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Report: 224 Anywhere **Address:** 224 Anywhere

Confidential Inspection Report

224 N Anywhere St.
Wichita, KS 60000



Prepared for: Mr. John Doe

This report is the exclusive property of the inspection company and the client whose name appears herewith and its use by any unauthorized persons is prohibited.

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January 21, 2014

Mr. John Doe

RE: 224 N Anywhere St.
Wichita, KS 60000

Dear Mr. Doe :

At your request, a visual inspection of the above referenced property was conducted on January 21, 2014 . An earnest effort was made on your behalf to discover all visible defects, however, in the event of an oversight, maximum liability must be limited to the fee paid. The following is an opinion report, reflecting the the visual conditions of the property at the time of the inspection only. Hidden or concealed defects cannot be included in this report. No warranty is either expressed or implied. This report is not an insurance policy, nor a warranty service.

SUMMARY OF AREAS REQUIRING FURTHER EVALUATION

IMPORTANT: The Summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report. The entire Inspection Report, including the Standards of Practice, limitations and scope of Inspection, and Pre-Inspection Agreement must be carefully read to fully assess the findings of the inspection. This list is not intended to determine which items may need to be addressed per the contractual requirements of the sale of the property. Any areas of uncertainty regarding the contract should be clarified by consulting an attorney or real estate agent.

It is strongly recommended that you have appropriate licensed contractors evaluate each concern further and the entire system for additional concerns that may be outside our area of expertise or the scope of our inspection BEFORE the close of escrow. Please call our office for any clarifications or further questions.

Here is a list of major defects that need further evaluation or repair by appropriately Licensed Contractors.

EXTERIOR - FOUNDATION - BASEMENT

BASEMENT/CRAWL SPACE:

CRAWL SPACE:

1. Vents notes- Blocked and needs to be opened, Suggest installing vapor barrier due to the high humidity/moisture in the crawl spaces. Remove animal feces mainly at the opening.

FLOOR JOISTS:

2. Damage joists, it is cut to make room for duct, A qualified carpentry contractor should be called to make further evaluation and repair as needed.

KITCHEN - APPLIANCES - LAUNDRY

KITCHEN SINK:

TYPE AND CONDITION:

3. Stainless Steel, Faucet- Low water volume is noted, hot side, could be galvanized stubs or a clogged faucet. Leakage is present- drain pipe.

VENTILATION:

TYPE AND CONDITION:

4. Internal, Clearance from the stove top to hood is less than recommended, 30" or more is recommended.

INTERIOR COMPONENTS:

SWITCHES/FIXTURES/OUTLETS:

5. Outlets within 6 feet of the sink are not GFCI protected.

BATHROOMS

BATHROOM AREA:

BATH LOCATION:

6. Hall.

TUB/SHOWER PLUMBING FIXTURES:

7. The following problems were noted at the tub/shower drain: Mechanical drain stopper is not operational at tub.

ELECTRICAL SYSTEM

ELECTRICAL PANELS:

Inspector Notes:

8. Circuit and wire sizing correct so far as visible, 2-Grounding system is present The following was noted about the grounding system- corroded at the connection, clean up or replace/repairs corroded pipe at the water main valve.

CONDUCTORS:

BRANCH WIRING:

9. Copper sheathing, Open junction boxes are noted-in the furnace room, Connections not made within junction boxes- Hazard condition exists, in crawlspace towards the front of the home.

SWITCHES & OUTLETS:

CONDITION:

10. Ground Fault Circuit Interrupter (GFCI) outlets or breaker are recommended- kitchen and exterior and garage.

OTHER ELECTRICAL ITEMS:

CONDITION:

11. Wire sheathing on the exterior back outlet is damaged, exterior outlet has no/broken weather tight cover on the same.

HEATING - AIR CONDITIONING

HEATING SYSTEM CONDITION:

BLOWER FAN:

12. Switch bad/sticking at the blower door compartment, needs repaired or replaced. A licensed technician should be called to make further evaluation and repairs as needed.

VENTING:

13. Inadequate pipe clearance- Combustibles are nearby at the furnace. Vent pipe notes-very rusty on the roof.

HUMIDIFIER CONTROLS:

14. Leaking under in the crawl, an addition T-fitting is used where water is pouring in the crawl..

AIR CONDITIONING:

POWER SOURCE:

15. 220 Volt. Knock-out at the ac disconnect box are open, critters can crawl inside causing damage.

