

Advanced Home Inspections  
848 North Woolsey  
Fayetteville, Arkansas 72701  
Inspector: Peter Roe  
Arkansas License #HI 1611

# Home Inspection



133 Main Street  
Somewherein, Arkansas

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# Advanced Home Inspections

10:26 December 02, 2017

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Sample Draft.inspx

## Definitions

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection.

A	Acceptable	Functional with no obvious signs of defect.
NP	Not Present	Item not present or not found.
NI	Not Inspected	Not able to fully evaluate due to lack of power, accessibility, safety, or disconnected at time of inspection.
M	Maintenance	Item requires repair, maintenance, or consideration for upgrade
D	Deficient	Item needs immediate repair, replacement, or is unsafe in it's current condition.
IN	Informational	General Informational Items

## General Information

### Property Information

Property Address *133 Main Street*  
City *Somewherein* State *Arkansas* Zip *72714*  
Contact Name *Buyers Agent/Wanta Sell*  
Phone *479 444-5555*  
Email *Wantasell@gmail.com*

### Client Information

Client Name *Sarah Bear*  
Client Address *12 Usedtobe Ave.*  
City *Bella Vista* State *Arkansas* Zip *72715*  
Phone *479 777-7777* Fax  
E-Mail *Sarahb@yahoo.com*

### Inspection Company

Inspector Name *Peter Roe*  
Company Name *Advanced Home Inspections*  
Address *848 North Woolsey*  
City *Fayetteville* State *Arkansas* Zip *72701*  
Phone *479 420-4155* Fax  
E-Mail *peter@advancedinspectionsservices.net*  
File Number *3770*

### Conditions

Others Present *None* Property Occupied *Yes*  
Estimated Age *12 yrs* Entrance Faces *Northeast*  
Inspection Date *01/24/17*  
Start Time *1:00 pm* End Time *3:00 pm*  
Electric On  Yes  No  Not Applicable  
Gas/Oil On  Yes  No  Not Applicable  
Water On  Yes  No  Not Applicable  
Temperature *65\**  
Weather *Clear* Soil Conditions *Damp*  
Space Below Grade *Crawl Space*  
Building Type *Single Family* Garage *Attached*

## General Information (Continued)

Sewage Disposal *Septic?* How Verified *Visual Evidence*  
 Water Source *District* How Verified *Visual Evidence*

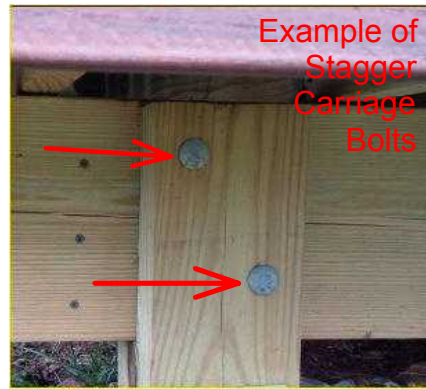
## Lots and Grounds

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1.        
 2.

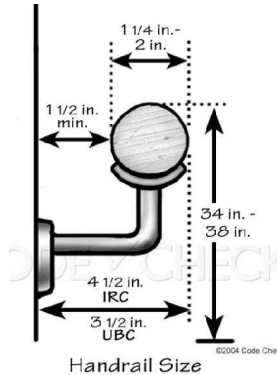
Walks: *Concrete*

Deck: *Treated Wood* **Missing Carriage Bolts on Critical Post Attachments**



3.

