
Doc #: Sample Inspection

Date: 5/6/2011

Dwelling Address: 1234 Sample Street
Memphis, Tn. 38127

Client Name: Mr. and Mrs. Buyer

Client's Agent: Michael Jones, Century 21

Real Estate Company: Century 21

We attempt to give the client a comprehensive, clear-cut, unbiased view of the home. The purpose of this inspection is to identify 'MAJOR' problems associated with the property being purchased or sold, although minor items may also be mentioned. Areas, which may be of concern to us, may not be of concern to the client and some items, which may be of concern to the client, may be considered minor to us. Therefore, it is advisable to read the entire report.

Where repairs or replacements are suggested, we recommend licensed professionals in that field be called upon to make those repairs. We can perform verification of repairs to ensure repairs or corrections were made and also advise the client to obtain all paperwork from professionals concerning the work performed. These professionals will be happy to provide you with written statements concerning their work. We further recommend maintaining all paperwork on repairs for future reference.

FUTURE FAILURE: Items in the home can and do experience failure without prior indications. This report is a snap shot of the condition of the home at the time of inspection. We cannot determine if or when an item will experience failure. Therefore, we cannot be held responsible for future failure. Carbon monoxide and smoke detectors have been proven to save lives. Client is advised to install carbon monoxide and smoke detectors if not already present in home. Suggest consulting with your local municipality and manufacture specifications as to the proper location and installation of these units.



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DEFINITION OF TERMS

Please take the time to analyze the following pages contained herein. This is your complete inspection report and must be reviewed carefully. Below is an index of the ratings used in this report.

SERVICEABLE: The items inspected appeared to function normally at time of inspection.

NOT PRESENT: The item was not present at time of inspection.

NOT INSPECTED: The item was not inspected due to inaccessibility, personal items, temperature, weather conditions or the item is not within the scope of the inspection. Items with the heading 'Not Inspected' will appear in the 'Summary Report'.

NOT OPERATED: The system or component was not operated due to inaccessibility, temperature, weather conditions or the item is not within the scope of the inspection. Items with the heading 'Not Operated' will appear in the 'Summary Report'.

COMMENT: The item was inspected and found to be deficient in some respect or in the inspectors opinion maintenance needs to be performed. Items with the heading 'Comment' will not appear in the 'Summary Report'.

REVIEW: The item was inspected and found to have deficiencies, was operating or installed incorrectly, is a possible health, fire, safety concern or in the inspector's opinion at or near the end of its useful life. Items with the heading 'Review' will appear in the 'Summary Report'.

SAFETY: A system or component which is judged to be a significant risk of personal injury during normal, day-to-day use. The risk may be due to damage, deterioration, improper installation or a change in accepted residential building standards. Items with the heading 'Safety' will appear in the 'Summary Report'.

GENERAL INFORMATION

MAJOR SYSTEMS Our evaluation of major systems is both visual and functional provided power and/or fuel is supplied to the component. Identifying or testing for the presence of asbestos, radon, lead-based products, or other potentially hazardous materials is not within the scope of this report. Judging the sufficiency of water flow in plumbing or the cooling efficiency of air conditioning is a subjective evaluation, therefore, we only note a poor condition if, in the inspector's opinion, the adequacy seems to be less than normal. There is a time period from inspection to closing that varies with each property.

We can only state condition at time of inspection. Therefore, we urge you to evaluate and operate all major systems prior to closing.

This inspection does NOT take in account product / component or system recalls. It is beyond the scope of this inspection to determine if any system or component is currently or will be part of any recall in the future. Client may wish to subscribe or contact the CPSC (Consumer Product Safety Commission) web site for recall information regarding any system or component.

GENERAL CONDITIONS

1001.	Inspector	
1002.	In Attendance	Buyer(s); Listing Agent; Seller(s).
1003.	Occupancy	This is a limited review of many areas in this home. Home was occupied at time of inspection. Efforts were made to inspect as much as possible; however due to the presence of personal items, many areas are not visible or accessible. Furniture, clothes, and other personal items are not moved for the inspection.
1004.	Property Information	This is a single family home.
1005.	Levels	2 story structure.
1006.	Estimated Age	This structure is approximately 3 years of age as stated by the electrical panel approval sticker.
1007.	Weather Conditions	Weather conditions at the time of inspection were clear and warm with temperature in the 70's.
1008.	Start Time	9:00 AM.
1009.	Stop Time	11:30 AM.

Exterior

Our exterior evaluation is visual in nature and is based on our experience and understanding of common building methods and materials. Our review does not take into consideration the normal wear associated with virtually all properties. Exterior surfaces should be kept well painted, stained or sealed to prevent deterioration. Grading & adjacent surfaces should be maintained and pitched away from the foundation to reduce the chances of water infiltration.

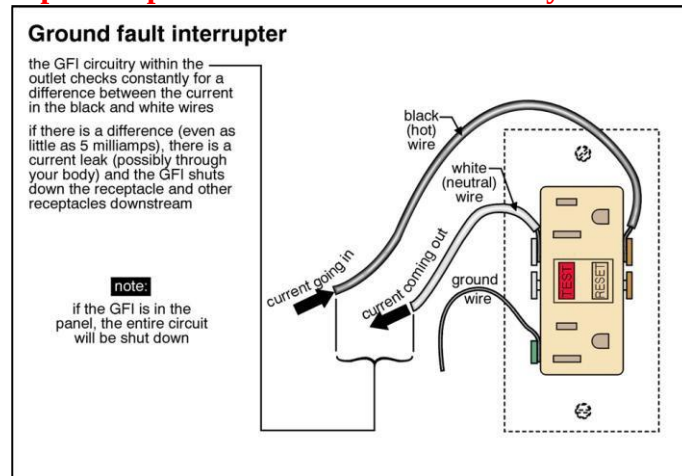
Step #	Component	Comment
1101.	Driveway	Serviceable. Asphalt.
1102.	Walkways	Serviceable. Concrete; Brick.
1103.	Exterior Wall Cladding	Serviceable. Vinyl and brick veneer.
1104.	Trim	Serviceable. Wood.
1105.	Window & Frames	Review: Fog and condensation was noted in the double glazed insulated window panes at front left. This indicates a broken seal which will reduce visibility and the insulating capability of this window. To restore visibility and regain the insulating capability, replacement of this window pane is required.



1106.	Exterior Door(s)	Serviceable. Metal clad; Wood.
1107.	Gutters / Downspouts	Serviceable. Aluminum.
1108.	Fences / Gates	Serviceable. Wood.

1109. Electrical

Review. GFCI located at right side front exterior did not respond to test; suggest review by licensed electrician for repairs/replacement as needed for safety.



- | | | |
|-------|-----------------------------|--|
| 1110. | Electric Meter(s) | Serviceable. The electric meter is located at the left side. |
| 1111. | Gas Meter(s) | Serviceable. The gas meter is located at right side. The main gas shut off valve is located at the meter. |
| 1112. | Exterior Faucets | Serviceable. |
| 1114. | Bell / Chime | Serviceable. The bell/chime(s) is located at the front. |
| 1115. | Lot / Grade Drainage | Serviceable. Flat lot. |
| 1116. | Foundation / Structure Type | Serviceable. Slab. Homes built with a slab construction may have heating duct work, plumbing, gas, and electrical lines running beneath the slab. As it is impossible to determine position of these items by a visual inspection, they are specifically excluded from the scope of this inspection. |
| 1121. | Porch | Not Present. |
| 1122. | Stairs / Steps | Serviceable. Wood. |

Roof

Our evaluation of the roof is to determine if surface areas are missing and/or damaged and therefore subject to possible leaking. Portions of the roof, including underlayment, decking and some flashing are hidden from view and cannot be evaluated by our visual inspection; therefore, our review is not a guarantee against roof leaks or a certification. Some areas are not visible when we are unable to mount the roof due to weather conditions, height, pitch, etc. Areas most vulnerable to leaks are low slope areas, areas pitched toward walls, through-roof projections (chimneys, vents, skylights, etc.) roof slopes that change pitch or direction, and intersecting roof/wall lines. Flashing and shingle defects can cause hidden leaks and deterioration and should be immediately addressed. We advise qualified contractor estimates and review of the full roof system when defects are reported. Factors such as shingle quality, weather, ventilation, and installation methods can affect wear rate. As maintenance can be needed at any time, roofs should be professionally inspected annually.

