



## ***America's Buyers Interest Inspection Services, LLC***

*On the web at [www.BuyersInterestHomeInspection.com](http://www.BuyersInterestHomeInspection.com)*

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# **Inspection Report**

**on the property at**

**123 New Street**

**Newtown, KS 54321**

**Prepared for: Sam Sampleton.**

**Inspected on: Tuesday, August 03, 2004 at 9:00 AM**

**Prepared by: Bruce Gersenson**

**This report was prepared for the exclusive use of Sam Sampleton.**

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## REPORT SUMMARY

At your request, a visual inspection of the above referenced property was conducted. This inspection report reflects the visual conditions of the property at the time of the inspection only. Limitations of this report and inspection are covered in the Inspection Agreement that you have read, acknowledged and signed. **Please review the terms set forth in the Inspection Agreement. This confidential report has been prepared for the exclusive use of our client, Sam Sampleton.**

The following report is the professional opinion of the inspector and expresses the observations collected during the inspection. On your behalf, the inspector has made an earnest effort to discover all visible defects and significant deficiencies. The following summary items and citations in the body of the report were selected in accordance with the standards and practices as set forth in the Inspection Agreement. **Please take the time to review the entire report thoroughly.** Notify our company immediately, if any discrepancies or omissions are discovered in the report. In the unlikely event of an oversight leading to a claim, the maximum liability of the inspector and the company was set forth in the Inspection Agreement that you have read, acknowledged and signed.

### REPORT SUMMARY

**§1 - SIGNIFICANT CONCERNS - (RED)** In the professional opinion of the inspector, these items should receive prompt attention. These items generally effect the immediate habitability of the home. Often these items represent a significant deficiency in a structural element or mechanical system. Generally these items effect the performance of a that system. Often items included in this list require considerable expense to rectify or present a safety hazard.

*(Note: If this list is empty, it is the professional opinion of the inspector that no concerns match the conditions of this category.)*

**§2 - MINOR CONCERNS - (GREEN)** In the professional opinion of the inspector, these items should receive eventual attention at some point in time. None of these items effect the immediate habitability of the home. Generally, these items concern non-essential services or systems. However, these items should not be ignored. Small problems, when left in disrepair, may result in further damage or damage of another system or component. A majority of these concerns are the result of normal wear and tear. Remedy of these concerns should be matter of routine maintenance.

#### HEATING & COOLING SYSTEMS

##### COOLING SYSTEM 1:

###### CONDENSATE DRAINAGE:

- The condensate drain pipe had leaked onto the furnace in the past. Stains were present on the furnace. This condition can damage the furnace and the air conditioning system. Repair is recommended.

##### AIR SUPPLY DUCTWORK 1:

###### AIR SUPPLY DUCTS:

- A supply duct had been added in the garage in an improper manner. No proper connection into the supply ductwork was provided, nor an adjustable register. Repair or improvement is recommended to improve performance. Otherwise, consider abandoning this supply.

##### HEATING SYSTEM 2:

###### CONDITION OF OVERALL SYSTEM:

- Light corrosion stains were present on the top case of the furnace. it appears that condensation leakage occurred during operation of the cooling system in the past. Repair or improvement is recommended as good maintenance.

#### ELECTRICAL SYSTEM

##### OUTLETS:

- The floor mounted electrical outlet had a damaged cover. Repair or improvement is recommended as good maintenance.

#### INTERIOR

##### DOORS:

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**OTHER EXTERIOR DOORS:**

- Excessive caulk was present around the rear door at the deck. Water stains were observed beneath the door as observed from the basement. Additional leakage had been reported at the rear exterior basement door. It was reported that no recent leakage was evident. It is recommended that this condition be periodically monitored. If adverse conditions develop, appropriate remedial action should be performed.

