presents of any environment hazards such as but not limited to(radon, lead paint, asbestos, meth lab chemicals, electrometric waves, viruses, mold, transmittable diseases) are beyond the scope of this inspection.
- Wall and ceiling cracking are common and are considered cosmetic and are beyond the scope of this inspection.
- 

Determining the condition of insulated windows is not possible due to the temperature, weather and lighting variations. Determining if windows operate in a fully functional manor is beyond the scope of this inspection. Each window is not inspected and operated.



Determining whether or not glass is or is not tempered is beyond the scope of this inspection. Check with owner for further information. Determining the condition of walls behind wallpaper, paneling, drywall, plaster and furnishings cannot be judged. Determining whether acoustic sprayed ceilings contain asbestos is beyond the scope of this inspection. For more information please consult the American Lung Association or an asbestos specialist. Recommend having air quality testing and inspection done by a licensed professional. This report is not a mold, asbestos, or any hazardous materials report or inspection of the presents of these materials on or in the property.

# Appliances

## DESCRIPTION OF APPLIANCES

---

Items listed below were visibly inspected.  
Waste disposal is present unless otherwise indicated.  
Fan/hood present unless otherwise indicated.  
Dishwasher present unless otherwise indicated.

**Appliances Tested:**

•Microwave Oven •Dishwasher •Waste Disposer

**Laundry Facility:**

•240 Volt Circuit for Dryer •120 Volt Circuit for Washer

## APPLIANCES OBSERVATIONS

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## RECOMMENDATIONS / OBSERVATIONS



Recommend replacing the plastic dryer vent with a UL labeled dryer vent.

**Waste Disposer**

- **Monitor:** The waste disposer is excessively noisy.

## LIMITATIONS AND RECOMMENDATIONS OF APPLIANCES INSPECTION

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The interior of or the condition of a dryer vent is beyond the scope of this inspection.

The only dryer vent that should be installed in a house is UL approved vent, a white dryer vent is not safe to be connected to a dryer vent.

- Thermostats, timers and other specialized features and controls are not tested.
- The temperature calibration, functionality of timers, effectiveness, efficiency and overall performance of appliances is outside the scope of this inspection.

Absolute inspection Service LLC does not offer any warranty or predict the future performance of any appliance on the property. Self or continuous cleaning operations, clocks, timers, lights and thermostat accuracy are not tested during this inspection. Appliances are not moved. Determining the adequacy of washing and drying functions of dishwashers is not a part of this inspection. Refrigerators, freezers and built-in ice makers are not a part of this inspection.

# Fireplaces / Wood Stoves

## DESCRIPTION OF FIREPLACES / WOOD STOVES

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Fireplaces: •Steel Firebox  
Vents, Flues, Chimneys: •Not Visible

## FIREPLACES / WOOD STOVES OBSERVATIONS

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### RECOMMENDATIONS / OBSERVATIONS

There was no gas log present.

## LIMITATIONS OF FIREPLACES / WOOD STOVES INSPECTION

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As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions

- The interiors of flues or chimneys are not inspected.
- Firescreens, fireplace doors, appliance gaskets and seals, automatic fuel feed devices, mantles and fireplace surrounds, combustion make-up air devices, and heat distribution assists (gravity or fan-assisted) are not inspected.
- The inspection does not involve igniting or extinguishing fires nor the determination of draft.
- Fireplace inserts, stoves, or firebox contents are not moved.

# Maintenance Advice

## UPON TAKING OWNERSHIP

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After taking possession of a new home, there are some maintenance and safety issues that should be addressed immediately. The following checklist should help you undertake these improvements:

- Change the locks on all exterior entrances, for improved security.
- Check that all windows and doors are secure. Improve window hardware as necessary. Security rods can be added to sliding windows and doors. Consideration could also be given to a security system.
- Install smoke detectors on each level of the home. Ensure that there is a smoke detector outside all sleeping areas. Replace batteries on any existing smoke detectors and test them. Make a note to replace batteries again in one year.
- Create a plan of action in the event of a fire in your home. Ensure that there is an operable window or door in every room of the house. Consult with your local fire department regarding fire safety issues and what to do in the event of fire.
- Examine driveways and walkways for trip hazards. Undertake repairs where necessary.
- Examine the interior of the home for trip hazards. Loose or torn carpeting and flooring should be repaired.
- Undertake improvements to all stairways, decks, porches and landings where there is a risk of falling or stumbling.
- Review your home inspection report for any items that require immediate improvement or further investigation. Address these areas as required.
- Install rain caps and vermin screens on all chimney flues, as necessary.
- Investigate the location of the main shut-offs for the plumbing, heating and electrical systems. If you attended the home inspection, these items would have been pointed out to you.