Step #	Component	Comment
1201.	Methods Used	The roof was inspected from atop the house roof.
1202.	To Inspect	
1203.	Material/Type	Gable; Asphalt composition shingle.
1204.	Exposed	Serviceable. Metal.
1205.	Flashings	
1206.	Skylights	Not Present.
1207.	Conditions	Review. Roof shows signs of wear. Damaged, deteriorated roofing materials were observed; recommend review by a licensed roofing contractor for corrections as needed.

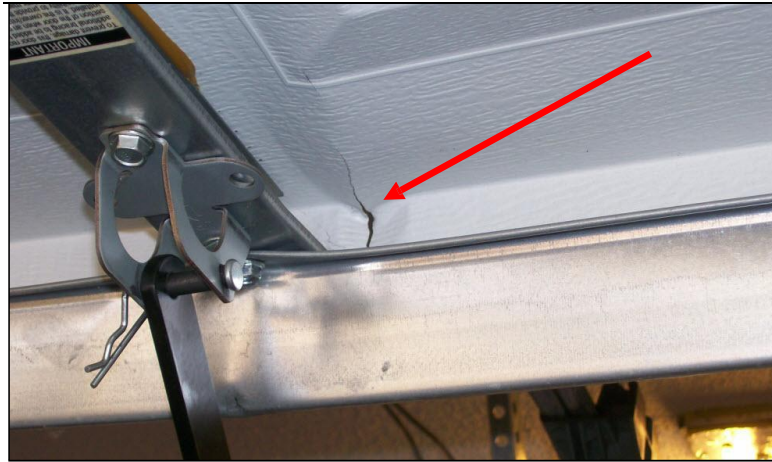


Garages / Carports

Our garage/carport evaluation is visual in nature and is based on our experience and understanding of common building methods and materials. Our review does not take into consideration the normal wear associated with virtually all properties. Exterior surfaces should be kept well painted, stained or sealed to prevent deterioration. Garage floors should not be covered with carpet, cardboard, wood or other combustible materials and, of course, flammable products should be properly stored. It is recommended all garage door openers be equipped with a regularly tested safety reverse device to reduce chances of injury. Attached garages should be separated from the house by a steel or solid wood door, and common walls should have a fully sealed fire resistant covering such as drywall to protect against fume entry and to slow the migration of smoke or fire from entering the house in the event of a garage fire. Mounting a self-closer on the door between the garage and the house is an additional suggested safety upgrade. We suggest you keep attic hatches closed, repair any holes or damage that exist or occur, and avoid creating openings between the home and garage. It is especially important to keep garage wall and ceiling areas directly beneath living space intact.

Step #	Component	Comment
1301.	Type	Attached garages in most jurisdictions should be separated from common walls of the house by a proper fire wall and fire door. This is to keep the migration of any smoke or fire from entering the house in the event of a fire in the garage. A self closer on the fire door between the garage and the house is an additional safety precaution.
1302.	Exterior	Serviceable. Garage is attached to house. See exterior conditions #1103.
1303.	Methods Used To Inspect Roof	Garage/Carport is attached to house and was inspected the same as in step # 1201.
1304.	Roof Material/Type	Same as house roof material in step #1202.
1305.	Roof Conditions	Serviceable. See roof conditions # 1205.
1306.	Gutters / Downspouts	Serviceable. See exterior comments # 1107.
1307.	Floor/Slab	Serviceable. Concrete.

1308. Garage Doors **Review. Metal. Garage doors are the heaviest moving part in a home, therefore extreme care must be taken to ensure safe and proper operation. Damage observed. Possibly due to manual locking device still present. Typically when a garage door is equipped with a garage door operator the manual locking device is removed or disabled. Recommend review by a licensed garage door specialist for repairs and removal of manual locking device.**

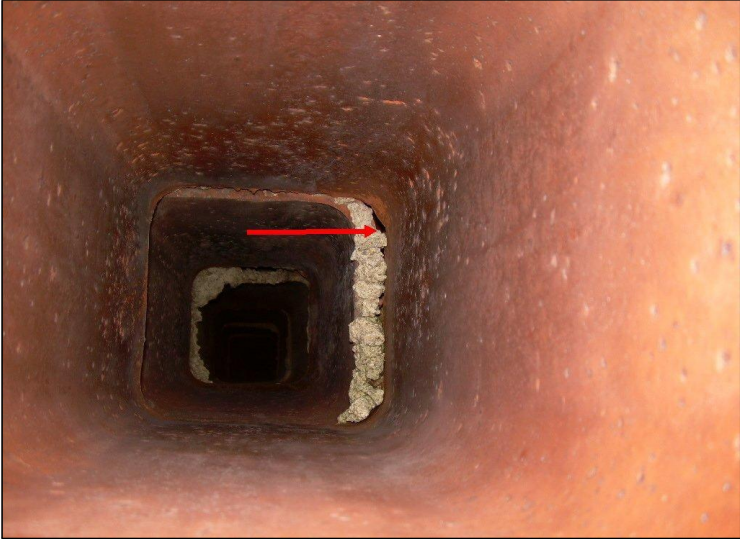


1309. Garage Door Hardware Serviceable.
1310. Door Openers **Not Tested. This garage door opener is equipped with a safety reverse device, which as not tested due to damaged door; recommend review after corrections to ensure safe and proper operation.**
1311. Fire Door Serviceable. Metal/Metal Clad.
1312. Exterior Door(s) Not Present.
1313. Windows Serviceable. Same type/material as house exterior windows, please refer to exterior step # 1105.
1314. Walls Serviceable. Drywall.
1315. Fire Barrier Serviceable.
1316. Ceiling Serviceable. Drywall.
1317. Electrical Serviceable. Ground fault interrupter provided for safety.
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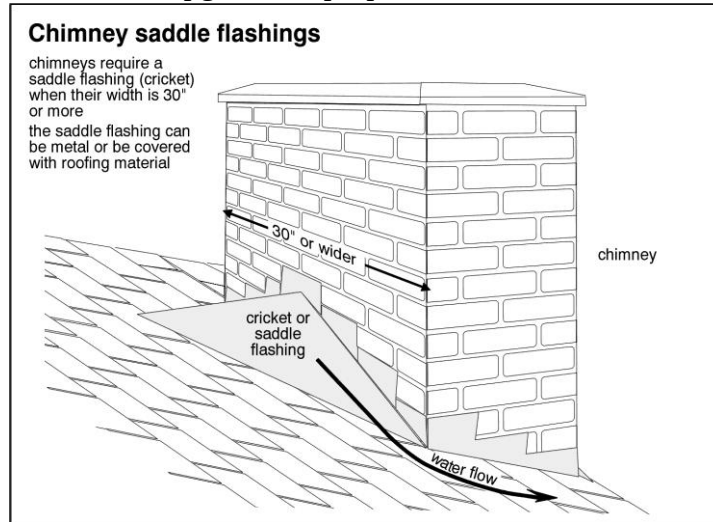
Chimney

Our chimney review is limited to the visible and/or accessible components only. Examination of concealed or inaccessible portions such as flue lining or the adequacy of these chimneys to properly draft is not within the scope of this inspection. This includes determining the presence of a flue lining, or if lining is present, checking for deterioration, damage or cracks.

The purpose of the chimney is to take the combustion products (i.e. smoke and exhaust gases) from certain fuel burning appliances to the outside of the home. Improper care and maintenance of a chimney can lead to loss of property and compromise the health and safety of the homes occupants. It is recommended that the chimney(s) be checked annually by a qualified chimney professional, and cleaned if necessary. NFPA (National Fire Protection Association) recommends what is known as a Level II inspection, including a video scan, by a qualified chimney specialist as part of the home buying process. A Level II inspection may identify problems that exist which cannot be detected during a general home inspection.