**ROOF SYSTEM****GUTTERS & DOWNSPOUTS:**

- A few sections of damage extension leader pipes at downspouts were observed. Repair or improvement is recommended as good maintenance.  
- The gutter downspout from the upper level gutter empties onto the roof below (above garage). Installation of a gutter downspout extension leader is recommended to direct the drainage at the downspout into the gutter below to avoid excessive wear on the roofing materials.

**EXTERIOR****EXTERIOR TRIM:**

- Early signs of decay was evident on the exterior trim at a few spot locations. Repair or improvement is recommended as good maintenance.  
- Peeling and weathered paint was observed on the exterior trim at a few spot locations. Maintenance service is recommended to increase the life expectancy of the exterior trim.

**GROUNDS****FRONT STAIRS/STOOPS:**

- The base molding at the support posts at the stoop were replaced. The new trim remained unsealed. Repair or improvement is recommended as good maintenance.

**§3 - INFORMATIONAL CONCERNS - (BLUE) Most of these items are included for informational purposes only. In the professional opinion of the inspector, these items deserve attention and consideration. Some items may represent only minor maintenance or cosmetic concerns. Others may concern optional amenity features or specialized systems present in the home at the time of inspection. Evaluation of these items may be beyond the scope of this inspection service. Finally, some of these items may not conform to the latest construction standards, yet perform adequately.**

Upon further evaluation by a qualified professional, it may be determined that repair or remedial action is not necessary.

**FOUNDATION & CONSTRUCTION****BASEMENT:****SUPPORT COLUMNS:**

- The support column(s) was/were not properly installed and secured. Support columns should be adequately secured at the top and bottom.

**INSULATION**

- Insulation face was exposed to the basement. It is recommended that insulation be covered with a non-combustible wall covering to conform with current standards.

**HEATING & COOLING SYSTEMS****COOLING SYSTEM 1:****SYSTEM CONDITION:**

- The cooling system could not be operated due to the low outdoor temperature. Operation of the outdoor compressor/condenser unit when the temperature is below 65° F. could result in system damage. Have the cooling system evaluated by the appropriate professional when the conditions are favorable.

**ROOF SYSTEM****GUTTERS & DOWNSPOUTS:**

- A gutter downspout empties at the driveway near the walkway. Modification should be considered to avoid ice buildup near the walkway during freezing weather.

**Failure to remedy any items cited in this report may cause further damage to the system/component or another system/component.** Each of these items will likely require further evaluation and repair by a qualified professional. Obtain at least three competitive estimates for remedy of these items.

**PLEASE READ THE ENTIRE REPORT THOROUGHLY.** This report summary should not be considered the entire findings of the home inspection service. There may be additional important comments or suggestions for maintenance or improvements that could be of value to you in considering this property.

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**Thank you for selecting our company to be of service to you. If you have any questions regarding the inspection or report, please call our office. *The company considers you a client for a lifetime. As such, we are available to answer questions in the future concerning repair, maintenance or remodeling of your home.***

## SERVICES CONTRACTED

### **DETAILS:**

#### **THIS REPORT WAS PREPARED FOR:**

Sam Sampleton.

#### **TOTAL:**

\$0.00.

### **KIND OF THE INSPECTION SERVICES & ATTENDEES:**

#### **PURPOSE OF INSPECTION:**

This home inspection was conducted for teaching purposes.

#### **PARTY PROVIDING ACCESS:**

The owner provided access to the home and secured the home at the completion of the on-site inspection. Prior to leaving the premises, the inspector had restored the house systems to their original settings found upon beginning the inspection.

#### **REPORT LIMITATIONS:**

This home inspection report is intended only as a guide to help the client make his own evaluation of the overall condition of the home, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions, which by the nature of their location are concealed, camouflaged or difficult to inspect, are excluded from the report. **This report incorporates by reference the "Inspection Agreement" previously entered into by the parties on the date the parties signed said agreement.**

Only properly qualified contractors in the appropriate trades should perform repairs of conditions cited in this report. Employment of inexperienced, incompetent or otherwise unreliable contractors may result in additional damage or problems. Acquire competitive estimates from at least three contractors before authorizing any repair or determining the cost for repair.