CONDENSATE LINE:

16. Condensate line installed, Active leak noted during this inspection in crawl, could be poor fall, might have to clean often to prevent from build up and clogging, damage pipe on the exterior.

DUCTWORK:

DUCTS/AIR SUPPLY:

17. Crushed ducts noted, air leaking by the furnace area, Duct is in contact with dirt, recommend bracing or getting

it off the ground. Low air volume noted on some runs, A licensed mechanical contractor should be called to make further analysis of the ductwork system and do necessary repairs

PLUMBING

MAIN LINE:

CONDITION:

18. Water meter is located- at the south side of the house. The main shut off- crawl space on the floor, Suggest moving it to an accessible area. rusty, might be hard to operate
Minor corrosion is noted on the line, typical with age and when it is in contact with dirt.

SUPPLY LINES:

CONDITION:

19. Major corrosion is noted, below/by tub area and by the kitchen sink, both on the back wall could be more, I recommend call a licensed plumber to review, evaluate and do repairs and updates as necessary.

WATER HEATER:

TYPE:

20. Gas. Rusty pipes are noted-in the crawl, Call an license plumber to correct the problems and update as necessary.

LOCATION:

21. Utility room, Catch pan on the bottom should be plumbed to the exterior or floor drain.

CONDITION:

22. Venting notes- Inadequate pipe clearance- Combustibles are nearby, Missing valve handle on the top and has an active leak. Call a license plumber or an expert to correct the problems and update as necessary

GARAGE - CARPORT

GARAGE DOOR(S):

CONDITION:

23. Adjustment or service needed- Weak/damaged spring, replacement recommended. Sensors needs to be installed to the right height, usually 2-6 "

ROOF SYSTEM

ROOF:

ROOF COVERING STATUS:

24. Bad repair job is noted, nail heads exposed, Hail damage is noted, minimal. Check with your insurance agent about coverage prior to closing, A licensed roofing contractor should be called to make further evaluation and repairs as needed. Exterior outlet has no/broken weather tight cover.

EXPOSED FLASHINGS:

TYPE AND CONDITION:

25. Metal, Rubber, Inverted boot, this can be caused due to lack of pipe bracing in the attic. Damage is noted on the same. at the vents, Popping up, loose nails-needs repairs on the furnace vent.

Other minor items are also noted in the entire inspection report and should receive eventual attention, but do not affect the habitability of the house and the majority are the result of normal wear and tear.

Thank you for selecting our firm to do your pre-purchase home inspection. If you have any questions regarding the inspection report or the home, please feel free to call us.

Sincerely,

Francis Silveira
Quality Home Inspections , LLC
316 990-0600

INSPECTION CONDITIONS

CLIENT & SITE INFORMATION:

DATE OF INSPECTION: January 21, 2014.
TIME OF INSPECTION: 05:56 PM.
CLIENT NAME: Mr. John Doe
CLIENT CITY/STATE/ZIP:
CLIENT PHONE #: 316-000-0000
INSPECTION SITE: 224 N Anywhere St.
INSPECTION SITE CITY/STATE/ZIP: Wichita, KS 60000

CLIMATIC CONDITIONS:

WEATHER: Clear.
SOIL CONDITIONS: Dry.
APPROXIMATE OUTSIDE TEMPERATURE in F: 20-30.

BUILDING CHARACTERISTICS:

MAIN ENTRY FACES: South.
ESTIMATED AGE OF HOUSE: 56 years.
BUILDING STYLE: Ranch.
CONSTRUCTION TYPE: Wood frame.
SPACE BELOW GRADE: Crawl space.

UTILITY SERVICES:

WATER SOURCE: Public.
SEWAGE DISPOSAL: Public.
UTILITIES STATUS: All utilities on.

OTHER INFORMATION:

AREA: City.
HOUSE OCCUPIED? No.
CLIENT PRESENT: Yes.
PEOPLE PRESENT: Selling agent was present.

PAYMENT INFORMATION:

TOTAL FEE: 250.00.
PAID BY: Check 1814.

REPORT LIMITATIONS

This report is intended only as a general guide to help the client make his own evaluation of the overall condition of the home, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report.