Step #	Component	Comment
1401.	Chimney Type	Masonry chimney.
1402.	Visible Condition	Serviceable. Chimney crown is intact and appears to be in serviceable condition.
1403.	Chimney Flue	Review. Sections of the flue liner are not connected properly and mis-aligned. Review by licensed chimney specialist is needed for corrections to ensure safe and proper operation of the fireplace.
		
1404.	Flashings	Serviceable. Flashing intact where visible.
1405.	Spark Arrestor / Rain Cap	Serviceable. A spark arrester is installed as a safety feature. Rain cap installed.

1406. Saddle/Cricket Review. No saddle/cricket noted. Chimneys 30" or wider should have a cricket or saddle installed to help shed water, recommend upgrade for proper water control.



Plumbing

Our focus in the plumbing portion of the inspection is directed at identifying visible water damage and/or problems. We may not always mention common faults such as stuck stoppers or dripping faucets. If considered important, you should check these items independently. Shut-off valves and angle stops under the kitchen or bathroom sinks and toilets are not turned or tested during the inspection due to the possibility of leaking. All shut-off valves or angle stops should be turned regularly to ensure free movement in case of emergency. The water supply system was tested for its ability to deliver functional water pressure to installed plumbing fixtures and the condition of connected piping that was visible. Our plumbing inspection also consists of checking for functional drainage at all fixtures. We suggest you obtain the maintenance history for the home's plumbing and obtain receipts for any recent work or for anything for which a warranty may apply.

Step #	Component	Comment
1701.	Shut Off Valve Location	Main shut-off is located in hall bathroom. Since main shut-off valves are operated infrequently, it is not unusual for them to become frozen over time. They often leak or break when operated after a period of inactivity. For this reason main shut-off valves are not tested during a home inspection. We suggest caution when operating shut-offs that have not been turned for a long period of time.
1702.	Supply Lines	Serviceable. Copper.
1703.	Drain Waste Lines & Vent Pipes	Serviceable. PVC.
1704.	Ejector Pump(s)	Not Present.
1705.	Sump Pump(s)	Not Present.
1706.	Waste Disposal System	Serviceable. The waste disposal system appears to be connected to public sewer systems. Because of isolated instances where they system has not been connected to the public sewer system but remains an on-site system; client may wish to confirm sewer connection with the local building department or the property owner prior to closing.

1707. Water Supply
System

**Review. Water supply system appears to be public,
verified by MLS listing sheet.**

**Low water flow/pressure was observed at exterior right
side faucet. Recommend review by a licensed plumber
for repair or replacement, as necessary.**



Electrical

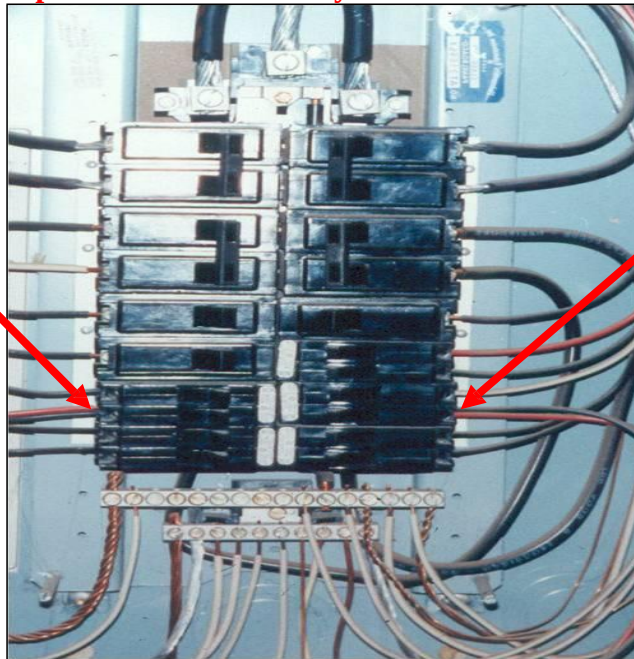
Our electrical inspection meets the ASHI standards of practice and is done by sampling visibly accessible wiring and fixtures. Determining the actual capacity of the system requires load calculations, which are not within the scope of this report. Underground circuits and concealed components of the system are not inspected. While age is one factor, most homes have electrical issues created by amateur electricians. We do not move belongings and do not examine every fixture, outlet, wiring run, etc., nor do we remove insulation, or wall coverings. Covers are not removed, with the exception of the cover of the main electrical panel, when this can be done safely and without risking damage to finish. Much of the wiring in the home is not visible and not reviewed. Once the current occupant's belongings have been removed, it's a good idea to check all outlets with a tester and to look inside cabinets, closets and other obstructed areas before moving in your own belongings. We use a standard electrical tester to check a sample of outlets. While the tester is generally reliable, it can be fooled by certain improper wiring practices, which we cannot detect during a general home inspection. Because electrical defects are safety concerns, we advise the use of a qualified licensed electrician for cost estimates, repairs and upgrades, prior to close.

Step #	Component	Comment
1801.	Electrical Main Service	Serviceable. Service entrance is over head.
1802.	Equipment Grounding Present	Yes.

1803. Main Electrical Panel & Location Review. Service entrance cables are aluminum; Branch circuit wiring is copper. The main electrical panel is located in/at the garage.

Overload protection is provided by breakers.

Double tapping observed in main electrical panel. Double tapping (i.e. 2 wires on a single pole breaker) can add to the load of the affected circuit causing a possible overload and tripping breakers. We recommend review by a qualified professional electrician for repair or replacement as necessary.



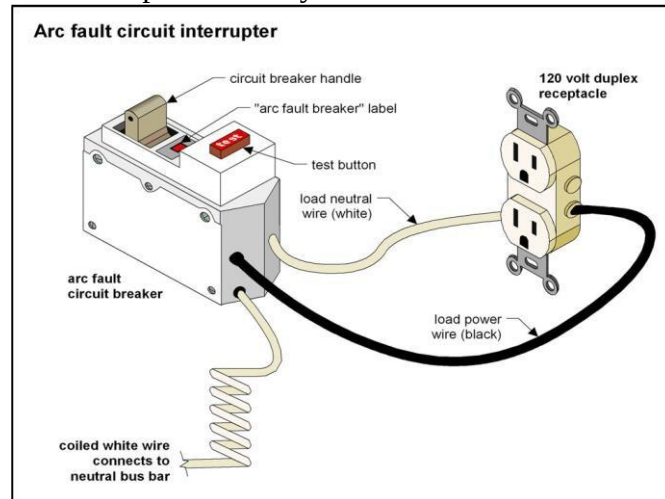
1804. Wiring Method Serviceable. Romex.
1805. Sub-Panel Not Present.
Comments & Location
1806. Smoke Serviceable.
Detectors
1807. Service Serviceable. Service panel rating is approximately 200 amps
Amperage and and 120/240 volts.
Voltage
-

1809. Electrical
Comments

The reset(s) for the GFCI(s) is located at/in bathroom,
garage and kitchen.

The reset(s) for the Whirlpool GFCI is located at/in main
electrical panel.

Arc-fault interrupters are not present. Arc-Fault Circuit
Interrupters (AFCI) may not have been required when the
home was built. Suggest client consider upgrading with
AFCI's at all receptacles bedrooms to enhance safety. Arc-
Fault Circuit Interrupters contain solid state circuitry that
will recognize the unique voltage and current wave form
combinations that are the "signature" of an electrical arc,
and they open the circuit when arcing occurs. Upgrades
should be performed by a licensed electrician.