**This inspection is being performed for the exclusive use and benefit of the Client, and the inspection, including the written report, is not to be transferred to, utilized or relied upon by any other person or entity without prior written permission of America's Buyers Interest Inspection Services, LLC.**

**In the event of a claim, disagreement, dispute or complaint arising from this inspection or report, the Client will allow America's Buyers Interest Inspection Services, LLC to inspect the claim prior to any repairs or waive the right to make the claim. The Client agrees not to disturb or repair or have repaired anything that may constitute evidence relating to the complaint, except in the case of an emergency.**

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**INSPECTION SITE STATUS****CLIMATIC CONDITIONS:****WEATHER:**

Clear.

**SOIL CONDITIONS:**

Dry.

**OUTSIDE TEMPERATURE:**

50-59 degrees.

**BUILDING CHARACTERISTICS:****MAIN ENTRY FACES:**

West.

**ESTIMATED AGE OF HOUSE:**

1-5 years.

**BUILDING TYPE:**

Single Family, Two Story.

**UTILITY SERVICES:****WATER SOURCE:**

Public water was supplied.

**SEWAGE DISPOSAL:**

Public sewer was connected.

**UTILITIES STATUS:**

All utilities were ON at the time of inspection.

**RESIDENTIAL INFORMATION:****LEVEL OF DEVELOPMENT IN THE AREA:**

Suburban.

**RESIDENCE STATUS:**

The current owner or tenant resides at the property.

**FOUNDATION & CONSTRUCTION**

In the relatively short period of time during the inspection it is impossible to determine a complete moisture infiltration profile of this foundation. The conclusions expressed are based on observations of symptoms present at the time of inspection in comparison with similar conditions in homes of similar style and period. Unusually wet, stormy weather may result in seepage, which might otherwise be undetectable. Future moisture seepage may occur. Maintain the exterior grade with a positive slope away from the foundation. Keep the roof drainage system clear with provisions to direct the run-off water away from the foundation.

Expansive soils that expand considerably when saturated with moisture and shrink when dry are common in this metropolitan area. Movement of the house structure should be expected during excessively wet or dry periods of weather. It can be beneficial to keep the ground around the foundation moist during times of drought and maintain good positive drainage away from the foundation to control run-off during wet weather. Try to maintain a relatively constant soil moisture content around the foundation.

The presence of interior finishes and large amounts of furnishings and/or personal belongings present in the rooms and storage areas of this home limit this visual inspection of the foundation. Their presence may limit evaluation of some of the

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mechanical systems and other construction support details in these cluttered areas.

### **CONSTRUCTION:**

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Satisfactory general construction practices were employed in the building of this house. Standard quality materials and workmanship consistent with the period of construction were evident throughout the house.

This house incorporates platform construction. As the name indicates, in this type of construction the floors are complete platforms, independent of the walls. The subfloor extends to the outside edges of the building and provides a platform upon which exterior walls and interior partitions are erected. Building techniques in most parts of the United States have been developed almost entirely around the platform system.

### **BASEMENT:**

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#### **ACCESSIBILITY:**

The basement area was unfinished.

#### **FLOOR:**

The basement floor was concrete. The basement floor appears to be serviceable.

#### **FLOOR DRAINAGE & SUMP PUMP:**

The floor drain appears to be serviceable.

No sump pump was visible.

#### **FOUNDATION WALLS:**

The basement foundation walls were poured concrete. The basement foundation walls appear serviceable.

#### **SUPPORT COLUMNS:**

The support columns were steel. The support columns in the basement appear to be serviceable.

- The support column(s) was/were not properly installed and secured. Support columns should be adequately secured at the top and bottom.

#### **BEAMS:**

The beams were steel. The main beam(s) appear(s) to be serviceable.