Deck Stairs: *Treated Lumber* **No Effective Hand Railing, Damaged Railing**



## Lots and Grounds (Continued)

Deck Stairs: (continued)



- 4.       Porch: *Concrete*
- 5.       Vegetation: *Lawn/Landscaping*
- 6.       Grading: *Moderate Slope*
- 7.       Driveway: *Concrete*

## Exterior Surface and Components

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- Entire House Exterior Surface \_\_\_\_\_
1.       Type: *Brick Veneer*
- Sides & Back Exterior Surface \_\_\_\_\_
2.       Type: *Vinyl Siding Back Siding Melted from Barbecue*

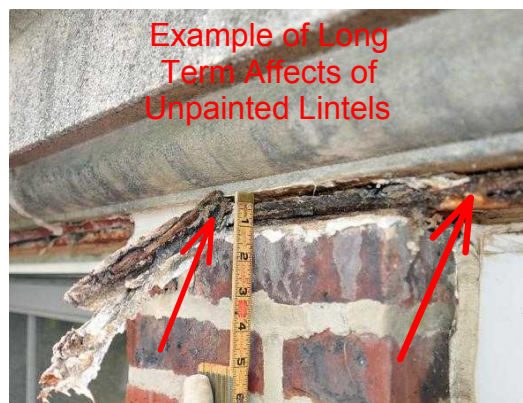
## Exterior Surface and Components (Continued)

Type: (continued)



- 3.
- 4.
- 5.
- 6.
- 7.

Trim: *Aluminum Clad*  
 Fascia: *Aluminum Clad*  
 Soffits: *Vinyl*  
 Entry Doors: *Insulated Steel*  
 Windows: *Vinyl Single Hung Steel Lintels Need Priming & Painting with Exterior Grade Oil Based Paint, Missing Exterior Caulking Detail Around Perimeter Frame*



- 8.
- 9.
- 10.
- 11.

Window Screens: *Vinyl Mesh*  
 Wall Penetrations: *Clothes Dryer Exhaust Vent*  
 Exterior Lighting: *Porch*  
 Hose Bibs: *Frost Proof Rotary*

## Roof

*All roofing systems will be inspected if safe access is available and no adverse conditions such as excessive steepness, ice or snow cover, wet or slick surfaces, or deteriorated materials are present. Areas inaccessible to the inspector due to these concerns will be indicated in the report.*

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Main House Roof Surface \_\_\_\_\_

1. Method of Inspection: *On Roof*

2.       Material: *Architectural Fiberglass Sound Condition, No Signs of Significant Hail Events*



3. Approx Age: *12 yrs*

4.       Flashing: *Aluminum*

5.       Valleys: *Cut Shingle*

6.       Plumbing Vents: *PVC*

7.       Roof Vents: *Turbine*

8.       Penetrations: *Chimney Exhaust*

9.       Electrical Service: *Underground*

10.       Gutters: *Aluminum*

11.       Downspouts: *Aluminum*

12.       Leader/Extension: *Pipe Drain, Some Missing **Splash Block Missing or not Properly Installed***



## Structure

*A visual structural evaluation consists of inspecting interior walls, doorways, and accessible foundation walls for condition. Any signs of unusual movement or cracks outside normal seasonal changes will be indicated. This does not include assessment of load bearing capacity or appropriate use of materials and would need the services of a structural engineer if this is a concern.*

A NP NI M D IN

1.       Structure Type: *Wood Frame*
2.       Foundation: *Poured Concrete*
3.       Beams: *Built Up Dimensional Lumber*
4.       Bearing Walls: *Wood Frame*
5.       Joists/Trusses: *Engineered "I" Joists*
6.       Piers/Posts: *Concrete Blocks*
7.       Floor/Slab: *Oriented Strand Board*
8.       Subfloor: *Oriented Strand Board*

## Garage/Carport

A NP NI M D IN

Facing Street Garage

1. Type of Structure: *Attached* Car Spaces: *3*
2.       Garage Doors: *Metal Rusting Steel Door Lintel Needs Prep & Painting with Oil Based Paint*



3.       Door Operation: *Mechanized*
4.       Door Opener: *Access Master*
5.       Living Space Entry *Insulated Steel*
6.       Exterior Surface: *Brick Veneer/Vinyl Siding*