## REGULAR MAINTENANCE

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### EVERY MONTH

- Check that fire extinguisher(s) are fully charged. Re-charge if necessary.
- Examine heating/cooling air filters and replace or clean as necessary.
- Inspect and clean humidifiers and electronic air cleaners.
- If the house has hot water heating, bleed radiator valves.
- Clean gutters and downspouts. Ensure that downspouts are secure, and that the discharge of the downspouts is appropriate. Remove debris from window wells.
- Carefully inspect the condition of shower enclosures. Repair or replace deteriorated grout and caulk. Ensure that water is not escaping the enclosure during showering. Check below all plumbing fixtures for evidence of leakage.
- Repair or replace leaking faucets or shower heads.
- Secure loose toilets, or repair flush mechanisms that become troublesome.

### SPRING AND FALL

- Examine the roof for evidence of damage to roof coverings, flashings and chimneys.
- Look in the attic (if accessible) to ensure that roof vents are not obstructed. Check for evidence of leakage, condensation or vermin activity. Level out insulation if needed.
- Trim back tree branches and shrubs to ensure that they are not in contact with the house.
- Inspect the exterior walls and foundation for evidence of damage, cracking or movement. Watch for bird nests or other vermin or insect activity.
- Survey the basement and/or crawl space walls for evidence of moisture seepage.
- Look at overhead wires coming to the house. They should be secure and clear of trees or other obstructions.

- Ensure that the grade of the land around the house encourages water to flow away from the foundation.
- Inspect all driveways, walkways, decks, porches, and landscape components for evidence of deterioration, movement or safety hazards.
- Clean windows and test their operation. Improve caulking and weather-stripping as necessary. Watch for evidence of rot in wood window frames. Paint and repair window sills and frames as necessary.
- Test all ground fault circuit interrupter (GFCI) devices, as identified in the inspection report.
- Shut off isolating valves for exterior hose bibs in the fall, if below freezing temperatures are anticipated.
- Test the Temperature and Pressure Relief (TPR) Valve on water heaters.
- Inspect for evidence of wood boring insect activity. Eliminate any wood/soil contact around the perimeter of the home.
- Test the overhead garage door opener, to ensure that the auto-reverse mechanism is responding properly. Clean and lubricate hinges, rollers and tracks on overhead doors.
- Replace or clean exhaust hood filters.
- Clean, inspect and/or service all appliances as per the manufacturer's recommendations.

### ANNUALLY

- Replace smoke detector batteries.
- Have the heating, cooling and water heater systems cleaned and serviced.
- Have chimneys inspected and cleaned. Ensure that rain caps and vermin screens are secure.
- Examine the electrical panels, wiring and electrical components for evidence of overheating. Ensure that all components are secure. Flip the breakers on and off to ensure that they are not sticky.
- If the house utilizes a well, check and service the pump and holding tank. Have the water quality tested. If the property has a septic system, have the tank inspected (and pumped as needed).
- If your home is in an area prone to wood destroying insects (termites, carpenter ants, etc.), have the home inspected by a licensed specialist. Preventative treatments may be recommended in some cases.

## PREVENTION IS THE BEST APPROACH

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Although we've heard it many times, nothing could be more true than the old cliché "an ounce of prevention is worth a pound of cure." Preventative maintenance is the best way to keep your house in great shape. It also reduces the risk of unexpected repairs and improves the odds of selling your house at fair market value, when the time comes.



Please feel free to contact our office should you have any questions regarding the operation or maintenance of your home. Enjoy your home!