Heating

Our evaluation of heating systems is both visual and functional provided power and/or fuel is supplied to the component. Items not listed here as well as things we cannot see, such as utilities, drains, and ducts inside walls, floors and underground are beyond the scope of this inspection. DISMANTLING AND/OR EXTENSIVE INSPECTION OF INTERNAL COMPONENTS OF ANY APPLIANCE, INCLUDING HEATERS AND HEAT EXCHANGERS, IS BEYOND THE SCOPE OF THIS REPORT. THE LOCAL UTILITY COMPANY MAY CONDUCT SUCH AN INSPECTION UPON REQUEST. Our inspection is not a heat engineering or sufficiency review. We suggest you ask the sellers/occupants if any areas of the home do not properly heat or cool. We also suggest you obtain the maintenance history of the furnace as well as receipts for any recent repairs for which a warranty might apply. Clients are encouraged to purchase a home warranty plan, since furnaces can require repair or replacement at any time. Modern furnaces are complicated appliances and should be treated with care. Regular cleaning or replacement of furnace filters is vital to the health of your furnace and can improve the efficiency of attached central air conditioning. We suggest an annual cleaning and safety check by a licensed contractor who is trained in this furnace model. Flammable products should be stored away from the furnace and no fume-producing products such as paint cans should be in the same room. Don't forget that fuel-burning appliances need plenty of oxygen and should not be enclosed without supplying an adequate supply of combustion air. Identifying or testing for the presence of asbestos or other potentially hazardous materials is not within the scope of this report.

Step #	Component	Comment
1901.	Location of unit	The heating system is located in the attic and services the entire home.
1902.	Heating System Design Type/Brand	Gas forced air. Manufactured by Bryant.

1903. Energy Source

Review. Natural gas with shutoff valve provided.

The flexible gas connection for the furnace passes through the furnace enclosure wall. The connector could vibrate or become pressed against the sharp sheet metal side of the enclosure. We recommend that a licensed HVAC contractor use iron pipe inside the enclosure to help prevent possible damage to the gas line which might allow gas to leak.



1904. Burner
Chambers

Serviceable.

1905. General
Conditions

Serviceable. The gas forced air furnace was tested using normal operating controls and appeared to function properly at time of inspection. Due to inaccessibility of many of the components of this unit, the review is limited. Holes or cracks in the heat exchanger are not within the scope of this inspection as heat exchangers are not visible or accessible to the inspector. Unit was operated by the thermostat. As with all mechanical equipment the unit can fail at anytime without warning. Inspectors cannot determine future failures. If a detailed inspection is desired, a licensed heating contractor should be consulted prior to closing to ensure proper and safe operation of this unit.

1906. Exhaust
Venting

Serviceable. Metal.

1907. Thermostat
1908. Air Filters

Serviceable. The thermostat is located at/in the dining room. Serviceable. Filter size is 20X25X1. Recommend servicing/cleaning filters on a regular basis to ensure proper operation and air flow.

1909.	Distribution / Ducting	Serviceable. Ducts/Registers. Efficiency and load calculations are beyond the scope of this inspection and expressly omitted from this report. If a detailed inspection is desired, a licensed heating contractor should be consulted prior to closing to ensure proper operation of this unit.
1910.	Humidifier	Not Present.

Air Conditioning

Our evaluation of AC systems is both visual and functional provided power is supplied to the unit. Identifying or testing for the presence of asbestos products, or other potentially hazardous materials is not within the scope of this report. Judging the adequacy of the cooling efficiency of air conditioning is a subjective evaluation, therefore, we only note a poor condition if, in the inspector's opinion, the adequacy seems less than normal. We urge you to evaluate these systems prior to closing. We are not allowed to install gauges on the cooling system to perform a detailed evaluation due to concerns with refrigerants. This requires a special license and would cost much more than the fees charged for a General Home Inspection. This type of visual inspection does not determine the proper tonnage of A/C equipment needed or if the air conditioning equipment is properly sized for the dwelling or matched by brand or capacity. It is not within the scope of a General Home Inspection to determine unit size, SEER rating or if the evaporator and condenser coil are matched properly on the AC system. If a detailed evaluation is desired an HVAC contractor should be consulted prior to close. Information can be obtained from licensed heating and air conditioning contractors if a more comprehensive inspection is desired. A detailed evaluation of the cooling capacity is beyond the scope of this report. Air conditioners can be damaged if operated in temperatures below 60 degrees or immediately after a cold night. Additionally, some units can be damaged if operated when the breaker or fuses have not been on for at least 12 hours. We do not test units in cold weather nor do we test units that have no power at the time of inspection. Air conditioners should be kept clean and free of debris. Dirty air conditioners and those with restricted air flow because of fin damage, vegetation, etc. can wear out quickly. Winter covers can accelerate corrosion and should not be used unless approved by the manufacturer. The client is encouraged to consult their agent concerning home warranty options as air conditioners can fail at any time and are expensive to repair or replace. We suggest obtaining the maintenance history of air conditioning units and inquiring of the sellers/occupants if any areas of the home do not cool well or are not supplied with air conditioning. You should obtain warranty paperwork, if applicable, and request receipts for any recent repairs. DISMANTLING AND/OR EXTENSIVE INSPECTION OF INTERNAL COMPONENTS OF ANY APPLIANCE IS NOT WITHIN THE SCOPE OF THIS INSPECTION.

Step #	Component	Comment
2001.	Location of unit	The Air conditioning compressor is located at/on the exterior rear, with the A-coil located in/on the attic and services the entire home.
2002.	Air Conditioning Design Type/Brand	Split system. Manufactured by Bryant.
2003.	General Conditions	Serviceable. The air conditioner was activated to check the operation of the motor and the compressor, both of which appear to be in serviceable condition. As a detailed review of the cooling capacity of this unit is beyond the scope of this inspection, we make no warranty as to the system's adequacy.

2004.	Temperature Difference	Serviceable. A temperature drop was performed across the evaporator coil of this unit. When tested, temperature at return register was 72 degrees; temperature at supply was 52 degrees, a difference of 20 degrees which is in the 14 to 22 degree normal operating range. Unit functioned properly when tested and appeared to be serviceable at time of inspection.
2005.	Energy Source	Serviceable. Electric with disconnect provided.
2006.	Thermostat	Serviceable. The thermostat is located at/in the dining room.
2007.	Air Filters	Serviceable. Filter size is 20X25X1.
2008.	Distribution / Ducting	Serviceable. Ducts/Registers. Efficiency and load calculations are beyond the scope of this inspection and expressly omitted from this report. If a detailed inspection is desired, a licensed heating contractor should be consulted prior to closing to ensure proper operation of this unit.

Water Heater

Our evaluation of the water heater is both visual and functional provided power and/or fuel is supplied to the unit. Since water heaters are capable of producing scalding temperatures, we suggest you measure your water temperature upon taking occupancy and adjust it to a safe temperature (typically 120 -130 degrees). For further protection, anti-scald faucets are available for sinks, tubs and showers. Due to the possibility of the water heater temperature pressure relief valve leaking after it has been opened, these valves are not tested during the inspection. Manufacturers suggest regular testing to help assure performance. Water heater blankets may void the warranty on some water heaters. Keep all combustibles away from the heater and store no paints or other chemicals in the same room. A spill pan and drain is advised if your heater is located in, adjacent to, or above a finished area. The client is encouraged to consult their agent concerning home warranty options as water heaters can fail at any time and are expensive to repair or replace.

Step #	Component	Comment
2101.	Location of unit	The water heater is located in the hall closet.
2102.	Water Heater	Natural gas.
	Design Type	
2103.	Brand / Capacity	40 gallon. Manufactured by A.O. Smith.
2104.	Supply Lines	Serviceable. Copper.
2105.	Energy Source	Serviceable. Natural gas. Gas shut-off valve was observed near this appliance.
2106.	Temperature / Pressure Release Valve	Serviceable.
2107.	Combustion Chamber	Serviceable.
2108.	Water Heater Condition	Serviceable. Water heater was serviceable at time of inspection.
2109.	Flue Venting	Serviceable. Metal.
2110.	Overflow Pan / Drain Line	Serviceable.
2112.	Water Heater Comments	The water temperature at time of inspection was 122 degrees, which is in the normal operating range of 120 to 130 degrees.