## Garage/Carport (Continued)

7.       Roof: *Architectural Fiberglass Sound Condition, No Signs of Significant Hail Events*



8.       Roof Structure: *Rafter*  
9.       Service Doors: *Pull Down Wooden Stairs*  
10.       Ceiling: *Texture/Paint*  
11.       Walls: *Painted Drywall*  
12.       Floor/Foundation: *Poured Concrete*  
13.       Electrical: *110 VAC GFCI*  
14.       Gutters: *Aluminum*  
15.       Downspouts: *Aluminum*  
16.       Leader/Extensions: *Pipe Drain*

## Electrical

*Electrical evaluation is limited to both visual inspections as well as the use of simple electronic testing equipment. The vast majority of a homes wiring system is hidden from view or not safely accessible.*

A NP NI M D IN

1. Service Size Amps: *200 Amps* Volts: *110-220 VAC*  
2.       Service: *Copper*  
3.       120 VAC Branch Circuits: *Copper*  
4.       240 VAC Branch Circuits: *Copper*  
5.       Conductor Type: *Romex*  
6.       Ground: *Rod in Ground*  
7.       Smoke Detectors: *Present Near Bedrooms*

Garage Electric Panel \_\_\_\_\_

## Electrical (Continued)

8.       Manufacturer: *Square D Professionally Installed, No Issues*



9. Max Capacity: *200 Amps*

10.       Main Breaker Size: *200 Amps*  
11.       Breakers: *CU*  
12.       Legend: *Present Complete*



13.       Bonding Configuration: *Proper for Main Panel*

## Attic

*Attic inspections are limited in scope due to the inherent safety concerns of walking on un-decked areas of open wood framing hidden by insulation. High powered flashlights are used to visually access as much of the area as possible but does not insure full evaluation. A general idea of the percentage of the attic inspected is indicated in the report.*

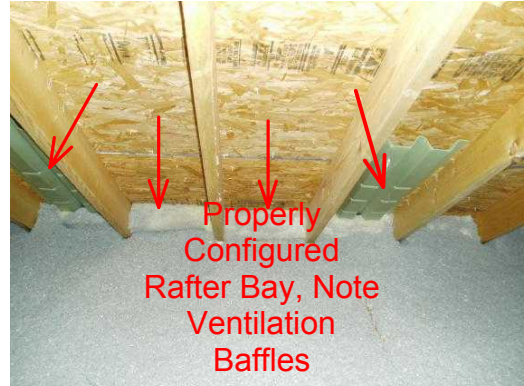
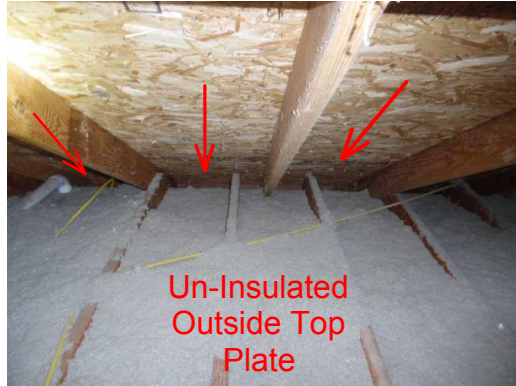
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Over Living Space Attic \_\_\_\_\_

1. Method of Inspection: *In Attic*  
2.       Attic Access: *Pull Down Wooden Stairs*  
3.       Unable to Inspect: *25% Safety/Footing/Clearance*  
4.       Roof Framing: *2x6 Rafter*  
5.       Sheathing: *Oriented Strand Board*

## Attic (Continued)

6.       Ventilation: *Soffit & Roof Vents* **Rafter Bays Not Properly Configured**



7.       Insulation: *Blown in Cellulose*  
8.       Insulation Depth: *Variable Excessive Settlement, Some Uncovered Areas, Insufficient Insulation Present*



## Attic (Continued)

Insulation Depth: (continued)



