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PROPERTY CONDITION REPORT



CLIENT:	Your Name
INSPECTION ADDRESS:	308 Kansas City Rd. Lee's Summit MO 64063
AGENT:	Your Agent
DATE:	7/21/2017
INSPECTOR:	Steve Rodriguez
REPORT #:	20170720-Sample- Full6yearold

The inspection report does not constitute a warranty, guarantee or insurance policy of any kind. There are no warranties made against roof leaks, wet basements, or mechanical breakdowns. This report is a professional opinion based on a visual inspection of the accessible areas and features of the property as of the date and time of the inspection and is not a listing of repairs to be made. The report is not an assessment nor is it an appraisal. Neither the inspector, nor Bulldog^Â® Professional Inspection Services, LLC is associated with any seller, buyer, contractor, lawyer, or real estate professional. Other than the inspection fee, inspector has no financial interest in the property. The inspection process is a two part system: the verbal survey and the report. As such, this report is not transferable to third parties as it will not clearly convey the information herein. Inspector and its employees are limited in liability to the fee paid for the inspection services and report. Any controversy or claim between the parties shall be submitted to arbitration in accordance with the applicable rules of the American Arbitration Association. The parties shall mutually appoint an arbitrator who is knowledgeable and familiar with the professional home inspection industry.



7/21/2017 Report# 20170720-Sample-Full6yearold

308 Kansas City Rd.
Lee's Summit MO 64063

Hi Your,

Thank you for choosing Bulldog Professional Inspection Services for your home inspection. I hope you found the experience both educational and insightful.

Don't hesitate to contact us with any questions you have after reading your report. We're always here to help.

Finally, we'll call in a few days to make sure you received the report without trouble and have no remaining questions.

It was our pleasure to serve you and congratulations on the purchase of your new home!

Your summaries and report follow below.

A handwritten signature in blue ink that reads "Steve".

Steve Rodriguez
President and Certified Master Inspector
Bulldog Professional Inspection Services



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Safety Item Summary



Client
Your Name

Property Address
308 Kansas City Rd.
Lee's Summit MO 64063

16. CENTRAL HEATING

16.7 SMOKE/CO DETECTORS IN SPACE

Safety Item.

No CO detector present in rooms with fuel burning appliances. A CO detector should be installed in same space as all fuel-burning appliances (not directly above or beside units since it is normal for them to emit a small amount of carbon monoxide upon start-up) and in all upper-level hallways. Recommend installing to provide early CO detection to occupants and avoid associated personal safety hazards

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Steve Rodriguez

Major Item Summary



Client
Your Name

Property Address
308 Kansas City Rd.
Lee's Summit MO 64063

The following items or discoveries indicate that these systems or components do not function as intended or adversely affects the habitability of the dwelling; or appear to warrant further investigation by a specialist, or requires subsequent observation. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function, efficiency, or safety of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

7(A) . MASTER BATH

7.0.A FUNCTIONAL FLOW

Specialist Item.

Low water flow at sink and shower when tub runs. This condition is often caused by clogged, deteriorated, or kinked water piping. Recommend contracting professional plumber to evaluate and repair to maintain reliable and long term system performance. Unable to determine cause during time of inspection.

16. CENTRAL HEATING

16.1 HEATING EQUIPMENT

Specialist Item.

Furnace appears to be undersized for size of home (5 bedroom, 2-story home with finished basement). Unit is 69,000 BTU. Recommend hiring professional HVAC company to evaluate and correct to maintain proper heating to home.

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-

compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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Maintenance Item Summary



Client
Your Name

Property Address
308 Kansas City Rd.
Lee's Summit MO 64063

The following items or discoveries indicate that these systems or components do not function as intended but is considered maintenance in nature. Maintenance items that are not corrected could lead to further damage and cost more to repair. **Please refer to the Major Item Summary for more significant repairs.** This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

1. LANDSCAPING

1.0 LANDSCAPING AND DRAINAGE

Maintenance Item.

Landscaping is flat and slopes toward foundation on North and West sides of home. This is a typical condition found in many homes. Recommend sloping grading away from home 1" per foot out to 6 feet to avoid grading erosion and possible foundation movement (85-90% of all foundation moisture problems can be avoided with proper grading and downspout extensions). None visible during time of inspection.



1.0 Item 1(Picture) - Landscaping is flat on North side of home



1.0 Item 2(Picture) - Landscaping is flat on West side of home

2. EXTERIOR COMPONENTS

2.1 WALL SIDING, FLASHING, AND TRIM

Maintenance Item.

Open gaps and exposed nail heads at siding on North and West sides of home. Recommend properly prepping and painting to avoid possible moisture penetration and underlying moisture damage. None visible during time of inspection.



2.1 Item 1(Picture) - Open gaps and exposed nails on North side of home



2.1 Item 2(Picture) - Close-up of exposed nails and open gaps on North side of home



2.1 Item 3(Picture) - Exposed nails at NW corner of home



2.1 Item 4(Picture) - Close-up of exposed nails at SW corner of home

2.6 EXTERIOR LIGHTING**Maintenance Item.**

Light out at front porch. Replace bulb. If this does not correct, recommend contracting electrician to investigate and correct to restore safe and proper operation.

3. CENTRAL COOLING**3.0 COMPRESSOR UNIT****Maintenance Item.**

Vegetation in contact with A/C condenser. Recommend keeping all grass/vegetation trimmed at least 12" away to avoid interference with proper function and maintain airflow to unit. Unit operates properly during time of inspection.



3.0 Item 1(Picture) - Vegetation against A/C condenser

6(E) . BASEMENT BEDROOM**6.4.E DOOR****Maintenance Item.**

Door binds. Recommend trimming/adjusting to restore proper operation.

7(A) . MASTER BATH**7.12.A JETTED TUB AND ENCLOSURE****Maintenance Item.**

Jetted tub not operational during time of inspection. Recommend contracting professional jetted tub contractor to investigate and repair to restore proper operation. Unable to determine cause during time of inspection.

