



HOME INSPECTION REPORT



Inspection Date:
06/03/2008

Prepared For:

James & Jane Doe

Prepared By:

A-1 Home Inspections, LLC
P.O. Box 113
Belden, Ms. 38826

662-255-2369

A1_inspect@yahoo.com

Report Number:

100-2

Inspector:

Cedric Lockridge

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REPORT OVERVIEW

THE HOUSE IN PERSPECTIVE

CONVENTIONS USED IN THIS REPORT

SATISFACTORY - Indicates the component is functionally consistent with its original purpose but may show signs of normal wear and tear and deterioration.

MARGINAL - Indicates the component will probably require repair or replacement anytime within five years.

POOR - Indicates the component will need repair or replacement now or in the very near future.

MAJOR CONCERNS - A system or component that is considered significantly deficient or is unsafe.

SAFETY HAZARD - Denotes a condition that is unsafe and in need of prompt attention.

THE SCOPE OF THE INSPECTION

All components designated for inspection in the ASHI® Standards of Practice are inspected, except as may be noted in the "Limitations of Inspection" sections within this report.

It is the goal of the inspection to put a home buyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind.

Please refer to the pre-inspection contract for a full explanation of the scope of the inspection.

BUILDING DATA

Approximate Age:	10
Style:	Single Family
Main Entrance Faces:	West
State of Occupancy:	Vacant
Weather Conditions:	Sunny
Recent Rain:	No
Ground cover:	Dry

RECEIPT / INVOICE

A-1 Home Inspections, LLC
P.O. Box 113
Belden, Ms. 38826

Date: **06/03/2008**

Inspection Number: **100-2**

Name: **James & Jane Doe**

Inspection:	\$300.00
Other**	
Total:	<u>\$300.00</u>

- Check #:
- Cash
- Credit Card:

** Radon Pool / Hot Tub Shipping Well & Septic WDO/WDI

Inspected By: **Cedric Lockridge**
License/Certification #: MHIB-0444 Expires: 02/2010

GROUNDS

SERVICE WALKS None *Public sidewalk needs repair*

Material: Concrete Flagstone Gravel Brick Other

Condition: Satisfactory Marginal Poor *Trip Hazard*

Pitched towards home *Settling cracks* Not visible Typical cracks

DRIVEWAY/PARKING None

Material: Concrete Asphalt Gravel/Dirt Brick Other

Condition: Satisfactory Marginal Poor Fill cracks and seal

Pitched towards home *Trip hazard* *Settling Cracks* Typical crack

PATIO None

Material: Concrete Flagstone Kool-Deck® Brick *Trip hazard*

Condition: Satisfactory Marginal Poor *Settling Cracks*

Pitched towards home (See remarks page) Drainage provided Typical cracks

FENCE/WALL Not evaluated None

Type: Brick/Block Wood Metal Chain Link *Rusted* Other

Condition: Satisfactory Marginal Poor *Loose Blocks/Caps* Typical cracks

Gate: N/A Satisfactory Marginal Poor *Planks missing/damaged*

LANDSCAPING AFFECTING FOUNDATION (See remarks page)

Negative Grade: East West North South Satisfactory

Recommend additional backfill *Recommend window wells/covers* *Trim back trees/shrubberies*

Wood in contact with/improper clearance to soil Yard drains observed - not tested

HOSE BIBS None No anti-siphon valve

Operates: Yes No Not tested Not on

GENERAL COMMENTS



Fence gate is in need of repair



GFCI outlet on patio did not trip when tested (Replace) **Safety Issue:**

Maintain a positive drainage slope away from the foundation. Recommend additional backfill to create a proper pitch away from the house.



ROOF

ROOF VISIBILITY All Partial None Limited by:

INSPECTED FROM Roof Ladder at eaves Ground (*Inspection Limited*) With Binoculars

STYLE OF ROOF

Type: Gable Hip Mansard Shed Flat Other
Pitch: Low Medium Steep Flat

ROOF COVERING

Roof #1: Type: **Asphalt** Estimated Layers: **1 Layer** Approximate age of cover: **5-10+** years

VENTILATION SYSTEM **Type:** Soffit Ridge Gable Roof
Appears Adequate: Yes No Turbine Powered Other
(See Interior remarks page) (See Attic section)

FLASHING

Material: Galv/Alum Asphalt Not visible Rubber
 Copper Foam Other Lead
Condition: Not visible Satisfactory Marginal Poor **Rusted**
 Separated from chimney/roof **Recommend Sealing** Other