Kitchen

Appliance inspection is beyond the scope of the American Society of Home Inspectors Standards of Practice but, as a courtesy to our clients, we perform a visual and operational inspection of all built-in appliances. The appliances listed in this report are operated, if accessible and power is supplied. Cooking systems are checked for burner operation but not for calibration, timers, special features or cleaning cycles. Built-in dishwashers are run through a full normal wash cycle to determine if the system is free of leaks and excessive corrosion. Please double-check appliance operation just before closing and re-check for secure cabinets, counters and appliances. Upon occupancy, the client should secure any freestanding oven so it cannot tilt forward when weight is applied to the door. (Most ovens come with directions on how to do this.) Individuals have been injured when sitting on or standing on these doors. Clients are advised to purchase a home protection plan because appliances, including new appliances, can fail at any time, including immediately after the inspection. Older appliances (five years or older), of course, are more prone to failure.

Step #	Component	Comment
2201.	Floor	Serviceable. Ceramic tile.
2202.	Walls	Serviceable. Drywall.
2203.	Ceiling	Serviceable. Drywall.
2204.	Doors	Serviceable. Hollow core.
2205.	Closet / Wardrobe	Serviceable. Hollow core.
2206.	Windows	Serviceable. Same type/material as house exterior windows, please refer to exterior step # 1105.
2207.	Heat / Cooling Source	Serviceable. Central heating/cooling.
2208.	Electrical	Serviceable. Ground fault interrupter provided for safety.
2209.	Cabinets	Serviceable.
2210.	Counter Tops	Serviceable. Granite.
2211.	Sinks	Serviceable. Stainless steel.
2212.	Faucets	Serviceable.
2213.	Traps / Drains / Supply	Serviceable. Flow and drainage were serviceable at the time of inspection.
2214.	Disposals	Serviceable. Manufactured by General Electric.
2215.	Dishwasher(s)	Serviceable. Manufactured by Kenmore. Dishwasher was operational at the time of inspection. Dishwashers most commonly fail internally at the pump, motor or seals. We do not disassemble these units to inspect these components. Our inspection is limited to operating the unit on the 'normal wash' cycle only. We recommend you operate this unit prior to closing.
2216.	Trash Compactor	Not Present.

2217.	Stove / Cook Top	Serviceable. The electrical stove/range elements were tested at the time of inspection and appeared to function properly. These can fail at anytime without warning. No warranty, guarantee, or certification is given as to future failure.
2218.	Ovens	Serviceable. The upper and lower electric oven elements were tested at the time of inspection and appeared to function properly. These can fail at anytime without warning. No warranty, guarantee, or certification is given as to future failures.
2219.	Hood / Fan / Light	Serviceable. Exterior vented.
2220.	Microwave	Serviceable. Manufactured by General Electric.
		Built-in microwave ovens are tested using normal operating controls. Unit was tested and appeared to be serviceable at time of inspection. Leak and/or efficiency testing is beyond the scope of this inspection. If concerned, client should seek further review by qualified technician prior to closing.

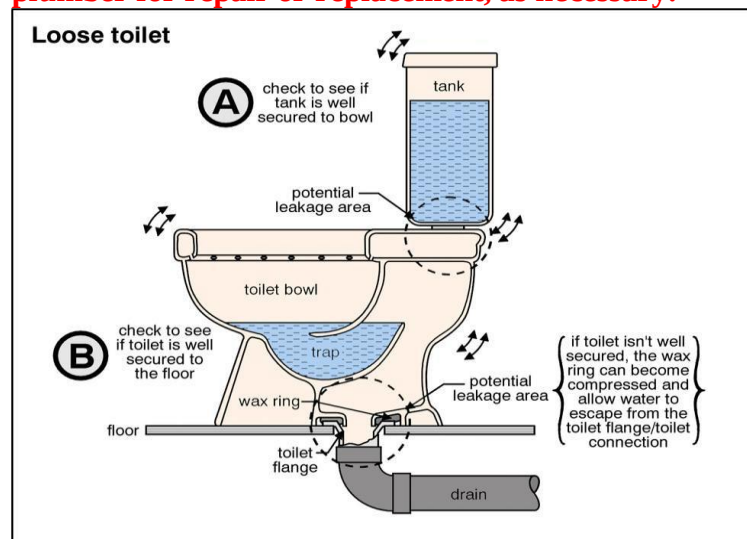
Master Bathroom

Our focus in bathrooms is directed at identifying visible water damage and/or problems. We may not always mention common faults such as stuck stoppers or dripping faucets. If considered important, you should check these items independently. Shut-off valves and angle stops under kitchen or bathroom sinks and toilets are not turned or tested during the inspection due to the possibility of causing a leak. All shut-off valves or angle stops should be turned regularly by the homeowner to ensure free movement in case of emergency. Bathrooms require regular maintenance to prevent the possibility of water damage and maintenance should be performed without delay. Since leaks can occur at any time, plumbing should be checked just before closing and then regularly during occupancy. We advise that all floors, tile edges and tub/shower walls be caulked and sealed to prevent moisture penetration. When found soft, you should have checked for leaks and hidden damage. All leaks should be repaired and missing/damaged grouting and caulk should be replaced at once to help prevent future/further damage. Even tile that appears to be in good shape can take on water, so we suggest that you apply a sealant to tiled surfaces upon occupancy. If sluggish or noisy drains are noted, the drain waste vent system should be checked for blockage, damage or other restriction before close. Operating an exterior vented exhaust fan helps to reduce the chances of mold growth and harmful condensation.

Step #	Component	Comment
2301.	Floor	Serviceable. Ceramic tile.
2302.	Walls	Serviceable. Drywall.
2303.	Ceiling	Serviceable. Drywall.
2304.	Doors	Serviceable. French.
2305.	Closet / Wardrobe	Serviceable. Hollow core.
2306.	Windows	Serviceable. Same type/material as house exterior windows, please refer to exterior step # 1105.
2307.	Heat / Cooling Source	Serviceable. Central heating/cooling.
2308.	Electrical	Serviceable. Ground fault interrupter provided for safety.
2309.	Exhaust Fan	Serviceable.
2310.	Tub/Whirlpool	Serviceable. A whirlpool tub is present. Tub was filled to a level above the water jets and operated to check intake and jets. Pump and supply lines were not completely accessible. The items tested appeared to be in serviceable condition. If a more detailed report is desired, the client is advised to consult a qualified plumber
2311.	Tub Surround	Serviceable.
2312.	Tub Enclosure	Serviceable.
2313.	Tub Faucet	Serviceable.
2314.	Shower Base	Serviceable. Ceramic tile.
2315.	Shower Surround	Serviceable.
2316.	Shower Door	Serviceable. Tempered safety glass installed for safety.

2317. Shower Faucet Serviceable.
2318. Sinks Serviceable. Stainless steel.
2319. Sink Faucets Serviceable.
2320. Traps / Drains / Supply Serviceable. Flow and drainage were serviceable at the time of inspection.
2321. Toilet

Review. The toilet bowl is loose at floor anchor bolts. The wax ring inside the unit must have a snug, secure fit in order to keep from leaking. Properly resealing and re-securing this unit is suggested to prevent water leakage and damage to the sub-floor area. This type of damage is not always visible or accessible to the inspector at time of inspection. Recommend review by a qualified plumber for repair or replacement, as necessary.



2322. Bidet Not Present.
2323. Counter / Cabinets Serviceable. Solid surface.
2324. Steamer Not Present.

Hall Bathroom

Our focus in bathrooms is directed at identifying visible water damage and/or problems. We may not always mention common faults such as stuck stoppers or dripping faucets. If considered important, you should check these items independently. Shut-off valves and angle stops under kitchen or bathroom sinks and toilets are not turned or tested during the inspection due to the possibility of causing a leak. All shut-off valves or angle stops should be turned regularly by the homeowner to ensure free movement in case of emergency. Bathrooms require regular maintenance to prevent the possibility of water damage and maintenance should be performed without delay. Since leaks can occur at any time, plumbing should be checked just before closing and then regularly during occupancy. We advise that all floors, tile edges and tub/shower walls be caulked and sealed to prevent moisture penetration. When found soft, you should have checked for leaks and hidden damage. All leaks should be repaired and missing/damaged grouting and caulk should be replaced at once to help prevent future/further damage. Even tile that appears to be in good shape can take on water, so we suggest that you apply a sealant to tiled surfaces upon occupancy. If sluggish or noisy drains are noted, the drain waste vent system should be checked for blockage, damage or other restriction before close. Operating an exterior vented exhaust fan helps to reduce the chances of mold growth and harmful condensation.