9. KITCHEN AND COMPONENTS**9.8 CABINETS AND COUNTERTOPS****Maintenance Item.**

Deteriorated grout at countertop. Recommend properly regrouting to avoid moisture damages to underlying framing areas. None visible during time of inspection.



9.8 Item 1(Picture) - Deteriorated grout at kitchen countertop

11. SPACE HEATING**11.5 ELECTRIC START FUNCTION****Maintenance Item.**

Pilot not lit to electric start fireplace during time of inspection. Recommend lighting and testing prior to closing. Unable to test.

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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This Page Begins Your Full Home Inspection Report

Date: 7/21/2017

Time: 03:00 PM

Report ID: 20170720-Sample-
Full6yearoldProperty:
308 Kansas City Rd.
Lee's Summit MO 64063Customer:
Your NameReal Estate Professional:
Your Agent

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor and all costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected. Good Or Working Condition. (IN) = The item, component or unit was visually observed and appeared sound or functioning as intended.

Not Inspected. (NI) = The item, component or unit was not inspected. However, in the interest of the client and whenever possible, stated observations are made based upon visually verifiable conditions or accessible areas. Please be aware that the nature of these observations prevent reporting on hidden areas with certainty.

Not Present. (NP) = This item, component or unit is not in this home or building.

Maintenance Item. (MN) = The item, component or unit appears deficient or needs repair or maintenance by homeowner or qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

Major Item. (MJ) = The item, component or unit is deficient or needs further inspection, service or repair by a qualified/licensed contractor or qualified specialist. Items, components or units that can be repaired to satisfactory condition may not need replacement.

Safety Item. (SI) = The item, component or unit is deficient and/or presents a safety hazard to the occupants and/or the dwelling. Items, components or units that can be repaired to satisfactory condition may not need replacement.

Style of Home:

2-STORY

Age Of Home (Yrs):

6

Occupancy:

OCCUPIED

Beds and Baths:

5 BED 3.5 BATH

Home Faces:

EAST

Fire Hydrant:

ACROSS STREET

Individuals Present:

BUYER AND AGENT

Termite Inspection:

YES

Temperature:

OVER 60

Weather:

CLEAR AND HOT

Rain in last 3 days:

NO

1. LANDSCAPING

Styles & Materials

Driveway:

CONCRETE

Walkway:

CONCRETE

Porch:

CONCRETE

WOOD COLUMNS

Patio:

CONCRETE

WOOD COLUMNS

Items

1.0 LANDSCAPING AND DRAINAGE

Comments: Maintenance Item.

Landscaping is flat and slopes toward foundation on North and West sides of home. This is a typical condition found in many homes. Recommend sloping grading away from home 1" per foot out to 6 feet to avoid grading erosion and possible foundation movement (85-90% of all foundation moisture problems can be avoided with proper grading and downspout extensions). None visible during time of inspection.



1.0 Item 1(Picture) - Landscaping is flat on North side of home



1.0 Item 2(Picture) - Landscaping is flat on West side of home

1.1 DRIVEWAY

Comments: Inspected. Appears Good Or In Working Condition.

1.2 WALKWAY

Comments: Inspected. Appears Good Or In Working Condition.

1.3 PORCH

Comments: Inspected. Appears Good Or In Working Condition.

1.4 PATIO

Comments: Inspected. Appears Good Or In Working Condition.

2. EXTERIOR COMPONENTS

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

Styles & Materials

Foundation Walls:

POURED CONCRETE

Siding Materials:

COMPOSITE BOARD

STUCCO

Items

2.0 EXTERIOR FOUNDATION WALLS

Comments: Inspected. Appears Good Or In Working Condition.

2.1 WALL SIDING, FLASHING, AND TRIM

Comments: Maintenance Item.

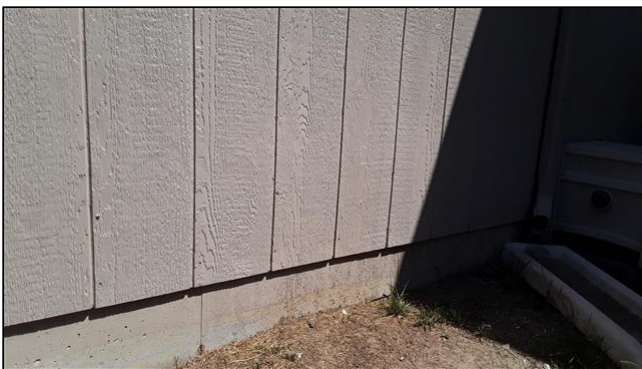
Open gaps and exposed nail heads at siding on North and West sides of home. Recommend properly prepping and painting to avoid possible moisture penetration and underlying moisture damage. None visible during time of inspection.



2.1 Item 1(Picture) - Open gaps and exposed nails on North side of home



2.1 Item 2(Picture) - Close-up of exposed nails and open gaps on North side of home



2.1 Item 3(Picture) - Exposed nails at NW corner of home



2.1 Item 4(Picture) - Close-up of exposed nails at SW corner of home

2.2 CHIMNEY

Comments: Inspected. Appears Good Or In Working Condition.

2.3 WINDOWS

Comments: Inspected. Appears Good Or In Working Condition.

2.4 WINDOW WELLS

Comments: Inspected. Appears Good Or In Working Condition.

2.5 EXTERIOR DOORS

Comments: Inspected. Appears Good Or In Working Condition.

2.6 EXTERIOR LIGHTING

Comments: Maintenance Item.

Light out at front porch. Replace bulb. If this does not correct, recommend contracting electrician to investigate and correct to restore safe and proper operation.

2.7 EXTERIOR RECEPTACLES

Comments: Inspected. Appears Good Or In Working Condition.

2.8 OTHER DISCOVERIES

Comments: Not Present.

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

3. CENTRAL COOLING



Styles & Materials

Cooling Unit Type:

A/C

Temperature Differential:

18-22 DEG.

