



559 Broken Arrow Trail Suite 1
Hayesville, NC 28904
(800) 738-8781

Property Inspection Report

Prepared for:
Sample Report

Property Address:
255 Sample Report Lane 2
Murphy NC 28906



Inspector: Lisa Turner LIC#3044



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Date: 6/30/2010	Time: 08:16 PM	Report ID: Sample3
Property: 255 Sample Report Lane 2 Murphy NC 28906	Customer: Sample Report	Real Estate Professional: Michelle Spies ERA Carolina Mountain Homes

Comment Key and Definitions

The following conventions are used in this report. All comments by the inspector should be considered before purchasing this home. Second opinions or further inspection by a qualified individual may be necessary. All costs associated with further inspection fees and repair or replacement of items, components or units should be considered before you purchase the property. **NOTE: The SUMMARY will only contain Repair, Safety, or Major Concern items.** The body of the report contains items in addition to the Summary items, including important opinions and advice items. Please read the entire report.

Inspected (INS) = We visually observed the item, component or unit, and if no other comments were made, then it appeared to be functioning as intended, allowing for normal wear and tear.

Not Inspected (NOT)= We did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

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

Major Concern (MCO) = The item, component or unit is not functioning as intended, and appears to be significantly deficient and may need further inspection/investigation by a qualified professional. These items may or may not involve significant expense to correct.

Repair (REP) = The item, component, or unit is not functioning as intended, and/or needs further inspection by a qualified professional.

Safety Issue (SAF) = The item, component or unit presents an unsafe condition which requires correction.

Improve (IMP) = Improvements that could, in the opinion of the Inspector, maintain or raise the value of the home over time. These suggestions are discretionary and not required. These suggestions are logical, long term, improvements.

Monitor (MON) = Watchful observation is suggested. During the inspection, not enough information was available to determine if any action is necessary. This information is given to the client as an opinion.

In Attendance: Customer	Type of building: Single Family (2 story)	Approximate age of building: Under 10 Years
Temperature: Over 60, Over 65	Weather: Clear	Ground/Soil surface condition: Dry
Rain in last 3 days: Yes	Radon Test: Yes	



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General Summary

Customer
Sample Report

Property Address
255 Sample Report Lane 2
Murphy NC 28906

NC

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 **warrants 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 or efficiency of the home. This Summary is not the entire report. The full report may include additional information of interest or concern to the client. It is strongly recommended that the client promptly read the complete report. For information regarding the negotiability of any item in this report under the real estate purchase contract, contact your North Carolina real estate agent or an attorney.

OVERVIEW

This is a very well built 5 year old home. Attention to fit and finish is apparent throughout the home, both inside and out. Attention was paid to proper grading outside the home to help prevent water intrusion, and the basement was dry. Attention to energy efficiency and detail with ventilation and insulation are also apparent. Materials in construction and in the interior finishes is excellent. Careful planning and craftsmanship is visible throughout.

Items detailed in this report for repair are minor. No structural issues or deficiencies were discovered. No water intrusion was discovered.


As with all homes, ongoing maintenance is required and improvements to the systems of the home will be needed over time. The improvements that are recommended in this report are not considered unusual for a home of this age and location. Please remember that there is no such thing as a perfect home!

1. Exterior



1.3 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS

Inspected, Repair


-  (1) Several knot holes in decking outside living room - present a tripping hazard to people in shoes with small heels.

3. Built-In Kitchen Appliances



3.0 DISHWASHER

Inspected, Repair


-  Electricity and water on, front lights on unit on, motor runs, no water distribution. Repair or replace.

4. Interiors



4.2 FLOORS

Inspected, Repair

-  Tile is cracked outside utility room door in basement.

4.8 OTHER

Inspected, Repair

-  (1) Fireplace Mantel Support has gap. A qualified person should examine and determine proper repair.

First floor bath: rack pulled out from wall.

5. Plumbing System



5.1 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

Inspected, Repair

-  Master shower head attachments broken.

6. Electrical System



6.6 SMOKE DETECTORS

Inspected, Repair

-  Numerous smoke detectors have expired batteries. These should be replaced.

