

Report: 224 N Anywhere Address: 224 N Anywhere

Confidential Inspection Report

224 N Anywher Street
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.

Report Table of Contents

INSPECTION CONDITIONS	7
EXTERIOR - FOUNDATION - BASEMENT	9
GROUNDS	11
KITCHEN - APPLIANCES - LAUNDRY	12
INTERIOR	14
BATHROOMS	15
ELECTRICAL SYSTEM	17
HEATING - AIR CONDITIONING	19
PLUMBING	21
GARAGE - CARPORT	22
ROOF SYSTEM	23

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

TRIM:

CONDITION:

1. Damage noted- Loose or deteriorated material major on fascia all around, Damage noted- due to no gutters, will cause more damage in the future. A qualified trim carpenter should be called to make further evaluation and repairs as needed.

KITCHEN - APPLIANCES - LAUNDRY

KITCHEN SINK:

TYPE AND CONDITION:

2. Porcelain, Drain pipes notes- Plumbing under the sink is deteriorated, not leaking but old.

RANGE/COOK TOP AND OVEN:

TYPE/CONDITION:

3. Electric Stove Range burner is inoperative, repairs/replace, left rear, older unit
Oven bake is inoperative on the oven, Repairs/replacement needed by an expert appliance repair person.

VENTILATION:

TYPE AND CONDITION:

4. External, In the attic, needs to be vented to the exterior Need repairs, high speed will not work.

GARBAGE DISPOSAL:

CONDITION:

5. Wiring notes- Wires hanging outside the unit and should be in a j-box with a cover, No proper grounding system

is noted. Humming sound, possibly stuck.

BATHROOMS

BATHROOM AREA:

CONDITION OF TOILET:

6. The following problems were noted at the toilet: Leak is active at the supply tube to the tank, very wet floor . Have a licensed plumber make proper repairs as needed.

Minor plumbing repairs will be needed to restore proper operation or to save future problems. Ball valve rod is rusty.

TUB/SHOWER PLUMBING FIXTURES:

7. Minor leakage is noted at faucet handles. The following problems were noted at the tub/shower drain: is leaking under tub/shower on the bottom, minor leak.

BATHROOM AREA:

BATH LOCATION:

8. Addition.

CONDITION OF SINK:

9. The following problems were noted at the sink: Corrosion damage is noted at sink/faucet, Water stop corroded under sink, minor.

TUB/SHOWER PLUMBING FIXTURES:

10. The following problems were noted at the tub/shower drain: cover loose, unclear about the round piece on the bottom.

BATH VENTILATION:

11. Extend discharge pipe from the fan above the insulation in the attic, prefer taking it to the exterior vent.

ELECTRICAL SYSTEM

ELECTRICAL PANELS:

Inspector Notes:

12. Multiple wires are connected to a single lug on a circuit breaker where only one wire should be connected (this can add load to the circuit), The following was noted about the grounding system- no water pipe ground is found.

SUBPANEL # 2 LOCATION AND NOTES:

13. Utility room, Due to the historic problems of Federal Pacific brand where breakers did not trip when suppose to, have a licensed electrician check it and make sure your insurance company insures it before closing.

Inspector Notes:

14. Multiple wires are connected to a single lug on a circuit breaker where only one wire should be connected (this can add load to the circuit) on both sub panels, unclear why a bonding strap is used for ground. Have a licensed electrician make further evaluation and corrections as needed. Unused openings in the panel are missing covers (minor fix) in the utility room. in garage.

CONDUCTORS:

ENTRANCE CABLES:

15. Aluminum- OK. Aluminum- NO ANTI-OXIDANT ON ALUMINUM WIRING: Good electrical practice dictates that stranded aluminum wiring be installed with the use of anti-oxidant paste, applied to the exposed ends of wiring and provided to prevent the formation of non-conductive aluminum oxide. While no signs of overheating or problems are evident at this point in time, you should request your electrician apply some to the above mentioned wires were co and aluminum is connected. .

BRANCH WIRING:

16. Copper sheathing. Open junction boxes are noted- in the attic, Connections not made within junction boxes-

Hazard condition exists, in crawlspace in three or more areas, below bath, below cook top and other areas.