9.       Wiring/Lighting: *110 VAC Lighting Circuit*  
 10.       Bathroom Fan Venting: *Vented to Soffit Area*

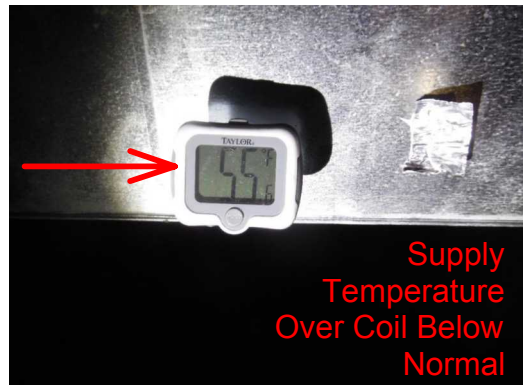
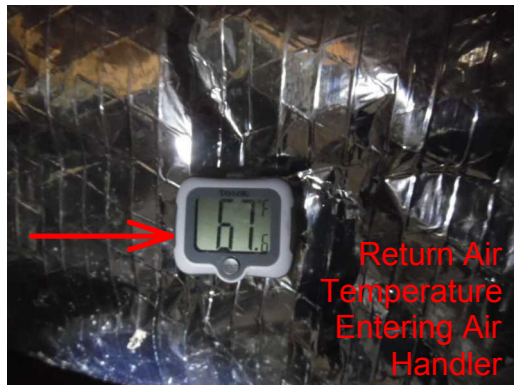
## Air Conditioning

*The inspector will test the temperature drop over the A/C coil to determine if it meets current industry standards as well as visually inspect accessible components. The use of refrigerant and/or pressure gauges is beyond the scope of this inspection and would need more extensive evaluation by an HVAC technician to determine its overall condition if this is a concern.*

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Side of House AC System \_\_\_\_\_

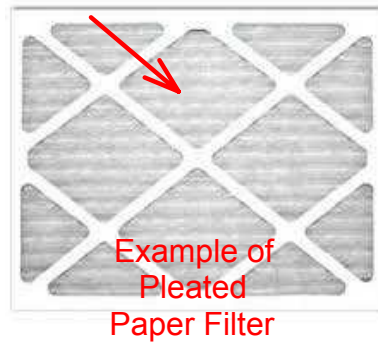
1.       A/C System Operation: *Central Air Not Performing to Industry Standards, Needs Servicing & Re-Inspection by a Qualified Technician*



2.       Condensate Removal: *PVC*  
 3.       Exterior Unit: *Bryant*  
 4. Area Served: *Whole House* Approximate Age: *12 yrs*  
 5. Fuel Type: *220 VAC* Temperature Differential: *12\**  
 6. Type: *Central A/C* Capacity: *Not Displayed*

## Air Conditioning (Continued)

- 7.       Visible Coil: *Aluminum*
- 8.       Refrigerant Lines: *High & Low Pressure*
- 9.       Electrical Disconnect: *Pulled Fuse*
- 10.       Exposed Ductwork: *Metal & Flexible Duct*
- 11.       Blower Fan/Filters: *Direct Drive/ Disposable Filter* *Recommend the Use of Pleated Paper Filters*



- 12.       Thermostats: *Single*

## Heating System

*Many items within the furnace or heating system are not accessible to the inspector, such as the heat exchanger and/or internal components, as well as the interior of the exhaust piping. Additional inspections by HVAC technician would be necessary to fully determine the condition of the unit/s if this is a concern.*

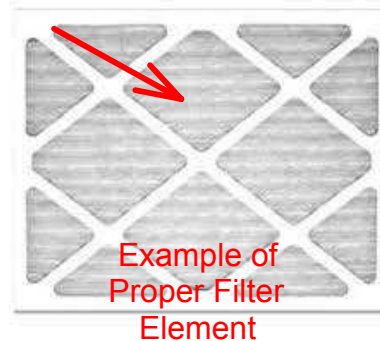
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### Crawlspace Heating System

- 1.       Heating System Operation: *Adequate*
- 2. Manufacturer: *Bryant*
- 3. Type: *Heat Pump/Electric Back Up* Capacity: *Not Displayed*
- 4. Area Served: *Whole House* Approximate Age: *12 yrs*
- 5. Fuel Type: *Electric*
- 6.       Blower Fan/Filter: *Direct Drive/ Disposable Filter* *Recommend the Use of Pleated Paper Filters*