VALLEYS

N/A **Material:** Galv/Alum Asphalt Lead Copper
 Not visible Other
Condition: Not visible Satisfactory Marginal Poor
 Rusted Holes **Recommend Sealing**

CONDITION OF ROOF COVERINGS **Roof #1:** Satisfactory Marginal Poor

Condition: Curling Cracking Ponding Burn Spots Broken/Loose Tiles/Shingles
 Nail popping Granules missing Alligatoring Blistering Missing Tabs/Shingles/Tiles
 Moss buildup Exposed felt Cupping Incomplete/Improper Nailing

PLUMBING VENTS Yes No Satisfactory Marginal Poor
 Recommend roofer evaluate Not Visible

Conditions reported above reflect visible portion only

GENERAL COMMENTS



Flue cap missing (Replace)

EXTERIOR

GUTTERS/SCUPPERS/EAVESTROUGH None Needs to be cleaned Downspouts needed

Material: Copper Vinyl/Plastic Galvanized/Aluminum Other

Condition: Satisfactory Marginal Poor Rusting

Leaking: Corners Joints Hole in main run

Attachment: Loose Missing spikes Improperly sloped (See remarks page)

Extension needed: North South East West

SIDING (*See remarks page EIFS)

Material: Stone Slate Block/Brick Fiberboard Fiber-cement Stucco

EIFS* Asphalt Wood Metal/Vinyl Other

Typical cracks Monitor Wood rot Peeling paint Loose/Missing/Holes

Condition: Satisfactory Marginal Poor Recommend repair/painting

TRIM, SOFFIT, FASCIA, FLASHING

Material: Wood Fiberboard Aluminum/Steel Fiber Cement Stucco

Recommend repair/painting Damaged wood Other

Condition: Satisfactory Marginal Poor

CAULKING

Condition: Satisfactory Marginal Poor

Recommend around windows/doors/masonry ledges/corners/utility penetrations

WINDOWS & SCREENS Failed/fogged insulated glass

Material: Wood Metal Vinyl Aluminum/Vinyl Clad

Screens: Torn Bent Not installed Glazing/caulk needed

Condition: Satisfactory Marginal Poor Wood rot Recommend repair/painting

STORMS WINDOWS None Not installed Wood Clad comb. Wood/metal comb.

Putty: Satisfactory Glazing/caulk needed N/A

Condition: Satisfactory Broken/cracked Wood rot Recommend repair/painting

SLAB-ON-GRADE/FOUNDATION N/A (See Basement/Crawl Space)

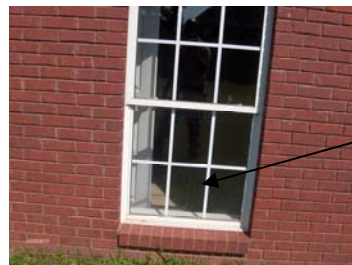
Stem Wall: Concrete block Poured concrete Other

Condition: Satisfactory Marginal Poor Not visible

Slab: Post tensioned Poured concrete Other

Condition: Satisfactory Marginal Poor (See comments page)

GENERAL COMMENTS



Window broken at master bedroom (Replace)

Some screens not installed.



SERVICE ENTRY

Underground Overhead *Weather head/mast needs repair*
Exterior outlets: Yes No **Operative:** Yes No
GFCI present: Yes No **Operative:** Yes No
 Reverse polarity *Open ground* *Safety Hazard*

Condition: Sat. Marginal Poor
 Overhead wires too low
 Less than 3' from balcony/deck/windows

BUILDING(S) EXTERIOR WALL CONSTRUCTION

Type: Not visible Framed Masonry Other
Condition: Satisfactory Marginal Poor Not visible

EXTERIOR DOORS

	Patio	Storm	Entrance	
Weatherstripping: <input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal	<input type="checkbox"/> Poor	<input type="checkbox"/> Missing	<input type="checkbox"/> Replace
Door Condition: <input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal	<input type="checkbox"/> Poor		

EXTERIOR A/C - HEAT PUMP

UNIT #1: N/A **Location:** South exterior wall
 Brand: **Goodman** Model #: **XGJHY42-10** Approximate age: **5-10 yrs.**
Outside Disconnect: Yes No Maximum fuse/breaker rating: **40 Amp** Fuses/breakers installed: **unknown**
Level: Yes No *Cabinet/housing rusted* *Improperly sized fuses/breakers*
Condenser Fins: *Damaged* Need cleaning *Damaged base/pad*
Condition: Satisfactory Marginal Poor

GENERAL COMMENTS

GFCI outlets in the garage and on patio did not trip when tested (Replace)