SWITCHES & OUTLETS:

CONDITION:

17. Ground Fault Circuit Interrupter (GFCI) outlets are recommended for installation at exterior, garage, bath rooms & kitchen outlets. FYI-this is a two wire system although three prong outlets are used. We suggest upgrading to a grounded type receptacle for refrigerator, disposal and other appliance that are water related. Reverse polarity is noted in the garage west outlet.

HEATING - AIR CONDITIONING

HEATING SYSTEM CONDITION:

PRIMARY UNIT:

18. Operational but needs clean/service,

BURNERS:

19. Excessive scale and corrosion is noted in the burn chamber typical for outdoor units.

AIR FILTERS:

20. Suggest cleaning/changing filter and may be adding another one for the hall return grill.

HUMIDIFIER CONTROLS:

21. Humidifier is not working, No water is going through, needs to be checked and serviced. Common problem is valve stop or water solenoid clogged/corroded, Humidifier drain is in a sewer trap or some floor pipe, suggest capping the drain line, sewer or sewer gases can backup, drain to proper drain. Recommend running it to a floor drain exterior or to a condensate pump

AIR CONDITIONING:

POWER SOURCE:

22. 220 Volt, Oversize fuses at disconnect box at the condensing unit.. Check unit data plate and have a license electrician install a right fuses. Loose connection and corrosion at fuses. Water tight conduit is caulked and will need checked.

AUXILIARY EQUIPMENT:

WHOLE HOUSE ATTIC FAN:

23. Connections not made within j-boxes.

PLUMBING

WATER HEATER:

CONDITION:

24. Venting notes- duct tape is used, pipe temperature will damage the tape, hard to see what is behind the tape. Pressure relief valve drain line is missing or ends prematurely. This is a SAFETY HAZARD. We recommend this drain line be extended to a safe location

GARAGE - CARPORT

GARAGE DOOR(S):

CONDITION:

25. Adjustment or service needed- non functional., motor runs but chain does not move. Wood has damage noted Extension spring does not have a protective cable in case it breaks/snaps causing injuries, (common not to have protective cables on older springs)

ROOF SYSTEM

ATTIC VENTILATION AND INSULATION:

ACCESSIBILITY AND CONDITION:

26. Attic is full size- from the addition. Repairs recommended 2x4 split/damage in the attic, repairs needed on the

west side, bowed decking Call an expert and further evaluate the situation and do changes/repairs as necessary.
Ladder notes- Weak ladder, needs secured/repaired.

ROOF:

ROOF COVERING STATUS:

27. Appears serviceable/within useful life, uneven roof line on the back west side. Check with your insurance agent about coverage prior to closing.

EXPOSED FLASHINGS:

TYPE AND CONDITION:

28. Metal, Rubber, Rubber flashing is cracked at the boots, replacement/repairs needed, Metal flashing has exposed nail heads, sealing is recommended.

Poor job on the valleys.

GUTTERS & DOWNSPOUTS:

TYPE & CONDITION:

29. None, Damage/Defects viewed due to no gutter.

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: 11:00 AM.
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: 61 years.
BUILDING STYLE: Ranch.
CONSTRUCTION TYPE: Wood frame.
STORIES: One.
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.
PEOPLE PRESENT: Selling agent was present, for some time during inspection.

PAYMENT INFORMATION:

TOTAL FEE: 250.00.
PAID BY: Will pay soon.

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: Hail damage, mainly on the west side.

TRIM:

MATERIAL: Wood.
CONDITION: Damage noted- Loose or deteriorated material major on fascia all around, Damage noted- due to no gutters, will cause more damage in the future. A qualified trim carpenter should be called to make further evaluation and repairs as needed.

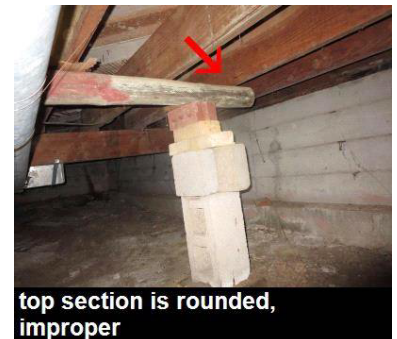


BASEMENT/CRAWL SPACE:

ACCESSIBILITY: Crawl space is fully accessible.
CRAWL SPACE: Remove wood debris and trash from the crawl space area, Suggest installing vapor barrier due to the high humidity/moisture in the crawl spaces.