#### **FLOOR JOISTS:**

The floor joists were wood 2x10 floor joists set at 16" on center. The floor joists appear to be serviceable.

#### **INSULATION**

The basement had insulation present. Fiberglass batts were installed against the box joist. The wood framed exterior basement walls were insulated with fiberglass batts.

- Insulation face was exposed to the basement. It is recommended that insulation be covered with a non-combustible wall covering to conform with current standards.

### **CONCRETE SLAB:**

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Floating concrete slab construction was observed at the garage floor and the basement floor. The slab(s) appear(s) to be serviceable. Visual inspection of the slab(s) was limited by the floor coverings and personal belongings present at the time of inspection.

Some small cracks were observed in the concrete slab. Such cracks often result from shrinkage during the curing process or slight settlement. These cracks appear to be routine in nature and were within normal tolerance.

This foundation consists of masonry foundation walls with a concrete slab or slabs on grade and/or below grade within their perimeter. The concrete slab bears the live loads, i.e. furnishings, belongings, appliances, etc., while the foundation walls bear the static load of the structural components of the house.

## **HEATING & COOLING SYSTEMS**

The inspector is not equipped to inspect furnace heat exchangers for evidence of cracks or holes, as this can only be done by dismantle the unit. This is beyond the scope of this inspection. Some furnaces are designed in such a way that inspection is almost impossible. The inspector can not light pilot lights. Safety devices are not tested by the inspector.

NOTE: Asbestos materials have been commonly used in heating systems.

Determining the presence of asbestos can ONLY be preformed by laboratory testing and is beyond the scope of this inspection. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection. Electronic air cleaners, humidifiers and de-humidifiers are beyond the scope of this inspection. Have these systems evaluated by a qualified individual. The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. Subjective judgment of system capacity is not a part of the inspection. Normal service and maintenance is recommended on a yearly basis. Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard which is sometimes costly to remedy.

### **HEATING SYSTEM 1:**

#### **LOCATION OF HEATING SYSTEM:**

The primary heating system was located at the exterior of the house.

#### **HEATING SYSTEM TYPE:**

Heat pump.

#### **FUEL TYPE:**

Electric.

#### **APPROXIMATE AGE OF HEATING SYSTEM:**

1-5 years.

#### **CONDITION OF OVERALL SYSTEM:**

The heating system appears to be serviceable.

Manufacturers of heat pump systems recommend that the heat pump be operated on one cycle only; heating mode, if the outdoor temperature is between 30 - 65 degrees, or cooling mode, if the outdoor temperature is 65 degrees or above. Switching rapidly between cycles may cause damage. Generally, if normal operation is observed in one cycle, the other cycle will be found to be functional. Refer to the manufacturer's operating instructions for proper use and maintenance. The heat pump was operated in the heating mode. Heat pump operation becomes ineffective in the very cold weather. The system will automatically switch to a back-up system during such weather. The back-up system is a gas fired, forced air furnace.

Periodic maintenance service of the HVAC system is recommended on an annual basis to extend the system life and ensure optimal performance. Inquire about maintenance records. If no records are available or it is apparent that no service has been performed recently, general maintenance service and inspection should be performed by a qualified HVAC contractor.

#### **BURNERS/HEAT EXCHANGERS:**

#### **BLOWER FAN/AIR HANDLER:**

The blower fan/air handler appears to be serviceable.

#### **AIR FILTERS:**

An electronic type air filter was present. The power indicator turned on and the air cleaner appears to be serviceable. However, evaluation of the effectiveness and performance of the electronic air cleaner is beyond the scope of this inspection. Clean air filter at regular intervals as recommended in the manufacturers instructions or as necessary.

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**SYSTEM CONTROLS:**

The system controls appear to be serviceable.

**COOLING SYSTEM 1:****TYPE:**

The primary cooling system was the Heat Pump unit.

**POWER SOURCE:**

The cooling system was electric powered (220 volt).