TYPE None
 Attached Detached 1-car 2-car 3-car 4-car

AUTOMATIC OPENER
 Yes No Operable Inoperable *Remote not available*

SAFETY REVERSE
Operable: Pressure reverse Electric eye *Need(s) adjusting* *Safety hazard*

ROOFING
Material: Same as house Type: Approx. Age: Approx. layers:

GUTTERS / EAVESTROUGH None
Condition: Satisfactory Marginal Poor

SIDING / TRIM
Siding: Same as house Wood Metal Vinyl
 Stucco Masonry Slate Fiberboard
Trim: Same as house Wood Aluminum Vinyl

FLOOR
Material: Concrete Gravel Asphalt Dirt Other
Condition: Satisfactory Typical cracks *Large settling cracks* *Recommend evaluation/repair*
Burners less than 18" above garage floor: N/A Yes No *Safety hazard*

SILL PLATES
 Not visible Floor level Elevated *Rotted/Damaged* *Recommend repair*

OVERHEAD DOOR(S) N/A
Material: Wood Fiberglass Masonite Metal *Recommend repair*
Condition: Satisfactory Marginal Poor *Overhead door hardware loose*
Recommend Priming/Painting Inside & Edges: Yes No *Recommend lubrication* *Weatherstripping missing/damaged*

EXTERIOR SERVICE DOOR None
Condition: Satisfactory Marginal Poor *Damaged/Rusted*

ELECTRICITY PRESENT Yes No Not visible
Reverse polarity: Yes No **Open ground:** Yes No *Safety hazard*
GFCI Present: Yes No **Operates:** Yes No *Handyman/extension cord wiring*

FIRE SEPARATION WALLS & CEILING *(Between garage & living area)*
 N/A Present *Missing*
Condition: Satisfactory *Safety hazard(s)* *Recommend repair* *Holes walls/ceiling*
Fire door: Not verifiable *Not a fire door* *Needs repair* Satisfactory
 N/A Satisfactory Inoperative Missing *Needs repair*
Moisture Stains Present: Yes No **Typical Cracks:** Yes No

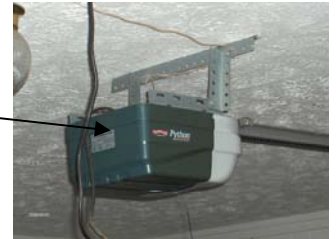
GENERAL COMMENTS



GFCI outlet in garage did not trip when tested (Replace) **Safety Issue:**



Garage door does not operate properly could be the control or the motor (Repair) (Sometime it works sometime it doesn't)



KITCHEN

COUNTERTOPS Satisfactory Marginal Recommend repair/caulking

CABINETS Satisfactory Marginal Recommend repair/adjustment

PLUMBING COMMENTS

Faucet Leaks: Yes No Pipes leak/corroded: Yes No
 Sink/Faucet: Satisfactory Corroded Chipped Cracked Recommend repair
 Functional Drainage: Adequate Poor Functional Flow: Adequate Poor

WALLS & CEILING

Condition: Satisfactory Marginal Poor Typical cracks Moisture stains

HEATING / COOLING SOURCE Yes No

FLOOR

Condition: Satisfactory Marginal Poor Sloping Squeaks

APPLIANCES (See remarks page)

Disposal Operates: Yes No Trash compactor Operates: Yes No
 Oven Operates: Yes No Exhaust fan Operates: Yes No
 Range Operates: Yes No Refrigerator Operates: Yes No
 Dishwasher Operates: Yes No Microwave Operates: Yes No
 Other Operates: Yes No

Dishwasher Airgap: Yes No Dishwasher Drain Line Looped: Yes No
 Outlets Present: Yes No Operable: Yes No
 G.F.C.I.: Yes No Operable: Yes No
 Open ground/Reverse polarity within 6' of water: Yes No Potential safety hazard(s)

GENERAL COMMENTS



Threshold needs to be secured (Repair) **Trip Hazard**

Dishwasher doesn't work

LAUNDRY ROOM

ROOM COMPONENTS

- Laundry sink: N/A
- Cross connections: Yes No
- Dryer vented: N/A Wall Not vented to Exterior
- Electrical: Open ground/reverse polarity within 6' of water: Yes No
- G.F.C.I. present: Yes No
- Appliances: Washer Dryer
- Washer hook-up lines/valves: N/A Leaking
- Gas Shut-off Valve: N/A Yes No
- Faucet leaks: Yes No
- Heat source present: Yes No
- Operates: Yes No
- Water heater: Corroded Cap Needed
- Pipes leak: Yes No
- Room vented: Yes No
- Not vented: Safety hazard
- Recommend repair: Safety hazard
- Furnace: Not visible
- Safety hazard: Not visible