Cooling Unit Manufacturer:

GOODMAN

Serial # : 1104081714

Cooling Unit Age:

6

Items

3.0 COMPRESSOR UNIT

Comments: Maintenance Item.

Vegetation in contact with A/C condenser. Recommend keeping all grass/vegetation trimmed at least 12" away to avoid interference with proper function and maintain airflow to unit. Unit operates properly during time of inspection.



3.0 Item 1(Picture) - Vegetation against A/C condenser

3.1 REFRIGERANT LINES

Comments: Inspected. Appears Good Or In Working Condition.

3.2 EVAPORATOR UNIT

Comments: Inspected. Appears Good Or In Working Condition.

3.3 AIR DISTRIBUTION SYSTEM

Comments: Inspected. Appears Good Or In Working Condition.

3.4 NORMAL OPERATING CONTROLS

Comments: Inspected. Appears Good Or In Working Condition.

4. ROOF SYSTEM

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

Styles & Materials

Viewed Roof Covering From:	Limitations:	Roof Type:
WALKED ROOF	HEIGHT	HIP
Age Of Shingles (Yrs):	Roof Pitch:	Number Of Layers:
6	6-12	1
Fascia / Soffit:	Roof Covering:	Life Expectancy:
WOOD	ASPHALT/FIBERGLASS	BEGINNING

Items

4.0 GUTTERS, DOWNSPOUTS, AND DRAINAGE

Comments: Inspected. Appears Good Or In Working Condition.

4.1 SOFFITS AND FASCIAS

Comments: Inspected. Appears Good Or In Working Condition.

4.2 ROOF COVERINGS

Comments: Inspected. Appears Good Or In Working Condition.

4.3 ROOF VENTILATION

Comments: Inspected. Appears Good Or In Working Condition.

4.4 FLASHINGS

Comments: Inspected. Appears Good Or In Working Condition.

4.5 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS

Comments: Inspected. Appears Good Or In Working Condition.

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

5. ATTIC AND ROOF STRUCTURE



Styles & Materials

Method Used To Observe Attic:

FROM ENTRY

Limitations:

INSULATION

Roof Structure:

ORIENTED STRAND BOARD
WOOD RAFTER

Attic Insulation:

BLOWN CELLULOSE

Ventilation:

ROOF
SOFFIT

Items

5.0 ROOF STRUCTURE

Comments: Inspected. Appears Good Or In Working Condition.

5.1 INSULATION

Comments: Inspected. Appears Good Or In Working Condition.

12-14 inches of blown cellulose insulation present. U.S. Department of Energy recommends R-38 rating in attic spaces, which equates to 11-13 inches. No additional depth needed.



5.1 Item 1(Picture) - 13 inches of blown cellulose insulation in attic

5.2 ATTIC ACCESS

Comments: Inspected. Appears Good Or In Working Condition.

5.3 VENTILATION, FANS, AND EXHAUST DUCTING

Comments: Inspected. Appears Good Or In Working Condition.

5.4 SKYLIGHTS, CHIMNEYS, AND ROOF PENETRATIONS (ATTIC VIEW)

Comments: Inspected. Appears Good Or In Working Condition.

5.5 CIRCUIT WIRING

Comments: Inspected. Appears Good Or In Working Condition.

Much of circuit wiring concealed beneath insulation, limiting degree of visual inspection. All reported conditions based upon visually verifiable areas.

6(A) . MASTER BEDROOM

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

Styles & Materials

Floor:	Wall:	Ceiling:
CARPET	DRYWALL	DRYWALL
Windows:	Door:	Closet / Door:
VINYL	WOOD	WOOD
SINGLE HUNG	HINGED	HINGED
TILT-IN		

Items

6.0.A FLOOR

Comments: Inspected. Appears Good Or In Working Condition.

6.1.A WALLS

Comments: Inspected. Appears Good Or In Working Condition.

6.2.A CEILING

Comments: Inspected. Appears Good Or In Working Condition.

6.3.A WINDOWS

Comments: Inspected. Appears Good Or In Working Condition.

6.4.A DOOR

Comments: Inspected. Appears Good Or In Working Condition.

6.5.A CLOSET/DOOR

Comments: Inspected. Appears Good Or In Working Condition.

6.6.A LIGHTING

Comments: Inspected. Appears Good Or In Working Condition.

6.7.A CEILING FAN

Comments: Inspected. Appears Good Or In Working Condition.

6.8.A RECEPTACLES AND SWITCHES

Comments: Inspected. Appears Good Or In Working Condition.

6.9.A HEAT SOURCE

Comments: Inspected. Appears Good Or In Working Condition.

6.10.A SMOKE DETECTOR

Comments: Inspected. Appears Good Or In Working Condition.

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

6(B) . SW BEDROOM

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

Styles & Materials

Floor:	Wall:	Ceiling:
CARPET	DRYWALL	DRYWALL
Windows:	Door:	Closet / Door:
VINYL	WOOD	WOOD
SINGLE HUNG	HINGED	HINGED
TILT-IN		ATTIC ACCESS

Items

6.0.B FLOOR

Comments: Inspected. Appears Good Or In Working Condition.

6.1.B WALLS

Comments: Inspected. Appears Good Or In Working Condition.

6.2.B CEILING

Comments: Inspected. Appears Good Or In Working Condition.

6.3.B WINDOWS

Comments: Inspected. Appears Good Or In Working Condition.

6.4.B DOOR

Comments: Inspected. Appears Good Or In Working Condition.

6.5.B CLOSET/DOOR

Comments: Inspected. Appears Good Or In Working Condition.

6.6.B LIGHTING

Comments: Inspected. Appears Good Or In Working Condition.

6.7.B CEILING FAN

Comments: Inspected. Appears Good Or In Working Condition.

6.8.B RECEPTACLES AND SWITCHES

Comments: Inspected. Appears Good Or In Working Condition.