BASEMENT/CRAWL WALLS - TYPE: Poured concrete.
CONDITION: Appears serviceable.
BEAMS: Appears serviceable.



FLOOR JOISTS:

Prefabricated floor trusses are in use, Damage joists, it is cut to make room for duct



COLUMNS/SUPPORTS:

Column/pier is undersized and needs replacement, Post is not properly secured in two or more areas.



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 typical with the age.

SIDEWALKS:

TYPE: Concrete.

CONDITION: Appears serviceable.

LANDSCAPING:

CONDITION: Maintained.

GRADING:

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

DECKS:

TYPE: Wood.

CONDITION: Appears serviceable.

EXTERIOR STAIRS/STOOPS:

CONDITION: Covered with indoor/outdoor carpet, not inspected.

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:

Porcelain, Drain pipes notes- Plumbing under the sink is deteriorated, not leaking but old.



RANGE/COOK TOP AND OVEN:

TYPE/CONDITION:

Electric Stove Range burner is inoperative, repairs/replace, left rear, older unit
Oven bake is inoperative on the oven, Repairs/replacement needed by an expert appliance repair personal.

VENTILATION:

TYPE AND CONDITION:

External, In the attic, needs to be vented to the exterior Need repairs, high speed will not work.



REFRIGERATOR:

TYPE AND CONDITION:

Unplugged, was not running Door gasket is worn/bad, replacement is needed.

DISHWASHER:

CONDITION:

Appears serviceable, drain in a smaller pipe than recommended.

GARBAGE DISPOSAL:

CONDITION:

Wiring notes- Wires hanging outside the unit and should be in a j-box with a cover, No proper grounding system is noted. Humming sound, possibly stuck.



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. Loose outlets.



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, 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: Damage is noted, on the door jam, hard to open on the west.
INTERIOR DOORS: Missing doors.

WINDOWS:

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

STAIRS & HANDRAILS:

LOCATION & CONDITION: Rise /Run improper going to the garage and to utility from home.

INTERIOR WALLS:

MATERIAL & CONDITION: Drywall, Paneling, Wall covering, General condition appears serviceable. Typical cracks noted-by the front door.

CEILINGS:

TYPE & CONDITION: Drywall, Damage noted.

FLOORS:

TYPE & CONDITION: Carpet, Damage/deterioration is noted in the bath room.

SMOKE / FIRE DETECTOR:

COMMENTS: We suggest additional smoke detectors be installed in appropriate locations.

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:

BATH LOCATION:

Hall.

CONDITION OF SINK:

Appears serviceable.

CONDITION OF TOILET:

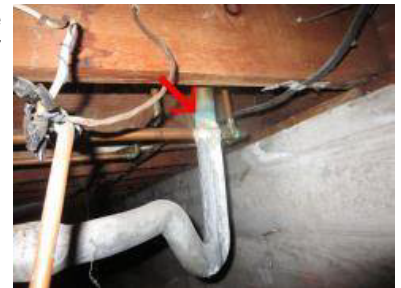
The following problems were noted at the toilet: Leak is active at the supply tube to the tank, very wet floor . Have a licensed plumber make proper repairs as needed.

Minor plumbing repairs will be needed to restore proper operation or to save future problems. Ball valve rod is rusty.



TUB/SHOWER PLUMBING FIXTURES:

Minor leakage is noted at faucet handles. The following problems were noted at the tub/shower drain: is leaking under tub/shower on the bottom, minor leak.



TUB/SHOWER AND WALLS:

Tub and shower areas appear serviceable.

BATH VENTILATION:

Window is operational.

BATHROOM AREA:

BATH LOCATION:

Addiction.

CONDITION OF SINK:

The following problems were noted at the sink: Corrosion damage is noted at sink/faucet, Water stop corroded under sink, minor.

CONDITION OF TOILET:

Appears serviceable.

TUB/SHOWER PLUMBING FIXTURES:

The following problems were noted at the tub/shower drain: cover loose, unclear about the round piece on the bottom.



TUB/SHOWER AND WALLS:

Tub and shower areas appear serviceable.