GENERAL COMMENTS



Washer hook-lines will not close completely (Repair)



BATH: MASTER BATH

SINKS / TUBS / SHOWERS

Faucet leaks: Yes No **Loose:** Yes No **Pipes leak:** Yes No
Fixture(s) Condition: Satisfactory Marginal Poor

TOILET

Bowl Loose: Yes No **Operates:** Yes No Toilet leaks Cracked bowl/tank Cross connection

SHOWER / TUB AREA / SINK(S)

Material: Ceramic/Plastic Fiberglass Masonite Other
Condition: Satisfactory Marginal Poor Rotted floors
Caulk/Grouting Needed: Yes No **Where:** Poor
Functional Drainage: Adequate Poor **Functional Flow:** Adequate Poor
Whirlpool Operable: N/A Yes No **Access panel to pump/motor:** Yes No

WALLS / CEILING / CABINETS

Moisture stains present: Yes No **Outlets present:** Yes No
G.F.C.I. Present: Yes No **Operates:** Yes No
Open ground/Reverse polarity within 6' of water: Yes No **Potential safety hazards present:** Yes No

HEATING / COOLING SOURCE

Yes No Marginal Poor
Window/Door: Yes No Satisfactory Marginal Poor
Exhaust Fan: Yes No **Operates:** Yes No **Noisy:** Yes No

GENERAL COMMENTS

BATH: HALL BATH

SINKS / TUBS / SHOWERS

Faucet leaks: Yes No **Loose:** Yes No **Pipes leak:** Yes No
Fixture(s) Condition: Satisfactory Marginal Poor

TOILET

Bowl Loose: Yes No **Operates:** Yes No Toilet leaks Cracked bowl/tank Cross connection

SHOWER / TUB AREA / SINK(S)

Material: Ceramic/Plastic Fiberglass Masonite Other
Condition: Satisfactory Marginal Poor Rotted floors
Caulk/Grouting Needed: Yes No **Where:** Poor
Functional Drainage: Adequate Poor **Functional Flow:** Adequate Poor
Whirlpool Operable: N/A Yes No **Access panel to pump/motor:** Yes No

WALLS / CEILING / CABINETS

Moisture stains present: Yes No **Outlets present:** Yes No
G.F.C.I. present: Yes No **Operates:** Yes No
Open ground/Reverse polarity within 6' of water: Yes No **Potential safety hazards present:** Yes No

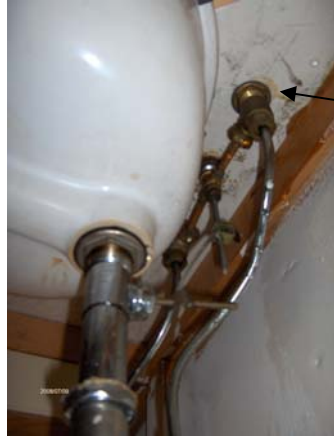
HEAT / COOLING SOURCE

Yes No Marginal Poor
Window/Door: Yes No Satisfactory Marginal Poor
Exhaust Fan: Yes No **Operates:** Yes No **Noisy:** Yes No

GENERAL COMMENTS



Toilet loose (Repair :)



Faucet leaks at connection (Repair)

ROOMS

LOCATION: MASTER BEDROOM

- Walls & Ceiling:** Satisfactory Marginal Poor
- Floor:** Satisfactory Yes No **Where:** Squeaks Slopes
- Ceiling Fan:** N/A Satisfactory Marginal Poor
- Electrical:** **Switches:** Yes No **Outlets:** Yes No Coverplates missing Operates: Yes No
- Moisture stains:** Yes Marginal No
- Typical cracks:** Yes No
- Open ground/Reverse polarity:** Yes No Safety Hazard
- Heating/Cooling Source:** Yes No
- Holes:** Doors Walls Ceilings
- Bedroom Egress Restricted:** N/A Yes No
- Doors & Windows:** Operational: Yes No Missing Cracked Glass
- Locks/Latches Operable: Yes No

GENERAL COMMENTS

Window has cracked glass - recommend repair.