Systems and conditions which are not within the scope of the building inspection include, but are not limited to: formaldehyde, lead paint, asbestos, toxic or flammable materials, and other environmental hazards; pest infestation, playground equipment, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, any systems which are shut down or otherwise secured; water wells (water quality and quantity)

zoning ordinances; intercoms; security systems; heat sensors; cosmetics or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection.

The inspection report should not be construed as a compliance inspection of any governmental or non governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.

We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with tradespeople or benefits derived from any sales or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct.

Should any disagreement or dispute arise as a result of this inspection or report, it shall be decided by arbitration and shall be submitted for binding, non-appealable arbitration to the American Arbitration Association in accordance with its Construction Industry Arbitration Rules then obtaining, unless the parties mutually agree otherwise. In the event of a claim, the Client will allow the Inspection Company to inspect the claim prior to any repairs or waive the right to make the claim. Client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency.

EXTERIOR - FOUNDATION - BASEMENT

Areas hidden from view by finished walls or stored items can not be judged and are not a part of this inspection. Minor cracks are typical in many foundations and most do not represent a structural problem. If major cracks are present along with bowing, we routinely recommend further evaluation be made by a qualified structural engineer. All exterior grades should allow for surface and roof water to flow away from the foundation. All concrete floor 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. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined.

WALLS:

MATERIAL: Aluminum siding.
CONDITION: Appears serviceable.

TRIM:

MATERIAL: Metal.
CONDITION: Appears serviceable.

BASEMENT/CRAWL SPACE:

ACCESSIBILITY: Crawl space viewing is limited- due to duct work, low head room.

CRAWL SPACE: Vents notes- Blocked and needs to be opened, Suggest installing vapor barrier due to the high humidity/moisture in the crawl spaces. Remove animal feces mainly at the opening.



BASEMENT/CRAWL WALLS - TYPE: Poured concrete.

CONDITION: Appears serviceable.

BEAMS: Appears serviceable.

FLOOR JOISTS: Damage joists, it is cut to make room for duct, A qualified carpentry contractor should be called to make further evaluation and repair as needed.



COLUMNS/SUPPORTS: Appear serviceable.

GROUNDS

This inspection is not intended to address or include any geological conditions or site stability information. For information concerning these conditions, a geologist or soils engineer should be consulted. Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls. This inspection is visual in nature and does not attempt to determine drainage performance of the site or the condition of any underground piping, including municipal water and sewer service piping or septic systems. Decks and porches are often built close to the ground, where no viewing or access is possible. These areas as well as others too low to enter, or in some other manner not accessible, are excluded from the inspection and are not addressed in the report. We routinely recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs.

DRIVEWAY:

CONDITION: Cracks noted are major, Cracks repairs recommended.

SIDEWALKS:

TYPE: Concrete.

CONDITION: Surface raised/settled, Tripping hazards.

LANDSCAPING:

CONDITION: Maintained.

GRADING:

SITE: Add dirt/top soil to lower areas to make a positive drainage, Evidence of poor drainage on the back.

EXTERIOR STAIRS/STOOPS:

CONDITION: Appears serviceable.

FENCES & GATES:

TYPE: Chain link.

CONDITION: Appears serviceable.

KITCHEN - APPLIANCES - LAUNDRY

Inspection of stand alone freezers and built-in ice makers are outside the scope of the inspection. No opinion is offered as to the adequacy of dishwasher operation. Ovens, self or continuous cleaning operations, cooking functions, clocks, timing devices, lights and thermostat accuracy are not tested during this inspection. Appliances are not moved during the inspection. Portable dishwashers are not inspected, as they require connection to facilitate testing.

KITCHEN SINK:

TYPE AND CONDITION:

Stainless Steel, Faucet- Low water volume is noted, hot side, could be galvanized stubs or a clogged faucet. Leakage is present- drain pipe.



RANGE/COOK TOP AND OVEN:

TYPE/CONDITION:

Electric is provided, Gas provided, Clearance is inadequate to combustibles, too close to the hood.

VENTILATION:

TYPE AND CONDITION:

Internal, Clearance from the stove top to hood is less than recommended, 30" or more is recommended.

REFRIGERATOR:

TYPE AND CONDITION:

None.

DISHWASHER:

CONDITION:

We recommend installing or improving the air-gap device on the drain line, minor fix.