**APPROXIMATE AGE OF COOLING SYSTEM:**

1-5 years.

**SYSTEM CONDITION:**

- The cooling system could not be operated due to the low outdoor temperature. Operation of the outdoor compressor/condenser unit when the temperature is below 65° F. could result in system damage. Have the cooling system evaluated by the appropriate professional when the conditions are favorable.

**CONDENSATE DRAINAGE:**

- The condensate drain pipe had leaked onto the furnace in the past. Stains were present on the furnace. This condition can damage the furnace and the air conditioning system. Repair is recommended.

**AIR SUPPLY DUCTWORK 1:****AIR SUPPLY DUCTS:**

Sheet Metal Plenum. The air plenum appears to be serviceable.

Round Metal Ducts. Insulated Flexible Round Ducts. Most of the supply duct system appears to be serviceable.

However, some areas need attention as follows:

- A supply duct had been added in the garage in an improper manner. No proper connection into the supply ductwork was provided, nor an adjustable register. Repair or improvement is recommended to improve performance. Otherwise, consider abandoning this supply.

**AUXILIARY EQUIPMENT 1:****HUMIDIFIER**

The humidifier appears to be serviceable.

Humidifiers require periodic service. The humidifier should be shutdown and cleaned at the end of the heating season. If the humidifier element is damaged, replacement is required. The unit should remain shut down through the summer season. Set-up humidifier and restore operation at the beginning of the winter season. Periodic cleaning through the winter season may be required. Consult the Owner's Manual for maintenance schedule and procedures.

**HEATING SYSTEM 2:****LOCATION OF HEATING SYSTEM:**

A secondary heating system was located in the basement.

**HEATING SYSTEM TYPE:**

Forced air furnace. Medium efficiency.

**FUEL TYPE:**

Natural Gas.

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**APPROXIMATE AGE OF HEATING SYSTEM:**

1-5 years.

**CONDITION OF OVERALL SYSTEM:**

Most of the heating system appears to be serviceable. However, some areas need attention as follows:

- Light corrosion stains were present on the top case of the furnace. It appears that condensation leakage occurred during operation of the cooling system in the past. Repair or improvement is recommended as good maintenance.

Periodic maintenance service of the HVAC system is recommended on an annual basis to extend the system life and ensure optimal performance. Inquire about maintenance records. If no records are available or it is apparent that no service has been performed recently, general maintenance service and inspection should be performed by a qualified HVAC contractor.

**BURNERS/HEAT EXCHANGERS:**

The burners/heat exchanger appear to be serviceable.

The heat exchanger portion of a gas fired heater is difficult to access without disassembly of the heater, and cannot be adequately checked during a visual inspection. It is recommended that a service contract be placed on the unit and a heating contractor verify the condition of the heat exchanger prior to the settlement date.

**BLOWER FAN/AIR HANDLER:**

The blower fan/air handler appears to be serviceable.

**COMBUSTION AIR SUPPLY:**

The combustion air supply appears to be serviceable.

**EXHAUST VENTING:**

The exhaust venting system appears to be serviceable.

**SYSTEM CONTROLS:**

The system controls appear to be serviceable.

<b>ELECTRICAL SYSTEM</b>
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**SERVICE:****SIZE, TYPE AND CONDITION:**

110/220 Volt. 200 Ampere. Underground service lateral.

The electrical service lateral appears to be serviceable. Due to the underground installation only limited visual inspection of the visible components was possible.

**MAIN ELECTRICAL PANELS:****MAIN PANEL 1: LOCATION:**

Basement.

**ELECTRIC PANEL BOX:**

Circuit breakers were present in the panel box. The electrical panel box appears to be serviceable.

**SERVICE GROUND BOND:**

The service equipment ground bond appears to be serviceable.

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**SUB ELECTRICAL PANELS:****SUB PANEL 1: LOCATION:**

None present.