6.9.B HEAT SOURCE

Comments: Inspected. Appears Good Or In Working Condition.

6.10.B SMOKE DETECTOR

Comments: Inspected. Appears Good Or In Working Condition.

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

6(C) . NW BEDROOM

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

Styles & Materials

Floor:	Wall:	Ceiling:
CARPET	DRYWALL	DRYWALL
Windows:	Door:	Closet / Door:
VINYL	WOOD	WOOD
SINGLE HUNG	HINGED	HINGED
TILT-IN		

Items

6.0.C FLOOR

Comments: Inspected. Appears Good Or In Working Condition.

6.1.C WALLS

Comments: Inspected. Appears Good Or In Working Condition.

6.2.C CEILING

Comments: Inspected. Appears Good Or In Working Condition.

6.3.C WINDOWS

Comments: Inspected. Appears Good Or In Working Condition.

6.4.C DOOR

Comments: Inspected. Appears Good Or In Working Condition.

6.5.C CLOSET/DOOR

Comments: Inspected. Appears Good Or In Working Condition.

6.6.C LIGHTING

Comments: Inspected. Appears Good Or In Working Condition.

6.7.C CEILING FAN

Comments: Inspected. Appears Good Or In Working Condition.

6.8.C RECEPTACLES AND SWITCHES

Comments: Inspected. Appears Good Or In Working Condition.

6.9.C HEAT SOURCE

Comments: Inspected. Appears Good Or In Working Condition.

6.10.C SMOKE DETECTOR

Comments: Inspected. Appears Good Or In Working Condition.

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

6(D) . NE BEDROOM

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

Styles & Materials

Floor:	Wall:	Ceiling:
CARPET	DRYWALL	DRYWALL
Windows:	Door:	Closet / Door:
VINYL	WOOD	WOOD
SINGLE HUNG	HINGED	HINGED
TILT-IN		

Items**6.0.D FLOOR**

Comments: Inspected. Appears Good Or In Working Condition.

6.1.D WALLS

Comments: Inspected. Appears Good Or In Working Condition.

6.2.D CEILING

Comments: Inspected. Appears Good Or In Working Condition.

6.3.D WINDOWS

Comments: Inspected. Appears Good Or In Working Condition.

6.4.D DOOR

Comments: Inspected. Appears Good Or In Working Condition.

6.5.D CLOSET/DOOR

Comments: Inspected. Appears Good Or In Working Condition.

6.6.D LIGHTING

Comments: Inspected. Appears Good Or In Working Condition.

6.7.D RECEPTACLES AND SWITCHES

Comments: Inspected. Appears Good Or In Working Condition.

6.8.D HEAT SOURCE

Comments: Inspected. Appears Good Or In Working Condition.

6.9.D SMOKE DETECTOR

Comments: Inspected. Appears Good Or In Working Condition.

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

6(E) . BASEMENT BEDROOM

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

Styles & Materials

Floor:	Wall:	Ceiling:
CARPET	DRYWALL	DRYWALL
Windows:	Door:	Closet / Door:
VINYL	WOOD	WOOD
SLIDING	HINGED	HINGED

Items

6.0.E FLOOR

Comments: Inspected. Appears Good Or In Working Condition.

6.1.E WALLS

Comments: Inspected. Appears Good Or In Working Condition.

6.2.E CEILING

Comments: Inspected. Appears Good Or In Working Condition.

6.3.E WINDOWS

Comments: Inspected. Appears Good Or In Working Condition.

6.4.E DOOR

Comments: Maintenance Item.

Door binds. Recommend trimming/adjusting to restore proper operation.

6.5.E CLOSET/DOOR

Comments: Inspected. Appears Good Or In Working Condition.

6.6.E LIGHTING

Comments: Inspected. Appears Good Or In Working Condition.

6.7.E CEILING FAN

Comments: Inspected. Appears Good Or In Working Condition.

6.8.E RECEPTACLES AND SWITCHES

Comments: Inspected. Appears Good Or In Working Condition.

6.9.E HEAT SOURCE

Comments: Inspected. Appears Good Or In Working Condition.

6.10.E SMOKE DETECTOR

Comments: Inspected. Appears Good Or In Working Condition.

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

7(A) . MASTER BATH

Styles & Materials

Exhaust Fan Type:	Floor:	Wall:
FAN WITH LIGHT	TILE	DRYWALL
Ceiling:	Windows:	Vanity / Cabinetry / Countertops:
DRYWALL	VINYL	GRANITE
	FIXED	WOOD CABINET
Tub Enclosure:	Jetted Tub:	Shower Enclosure:
TILE	MOTOR ACCESS	TILE
	GFCI PROTECTED	
GFCI Protection:		
IN SAME SPACE		

Items

7.0.A FUNCTIONAL FLOW

Comments: Specialist Item.

Low water flow at sink and shower when tub runs. This condition is often caused by clogged, deteriorated, or kinked water piping. Recommend contracting professional plumber to evaluate and repair to maintain reliable and long term system performance. Unable to determine cause during time of inspection.

7.1.A FLOOR

Comments: Inspected. Appears Good Or In Working Condition.

7.2.A WALLS

Comments: Inspected. Appears Good Or In Working Condition.

7.3.A CEILING

Comments: Inspected. Appears Good Or In Working Condition.

7.4.A WINDOW

Comments: Inspected. Appears Good Or In Working Condition.

7.5.A DOOR

Comments: Inspected. Appears Good Or In Working Condition.

7.6.A LIGHTING

Comments: Inspected. Appears Good Or In Working Condition.

7.7.A RECEPTACLES AND SWITCHES

Comments: Inspected. Appears Good Or In Working Condition.

7.8.A EXHAUST FAN

Comments: Inspected. Appears Good Or In Working Condition.

7.9.A SINK, FAUCET, PLUMBING, AND TRAP DRAIN

Comments: Inspected. Appears Good Or In Working Condition.