GARBAGE DISPOSAL:

CONDITION:

Appears serviceable.

INTERIOR COMPONENTS:

COUNTERS AND CABINETS:

Counters are Formica (plastic laminate), Appear serviceable, Cabinets appear serviceable.

WALLS/CEILINGS/FLOORS:

Walls and ceilings appear serviceable.

WINDOWS/DOORS:

Appear serviceable.

SWITCHES/FIXTURES/OUTLETS

Outlets within 6 feet of the sink are not GFCI protected.



Laundry appliances are not tested or moved during the inspection and the condition of any walls or flooring hidden by them cannot be judged. Drain lines and water supply valves serving washing machines are not operated. Water supply valves may be subject to leaking if turned.

LAUNDRY:

LOCATION:

Service area main floor.

CONDITION:

220 is provided, Gas is provided, Dryer venting is provided- damper/louver outside are inoperative or damaged, repair/replacement needed.

INTERIOR

The condition of walls behind wall coverings, paneling and furnishings cannot be judged. Only the general condition of visible portions of floors is included in this inspection. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. Determining the source of odors or like conditions is not a part of this inspection. Floor covering damage or stains may be hidden by furniture. The condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage.

DOORS:

MAIN ENTRY DOOR: Appears serviceable.
OTHER EXTERIOR DOORS: Appears serviceable.
INTERIOR DOORS: Appears serviceable.

WINDOWS:

TYPE & CONDITION: Clad-Metal/Vinyl, Single hung, A representative sampling was taken. Windows as a grouping are generally operational..

INTERIOR WALLS:

MATERIAL & CONDITION: Drywall, General condition appears serviceable.

CEILINGS:

TYPE & CONDITION: Drywall, General condition appears serviceable.

FLOORS:

TYPE & CONDITION: Carpet, Tile, Wood, General condition appears serviceable.

SMOKE / FIRE DETECTOR:

COMMENTS: Smoke alarm(s) responded to test button operation.

BATHROOMS

Shower pans are visually checked for leakage, but leaks often do not show except when the shower is in actual use. Determining whether shower pans, tub/shower surrounds are water tight is beyond the scope of this inspection. It is very important to maintain all grouting and caulking in the bath areas. Very minor imperfections can allow water to get into the wall or floor areas and cause damage. Proper ongoing maintenance will be required in the future.

BATHROOM AREA:

<i>BATH LOCATION:</i>	Hall.
<i>CONDITION OF SINK:</i>	Appears serviceable.
<i>CONDITION OF TOILET:</i>	Appears serviceable.
<i>TUB/SHOWER PLUMBING FIXTURES:</i>	The following problems were noted at the tub/shower drain: Mechanical drain stopper is not operational at tub.
<i>TUB/SHOWER AND WALLS:</i>	Tub and shower areas appear serviceable.
<i>BATH VENTILATION:</i>	Window is operational.

ELECTRICAL SYSTEM

Any electrical repairs attempted by anyone other than a licensed electrician should be approached with caution. The power to the entire house should be turned off prior to beginning any repair efforts, no matter how trivial the repair may seem. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. Light bulbs are not changed during the inspection, due to time constraints. Smoke Alarms should be installed within 15 feet of all bedroom doors, and tested regularly. Any plug-in that goes into an a receptacle loose should be changed at the wall. Overloaded circuits are not inspected, spliced in the breaker box usually means that more circuits are on a single breaker and tripping chances are more.

SERVICE:

TYPE AND CONDITION: Overhead, 110/220 Volt, Appears serviceable.

ELECTRICAL PANELS:

PANEL LOCATION AND NOTES: Kitchen, 100 amps, Appears serviceable.

Inspector Notes:

Circuit and wire sizing correct so far as visible, 2-Grounding system is present The following was noted about the grounding system- corroded at the connection, clean up or replace/repairs corroded pipe at the water main valve.



CONDUCTORS:

ENTRANCE CABLES: Aluminum- OK.



BRANCH WIRING:

Copper sheathing, Open junction boxes are noted-in the furnace room, Connections not made within junction boxes- Hazard condition exists, in crawlspace towards the front of the home.



SWITCHES & OUTLETS:

CONDITION: Ground Fault Circuit Interrupter (GFCI) outlets or breaker are recommended- kitchen and exterior and garage.