**CONDUCTORS & WIRING:****ENTRANCE SERVICE CABLES:**

The entrance service cable was aluminum. The interior portion of the entrance service cables appear to be serviceable.

**SERVICE GROUND CONDUCTORS/METHOD:**

The exterior ground rod appears to be serviceable. The grounding conductor connection at the water supply pipe appears to be serviceable.

**BRANCH WIRING:**

The conductors in the branch cables were copper.

**BRANCH WIRING:**

The type of branch cables were non-metallic sheathed (NM aka Romex).

**BRANCH WIRING:**

The branch wiring appears to be serviceable.

**SWITCHES:**

A representative sample of switches was evaluated. Those switches operated appeared to be serviceable.

**OUTLETS:**

A representative sample of outlets was evaluated. Those outlets evaluated appeared to be serviceable.

- The floor mounted electrical outlet had a damaged cover. Repair or improvement is recommended as good maintenance.

**LIGHT FIXTURES**

A representative sample of light fixtures was evaluated. Those light fixtures operated appeared to be serviceable.

**GROUND FAULT CIRCUIT INTERRUPTERS (GFCI or GFI)**

The Ground Fault Circuit Interrupter (GFCI) devices were protecting recommended locations and working properly.

Ground Fault Circuit Interrupter (GFCI) devices are recommended for installation at exterior, garage, basement, bathroom, kitchen and pool/spa circuits. GFCI devices provide additional protection against lethal shock where electricity is present at wet locations. Test the GFCI function every month as per manufacturer's instructions. Replace defective GFCI units when necessary. While many older homes do not have any GFCI devices, the presence and location of GFCI devices in modern homes varies with local standards.

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**PLUMBING**

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Water quality or hazardous materials (lead and other contaminants) testing is available from local testing labs and is not included in this inspection. All underground pipes for the water supply, waste drainage, or sprinkler system are excluded from this inspection. Leakage or corrosion in underground pipes cannot be detected by a visual inspection this kind. The temperature pressure relief valve, at the upper portion of the water heater, is a required safety feature that should be connected to a drain pipe of proper size and terminated within six inches above the floor elevation. If no drain is located in the floor, a catch pan for the blow-off should be installed with a drain extending to a safe location. The steam caused by a blow-off can cause scalding. Improper installations should be corrected for safety purposes.

**MAIN WATER SERVICE PIPE:**

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The main water supply pipe was copper. The main water pipe entering the house was 3/4" in diameter. The main water shut off valve was located in the basement.

The main water service pipe appears to be serviceable.

**INTERIOR WATER SUPPLY PIPES:**

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The interior water supply pipes were copper.

The interior water supply pipes appear to be serviceable.

**WASTE WATER PIPES:**

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The waste water pipes were PVC plastic.

The waste water pipes appear to be serviceable.

**HOSE FAUCETS:**

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A representative sample of the hose faucets were operated. The hose faucets appear to be serviceable. Frost-proof type, exterior hose faucets were provided. No interior shutoff valves are required. Be sure that the hose or other devices are removed from these faucets before winter or else damage from freezing may result.

**WATER HEATER 1:**

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**TYPE/SIZE/AGE/LOCATION:**

Gas, 40 Gallons, 1-5 years, Basement.

**EXHAUST VENTING:**

The exhaust venting system appears to be serviceable.

**OVERALL CONDITION:**

The water heater appears to be serviceable.

As routine maintenance, water should be flushed from the drain valve of the water heater. Drain water until it clears the cloudy sediment. This procedure has been shown to extend the life of the water heater. However, sometimes low quality drain valves may continue to drip after operation. Replacement or repair of the drain valve may become necessary. Note that recommended operating is general listed at no more than 125° F. to prevent scald injury. In addition, operation at lower temperature ranges may extend the life expectancy of the water heater.

**FUEL SYSTEM:**

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The gas meter was located at the exterior. The main gas shutoff valve was present at the gas meter. The fuel system appears to be serviceable.