LOCATION: LIVING ROOM

- Walls & Ceiling:** Satisfactory Marginal Poor
- Floor:** Satisfactory Yes No **Where:** Squeaks Slopes
- Ceiling Fan:** N/A Satisfactory Marginal Poor
- Electrical:** **Switches:** Yes No **Outlets:** Yes No **Operates:** Yes No
- Moisture stains:** Yes Marginal No
- Typical cracks:** Yes No

Open ground/Reverse polarity: Yes No Coverplates missing Safety Hazard
Heating/Cooling Source: Yes No **Holes:** Doors Walls Ceilings
Bedroom Egress Restricted: N/A Yes No
Doors & Windows: Operational: Yes No Missing Cracked Glass
 Locks/Latches Operable: Yes No

GENERAL COMMENTS



Ceiling fan inoperable

LOCATION: DINING ROOM

Walls & Ceiling: Satisfactory Marginal Poor
Moisture stains: Yes No Where: Squeaks Slopes
Floor: Satisfactory Marginal Poor No
Typical cracks: Yes No
Ceiling Fan: N/A Satisfactory Marginal Poor
Electrical: **Switches:** Yes No **Outlets:** Yes No **Operates:** Yes No
Open ground/Reverse polarity: Yes No Coverplates missing Safety Hazard
Heating/Cooling Source: Yes No **Holes:** Doors Walls Ceilings
Bedroom Egress Restricted: N/A Yes No
Doors & Windows: Operational: Yes No Missing Cracked Glass
 Locks/Latches Operable: Yes No

GENERAL COMMENTS



LOCATION: 1ST ON LEFT BEDROOM

Walls & Ceiling: Satisfactory Marginal Poor
Moisture stains: Yes No Where: Squeaks Slopes
Floor: Satisfactory Marginal Poor No
Typical cracks: Yes No
Ceiling Fan: N/A Satisfactory Marginal Poor
Electrical: **Switches:** Yes No **Outlets:** Yes No **Operates:** Yes No
Open ground/Reverse polarity: Yes No Coverplates missing Safety Hazard
Heating/Cooling Source: Yes No **Holes:** Doors Walls Ceilings
Bedroom Egress Restricted: N/A Yes No
Doors & Windows: Operational: Yes No Missing Cracked Glass
 Locks/Latches Operable: Yes No

GENERAL COMMENTS

**LOCATION: 2ND ON LEFT
BEDROOM**

Walls & Ceiling: Satisfactory Marginal Poor
Moisture stains: Yes No Where: Squeaks Slopes
Floor: Satisfactory Marginal Poor
Typical cracks: Yes No
Ceiling Fan: N/A Satisfactory Marginal Poor
Electrical: **Switches:** Yes No **Outlets:** Yes No **Operates:** Yes No
Open ground/Reverse polarity: Yes No Coverplates missing **Safety Hazard**
Heating/Cooling Source: Yes No **Holes:** Doors Walls Ceilings
Bedroom Egress Restricted: N/A Yes No
Doors & Windows: Operational: Yes No
 Locks/Latches Operable: Yes No Missing Cracked Glass

GENERAL COMMENTS



INTERIOR WINDOWS / GLASS

Condition: Satisfactory Marginal Poor Needs repair
 Representative number of windows operated Painted shut (See remarks page)
Evidence of Leaking Insulated Glass: Yes No N/A **Safety Glazing Needed:** Yes No
 Glazing compound needed Cracked glass Hardware missing Broken counter-balance mechanism
Security Bars Present: Yes No Not tested Safety hazard Test release mechanism before moving in

FIREPLACE

None Location(s): Living room
Type: Gas (Not Tested) Wood Woodburner stove (See remarks page) Electric Ventless
Material: Masonry Metal (pre-fabricated) Metal insert
Miscellaneous: Blower built-in Operates: Yes No **Damper operates:** Yes No
 Open joints or cracks in firebrick/panels should be sealed Fireplace doors need repair
Damper Modified for Gas Operation: Yes No Damper missing Pre-fab panels damaged/worn
Hearth Adequate: Yes No **Mantle:** N/A Satisfactory Adequate Loose/missing
Physical Condition: Satisfactory Marginal Poor Recommend having flue cleaned and re-examined

SMOKE / CARBON MONOXIDE DETECTORS

(See remarks page)

Present: Smoke Detector: Yes No **Operates:** Yes No Not tested
 CO Detector: Yes No **Operates:** Yes No Not tested

ATTIC/STRUCTURE/FRAMING/INSULATION

N/A

Access: Stairs Pulldown Scuttlehole/Hatch No access Other
Inspected From: Access panel In the attic Other
Location: Bedroom hall Bedroom closet Garage Other
Access Limited By:
Flooring: Complete Partial None
Insulation: Type: Fiberglass Batts Loose Average inches: 6-9 Approx. R-rating: Unknown
 Damaged Displaced Missing Compressed Recommend Baffles @ Eaves