7.10.A VANITY, CABINETRY, AND COUNTERTOPS

Comments: Inspected. Appears Good Or In Working Condition.

7.11.A TOILET

Comments: Inspected. Appears Good Or In Working Condition.

7.12.A JETTED TUB AND ENCLOSURE

Comments: Maintenance Item.

Jetted tub not operational during time of inspection. Recommend contracting professional jetted tub contractor to investigate and repair to restore proper operation. Unable to determine cause during time of inspection.

7.13.A SHOWER AND ENCLOSURE

Comments: Inspected. Appears Good Or In Working Condition.

7.14.A HEAT SOURCE

Comments: Inspected. Appears Good Or In Working Condition.

7(B) . UPSTAIRS HALL BATH

Styles & Materials

Exhaust Fan Type:

FAN WITH LIGHT

Floor:

TILE

Wall:

DRYWALL

Ceiling:

DRYWALL

Vanity / Cabinetry / Countertops:

CULTURED MARBLE

WOOD CABINET

Tub Enclosure:

FIBERGLASS

GFCI Protection:

IN SAME SPACE

Items

7.0.B FUNCTIONAL FLOW

Comments: Inspected. Appears Good Or In Working Condition.

7.1.B FLOOR

Comments: Inspected. Appears Good Or In Working Condition.

7.2.B WALLS

Comments: Inspected. Appears Good Or In Working Condition.

7.3.B CEILING

Comments: Inspected. Appears Good Or In Working Condition.

7.4.B DOOR

Comments: Inspected. Appears Good Or In Working Condition.

7.5.B LIGHTING

Comments: Inspected. Appears Good Or In Working Condition.

7.6.B RECEPTACLES AND SWITCHES

Comments: Inspected. Appears Good Or In Working Condition.

7.7.B EXHAUST FAN

Comments: Inspected. Appears Good Or In Working Condition.

7.8.B SINK, FAUCET, PLUMBING, AND TRAP DRAIN

Comments: Inspected. Appears Good Or In Working Condition.

7.9.B VANITY, CABINETRY, AND COUNTERTOPS

Comments: Inspected. Appears Good Or In Working Condition.

7.10.B TOILET

Comments: Inspected. Appears Good Or In Working Condition.

7.11.B TUB AND ENCLOSURE

Comments: Inspected. Appears Good Or In Working Condition.

7.12.B HEAT SOURCE

Comments: Inspected. Appears Good Or In Working Condition.

7(C) . MAIN FLOOR HALF BATH

Styles & Materials

Exhaust Fan Type:

FAN WITH LIGHT

Floor:

WOOD

Wall:

DRYWALL

Ceiling:

DRYWALL

Vanity / Cabinetry / Countertops:

GRANITE

GFCI Protection:

IN SAME SPACE

WOOD CABINET

Items

7.0.C FUNCTIONAL FLOW**Comments:** Inspected. Appears Good Or In Working Condition.**7.1.C FLOOR****Comments:** Inspected. Appears Good Or In Working Condition.**7.2.C WALLS****Comments:** Inspected. Appears Good Or In Working Condition.**7.3.C CEILING****Comments:** Inspected. Appears Good Or In Working Condition.**7.4.C DOOR****Comments:** Inspected. Appears Good Or In Working Condition.**7.5.C LIGHTING****Comments:** Inspected. Appears Good Or In Working Condition.**7.6.C RECEPTACLES AND SWITCHES****Comments:** Inspected. Appears Good Or In Working Condition.**7.7.C EXHAUST FAN****Comments:** Inspected. Appears Good Or In Working Condition.**7.8.C SINK, FAUCET, PLUMBING, AND TRAP DRAIN****Comments:** Inspected. Appears Good Or In Working Condition.**7.9.C VANITY, CABINETRY, AND COUNTERTOPS****Comments:** Inspected. Appears Good Or In Working Condition.**7.10.C TOILET****Comments:** Inspected. Appears Good Or In Working Condition.**7.11.C HEAT SOURCE****Comments:** Not Present.

7(D) . BASEMENT BATH

Styles & Materials

Exhaust Fan Type:

FAN WITH LIGHT

Floor:

TILE

Wall:

DRYWALL

Ceiling:

DRYWALL

Vanity / Cabinetry / Countertops:

CULTURED MARBLE

Shower Enclosure:

FIBERGLASS

WOOD CABINET

GFCI Protection:

IN SAME SPACE

Items

7.0.D FUNCTIONAL FLOW**Comments:** Inspected. Appears Good Or In Working Condition.**7.1.D FLOOR****Comments:** Inspected. Appears Good Or In Working Condition.**7.2.D WALLS****Comments:** Inspected. Appears Good Or In Working Condition.**7.3.D CEILING****Comments:** Inspected. Appears Good Or In Working Condition.**7.4.D DOOR****Comments:** Inspected. Appears Good Or In Working Condition.**7.5.D LIGHTING****Comments:** Inspected. Appears Good Or In Working Condition.**7.6.D RECEPTACLES AND SWITCHES****Comments:** Inspected. Appears Good Or In Working Condition.**7.7.D EXHAUST FAN****Comments:** Inspected. Appears Good Or In Working Condition.**7.8.D SINK, FAUCET, PLUMBING, AND TRAP DRAIN****Comments:** Inspected. Appears Good Or In Working Condition.**7.9.D VANITY, CABINETRY, AND COUNTERTOPS****Comments:** Inspected. Appears Good Or In Working Condition.**7.10.D TOILET****Comments:** Inspected. Appears Good Or In Working Condition.**7.11.D SHOWER AND ENCLOSURE****Comments:** Inspected. Appears Good Or In Working Condition.**7.12.D HEAT SOURCE****Comments:** Inspected. Appears Good Or In Working Condition.

8. FOYER/HALLWAY/STAIRWAY/LOFT

Styles & Materials

Floor:	Walls:	Ceiling:
CARPET	DRYWALL	DRYWALL
WOOD		
Windows:	Stairway / Railing:	Front Door:
VINYL	CARPET	WOOD
FIXED	WOOD RAILING	DEADBOLT

Items

8.0 FLOORS

Comments: Inspected. Appears Good Or In Working Condition.