10. Garage



10.5 GARAGE DOOR OPERATORS (Report whether or not doors will reverse when met with resistance)

Inspected, Repair



Garage door reverses properly with electric eye but will not reverse with obstruction force. Recommend adjusting door so that it will reverse with a pull up on the bottom the door when it is descending.

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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Inspection Report - Full

Prepared for:
Sample Report

Property Address:
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Inspector: Lisa Turner LIC#3044



1. Exterior



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.





Gas Entry



Excellent drainage

Styles & Materials

Siding Style:

Lap

Siding Material:

Wood

Exterior Entry Doors:

Steel

Appurtenance:

Deck with steps

Covered porch

Driveway:

Gravel

		INS	NOT	NPR	MCO	REP	SAF	IMP	MON
1.0	WALL CLADDING FLASHING AND TRIM	X							
1.1	DOORS (Exterior)	X						X	
1.2	WINDOWS	X						X	
1.3	DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS	X				X			
1.4	VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)	X						X	
1.5	EAVES, SOFFITS AND FASCIAS	X							

INS NOT NPR MCO REP SAF IMP MON

INS=Inspected, NOT=Not Inspected, NPR=Not Present, MCO=Major Concern, REP=Repair, SAF=Safety Issue, IMP=Improve, MON=Monitor

Comments:

1.1 COMMENT: Tracks of sliders should be cleaned and lubricated.

SCREEN DOOR REPAIR: Chewed wood.



1.1 Picture 1 Minor Rust



1.1 Picture 2 Sliders - west side



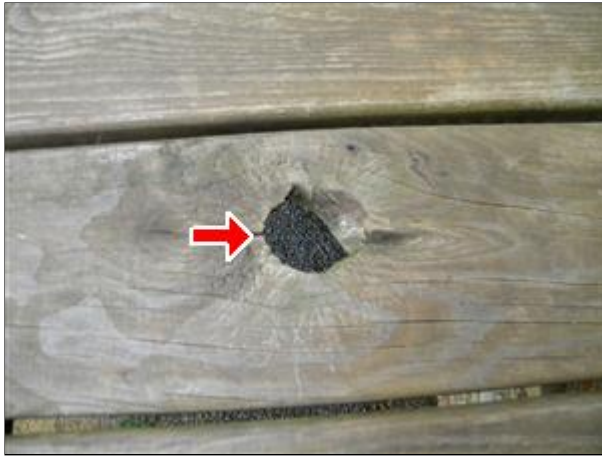
1.1 Picture 3

1.2 Some windows sticking - recommend lubrication.



1.2 Picture 1 Tight operation of windows - master bath

1.3 (1) Several knot holes in decking outside living room - present a tripping hazard to people in shoes with small heels.



1.3 Picture 1 large void - knot - in deck



1.3 Picture 2 knot hole locations

(2) Balcony from loft lacks bolts attaching ledger board of balcony deck to house structure. No structural defects are seen at this time and all components are sure and stable. Often nails are sufficient for a small area, however a more secure attachment is recommended.



1.3 Picture 3 Ledger lacks bolts

(3) Rails loose at entry gate. These should be reinforced.



1.3 Picture 4



1.3 Picture 5 Loose

1.4 (1) In general, grading and drainage is excellent. Evidence of some runoff and settlement however by compressor at rear of home. Recommend monitoring this situation for further settling and shoring up outside edge of compressor pad.

(2) Gutter from second floor roof empties on to roof of living room. Monitor this area for deterioration. You may want to consider carrying this runoff down the side of the home and away from the foundation.



1.4 Picture 1 Gutter empties to roof

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.

2. Structural Components



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

Foundation:

Poured concrete

Method used to observe CrawlSpace:

No crawlspace

Floor Structure:

Engineered floor trusses

Wall Structure:

2 X 6 Wood

Ceiling Structure:

Not visible

Roof Structure:

Not visible

Roof-Type:

Gable

Method used to observe attic:

No attic access

INS NOT NPR MCO REP SAF IMP MON

		INS	NOT	NPR	MCO	REP	SAF	IMP	MON
2.0	FOUNDATIONS, BASEMENTS AND CRAWLSPACES (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)	X							
2.1	WALLS (Structural)	X							
2.2	COLUMNS OR PIERS			X					
2.3	FLOORS (Structural)	X							
2.4	CEILINGS (structural)	X	X						
2.5	ROOF STRUCTURE AND ATTIC	X	X						
2.6	DECKING	X						X	X

INS NOT NPR MCO REP SAF IMP MON

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Comments:

2.4 No access to roof structure.

2.5 No access to roof structure.

2.6 (1) Deck posts are pressure treated which is correct, however, the posts should not be covered by soil. Unable to determine type of footer used under deck posts. Posts are structurally sound.