- Installed In:** Rafters Walls Between ceiling joists Not visible
 Recommend additional insulation
- Ventilation:** *Ventilation appears adequate* *Recommend additional ventilation*
- Fans Exhausted To:** N/A Attic: Yes No Outside: Yes No Not visible
- HVAC Duct:** Satisfactory *Damaged* *Split* *Disconnected* *Leaking* *Repair/Replace*
- Chimney Chase:** N/A Satisfactory *Needs repair* Not visible
- Structural Problems Observed:** Yes No *Recommend repair* *Recommend Structural Engineer*
- Roof Structure:** Rafters Trusses Wood Metal Other
- Collar Ties Present:** Yes No N/A
- Roof Sheathing:** Plywood OSB lx Wood *Rotted* *Stained* *Delaminated*
- Evidence of Condensation/Moisture Leaking:** Yes No (*See remarks page*)
- Ceiling Joists:** Wood Metal Other Not visible
- Vapor Barriers:** Kraft/foil faced Plastic Not visible Improperly installed
- Firewall Between Units:** N/A Yes No *Needs repair/sealing (See remarks page)*
- Electrical:** *Open junction box(es)* *Handyman wiring* *Visible knob-and-tube*

GENERAL COMMENTS

Fireplace not tested gas not on at the time of inspection (Verify operation before closing)
 Change smoke detectors every 6 months



WATER SERVICE **Main Shut-off Location:** Outside at curbside

Water Entry Piping: Not visible Copper/Galv. **Plastic*** (PVC, CPVC, Polybutylene, PEX) Unknown
Visible Water Distribution Piping: Copper Galvanized **Plastic*** (PVC, CPVC, Polybutylene, PEX) Unknown
Condition: Satisfactory Marginal Poor
Lead Other Than Solder Joints: Yes No Unknown Service entry
Functional Flow: Adequate Poor *Water pressure over 80 psi*
Pipes, Supply/Drain: *Corroded* *Leaking* *Valves broken/missing* *Dissimilar metal*
Drain/Waste/Vent Pipe: Copper Cast iron Galvanized PVC ABS
Condition: Satisfactory Marginal Poor **Cross connection:** Yes No
Support/Insulation: Type: No support
Traps Proper P-Type: N/A Yes No *P-traps recommended*
Functional Drainage: Adequate Poor *Recommend plumber evaluate*
Interior Fuel Storage System: Yes No Leaking: Yes No
Gas Line: Copper Brass Black iron Stainless steel CSST Not visible
Condition: Satisfactory Marginal Poor

MAIN FUEL SHUT-OFF LOCATION On the side exterior wall N/A

WATER HEATER #1 N/A **Condition:** Satisfactory Marginal Poor
Brand name: Rheem **Serial #:** RHNG0300F02618
Type: Gas Electric Oil Other
Unit Elevated: Yes No N/A *Tank/Piping corroded/leaking*
Capacity: 40 gallons Approximate age: 5-10+ year(s)
Combustion Air Venting Present: Yes No N/A Seismic restraints needed: Yes No N/A
Relief Valve: Yes No **Extension proper:** Yes No *Missing* *Recommend repair*
Vent Pipe: N/A Satisfactory Pitch proper *Improper* *Rusted* *Recommend repair*

GENERAL COMMENTS Water heater not tested gas not on at time of inspection (Verify operation before closing)



HEATING SYSTEM - UNIT #1 Location: **Attic** (See remarks page)

Brand Name: Goodman Approximate age: 5-10+ year(s) Unknown
 Model #: GMP100-4REVB Serial #: 9912625609

Energy Source: Gas LP Oil Electric Solid Fuel

Warm Air System: Belt drive Direct drive Gravity Central system Floor/Wall unit

Heat Exchanger: N/A (sealed) Visual w/mirror Flame distortion Rusted Carbon/soot buildup

Carbon Monoxide: N/A Detected at Plenum/Register Not tested

CO Test: Tester: TIFF 8800 **Combustion Air Venting Present:** Yes No N/A

Controls: Disconnect: Yes No Normal operating and safety controls observed

Distribution: Metal duct Insul. flex duct Cold air returns Duct board Asbestos-like wrap

Flue Piping: N/A Rusted Improper slope Safety hazard

Supports for Piping/Insulation: N/A Yes No

Filter: Standard Electrostatic Satisfactory Needs cleaning/replacement Missing

When Turned On By Thermostat: Fired Did not fire Proper Operation: Yes No Not tested