8.1 WALLS

Comments: Inspected. Appears Good Or In Working Condition.

8.2 CEILINGS

Comments: Inspected. Appears Good Or In Working Condition.

8.3 LIGHTING

Comments: Inspected. Appears Good Or In Working Condition.

8.4 RECEPTACLES AND SWITCHES

Comments: Inspected. Appears Good Or In Working Condition.

8.5 CLOSETS/DOORS

Comments: Inspected. Appears Good Or In Working Condition.

8.6 STAIRWAY AND RAILING

Comments: Inspected. Appears Good Or In Working Condition.

8.7 FRONT DOOR

Comments: Inspected. Appears Good Or In Working Condition.

8.8 SMOKE/CO DETECTORS

Comments: Inspected. Appears Good Or In Working Condition.

8.9 HEAT SOURCE

Comments: Inspected. Appears Good Or In Working Condition.

9. KITCHEN AND COMPONENTS

Styles & Materials

Floor Covering:

WOOD

Walls:

DRYWALL

Ceiling:

DRYWALL

Windows:

VINYL

Cabinetry:

WOOD

Countertop:

GRANITE SLAB

FIXED

Patio Door:

VINYL

Disposer:

EVERGRIND

Dishwasher:

FRIGIDAIRE

SLIDING

Range / Oven / Cooktop:

FRIGIDAIRE

Exhaust / Range Hood:

FRIGIDAIRE

Built-In Microwave:

FRIGIDAIRE

GFCI Protection:

IN SAME SPACE

Items

9.0 FLOOR

Comments: Inspected. Appears Good Or In Working Condition.

9.1 WALLS

Comments: Inspected. Appears Good Or In Working Condition.

9.2 CEILING

Comments: Inspected. Appears Good Or In Working Condition.

9.3 WINDOWS

Comments: Inspected. Appears Good Or In Working Condition.

9.4 PATIO DOOR

Comments: Inspected. Appears Good Or In Working Condition.

9.5 LIGHTING

Comments: Inspected. Appears Good Or In Working Condition.

9.6 RECEPTACLES AND SWITCHES

Comments: Inspected. Appears Good Or In Working Condition.

9.7 SINK, FAUCET, PLUMBING, AND TRAP DRAIN

Comments: Inspected. Appears Good Or In Working Condition.

9.8 CABINETS AND COUNTERTOPS

Comments: Maintenance Item.

Deteriorated grout at countertop. Recommend properly regrouting to avoid moisture damages to underlying framing areas. None visible during time of inspection.



9.8 Item 1(Picture) - Deteriorated grout at kitchen countertop

9.9 PANTRY

Comments: Inspected. Appears Good Or In Working Condition.

9.10 FOOD WASTE DISPOSER

Comments: Inspected. Appears Good Or In Working Condition.

9.11 DISHWASHER

Comments: Inspected. Appears Good Or In Working Condition.

9.12 STOVE/OVEN/COOKTOP

Comments: Inspected. Appears Good Or In Working Condition.

9.13 RANGE HOOD

Comments: Inspected. Appears Good Or In Working Condition.

9.14 MICROWAVE

Comments: Inspected. Appears Good Or In Working Condition.

9.15 HEAT SOURCE

Comments: Inspected. Appears Good Or In Working Condition.

9.16 SMOKE/CO DETECTOR

Comments: Not Present.

10. LIVING ROOM**Styles & Materials****Floor:**

WOOD

Walls:

DRYWALL

Ceiling:

DRYWALL

Windows:

VINYL

FIXED

Items**10.0 FLOOR****Comments:** Inspected. Appears Good Or In Working Condition.**10.1 WALLS****Comments:** Inspected. Appears Good Or In Working Condition.**10.2 CEILING****Comments:** Inspected. Appears Good Or In Working Condition.**10.3 WINDOWS****Comments:** Inspected. Appears Good Or In Working Condition.**10.4 LIGHTING****Comments:** Inspected. Appears Good Or In Working Condition.**10.5 CEILING FAN****Comments:** Inspected. Appears Good Or In Working Condition.**10.6 RECEPTACLES AND SWITCHES****Comments:** Inspected. Appears Good Or In Working Condition.**10.7 HEAT SOURCE****Comments:** Inspected. Appears Good Or In Working Condition.**10.8 SMOKE/CO DETECTORS****Comments:** Inspected. Appears Good Or In Working Condition.

11. SPACE HEATING

Styles & Materials

Type: BUILT-IN FIREPLACE	Fireplace Front: STONE	Mantle: WOOD
Flue: DIRECT VENT		

Items

11.0 FRONT/MANTLE/HEARTH

Comments: Inspected. Appears Good Or In Working Condition.

11.1 DOOR/SCREEN

Comments: Inspected. Appears Good Or In Working Condition.

11.2 FIREBOX

Comments: Inspected. Appears Good Or In Working Condition.

11.3 DAMPER CONTROL

Comments: Not Present.

11.4 CHIMNEY/FLUE

Comments: Not Inspected.

Firebox design of electric start fireplace does not allow for unintrusive visual inspection of chimney/damper/flue areas. Unable to inspect.

11.5 ELECTRIC START FUNCTION

Comments: Maintenance Item.

Pilot not lit to electric start fireplace during time of inspection. Recommend lighting and testing prior to closing. Unable to test.