COMMENT: Deck is well built, with bracing and a bolted ledger as well as joist hangers.

Deck Flashing ends as it comes over on to covered porch side. Monitor for any moisture intrusion here.



2.6 Picture 1 Soil covers post



2.6 Picture 2



2.6 Picture 3 Well built



2.6 Picture 4 Flashing

(2) Posts at porch roof: sound but lack any uplift protection (brackets). This would be an improvement.



2.6 Picture 5

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.

3. Built-In Kitchen Appliances



The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

Styles & Materials

Dishwasher Brand:

FRIGIDAIRE

Disposer Brand:

BADGER

Exhaust/Range hood:

RE-CIRCULATE

Range/Oven:

FRIGIDAIRE

Built in Microwave:

FRIGIDAIRE

Trash Compactors:


NONE

		INS	NOT	NPR	MCO	REP	SAF	IMP	MON
3.0	DISHWASHER	X				X			
3.1	RANGES/OVENS/COOKTOPS		X						
3.2	RANGE HOOD			X					
3.3	TRASH COMPACTOR			X					
3.4	FOOD WASTE DISPOSER	X							
3.5	MICROWAVE COOKING EQUIPMENT	X							
3.6	REFRIGERATOR			X					

INS NOT NPR MCO REP SAF IMP MON

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Comments:

 **3.0** Electricity and water on, front lights on unit on, motor runs, no water distribution. Repair or replace.



3.0 Picture 1

3.1 Gas turned off to unit.



3.1 Picture 1

The built-in appliances of the home were 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.

4. Interiors



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

Ceiling Materials:

Drywall
Wood

Wall Material:

Drywall

Floor Covering(s):

Hardwood T&G
Tile

Interior Doors:

Solid
Wood

Window Types:

Thermal/Insulated
Single-hung
Single pane

Window Manufacturer:

UNKNOWN

Cabinetry:

Wood

Countertop:

Granite

INS NOT NPR MCO REP SAF IMP MON

		INS	NOT	NPR	MCO	REP	SAF	IMP	MON
4.0	CEILINGS	X							
4.1	WALLS	X							
4.2	FLOORS	X				X			
4.3	STEPS, STAIRWAYS, BALCONIES AND RAILINGS	X						X	X
4.4	COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS	X							
4.5	DOORS (REPRESENTATIVE NUMBER)	X							
4.6	WINDOWS (REPRESENTATIVE NUMBER)	X						X	
4.7	BASEMENT INTERIOR	X							
4.8	OTHER	X				X			

INS NOT NPR MCO REP SAF IMP MON

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Comments:

4.2 Tile is cracked outside utility room door in basement.



4.2 Picture 1 Tile crack

4.3 Balcony Ledger (attachment to home) - did not identify any bolts. Balcony is structurally sound at this time. Future improvement would be additional attachment support at ledger.



4.3 Picture 1 Balcony

4.6 Windows are sticking a little bit upstairs; some lubrication should help this.



4.6 Picture 1

4.8 (1) Fireplace Mantel Support has gap. A qualified person should examine and determine proper repair.

First floor bath: rack pulled out from wall.



4.8 Picture 1 Gap



4.8 Picture 2

(2) Downstairs bath: low speed appears to not work on bath vent/fan. This may be a sticky switch. Have a qualified person investigate further.



4.8 Picture 3

(3) Cable TV plate pulled out from wall - fireplace wall. This should be reattached.



4.8 Picture 4

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.

5. 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.