Step #	Component	Comment
2301.2.	Floor	Serviceable. Ceramic tile.
2302.2.	Walls	Serviceable. Drywall.
2303.2.	Ceiling	Serviceable. Drywall.
2304.2.	Doors	Serviceable. French.
2305.2.	Closet / Wardrobe	Serviceable. Hollow core.
2306.2.	Windows	Serviceable. Same type/material as house exterior windows, please refer to exterior step # 1105.
2307.2.	Heat / Cooling Source	Serviceable. Central heating/cooling.
2308.2.	Electrical	Serviceable. Ground fault interrupter provided for safety.
2309.2.	Exhaust Fan	Serviceable.
2310.2.	Tub/Whirlpool	Not Present.
2311.2.	Tub Surround	Serviceable.
2312.2.	Tub Enclosure	Serviceable.
2313.2.	Tub Faucet	Serviceable.
2314.2.	Shower Base	Serviceable. Ceramic tile.
2315.2.	Shower Surround	Serviceable.
2316.2.	Shower Door	Serviceable. Tempered safety glass installed for safety.
2317.2.	Shower Faucet	Serviceable.
2318.2.	Sinks	Serviceable. Stainless steel.
2319.2.	Sink Faucets	Serviceable.
2320.2.	Traps / Drains / Supply	Serviceable. Flow and drainage were serviceable at the time of inspection.

2321.2.	Toilet	Serviceable.
2322.2.	Bidet	Not Present.
2323.2.	Counter / Cabinets	Serviceable. Solid surface.
2324.2.	Steamer	Not Present.

First Level Right Bathroom

Our focus in bathrooms is directed at identifying visible water damage and/or problems. We may not always mention common faults such as stuck stoppers or dripping faucets. If considered important, you should check these items independently. Shut-off valves and angle stops under kitchen or bathroom sinks and toilets are not turned or tested during the inspection due to the possibility of causing a leak. All shut-off valves or angle stops should be turned regularly by the homeowner to ensure free movement in case of emergency. Bathrooms require regular maintenance to prevent the possibility of water damage and maintenance should be performed without delay. Since leaks can occur at any time, plumbing should be checked just before closing and then regularly during occupancy. We advise that all floors, tile edges and tub/shower walls be caulked and sealed to prevent moisture penetration. When found soft, you should have checked for leaks and hidden damage. All leaks should be repaired and missing/damaged grouting and caulk should be replaced at once to help prevent future/further damage. Even tile that appears to be in good shape can take on water, so we suggest that you apply a sealant to tiled surfaces upon occupancy. If sluggish or noisy drains are noted, the drain waste vent system should be checked for blockage, damage or other restriction before close. Operating an exterior vented exhaust fan helps to reduce the chances of mold growth and harmful condensation.

Step #	Component	Comment
2301.3.	Floor	Serviceable. Ceramic tile.
2302.3.	Walls	Serviceable. Drywall.
2303.3.	Ceiling	Serviceable. Drywall.
2304.3.	Doors	Serviceable. French.
2305.3.	Closet / Wardrobe	Serviceable. Hollow core.
2306.3.	Windows	Serviceable. Same type/material as house exterior windows, please refer to exterior step # 1105.
2307.3.	Heat / Cooling Source	Serviceable. Central heating/cooling.
2308.3.	Electrical	Serviceable. Ground fault interrupter provided for safety.
2309.3.	Exhaust Fan	Serviceable.
2310.3.	Tub/Whirlpool	Not Present.
2311.3.	Tub Surround	Serviceable.
2312.3.	Tub Enclosure	Serviceable.
2313.3.	Tub Faucet	Serviceable.
2314.3.	Shower Base	Serviceable. Ceramic tile.
2315.3.	Shower Surround	Serviceable.
2316.3.	Shower Door	Serviceable. Tempered safety glass installed for safety.
2317.3.	Shower Faucet	Serviceable.
2318.3.	Sinks	Serviceable. Stainless steel.
2319.3.	Sink Faucets	Serviceable.
2320.3.	Traps / Drains / Supply	Serviceable. Flow and drainage were serviceable at the time of inspection.

2321.3.	Toilet	Serviceable.
2322.3.	Bidet	Not Present.
2323.3.	Counter / Cabinets	Serviceable. Solid surface.
2324.3.	Steamer	Not Present.

Second Level Right Bathroom

Our focus in bathrooms is directed at identifying visible water damage and/or problems. We may not always mention common faults such as stuck stoppers or dripping faucets. If considered important, you should check these items independently. Shut-off valves and angle stops under kitchen or bathroom sinks and toilets are not turned or tested during the inspection due to the possibility of causing a leak. All shut-off valves or angle stops should be turned regularly by the homeowner to ensure free movement in case of emergency. Bathrooms require regular maintenance to prevent the possibility of water damage and maintenance should be performed without delay. Since leaks can occur at any time, plumbing should be checked just before closing and then regularly during occupancy. We advise that all floors, tile edges and tub/shower walls be caulked and sealed to prevent moisture penetration. When found soft, you should have checked for leaks and hidden damage. All leaks should be repaired and missing/damaged grouting and caulk should be replaced at once to help prevent future/further damage. Even tile that appears to be in good shape can take on water, so we suggest that you apply a sealant to tiled surfaces upon occupancy. If sluggish or noisy drains are noted, the drain waste vent system should be checked for blockage, damage or other restriction before close. Operating an exterior vented exhaust fan helps to reduce the chances of mold growth and harmful condensation.

Step #	Component	Comment
2301.4.	Floor	Serviceable. Ceramic tile.
2302.4.	Walls	Serviceable. Drywall.
2303.4.	Ceiling	Serviceable. Drywall.
2304.4.	Doors	Serviceable. French.
2305.4.	Closet / Wardrobe	Serviceable. Hollow core.
2306.4.	Windows	Serviceable. Same type/material as house exterior windows, please refer to exterior step # 1105.
2307.4.	Heat / Cooling Source	Serviceable. Central heating/cooling.
2308.4.	Electrical	Serviceable. Ground fault interrupter provided for safety.
2309.4.	Exhaust Fan	Serviceable.
2310.4.	Tub/Whirlpool	Not Present.
2311.4.	Tub Surround	Serviceable.
2312.4.	Tub Enclosure	Serviceable.
2313.4.	Tub Faucet	Serviceable.
2314.4.	Shower Base	Serviceable. Ceramic tile.
2315.4.	Shower Surround	Serviceable.
2316.4.	Shower Door	Serviceable. Tempered safety glass installed for safety.
2317.4.	Shower Faucet	Serviceable.
2318.4.	Sinks	Serviceable. Stainless steel.
2319.4.	Sink Faucets	Serviceable.
2320.4.	Traps / Drains / Supply	Serviceable. Flow and drainage were serviceable at the time of inspection.

2321.4.	Toilet	Serviceable.
2322.4.	Bidet	Not Present.
2323.4.	Counter / Cabinets	Serviceable. Solid surface.
2324.4.	Steamer	Not Present.

Laundry Area

The supply hoses to the washer are not disconnected during the inspection, nor are the valves operated. These can leak at any time and should be considered a part of normal maintenance. If the washer and dryer are present, they are not moved to prevent floor damage and the review of the area behind the washer/dryer is limited. It is beyond the scope of the inspection to inspect the washer and dryer. If these appliances are included in the sale of the property, we suggest consulting the sellers as to proper operation prior to close. We suggest that you clean exhaust pipes upon occupancy and then regularly to enhance safety/performance. Water hoses that discharge into laundry tubs can cause contamination by creating a "cross connection" if they discharge below the tub rim. We suggest you keep these elevated above the flood rim of the tub.