12. DINING ROOM**Styles & Materials****Floor:**

CARPET

Walls:

DRYWALL

Ceiling:

DRYWALL

Windows:

VINYL

SINGLE HUNG

TILT-IN

Items**12.0 FLOOR****Comments:** Inspected. Appears Good Or In Working Condition.**12.1 WALLS****Comments:** Inspected. Appears Good Or In Working Condition.**12.2 CEILING****Comments:** Inspected. Appears Good Or In Working Condition.**12.3 WINDOWS****Comments:** Inspected. Appears Good Or In Working Condition.**12.4 LIGHTING****Comments:** Inspected. Appears Good Or In Working Condition.**12.5 RECEPTACLES AND SWITCHES****Comments:** Inspected. Appears Good Or In Working Condition.**12.6 HEAT SOURCE****Comments:** Inspected. Appears Good Or In Working Condition.**12.7 SMOKE/CO DETECTORS****Comments:** Not Present.

13. GARAGE



Styles & Materials

Limitations:

HEAVY CLUTTER AND STORAGE ITEMS

Floor:

CONCRETE

Access Door To:

HALLWAY

Type:

TRIPLE
BUILT-IN
INSULATED

Walls:

DRYWALL

GFCI Protection:

WITHIN SPACE

Garage Doors:

AUTOMATIC
SECTIONAL
METAL

Ceiling:

DRYWALL

Items

13.0 GARAGE DOOR(S)

Comments: Inspected. Appears Good Or In Working Condition.

13.1 AUTOMATIC GARAGE DOOR OPENER(S)

Comments: Inspected. Appears Good Or In Working Condition.

13.2 FLOOR

Comments: Inspected. Appears Good Or In Working Condition.

13.3 WALLS

Comments: Inspected. Appears Good Or In Working Condition.

13.4 CEILING

Comments: Inspected. Appears Good Or In Working Condition.

13.5 LIGHTING

Comments: Inspected. Appears Good Or In Working Condition.

13.6 RECEPTACLES

Comments: Inspected. Appears Good Or In Working Condition.

13.7 CIRCUIT WIRING

Comments: Not Inspected.

13.8 ACCESS DOOR(S)

Comments: Inspected. Appears Good Or In Working Condition.

14. BASEMENT/CRAWLSPACE/SUB-BASEMENT

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

Styles & Materials

Limitations:

FINISHED
HEAVY CLUTTER AND STORAGE ITEMS
HVAC DUCTING
INSULATION
PLUMBING COMPONENTS

Floor:

CARPET
CONCRETE

Foundation / Wall:

DRYWALL
POURED CONCRETE

Ceiling:

DRYWALL
UNFINISHED

Columns / Beams / Posts:

METAL BEAM
METAL POST

Rim / Floor Joists:

WOOD

Items

14.0 BASEMENT STAIRWAY AND RAILING

Comments: Inspected. Appears Good Or In Working Condition.

14.1 FLOOR

Comments: Inspected. Appears Good Or In Working Condition.

14.2 FOUNDATION / WALLS

Comments: Inspected. Appears Good Or In Working Condition.

14.3 CEILING / SUB-FLOOR

Comments: Inspected. Appears Good Or In Working Condition.

14.4 RIM/FLOOR JOISTS

Comments: Inspected. Appears Good Or In Working Condition.

14.5 DOORS

Comments: Inspected. Appears Good Or In Working Condition.

14.6 LIGHTING

Comments: Inspected. Appears Good Or In Working Condition.

14.7 RECEPTACLES AND SWITCHES

Comments: Inspected. Appears Good Or In Working Condition.

14.8 CIRCUIT WIRING

Comments: Inspected. Appears Good Or In Working Condition.

14.9 COLUMNS, BEAMS, OR POSTS

Comments: Inspected. Appears Good Or In Working Condition.

14.10 INSULATION

Comments: Inspected. Appears Good Or In Working Condition.

14.11 HEAT SOURCE

Comments: Inspected. Appears Good Or In Working Condition.

14.12 SMOKE / CO DETECTORS

Comments: Inspected. Appears Good Or In Working Condition.

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

15. LAUNDRY**Styles & Materials**

Floor: TILE	Walls: DRYWALL	Ceiling: DRYWALL
Dryer Energy Source: 220V 4-PRONG	Dryer Vent Termination: EXTERIOR	

Items**15.0 FLOOR**

Comments: Inspected. Appears Good Or In Working Condition.

15.1 WALLS

Comments: Inspected. Appears Good Or In Working Condition.

15.2 CEILING

Comments: Inspected. Appears Good Or In Working Condition.

15.3 DOORS

Comments: Inspected. Appears Good Or In Working Condition.

15.4 LIGHTING

Comments: Inspected. Appears Good Or In Working Condition.

15.5 RECEPTACLES AND SWITCHES

Comments: Inspected. Appears Good Or In Working Condition.

15.6 TRAP/DRAIN

Comments: Inspected. Appears Good Or In Working Condition.

15.7 HEAT SOURCE

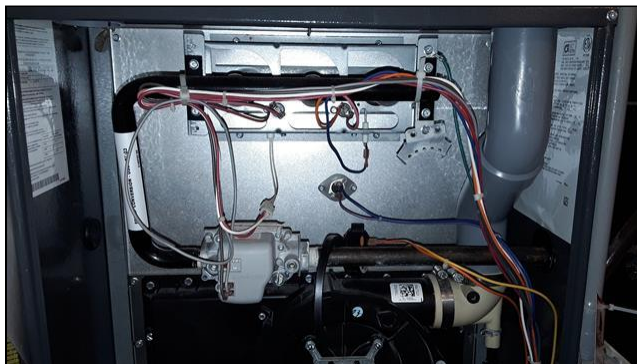
Comments: Inspected. Appears Good Or In Working Condition.

15.8 SMOKE DETECTOR

Comments: Not Present.

16. CENTRAL HEATING

The home inspector shall observe permanently installed heating systems including: Heating equipment; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.



Styles & Materials

Location of Thermostat:

LIVING ROOM

Heat Type:

FORCED AIR

Fuel Source:

NATURAL GAS

Filter Type:

CARTRIDGE

Heating Unit Manufacturer:

GOODMAN

Heating Unit Age:

7

Serial # : 1006745257

Input BTUH:

69000

Items

16.0 ENERGY SOURCE

Comments: Inspected. Appears Good Or In Working Condition.