BATH VENTILATION:

Extend discharge pipe from the fan above the insulation in the attic, prefer taking it to the exterior vent.



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, caulking noted on water tight conduit fittings.



ELECTRICAL PANELS:

PANEL LOCATION AND NOTES: Exterior of house, 200 amps.

Inspector Notes:

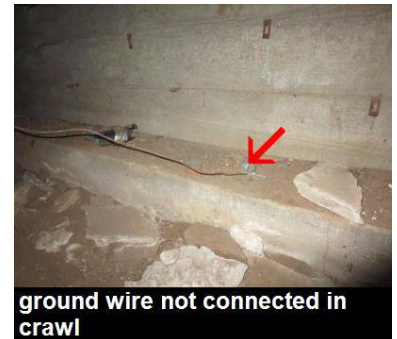
Multiple wires are connected to a single lug on a circuit breaker where only one wire should be connected (this can add load to the circuit), The following was noted about the grounding system- no water pipe ground is found.

SUBPANEL #1 LOCATION AND NOTES:

Detached garage/shop.

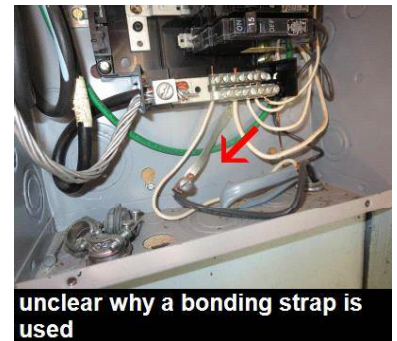
SUBPANEL # 2 LOCATION AND NOTES:

Utility room, Due to the historic problems of Federal Pacific brand where breakers did not trip when suppose to, have a licensed electrician check it and make sure your insurance company insures it before closing.



Inspector Notes:

Multiple wires are connected to a single lug on a circuit breaker where only one wire should be connected (this can add load to the circuit) on both sub panels, unclear why a bonding strap is used for ground. Have a licensed electrician make further evaluation and corrections as needed. Unused openings in the panel are missing covers (minor fix) in the utility room. in garage.



CONDUCTORS:

ENTRANCE CABLES:

Aluminum- OK. Aluminum- NO ANTI-OXIDANT ON ALUMINUM WIRING: Good electrical practice dictates that stranded aluminum wiring be installed with the use of anti-oxidant paste, applied to the exposed ends of wiring and provided to prevent the

formation of non-conductive aluminum oxide. While no signs of overheating or problems are evident at this point in time, you should request your electrician apply some to the above mentioned wires were co and aluminum is connected. .

BRANCH WIRING:

Copper sheathing. Open junction boxes are noted in the attic, Connections not made within junction boxes- Hazard condition exists, in crawlspace in three or more areas, below bath, below cook top and other areas.



SWITCHES & OUTLETS:

CONDITION:

Ground Fault Circuit Interrupter (GFCI) outlets are recommended for installation at exterior, garage, bath rooms & kitchen outlets. FYI-this is a two wire system although three prong outlets are used. We suggest upgrading to a grounded type receptacle for refrigerator, disposal and other appliance that are water related.

Reverse polarity is noted in the garage west outlet.



OTHER ELECTRICAL ITEMS:

CONDITION:

Ceiling fan notes- not working, Dining Room, addition. Loose/Damaged outlets are viewed. Sheathing is damage in the crawl towards the middle of crawl. Lights are not operational possibly due to bad bulbs- attic.



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: Exterior of house.
SYSTEM TYPE: Forced Air, Forced air heat/cool combination exterior unit.
FUEL TYPE AND NOTES: Natural Gas.
CAPACITY OF UNIT: 75,000 btu.
APPROXIMATE AGE IN YEARS: 10-15 years, Service yearly due to age and have a good carbon monoxide detector installed.

HEATING SYSTEM CONDITION:

PRIMARY UNIT: Operational but needs clean/service,
BURNERS: Excessive scale and corrosion is noted in the burn chamber typical for outdoor units.