## Heating System (Continued)

Blower Fan/Filter: (continued)



7.       Distribution: *Metal & Flex Duct*  
 8.       Thermostats: *Two Ask Sellers About Second Thermostat*



## Crawl Space

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Beneath Living Space Crawl Space

1. Method of Inspection: *In Crawl Space*  
 2.       Unable to Inspect: *25% Restricted Access*  
 3.       Access: *Side Doors*  
 4.       Moisture Penetration: *Yes Pooling Water, Unable to Determine if Chronic, Monitor*



5. Moisture Location: *Perimeter of Foundation*

## Crawl Space (Continued)

6.       Moisture Barrier: *Present*  
7.       Ventilation: *Foundation Vents*

## Plumbing

*All household plumbing fixtures will be tested during the inspection checking for proper function or leaking concerns. Hidden interior or underground sewer discharge pipes cannot be fully evaluated without the use of expensive remote video equipment which is beyond the scope of this inspection but is available from specialized plumbing contractors if this is a concern.*

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1.       Service Line: *Plastic*  
2.       Main Water Shutoff: *Unknown Could Not Locate, Contact Homeowner for Location*  
3.       Water Lines: *Copper*  
4.       Drain Pipes: *PVC*  
5.       Vent Pipes: *PVC*

Crawlspace Water Heater

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6.       Water Heater Operation: *Adequate*  
7. Manufacturer: *AO Smith*  
8. Type: *Electric* Capacity: *40 Gallon*  
9. Approximate Age: *10-15 yrs* Area Served: *Whole House*  
10.       TPRV and Drain Tube: *Copper*

## Fireplace/Wood Stove

*Fireplaces or wood burning devices will have their easily accessible areas inspected for condition. This does not include the condition of flues since this would entail more extensive inspections by both cleaning and the use of remote camera equipment which can only be provided by certified chimney sweeps. It is highly recommended that these more detailed evaluations be preformed before using any fireplace system*

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Living Room Fireplace

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## Fireplace/Wood Stove (Continued)

1.       Operation: *Not Included Ask Sellers to Demonstrate Function Before Closing*



2.      Fireplace Construction: *Zero Clearance*  
 3. Type: *Wood Burning Pellet Stove*  
 4.      Smoke Chamber: *Brick Lined*  
 5.      Flue: *Metal Recommend Cleaning & Re-Inspection Before Use*  
 6.      Hearth: *Tile*

## Kitchen

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### 1st Floor Kitchen

1.      Cooking Appliances: *Frigidaire*  
 2.      Ventilator: *Frigidaire*  
 3.      Disposal: *In-Sinkerator*  
 4.      Dishwasher: *Frigidare*  
 5. Air Gap Present?  Yes  No  
 6.      Refrigerator: *Whirlpool Inspecting the Function of Refrigeration is Beyond the Scope of This Inspection*  
 7.      Microwave: *Frigidaire Not Functional*



8.      Sink: *Stainless Steel*  
 9.      Electrical: *110 VAC GFCI*  
 10.      Plumbing/Fixtures: *Metal/Plastic*



## Kitchen (Continued)

- 11.       Counter Tops: *Tile*
- 12.       Cabinets: *Wood*
- 13.       Ceiling: *Texture/Paint*
- 14.       Walls: *Painted Drywall*
- 15.       Floor: *Tile*
- 16.       HVAC Source: *Heating System Register*

## Bedroom

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### Master Bedroom Bedroom

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- 1.       Closet: *2 Walk In*
- 2.       Ceiling: *Texture/Paint*
- 3.       Walls: *Painted Drywall*
- 4.       Floor: *Floating Laminate*
- 5.       Doors: *Hollowcore Wood*
- 6.       Windows: *Vinyl Single Hung*
- 7.       Electrical: *110 VAC*
- 8.       HVAC Source: *Heating System Register*