16.1 HEATING EQUIPMENT

Comments: Specialist Item.

Furnace appears to be undersized for size of home (5 bedroom, 2-story home with finished basement). Unit is 69,000 BTU. Recommend hiring professional HVAC company to evaluate and correct to maintain proper heating to home.

16.2 NORMAL OPERATING CONTROLS

Comments: Inspected. Appears Good Or In Working Condition.

16.3 AUTOMATIC SAFETY CONTROLS

Comments: Inspected. Appears Good Or In Working Condition.

16.4 CHIMNEYS, FLUES AND VENTS

Comments: Inspected. Appears Good Or In Working Condition.

16.5 HEAT DISTRIBUTION SYSTEM

Comments: Inspected. Appears Good Or In Working Condition.

16.6 HEAT SOURCE IN EACH LIVING SPACE

Comments: Inspected. Appears Good Or In Working Condition.

16.7 SMOKE/CO DETECTORS IN SPACE

Comments: Safety Item.

No CO detector present in rooms with fuel burning appliances. A CO detector should be installed in same space as all fuel-burning appliances (not directly above or beside units since it is normal for them to emit a small amount of carbon monoxide upon start-up) and in all upper-level hallways. Recommend installing to provide early CO detection to occupants and avoid associated personal safety hazards

The heating system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

17. PLUMBING SYSTEM

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

Styles & Materials

Water Main Location:

BASEMENT

Water Source:

PUBLIC

Hose Bibs:

FROST FREE

ANTI-SIPHON

Plumbing Service:

COPPER

Plumbing Distribution:

PEX TUBING

Plumbing Waste:

PVC

Water Heater Manufacturer:

A.O. SMITH

Water Heater:

NATURAL GAS

Water Heater Age:

7

Serial # : 1044A011249

50 GAL. (3-4 PEOPLE)

Items

17.0 MAIN WATER SUPPLY

Comments: Inspected. Appears Good Or In Working Condition.

17.1 MAIN WATER SHUT-OFF

Comments: Inspected. Appears Good Or In Working Condition.

17.2 HOSE BIBS

Comments: Inspected. Appears Good Or In Working Condition.

17.3 DISTRIBUTION PIPING

Comments: Inspected. Appears Good Or In Working Condition.

17.4 INTERIOR DRAIN, WASTE AND VENT SYSTEMS

Comments: Inspected. Appears Good Or In Working Condition.

17.5 FUEL DISTRIBUTION SYSTEMS

Comments: Inspected. Appears Good Or In Working Condition.

17.6 WATER HEATER

Comments: Inspected. Appears Good Or In Working Condition.

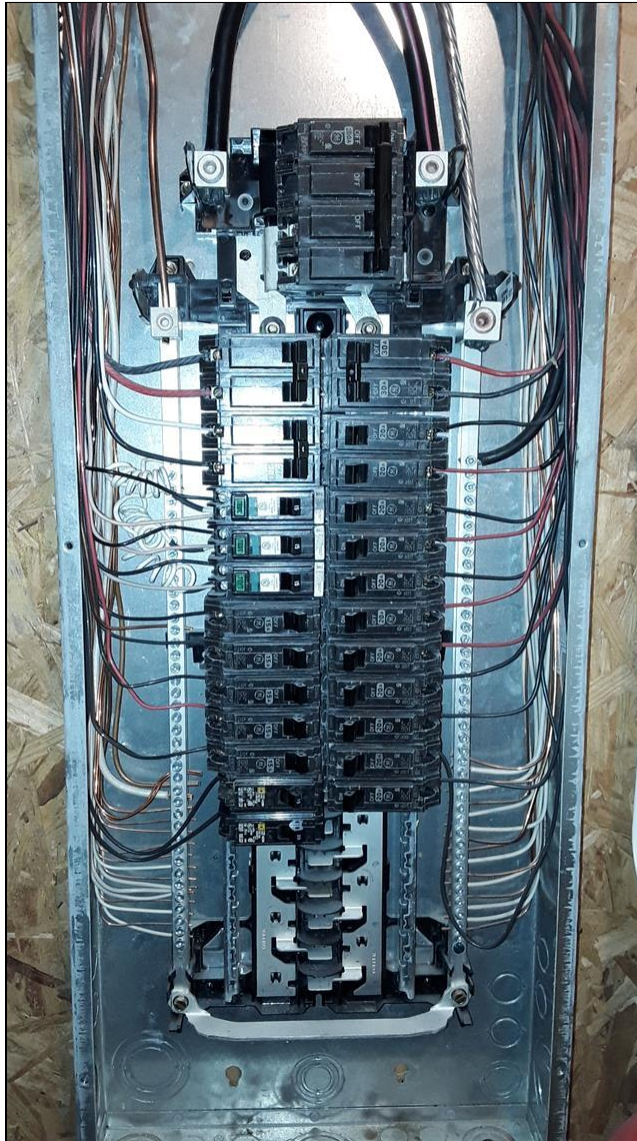
17.7 SUMP PUMP

Comments: Inspected. Appears Good Or In Working Condition.

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

18. ELECTRICAL SYSTEMS

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.



Styles & Materials

Electrical Service:

UNDERGROUND
 ALUMINUM SERVICE CONDUCTORS
 220 VOLTS

Service Size:

200 AMP

Circuit Protection:

CIRCUIT BREAKERS

Main Panel Manufacturer:

GENERAL ELECTRIC

Conductor Materials:

COPPER
 ROMEX

Grounding:

WATER MAIN
 GROUND ROD

Items

18.0 SERVICE ENTRANCE

Comments: Inspected. Appears Good Or In Working Condition.

18.1 DISTRIBUTION PANEL

Comments: Inspected. Appears Good Or In Working Condition.

18.2 CIRCUIT WIRING

Comments: Inspected. Appears Good Or In Working Condition.

18.3 GROUNDING

Comments: Inspected. Appears Good Or In Working Condition.

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.