Jacuzzi Tested

Styles & Materials

Water Source:

Well

Extra Info : Community

Water Filters:

None

Plumbing Water Supply (into home):

CPVC

Plumbing Water Distribution (inside home):

CPVC

Washer Drain Size:

2" Diameter

Plumbing Waste:

PVC

Water Heater Power Source:

Electric

Water Heater Capacity:

80 Gallon (plenty)

Manufacturer:

A.O. SMITH

Water Heater Location:

Utility Room

INS NOT NPR MCO REP SAF IMP MON

		INS	NOT	NPR	MCO	REP	SAF	IMP	MON
5.0	PLUMBING DRAIN, WASTE AND VENT SYSTEMS	X							
5.1	PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES	X				X			
5.2	HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS	X							
5.3	MAIN WATER SHUT-OFF DEVICE (Describe location)	X							
5.4	FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks)		X						
5.5	MAIN FUEL SHUT OFF (Describe Location)		X						
5.6	SUMP PUMP			X					
5.7	SHOWERS AND TUBS	X							
5.8	JACUZZI TUBS & WHIRLPOOL	X							

INS NOT NPR MCO REP SAF IMP MON

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Comments:

5.0 OBSERVATION: Handle missing from hot water heater drain valve.



5.0 Picture 1

5.1 Master shower head attachments broken.



5.1 Picture 1

5.3 Main shutoff outside entry steps.

5.4 Exterior propane tank. Not tested.

5.5 Main shut off is at tank.



5.5 Picture 1 Propane Tank

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.

6. Electrical System



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

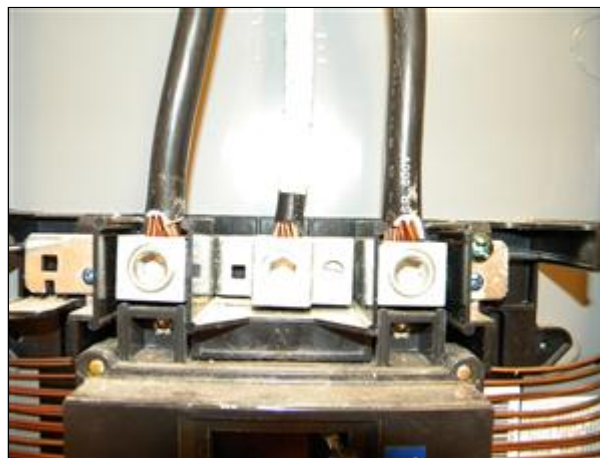
are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and 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.



Meter 65504



200 Amp Panel



Copper Main Entry

Styles & Materials

Electrical Service Conductors:

Below ground

Electric Panel Manufacturer:

SQUARE D

Panel Location:

Basement

Panel capacity:

200 AMP

Branch wire 15 and 20 AMP:

Copper

Panel Type:

Circuit breakers

Wiring Methods:

Romex

		INS	NOT	NPR	MCO	REP	SAF	IMP	MON
6.0	SERVICE ENTRANCE CONDUCTORS		X						
6.1	SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS	X							

INS NOT NPR MCO REP SAF IMP MON

6.2	BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE	X							
6.3	CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)	X							
6.4	POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE	X							
6.5	OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)	X							
6.6	SMOKE DETECTORS	X				X			
6.7	CARBON MONOXIDE DETECTORS	X							

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Comments:

6.0 Underground.

 6.6 Numerous smoke detectors have expired batteries. These should be replaced.

6.7 CO detectors a real plus in a home with a basement garage.

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.

7. Heating / Central Air Conditioning



The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; 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.



Heat Tested



Cooling tested



Air Handler

Styles & Materials

Heat Type:

Heat Pump Forced Air (also provides cool air)
Electric heat

Energy Source:

Propane
Electric

Number of Heat Systems (excluding wood):

Two

Heat System Brand:

MAYTAG

Ductwork:

Insulated

Filter Type:

Disposable

Types of Fireplaces:

Vented gas logs

Operable Fireplaces:

One

Number of Woodstoves:

None

Cooling Equipment Type:

Heat Pump Forced Air (also provides warm air)

Cooling Equipment Energy Source:

Electricity

Central Air Manufacturer:

MAYTAG

		INS	NOT	NPR	MCO	REP	SAF	IMP	MON
7.0	HEATING EQUIPMENT	X							
7.1	NORMAL OPERATING CONTROLS	X							
7.2	AUTOMATIC SAFETY CONTROLS	X							
7.3	DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)	X							
7.4	PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM	X							
7.5	CHIMNEYS, FLUES AND VENTS (for fireplaces, gas water heaters or heat systems)	X							
7.6	SOLID FUEL HEATING DEVICES (Fireplaces, Woodstove)			X					
7.7	GAS/LP FIRELOGS AND FIREPLACES		X						
7.8	COOLING AND AIR HANDLER EQUIPMENT	X							
7.9	NORMAL OPERATING CONTROLS	X							
7.10	PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM	X							

INS NOT NPR MCO REP SAF IMP MON

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Comments:

7.7 Gas pilot not on. Gas company should leak test and show owner how to operate gas logs set. Ask past owner if there is a manual?