Step #	Component	Comment
2501.	Floor	Serviceable. Ceramic tile.
2502.	Walls	Serviceable. Drywall.
2503.	Ceiling	Serviceable. Drywall.
2504.	Doors	Serviceable. Hollow core.
2505.	Closet / Wardrobe	Serviceable.
2506.	Windows	Serviceable. Same type/material as house exterior windows, please refer to exterior step # 1105.
2507.	Cabinets	Serviceable.
2508.	Laundry Tub / Sink	Serviceable. Metal.
2509.	Faucets	Serviceable.
2510.	Heat / Cooling Source	Serviceable. Central heating/cooling.
2511.	Electrical	Serviceable. Ground fault interrupter provided for safety.
2512.	Washer Hookups	Washers are not in the scope of this inspection, suggest verify operation with owners prior to close.
2513.	Dryer Hookups	Serviceable. Electric.
2514.	Exhaust Fan	Serviceable.

Entry Way / Halls / Stairs

Our review of these areas is limited to visible and/or accessible areas. Applying a few suggestions to interior and exterior stairs can help to significantly reduce the risk of an accidental fall and injury. Graspable handrails mounted between 34 and 38 inches high are suggested for the full length of all stairs. Occupants may not be able to regain their balance with rails that are too big to grip or that are too close to the wall. Guardrails that are at least 36 inches high are advised for any open sides of stairways, raised floor areas, balconies and porches. Current child safety standards call for all openings in rail systems (such as at vertical balusters) to be small enough that a four-inch sphere cannot pass through. We suggest that when you take occupancy you make sure that all rails are secure, upgrade as needed, and check for slip and fall hazards such as loose or damaged floor coverings. Personal belongings and furniture restrict access to receptacles, windows, walls, and flooring. This may be a good time to be sure you have functional smoke and carbon monoxide detectors in place.

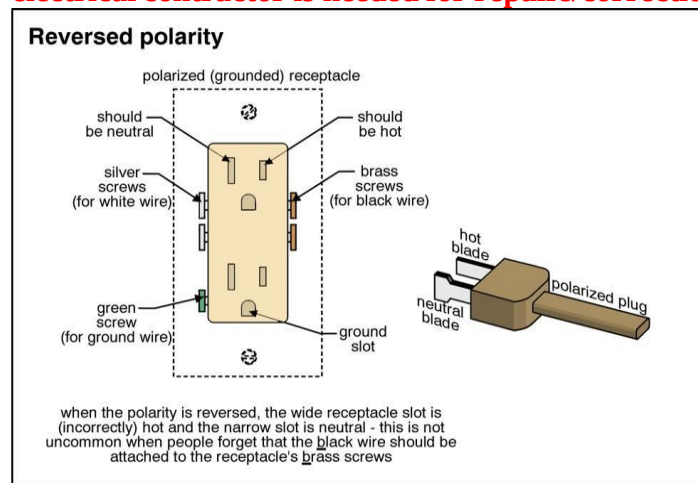
Step #	Component	Comment
2601.	Floors	Serviceable. Wood.
2602.	Walls	Serviceable. Drywall.
2603.	Ceilings	Serviceable. Drywall.
2604.	Doors	Serviceable.
2605.	Closet / Wardrobe	Serviceable.
2606.	Windows	Serviceable. Same type/material as house exterior windows, please refer to exterior step # 1105.
2607.	Heat / Cooling Source	Serviceable. Central heating/cooling.
2608.	Electrical	Serviceable.
2609.	Stairs	Serviceable.

Dining Room

Our interior review is visual and evaluated with similar aged homes in mind. Cosmetic considerations and minor flaws such as a torn screen or an occasional cracked window can be overlooked, thus we suggest you double check these items, if concerned. Inspections are limited to visible and/or accessible areas. Personal belongings and furniture restrict access to receptacles, windows, walls, and flooring.

Step #	Component	Comment
2621.	Floors	Serviceable. Wood.
2622.	Walls	Serviceable. Drywall.
2623.	Ceilings	Serviceable. Drywall.
2624.	Doors	Not Present.
2625.	Closet / Wardrobe	Not Present.
2626.	Windows	Serviceable. Same type/material as house exterior windows, please refer to exterior step # 1105.
2627.	Heat / Cooling Source	Serviceable. Central heating/cooling.
2628.	Electrical	

Review. Reversed polarity detected. Reversed polarity, hot and neutral wires reversed, is usually easily corrected by minor wiring adjustments at the affected outlet(s). When this condition is observed, a qualified electrical contractor is needed for repairs/corrections.



2629.	Wet Bar	Not Present.
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Living Room

Our interior review is visual and evaluated with similar aged homes in mind. Cosmetic considerations and minor flaws such as a torn screen or an occasional cracked window can be overlooked, thus we suggest you double check these items, if concerned. Inspections are limited to visible and/or accessible areas. Personal belongings and furniture restrict access to receptacles, windows, walls, and flooring.

Step #	Component	Comment
2641.	Floors	Serviceable. Carpet.
2642.	Walls	Serviceable. Drywall.
2643.	Ceilings	Serviceable. Drywall.
2644.	Doors	Serviceable. Wood.
2645.	Closet / Wardrobe	Not Present.
2646.	Windows	Serviceable. Same type/material as house exterior windows, please refer to exterior step # 1105.
2647.	Heat / Cooling Source	Serviceable. Central heating/cooling.
2648.	Electrical	Serviceable.
2649.	Wet Bar	Not Present.
2650.	Fireplace	Serviceable. Gas logs are present. We recommend using caution when gas logs are used in this fireplace. Always operate per manufactures recommendations and with damper open to allow products of combustion to vent to exterior. Client may wish to consider installing a damper stop for safety if one is not already present.

Family Room

Our interior review is visual and evaluated with similar aged homes in mind. Cosmetic considerations and minor flaws such as a torn screen or an occasional cracked window can be overlooked, thus we suggest you double check these items, if concerned. Inspections are limited to visible and/or accessible areas. Personal belongings and furniture restrict access to receptacles, windows, walls, and flooring.

Step #	Component	Comment
2661.	Floors	Serviceable. Wood.
2662.	Walls	Serviceable. Drywall.
2663.	Ceilings	Serviceable. Drywall.
2664.	Doors	Serviceable. Hollow core.
2665.	Closet / Wardrobe	Not Present. Hollow core.
2666.	Windows	Serviceable. Same type/material as house exterior windows, please refer to exterior step # 1105.
2667.	Heat / Cooling Source	Serviceable. Central heating/cooling.
2668.	Electrical	Serviceable.
2669.	Wet Bar	Not Present.
2670.	Fireplace	Not Present.

Master Bedroom

Our bedroom review is visual and evaluated with similar aged homes in mind. Inspections are limited to visible and/or accessible areas. Bedroom windows should be kept in good repair in the event they are needed for an emergency exit. We suggest making sure that they always operate freely (without use of force or a key or tool) and place furniture so as to keep windows accessible for emergency use. Older homes may have windows that do not meet current size and height safety standards for emergency exit. Keeping them accessible and in good operating condition enhances their safety. Providing an escape ladder is a recommended safety enhancement for all upper level bedrooms. Rooms used for sleeping should have functional exits to both the interior and exterior of the home. Personal belongings and furniture restrict access to receptacles, windows, walls, and flooring. These areas should be reviewed during your final walk through to reveal hidden or concealed damage.

Step #	Component	Comment
2681.	Floors	Serviceable. Wood.
2682.	Walls	Serviceable. Drywall; Papered.
2683.	Ceilings	Review. Drywall. Shadowing observed on ceiling. Multiple candles were noted in the master bedroom. Usually shadowing is caused by the shoot from candles collecting on the colder service of the ceiling between insulation where the ceiling joists are located.



2684.	Doors	Serviceable. Hollow core.
2685.	Closet / Wardrobe	Serviceable. Hollow core.
2686.	Windows	Serviceable. Same type/material as house exterior windows, please refer to exterior step # 1105.
2687.	Heat / Cooling Source	Serviceable. Central heating/cooling.
2688.	Electrical	Serviceable.

2689. Fireplace Serviceable. Vent free fireplaces & gas logs have very precise installation guidelines and operational procedures. We advise verifying unit was installed under a permit in accordance with manufacturer guidelines. Client should read the owner's manual before use and follow all manufacturer instructions. Many require operation with a window partially open and room size requirements likely apply. We recommend using caution when vent free gas logs are used in a fireplace.