### Bedroom #2 Bedroom

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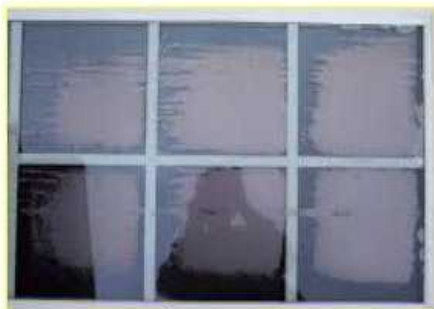
- 9.       Closet: *Single*
- 10.       Ceiling: *Texture/Paint*
- 11.       Walls: *Painted Drywall*
- 12.       Floor: *Carpet*
- 13.       Doors: *Hollowcore Wood*
- 14.       Windows: *Vinyl Single Hung Failed Low E Film*



## Bedroom (Continued)

Windows: (continued)

Example of  
Eventual Condition



- |                    |                                     |                          |                          |                          |                          |                          |   |
|--------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|---|
| 15.                | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Electrical: <i>110 VAC</i>                  |
| 16.                | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | HVAC Source: <i>Heating System Register</i> |
| <hr/>              |                                     |                          |                          |                          |                          |                          |   |
| Bedroom #3 Bedroom |                                     |                          |                          |                          |                          |                          |   |
| 17.                | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Closet: <i>Single</i>                       |
| 18.                | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Ceiling: <i>Texture/Paint</i>               |
| 19.                | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Walls: <i>Painted Drywall</i>               |
| 20.                | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Floor: <i>Carpet</i>                        |
| 21.                | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Doors: <i>Hollowcore Wood</i>               |
| 22.                | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Windows: <i>Vinyl Single Hung</i>           |
| 23.                | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Electrical: <i>110 VAC</i>                  |
| 24.                | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | HVAC Source: <i>Heating System Register</i> |

## Bathroom

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Master Bathroom

- |     |                                     |                          |                          |                          |                          |                          |   |
|-----|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|---|
| 1.  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Ceiling: <i>Texture/Paint</i>                   |
| 2.  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Walls: <i>Painted Drywall</i>                   |
| 3.  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Floor: <i>Tile</i>                              |
| 4.  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Doors: <i>Hollowcore Wood</i>                   |
| 5.  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Windows: <i>Fixed Thermopane</i>                |
| 6.  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Electrical: <i>110 VAC GFCI</i>                 |
| 7.  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Counter/Cabinet: <i>Tile</i>                    |
| 8.  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Sink/Basin: <i>Porcelain</i>                    |
| 9.  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Faucets/Traps: <i>Metal/Plastic, Metal</i>      |
| 10. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Shower/Surround: <i>Fiberglass Shower Stall</i> |

## Bathroom (Continued)

11.       Spa Tub/Surround: *Fiberglass Tub, Tile Surround Missing Flexible Expansion Joint on Tub*



12.       Toilets: *Mansfield Toilet Loose at Base, Remove & Replace Wax Ring & Re-tighten*



13.       HVAC Source: *Heating System Register*

14.       Ventilation: *Electric Ventilation Fan*

1st. Floor Hall Bathroom

15.       Ceiling: *Texture/Paint*

16.       Walls: *Painted Drywall*

17.       Floor: *Tile*

18.       Doors: *Hollowcore Wood*

19.       Windows: *Vinyl Single Hung*

20.       Electrical: *110 VAC GFCI*

21.       Counter/Cabinet: *Tile*

## Bathroom (Continued)

- 22.       Sink/Basin: *Porcelain*
- 23.       Faucets/Traps: *Metal/Plastic*
- 24.       Tub/Surround: *Fiberglass*
- 25.       Shower/Surround: *Fiberglass Tub & Shower Combination*
- 26.       Toilets: *Mansfield*
- 27.       HVAC Source: *Heating System Register*
- 28.       Ventilation: *Electric Ventilation Fan*

## Living Space

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### Living Room Living Space