7.8 NOTE: Next to air handler - floor drain - does not appear that the drain was opened up since construction. Recommend removing drain plate and clearing tape, etc.



7.8 Picture 1

The heating and cooling 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.

8. Insulation and Ventilation



The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

Styles & Materials

Attic Insulation:

Unknown

Ventilation:

Ridge vents
Soffit Vents

Exhaust Fans:

None

Dryer Power Source:

220 Electric

Dryer Vent:

Flexible Metal

		INS	NOT	NPR	MCO	REP	SAF	IMP	MON
8.0	INSULATION IN ATTIC		X						
8.1	INSULATION UNDER FLOOR SYSTEM		X						
8.2	VAPOR RETARDERS (ON GROUND IN CRAWLSPACE OR BASEMENT)			X					
8.3	VENTILATION OF ATTIC AND FOUNDATION AREAS	X							
8.4	VENTING SYSTEMS (Kitchens, baths and laundry)	X							
8.5	VENTILATION FANS AND THERMOSTATIC CONTROLS (ATTIC)			X					

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Comments:

8.0 No attic access.

8.1 No access.

The insulation and ventilation 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. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. 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.

9. Roofing



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

Roof Covering:

3-Tab fiberglass

Viewed roof covering from:

Ground

Binoculars

Upstairs Windows

Sky Light(s):

None

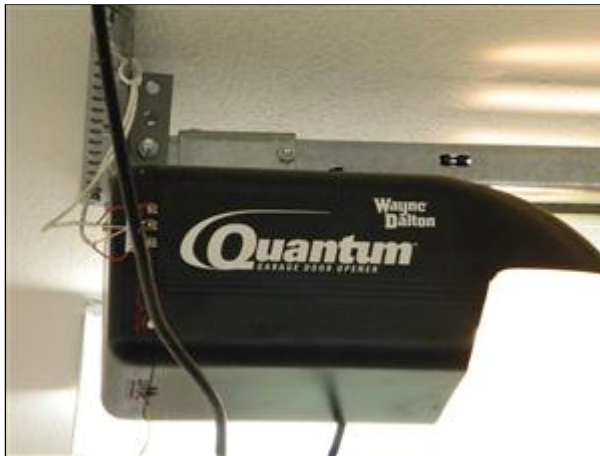
		INS	NOT	NPR	MCO	REP	SAF	IMP	MON
9.0	ROOF COVERINGS	X							
9.1	FLASHINGS	X							
9.2	SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS	X							
9.3	ROOF DRAINAGE SYSTEMS	X						X	

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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.

10. Garage



Styles & Materials

Garage Door Type:

One automatic

Garage Door Material:

Metal

Auto-opener Manufacturer:

QUANTIM

		INS	NOT	NPR	MCO	REP	SAF	IMP	MON
10.0	GARAGE CEILINGS	X							
10.1	GARAGE WALLS (INCLUDING FIREWALL SEPARATION)	X							

INS NOT NPR MCO REP SAF IMP MON


INS NOT NPR MCO REP SAF IMP MON

10.2	GARAGE FLOOR	X							
10.3	GARAGE DOOR (S)	X							
10.4	OCCUPANT DOOR FROM GARAGE TO INSIDE HOME	X							
10.5	GARAGE DOOR OPERATORS (Report whether or not doors will reverse when met with resistance)	X				X			

INS NOT NPR MCO REP SAF IMP MON

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Comments:

 **10.5** Garage door reverses properly with electric eye but will not reverse with obstruction force. Recommend adjusting door so that it will reverse with a pull up on the bottom the door when it is descending.



10.5 Picture 1

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