OTHER ELECTRICAL ITEMS:

CONDITION:

Wire sheeting on the exterior back outlet is damaged, exterior outlet has no/broken weather tight cover on the same.



HEATING - AIR CONDITIONING

The inspector is not equipped to inspect furnace heat exchangers for evidence of cracks or holes, as this can only be done by dismantling the unit. This is beyond the scope of this inspection. Some furnaces are designed in such a way that inspection is almost impossible. The inspector can not light pilot lights. Safety devices are not tested by the inspector. Carbon monoxide test is done during this inspection but suggest having a detector in the house at all times

NOTE Asbestos materials have been commonly used in heating systems depending on age.

Determining the presence of asbestos can ONLY be preformed by laboratory testing and is beyond the scope of this inspection. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection. Electronic air cleaners, UV light humidifiers and de-humidifiers are beyond the scope of this inspection. Have these systems evaluated by a qualified individual. The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. Subjective judgment of system capacity is not a part of the inspection. Normal service and maintenance is recommended on a yearly basis. Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard which is sometimes costly to remedy.

HEATING SYSTEM DESCRIPTION:

LOCATION OF PRIMARY UNIT: Closet.
SYSTEM TYPE: Forced Air.
FUEL TYPE AND NOTES: Natural Gas.
CAPACITY OF UNIT: 75,000 btu.
APPROXIMATE AGE IN YEARS: 25 plus years, beyond its service life. Service yearly due to age and have a good carbon monoxide detector installed.

HEATING SYSTEM CONDITION:

PRIMARY UNIT: Appears operational.
BURNERS: Burner Flame(s) appear typical.
BLOWER FAN: Switch bad/sticking at the blower door compartment, needs repaired or replaced. A licensed technician should be called to make further evaluation and repairs as needed.



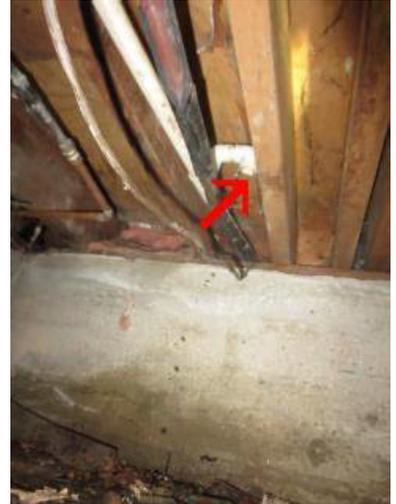
COMBUSTION AIR: Appears serviceable.
VENTING: Inadequate pipe clearance- Combustibles are nearby at the furnace. Vent pipe notes-very rusty on the roof.



AIR PLENUM: Loose insulation in the crawl.
AIR FILTERS: Appears serviceable.

HUMIDIFIER CONTROLS:

Leaking under in the crawl, an addition T-fitting is used where water is pouring in the crawl..



AIR CONDITIONING:

TYPE:

Central, Outside air temperature was below 65 degrees. Unable to test system at this time.

POWER SOURCE:

220 Volt. Knock-out at the ac disconnect box are open, critters can crawl inside causing damage.

CONDENSING UNIT AGE IN YEARS:

20 plus years, beyond its service life.

CAPACITY OF UNIT:

2 1/2 ton.

CONDENSATE LINE:

Condensate line installed, Active leak noted during this inspection in crawl, could be poor fall, might have to clean often to prevent from build up and clogging, damage pipe on the exterior.

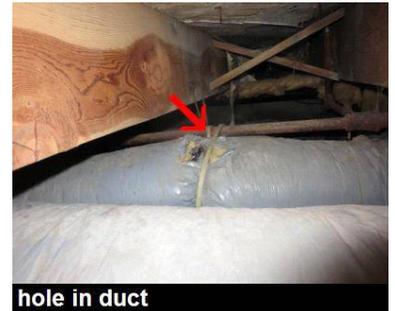
SYSTEM CONDITION:

Line insulation is worn out/damaged and should be replaced at the outside unit (minor fix)..

DUCTWORK:

TYPE:

Slab Ducts, Flexible Round.