Heat Pump: Aux. electric Aux. gas N/A **Sub-Slab ducts:** Yes No N/A

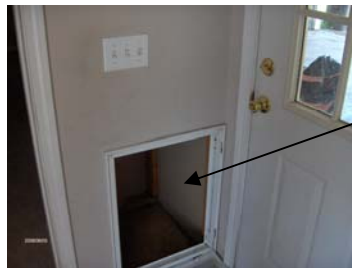
System Not Operated Due To: Exterior temperature Other

Recommend technician examine **System Condition:** Satisfactory Marginal Poor

GENERAL COMMENTS Furnace not tested gas not on at the time of inspection (Verify operation before closing)



Flue cap missing (Replace)



Filter missing (Filter should be changed monthly)



ELECTRIC/COOLING SYSTEM

MAIN PANEL Location: **Garage** Condition: Satisfactory Marginal Poor
Adequate Clearance To Panel: Yes No Amperage: **200** Volts 120/240 Breakers Fuses
Appears Grounded: Yes No Not visible
G.F.C.I. present: Yes No **Operative:** Yes No
A.F.C.I. present: Yes No **Operative:** Yes No
MAIN WIRE: Copper Aluminum Copper clad aluminum Not visible
 Tapping before the main breaker *Double tapping of the main wire*
Condition: Satisfactory Poor **Federal Pacific Panel Stab Lok®** (See remarks page)*
BRANCH WIRE: Copper **Aluminum*** Copper clad aluminum Not visible
Condition: Satisfactory Poor *Recommend electrician evaluate/repair**
 Romex BX cable Conduit *Knob & tube***
 Double tapping *Wires undersized/oversized breaker/fuse*
 Panel not accessible Not evaluated **Reason:** **INFO**

ELECTRICAL FIXTURES
 A representative number of installed lighting fixtures, switches, and receptacles located inside the house, garage, and exterior walls were tested and found to be:
Condition: Satisfactory Marginal Poor
 Open grounds Reverse polarity GFCIs not operating
 *Solid conductor aluminum branch wiring circuits** (See remarks page)
 Ungrounded 3-prong outlets *Recommend electrician evaluate/repair**

GENERAL COMMENTS

COOLING SYSTEM – UNIT #1 Central system Wall Unit Location: **On the side exterior wall** Age: **5-10+** yrs.
Energy Source: Electric Gas Water Other
Unit Type: Air cooled Water cooled Gas chiller Geothermal Heat pump
Evaporator Coil: Satisfactory Not visible Needs cleaning Damaged
Refrigerant lines: *Leak* *Damage* *Insulation missing* Satisfactory
Condensate Line/Drain: To exterior To pump Floor drain Other
Operation: Differential 15 °F
 Difference in temperature (split) should be 14-22° Fahrenheit (See remarks page)
Condition: Satisfactory Marginal Poor
 Not operated due to exterior temperature *Recommend HVAC technician examine/clean/service*

GENERAL COMMENTS



ITEMS NOT OPERATING

- Dishwasher / Garage door not operating properly/ Ceiling Fan

MAJOR CONCERNS

Item(s) that have failed or have potential of failing soon.

None apparent

POTENTIAL SAFETY HAZARDS

GFCIs in garage and on patio

DEFERRED COST ITEMS

Items that have reached or are reaching their normal life expectancy or show indications that they may require repair or replacement anytime during the next five (5) years.

Water heater that is 5+ years.

* Items listed in this report may inadvertently have been left off the Summary Sheet. Customer should read the entire report, including the Remarks.

COSTS OF REMODELING OR REPAIR

The prices quoted below include a range of prices based on a typical metropolitan area. Individual prices from contractors can vary substantially from these ranges. We advise that several bids be obtained on any work exceeding \$500 dollars. **DO NOT RELY ON THESE PRICES... GET FURTHER ESTIMATES.**