Front Left Bedroom

Our bedroom review is visual and evaluated with similar aged homes in mind. Inspections are limited to visible and/or accessible areas. Bedroom windows should be kept in good repair in the event they are needed for an emergency exit. We suggest making sure that they always operate freely (without use of force or a key or tool) and place furniture so as to keep windows accessible for emergency use. Older homes may have windows that do not meet current size and height safety standards for emergency exit. Keeping them accessible and in good operating condition enhances their safety. Providing an escape ladder is a recommended safety enhancement for all upper level bedrooms. Rooms used for sleeping should have functional exits to both the interior and exterior of the home. Personal belongings and furniture restrict access to receptacles, windows, walls, and flooring. These areas should be reviewed during your final walk through to reveal hidden or concealed damage.

Step #	Component	Comment
2681.2.	Floors	Serviceable. Wood.
2682.2.	Walls	Serviceable. Drywall; Papered.
2683.2.	Ceilings	Serviceable. Drywall.
2684.2.	Doors	Serviceable. Hollow core.
2685.2.	Closet / Wardrobe	Serviceable. Hollow core.
2686.2.	Windows	Serviceable. Same type/material as house exterior windows, please refer to exterior step # 1105.
2687.2.	Heat / Cooling Source	Serviceable. Central heating/cooling.
2688.2.	Electrical	Serviceable.
2689.2.	Fireplace	Serviceable. Vent free fireplaces & gas logs have very precise installation guidelines and operational procedures. We advise verifying unit was installed under a permit in accordance with manufacturer guidelines. Client should read the owner's manual before use and follow all manufacturer instructions. Many require operation with a window partially open and room size requirements likely apply. We recommend using caution when vent free gas logs are used in a fireplace.

Front Right Bedroom

Our bedroom review is visual and evaluated with similar aged homes in mind. Inspections are limited to visible and/or accessible areas. Bedroom windows should be kept in good repair in the event they are needed for an emergency exit. We suggest making sure that they always operate freely (without use of force or a key or tool) and place furniture so as to keep windows accessible for emergency use. Older homes may have windows that do not meet current size and height safety standards for emergency exit. Keeping them accessible and in good operating condition enhances their safety. Providing an escape ladder is a recommended safety enhancement for all upper level bedrooms. Rooms used for sleeping should have functional exits to both the interior and exterior of the home. Personal belongings and furniture restrict access to receptacles, windows, walls, and flooring. These areas should be reviewed during your final walk through to reveal hidden or concealed damage.

Step #	Component	Comment
2681.3.	Floors	Serviceable. Wood.
2682.3.	Walls	Serviceable. Drywall; Papered.
2683.3.	Ceilings	Serviceable. Drywall.
2684.3.	Doors	Serviceable. Hollow core.
2685.3.	Closet / Wardrobe	Serviceable. Hollow core.
2686.3.	Windows	Serviceable. Same type/material as house exterior windows, please refer to exterior step # 1105.
2687.3.	Heat / Cooling Source	Serviceable. Central heating/cooling.
2688.3.	Electrical	Serviceable.
2689.3.	Fireplace	Serviceable. Vent free fireplaces & gas logs have very precise installation guidelines and operational procedures. We advise verifying unit was installed under a permit in accordance with manufacturer guidelines. Client should read the owner's manual before use and follow all manufacturer instructions. Many require operation with a window partially open and room size requirements likely apply. We recommend using caution when vent free gas logs are used in a fireplace.

Second Level Center Rear Bedroom

Our bedroom review is visual and evaluated with similar aged homes in mind. Inspections are limited to visible and/or accessible areas. Bedroom windows should be kept in good repair in the event they are needed for an emergency exit. We suggest making sure that they always operate freely (without use of force or a key or tool) and place furniture so as to keep windows accessible for emergency use. Older homes may have windows that do not meet current size and height safety standards for emergency exit. Keeping them accessible and in good operating condition enhances their safety. Providing an escape ladder is a recommended safety enhancement for all upper level bedrooms. Rooms used for sleeping should have functional exits to both the interior and exterior of the home. Personal belongings and furniture restrict access to receptacles, windows, walls, and flooring. These areas should be reviewed during your final walk through to reveal hidden or concealed damage.

Step #	Component	Comment
2681.4.	Floors	Serviceable. Wood.
2682.4.	Walls	Serviceable. Drywall; Papered.
2683.4.	Ceilings	Serviceable. Drywall.
2684.4.	Doors	Serviceable. Hollow core.
2685.4.	Closet / Wardrobe	Serviceable. Hollow core.
2686.4.	Windows	Serviceable. Same type/material as house exterior windows, please refer to exterior step # 1105.
2687.4.	Heat / Cooling Source	Serviceable. Central heating/cooling.
2688.4.	Electrical	Serviceable.
2689.4.	Fireplace	Serviceable. Vent free fireplaces & gas logs have very precise installation guidelines and operational procedures. We advise verifying unit was installed under a permit in accordance with manufacturer guidelines. Client should read the owner's manual before use and follow all manufacturer instructions. Many require operation with a window partially open and room size requirements likely apply. We recommend using caution when vent free gas logs are used in a fireplace.

Attic

Our evaluation of the attic is limited to lighting, personal storage and accessibility. If an attic is heavily insulated, the inspector will have a difficult time accessing and reviewing ceiling joists, electrical wiring, plumbing, ducting, etc. Water stains around roof penetrations such as chimneys, plumbing, and vents are very common. It is usually impractical to determine if these stains are active unless they are leaking at the time of inspection thus when stains are present further monitoring is advised. Viewing during a rainstorm would increase the chances of determining whether leaks exist or the current status of staining. Older roofs are, of course, more prone to water infiltration but new roofs can develop leaks as well. Regular monitoring and maintenance of all roofs is advised. We suggest checking roof surfaces each spring and fall and after each severe storm. Increasing insulation in the attic is one of the best ways to improve the energy efficiency of a home and to reduce the costs of heating and cooling. Most homes we view can benefit from additional insulation. The Dept. of Energy website (www.eren.doe.gov/consumerinfo) can help you to determine recommended upgrades and the payback period for insulation improvements in your geographical area.

Step #	Component	Comment
2701.	Access location / Inspection method	Serviceable. The attic access is located at 2nd floor hall. There are basically two types of attics: full & crawl. A full attic usually has a floor and adequate space for someone to easily walk around. A crawl attic is unfinished and has restricted access. Limits of review are determined by the type of attic, insulation and owners belongings. Our attic inspection determines the presence of insulation, visible evidence of leakage and the underside of the roof, ventilation, and a visual review of the rafters and/or trusses. Water stains around roof penetrations such as chimneys, plumbing, and vents are very common. It is difficult to determine if these stains are active unless leaking at the time of inspection.
2702.	Framing	The attic was entered and a visual inspection was performed. Serviceable. Trusses. Wood truss construction noted. Trusses are often used to provide additional headroom and wider spans than is common with wood joist systems. This is a specialized system which is intended for site-specific engineering. The integrity of a truss system depends on the builder following a truss engineer's instructions, which we do not have. Verifying appropriate installation is beyond the scope of this inspection. Trusses should not be cut or notched as this will damage their structural integrity.
2703.	Sheathing	Serviceable. Plywood.

- | | | |
|-------|---------------------|---|
| 2704. | Evidence of Leaking | No evidence of leaking observed. |
| 2705. | Insulation | Serviceable. Blown-in insulation. |
| 2706. | Ventilation | Serviceable. Ridge vents; Soffit vents. |
| 2707. | Windows | Not Present. |
| 2708. | Electrical | Review. Recessed lighting present in the attic may be a safety concern if insulation is too close or on top of these lights and/or if the lights are improperly installed. Please refer to the manufacturer's recommendations for each light for proper installation instructions or have these lights reviewed by a licensed electrician for proper and safe installation to ensure safety. |



2709. Distribution /
 Ducting

**Review. Ductwork insulation is damage; corrections
needed to improve efficiency.**