DUCTS/AIR SUPPLY:

Crushed ducts noted, air leaking by the furnace area, Duct is in contact with dirt, recommend bracing or getting it off the ground. Low air volume noted on some runs, A licensed mechanical contractor should be called to make further analysis of the ductwork system and do necessary repairs



PLUMBING

Water quality or hazardous materials (lead) testing is available from local testing labs. All underground piping related to water supply, waste, or sprinkler use are excluded from this inspection. Older homes (60 years and up) should have the waste lines scoped with a camera especially if they have cast iron pipes in a area with over grown trees. Leakage or corrosion in underground piping cannot be detected by a visual inspection. The temperature pressure relief valve, at the upper portion of the water heater, is a required safety valve which should be connected to a drain line of proper size terminating just above floor elevation. If no drain is located in the floor a catch pan should be installed with a drain extending to a safe location. The steam caused by a blow-off can cause scalding. Improper installations should be corrected.

MAIN LINE:

MATERIAL:

Copper.

CONDITION:

Water meter is located- at the south side of the house. The main shut off- crawl space on the floor, Suggest moving it to an accessible area. rusty, might be hard to operate
Minor corrosion is noted on the line, typical with age and when it is in contact with dirt.



SUPPLY LINES:

MATERIAL:

Copper.

CONDITION:

Major corrosion is noted, below/by tub area and by the kitchen sink, both on the back wall could be more, I recommend call a licensed plumber to review, evaluate and do repairs and updates as necessary.



WASTE LINES:

MATERIAL:

Plastic. Cast Iron.

CONDITION:

Appears serviceable.

HOSE FAUCET:

OPERATION:

None on the front, suggest installing one.

WATER HEATER:

TYPE:

Gas. Rusty pipes are noted-in the crawl, Call an license plumber to correct the problems and update as necessary.



SIZE:

40 Gallons.

LOCATION:

Utility room, Catch pan on the bottom should be plumbed to the exterior or floor drain.

CONDITION:

Venting notes- Inadequate pipe clearance- Combustibles are nearby, Missing valve handle on the top and has an active leak. Call a license plumber or an expert to correct the problems and update as necessary



FUEL SYSTEM:

METER/TANK

LOCATION-CONDITION:

Meter located at exterior- System appears serviceable.

GARAGE - CARPORT

Notice: Determining the heat resistance rating of firewall is beyond the scope of this inspection. Flammable materials should not be stored within closed garage areas.

TYPE:

LOCATION: One car.

ROOF:

CONDITION: Appears serviceable.

FLOOR:

CONDITION: Appears serviceable.

GARAGE DOOR(S):

CONDITION: Adjustment or service needed- Weak/damaged spring, replacement recommended. Sensors needs to be installed to the right height, usually 2-6 "



ROOF SYSTEM

The foregoing is an opinion of the general quality and condition of the roofing material. The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. This report is issued in consideration of the foregoing disclaimer. The only way to determine whether a roof is absolutely water tight is to observe it during a prolonged rainfall. Many times, this situation is not present during the inspection.

ATTIC VENTILATION AND INSULATION:

ACCESSIBILITY AND CONDITION:

Attic is full size- Hallway. Conventional framing, Viewing was limited, from ladder only.

VENTILATION:

Gable, roof vent, electric vents and ridge vents are not suppose to be mixed but if no problem is noted it should be fine. Ventilation blocked/minimal- Screen/louver dirty, needs to be clean at the gable vent on the east.

INSULATION TYPE AND CONDITION:

Fiberglass batt, Appears serviceable.

DEPTH

8-9 inches approx. Appears serviceable

ROOF:

STYLE:

Gable.

TYPE:

Composition shingles.

ROOF ACCESS:

Walked on roof.

ROOF COVERING STATUS:

Bad repair job is noted, nail heads exposed, Hail damage is noted, minimal. Check with your insurance agent about coverage prior to closing, A licensed roofing contractor should be called to make further evaluation and repairs as needed. Exterior outlet has no/broken weather tight cover.



damage vent on plumbing pipe



front

EXPOSED FLASHINGS:

TYPE AND CONDITION:

Metal, Rubber, Inverted boot, this can be caused due to lack of pipe bracing in the attic. Damage is noted on the same. at the vents, Popping up, loose nails-needs repairs on the furnace vent.



GUTTERS & DOWNSPOUTS:

TYPE & CONDITION:

Appears serviceable, Route downspouts away from the building.