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- 1.       Ceiling: *Texture/Paint*
- 2.       Walls: *Painted Drywall*
- 3.       Floor: *Composite Laminate*
- 4.       Windows: *Vinyl Single Hung*
- 5.       Electrical: *110 VAC*
- 6.       HVAC Source: *Heating System Register*

### Dining Area Living Space

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- 7.       Ceiling: *Texture/Paint*
- 8.       Walls: *Painted Drywall*
- 9.       Floor: *Tile*
- 10.       Doors: *Exterior*
- 11.       Windows: *Vinyl Single Hung*
- 12.       Electrical: *110 VAC*
- 13.       HVAC Source: *Heating System Register*

### Kitchen Eating Area Living Space

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- 14.       Ceiling: *Texture/Paint*
- 15.       Walls: *Painted Drywall*
- 16.       Floor: *Tile*
- 17.       Doors: *Exterior*
- 18.       Windows: *Vinyl Single Hung*
- 19.       Electrical: *110 VAC*
- 20.       HVAC Source: *Supply Duct*

## Laundry Room/Area

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### Hallway Laundry Room/Area

- |     |                                     |                          |                          |                          |                          |                          |   |
|-----|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|---|
| 1.  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Ceiling: <i>Drywall</i>                       |
| 2.  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Walls: <i>Painted Drywall</i>                 |
| 3.  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Floors: <i>Tile</i>                           |
| 4.  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Doors: <i>Hollowcore Wood</i>                 |
| 5.  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Windows: <i>Vinyl Single Hung</i>             |
| 6.  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Electrical: <i>110 VAC</i>                    |
| 7.  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | HVAC Source: <i>Heating System Register</i>   |
| 8.  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Washer Hose Bib: <i>Ball Valve</i>            |
| 9.  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Washer and Dryer Electrical: <i>110V/220V</i> |
| 10. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Dryer Vent: <i>Flexible Vinyl</i>             |
| 11. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Washer Drain: <i>In Wall Box</i>              |

## Final Comments

*This house is approximately twelve years old, generally in sound condition with no visible signs of unusual structural movement. All mechanical systems that were tested functioned within industry guidelines on the day of the inspection with the exception of the air conditioning system.*

*The A/C was dropping the temperature over the coil by only twelve degrees which is below the expected sixteen to eighteen degrees and I would recommend that the system be fully cleaned, serviced, and re-inspected by a qualified HVAC technician checking for function and condition. (See Photos)*

*There are two thermostats and it is unclear to the inspector what the function of the second stat is and you should ask the sellers for an explanation. (See Photo)*

*I did not inspect the wood pellet stove which is beyond the scope of a home inspection and I would recommend that a certified chimney sweep fully inspect and clean before use. (See Photo)*

*The attic cellulose insulation shows signs of excessive settlement and uneven distribution along with some poor installation practices and as a result is well below standards in place when the house was built. (See Photos)*

*The outside top plate visible in the attic was not insulated correctly with very low levels around the entire perimeter of the building. (See Photos & Example) I also found missing containment dams on the raised ceiling ends which would not allow for the proper depth of insulation to be originally installed. (See Photo & Example)*

*After correcting the rafter bay configuration and adding containment dams in the appropriate locations a qualified insulation contractor should install a minimum of six to eight inches of blown-in cellulose insulation over the entire attic area to correct this significant shortfall.*

*The back deck stairs is missing a graspable hand railing and a code compliant railing should be added for the safety of the occupants. (See Photo & Example) The stairs guard railing is rotted and will also need to be*

## Final Comments (Continued)

replaced. (See Photo)

There are missing carriage bolts in a number of critical connections on the deck posts and these should be added as a safety precaution. (See Photos & Example)

The garage door steel header and some exterior windows were never properly treated and are showing signs of rust which will eventually compromise their structural integrity. (See Photos) They should be wire brushed, primed with metal primer, and painted using oil based exterior grade paint for proper protection.