BLOWER FAN: Not easily assessable.
COMBUSTION AIR: Appears serviceable.
VENTING: Deflector missing.
AIR PLENUM: Recommend insulating.
AIR FILTERS: Suggest cleaning/changing filter and may be adding another one for the hall return grill.
HUMIDIFIER CONTROLS: Humidifier is not working, No water is going through, needs to be checked and serviced. Common problem is valve stop or water solenoid clogged/corroded, Humidifier drain is in a sewer trap or some floor pipe, suggest capping the drain line, sewer or sewer gases can backup, dran to proper drain. Recommend running it to a floor drain exterior or to a condensate pump

AIR CONDITIONING:

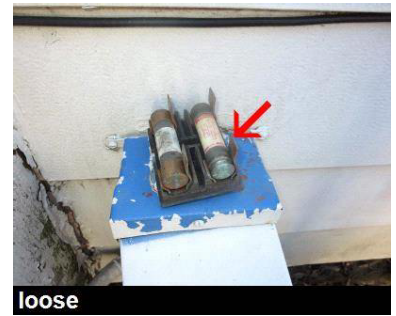
TYPE:

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



POWER SOURCE:

220 Volt, Oversize fuses at disconnect box at the condensing unit.. Check unit data plate and have a license electrician install a right fuses. Loose connection and corrosion at fuses. Water tight conduit is caulked and will need checked.



CONDENSING UNIT AGE IN YEARS:

12-15 years.

CAPACITY OF UNIT:

2 1/2 ton.

CONDENSATE LINE:

Condensate line installed, Garden hose use instead of 3/4 ridge pipe which is recommended.

NORMAL CONTROLS:

The base for the combo unit is damage.

DUCTWORK:

TYPE:

Slab Ducts. No Insulation for the ducts, recommend insulating.

AUXILIARY EQUIPMENT:

WHOLE HOUSE ATTIC FAN:

Connections not made within j-boxes.



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:

Plastic pipe.

CONDITION:

Water meter is located- at the south side of the house. The main shut off- crawl space, at the opening inside. Appears serviceable.

SUPPLY LINES:

MATERIAL:

Copper.

CONDITION:

Appears serviceable.

WASTE LINES:

MATERIAL:

Plastic, Cast Iron.

CONDITION:

Appears serviceable.

HOSE FAUCET:

OPERATION:

Sample operated, appeared serviceable.

WATER HEATER:

TYPE:

Gas, No drip leg on the gas line. Pilot was off, lit it and shut it back off after inspection..

SIZE:

40 Gallons.

LOCATION:

Utility room.

CONDITION:

Venting notes- duct tape is used, pipe temperature will damage the tape, hard to see what is behind the tape.

Pressure relief valve drain line is missing or ends prematurely. This is a SAFETY HAZARD. We recommend this drain line be extended to a safe location



FUEL SYSTEM:

METER/TANK

LOCATION-CONDITION:

Meter located at exterior- east, 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: 2 car detached.

ROOF:

CONDITION: Wear on shingles, check with insurance agent.

**FLOOR:**

CONDITION: Appears serviceable.

GARAGE DOOR(S):

CONDITION: Adjustment or service needed- non functional., motor runs but chain does not move. Wood has damage noted Extension spring does not have a protective cable in case it breaks/snaps causing injuries, (common not to have protective cables on older springs)

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- from the addition. Repairs recommended 2x4 split/damage in the attic, repairs needed on the west side, bowed decking Call an expert and further evaluate the situation and do changes/repairs as necessary.

Ladder notes- Weak ladder, needs secured/repaired.



VENTILATION:

Ventilation is provided and appears serviceable.

INSULATION TYPE AND CONDITION:

Cellulose- Blown, Appears serviceable.

DEPTH

8-9 inches approx. Appears serviceable

ROOF:

STYLE:

Gable.

TYPE:

Composition shingles, 2-layers could be three.

ROOF ACCESS:

Walked on roof.

ROOF COVERING STATUS:

Appears serviceable/within useful life, uneven roof line on the back west side. Check with your insurance agent about coverage prior to closing.

EXPOSED FLASHINGS:

TYPE AND CONDITION:

Metal, Rubber, Rubber flashing is cracked at the boots, replacement/repairs needed, Metal flashing has exposed nail heads, sealing is recommended. Poor job on the valleys.



GUTTERS & DOWNSPOUTS:

TYPE & CONDITION:

None, Damage/Defects viewed due to no gutters.