ITEM	UNIT	ESTIMATED PRICE
Masonry fireplace	Each	\$4,000 - \$8,000
Install prefab fireplace	Each	2,000 - 4,000
Insulate attic	Square foot	.75 - 1.25
Install attic ventilating fan	Each	200 - 300
Install new drywall over plaster	Square foot	1.75 - 2.75
Install new warm air furnace	Each	1,800 - 3,500
Replace central air conditioning/heat pump	Per ton	1,000 - 1,500
Install humidifier	Each	300 - 500
Install electrostatic air cleaner	Each	800 - 1,500
Increase electrical service to 200 amps	Each	1,000 - 1,500
Run separate elec. line for dryer	Each	125 - 200
Run separate elec. line for A/C	Each	135 - 200
Install hardwired smoke detector	Each	100 - 180
Install new disposal	Each	150 - 250
Install new dishwasher	Each	500 - 1,000
Install new hot water boiler	Each	2,000 - 4,000
Install new 30-50 gallon water heater	Each	350 - 650
Install new 75 gallon water heater	Each	750 - 1,000
Dig and install new well	Each	get estimate
Install new septic system	Each	get estimate
Re-grade around exterior	Each	get estimate
Install new sump pump	Each	150 - 300
Build new redwood or pressure-treated deck	Square foot	15 - 30
Install storm windows	Each	60 - 150
Install wood replacement windows	Each	400 - 800
Install aluminum or vinyl replacement window	Each	150 - 400
Install new gutters and downspouts	Lineal foot	4.00 - 8.00
Install asphalt shingle o/existing	Square foot	1.20 - 1.70
Tear off existing roof and install new asphalt shingle roof	Square foot	2.50 - 4.00
Install 1-ply membrane rubberized roof	Square foot	get estimate
Install new 4-ply built-up tar & gravel	Square foot	get estimate
Remove asbestos from pipes in basement	Lineal foot	get estimate
Concrete drive or patio	Square foot	4.50 - 9.00
Plus removal of old	Square foot	1.50 - 3.00
Clean chimney flue	Each	100 - 200
Add flue liner for gas fuel	Each	900 - 1,200
Add flue liner for oil or wood	Each	2,800 - 3,500

Deferred Costs - It is impossible to determine how long these items will last before needing replacement. The report addresses most of these items from a "condition" standpoint.

PREVENTIVE MAINTENANCE TIPS

- I. **FOUNDATION & MASONRY: Basements, Exterior Walls:** To prevent seepage and condensation problems.
 - a. Check basement for dampness & leakage after wet weather.
 - b. Check chimneys, deteriorated chimney caps, loose and missing mortar.
 - c. Maintain grading sloped away from foundation walls.

- II. **ROOFS & GUTTERS:** To prevent roof leaks, condensation, seepage and decay problems.
 - a. Check for damaged, loose or missing shingles, blisters.
 - b. Clean gutters, leaders, strainers, window wells, drains. Be sure downspouts direct water away from foundation. Cut back tree limbs.
 - c. Check flashings around roof stacks, vents, skylights, chimneys, as sources of leakage. Check vents, louvers and chimneys for birds nests, squirrels, insects.
 - d. Check fascias and soffits for paint flaking, leakage & decay.

- III. **EXTERIOR WALLS:** To prevent paint failure, decay and moisture penetration problems.
 - a. Check painted surface for paint flaking or paint failure. Cut back shrubs.
 - b. Check exterior masonry walls for cracks, looseness, missing or broken mortar.

- IV. **DOORS AND WINDOWS:** To prevent air and weather penetration problems.
 - a. Check caulking for decay around doors, windows, corner boards, joints. Recaulk and weatherstrip as needed. Check glazing, putty around windows.

- V. **ELECTRICAL:** For safe electrical performance, mark & label each circuit.
 - a. Trip circuit breakers every six months and ground fault circuit interrupters (G.F.C.I.) monthly.
 - b. Check condition of lamp cords, extension cords & plugs. Replace at first sign of wear & damage.
 - c. Check exposed wiring & cable for wear or damage.
 - d. If you experience slight tingling shock from handling or touching any appliance, disconnect the appliance & have it repaired. If lights flicker or dim, or if appliances go on and off unnecessarily, call a licensed electrician.

- VI. **PLUMBING:** For preventive maintenance.
 - a. Drain exterior water lines, hose bibs, sprinklers, pool equipment in the fall.
 - b. Draw off sediment in water heaters monthly or per manufacturer's instructions.
 - c. Have septic tank cleaned every 2 years.

- VII. **HEATING & COOLING:** For comfort, efficiency, energy conservation and safety.
 - a. Change or clean furnace filters, air condition filters, electronic filters as needed.
 - b. Clean and service humidifier. Check periodically and annually.
 - c. Have oil burning equipment serviced annually.

- VIII. **INTERIOR:** General house maintenance.
 - a. Check bathroom tile joints, tub grouting & caulking. Be sure all tile joints in bathrooms are kept well sealed with tile grout to prevent damage to walls, floors & ceilings below.
 - b. Close crawl vents in winter and open in summer.
 - c. Check underside of roof for water stains, leaks, dampness & condensation, particularly in attics and around chimneys.

- IX. **Know the location of:**
 - Main water shutoff valve.
 - Main electrical disconnect or breaker.
 - Main emergency shutoff switch for the heating system.---