There are signs of periodic leaking on the northeastern foundation wall visible in the crawlspace that should be monitored during extended rainfall to see if this is a chronic condition. (See Photo)

It's possible that some exterior grading may have been done in order to divert surface discharge out and away from the foundation as a long term solution.

A number of exterior downspouts are dumping directly on the foundation which is not recommended and should be extended out and away from the base of the house to keep the area as dry as possible. (See Photos)

There is some melted vinyl siding on the back of the house that should be replaced. (See Photos)

The kitchen microwave was not functional on the day of the inspection and if this is a concern would need to be repaired or replaced. (See Photo)

The master bathroom jetted tub is missing a flexible caulking joint around the perimeter where the fiberglass abuts the tile and after removing the failed grout should have a color coded caulking detail added. (See Photo)

The front facing bedroom has what appears to be either a failed thermopane or low E glass film on one of the upper window units that will need to be replaced. (See Photo)

Other than these discovered issues the house appeared in good condition, built using local construction practices, with signs of a high pride of ownership and regular maintenance.

This final comments page is just a general review of some of the issues that you may want to address in your decision making process.

In the check list section of the report wherever appropriate I highlighted the marginals in green and the defectives in red.

In addition there are summaries in the back of the report plus additional photographs.

I would encourage you to read the entire report before finalizing any real estate contract, and feel free to contact me if you have any questions regarding the contents.

## Maintenance Summary

This 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.

### Lots and Grounds

Deck: *Treated Wood Missing Carriage Bolts on Critical Post Attachments*

### Exterior Surface and Components

Windows: *Vinyl Single Hung Steel Lintels Need Priming & Painting with Exterior Grade Oil Based Paint, Missing Exterior Caulking Detail Around Perimeter Frame*

### Roof

Leader/Extension: *Pipe Drain, Some Missing Splash Block Missing or not Properly Installed*

### Garage/Carport

Facing Street Garage Garage Doors: *Metal Rusting Steel Door Lintel Needs Prep & Painting with Oil Based Paint*

### Air Conditioning

Side of House AC System A/C System Operation: *Central Air Not Performing to Industry Standards, Needs Servicing & Re-Inspection by a Qualified Technician*

Blower Fan/Filters: *Direct Drive/ Disposable Filter Recommend the Use of Pleated Paper Filters*

### Heating System

Crawlspace Heating System Blower Fan/Filter: *Direct Drive/ Disposable Filter Recommend the Use of Pleated Paper Filters*

### Crawl Space

Beneath Living Space Crawl Space Moisture Penetration: *Yes Pooling Water, Unable to Determine if Chronic, Monitor*

### Bathroom

Master Bathroom Spa Tub/Surround: *Fiberglass Tub, Tile Surround Missing Flexible Expansion Joint on Tub*

Master Bathroom Toilets: *Mansfield Toilet Loose at Base, Remove & Replace Wax Ring & Re-tighten*

## Deficient Summary

This 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.

### Lots and Grounds

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Deck Stairs: *Treated Lumber No Effective Hand Railing, Damaged Railing*

### Exterior Surface and Components

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Sides & Back Exterior Surface Type: *Vinyl Siding Back Siding Melted from Barbecue*

### Attic

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Over Living Space Attic Ventilation: *Soffit & Roof Vents Rafter Bays Not Properly Configured*

Over Living Space Attic Insulation Depth: *Variable Excessive Settlement, Some Uncovered Areas, Insufficient Insulation Present*

### Kitchen

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1st Floor Kitchen Microwave: *Frigidaire Not Functional*

### Bedroom

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Bedroom #2 Bedroom Windows: *Vinyl Single Hung Failed Low E Film*



## Informational Summary

### Structure

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Structure Type: *Wood Frame*

### Electrical

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Garage Electric Panel Manufacturer: *Square D Professionally Installed, No Issues*

### Attic

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Over Living Space Attic Unable to Inspect: *25% Safety/Footing/Clearance*

### Heating System

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Thermostats: *Two Ask Sellers About Second Thermostat*