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## KITCHEN

Inspection of stand alone freezers and built-in ice makers are outside the scope of this inspection. No opinion is offered as to the adequacy of dishwasher operation. Ovens, self or continuous cleaning operations, cooking functions, clocks, timing devices, lights and thermostat accuracy are not tested during this inspection. Appliances are not moved during the inspection. Portable dishwashers are not inspected.

### **KITCHEN SINK:**

A stainless steel sink was present. The sink appears to be serviceable.

### **RANGE/COOK TOP AND OVEN:**

The range was electric powered. The cooking appliances appear to be serviceable.

### **VENTILATION:**

An exhaust hood with fan and light was present. The ventilation unit recirculates filtered air into the kitchen. The ventilation unit appears to be serviceable.

### **REFRIGERATOR:**

A refrigerator was present, but not inspected.

### **DISHWASHER:**

A dishwasher was present, but not inspected.

### **GARBAGE DISPOSAL:**

The garbage disposal appears to be serviceable.

### **COUNTERS & CABINETS:**

The counter tops were plastic laminate (aka Formica). The counter tops appear to be serviceable. The cabinets were wood. The cabinets appear to be serviceable.

## LAUNDRY

Laundry appliances are not tested or moved during the inspection. The condition of any walls or flooring hidden by these appliances cannot be evaluated. Drain pipes and water supply valves serving the clothes washer are not operated. Water supply valves may be subject to leaking if operated. It is recommended that the water supplies at the clothes washer be shut-off between uses to avoid damage from a burst supply hose. Alternatively, consider the installation of steel braided, heavy duty supply hoses to connect the clothes washer. The installation of a drain pan under the clothes washer should be considered for installations on the main floor or above. Corrugated vent ducts for clothes dryers may be a fire hazard. Installation of a smooth, rigid metal duct is recommended. Consult the manufacturer's instructions for proper installation. The dryer vent duct should be inspected and cleaned on a regular basis. Damaged, collapsed, kinked or constricted dryer ducts should be repaired or replaced to ensure optimal safety and performance.

### **CONNECTIONS & HOOK-UPS:**

#### **LOCATION:**

The laundry area was located in the laundry room.

#### **HOOK-UPS:**

The plumbing hook-ups for the clothes washer appear to be serviceable.

A four-hole 220 volt outlet was provided for connection of a clothes dryer. The 220 volt power outlet for the clothes dryer appears to be serviceable.

A vent was provided for the clothes dryer. The visible portions of the dryer vent appeared to be serviceable.

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**WASHER AND DRYER:****CLOTHES WASHER:**

Evaluation of the clothes washer was not performed during this inspection.

**CLOTHES DRYER:**

Evaluation of the clothes dryer was not performed during this inspection.

<b>INTERIOR</b>
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The condition of walls behind wall coverings, paneling and furnishings cannot be judged. Only the general condition of visible portions of floors is included in this inspection. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. Determining the source of odors or like conditions is not a part of this inspection. Floor covering damage or stains may be hidden by furniture. The condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage.

**DOORS:****MAIN ENTRY DOOR:**

The main entry door was steel. The main entry door appears to be serviceable.

**OTHER EXTERIOR DOORS:**

Steel door(s) was/were present at other entrances. For the most part, the other entry door(s) appear(s) to be serviceable. However, some attention is needed as follows:

- Excessive caulk was present around the rear door at the deck. Water stains were observed beneath the door as observed from the basement. Additional leakage had been reported at the rear exterior basement door. It was reported that no recent leakage was evident. It is recommended that this condition be periodically monitored. If adverse conditions develop, appropriate remedial action should be performed.

**INTERIOR DOORS:**

The interior doors appear to be serviceable.

**WINDOWS:****TYPE:**

The windows were the metal frame, double hung type with insulated glass panes.

A representative sample of windows was evaluated. Those windows appeared to be serviceable.

**INTERIOR WALLS:**

The interior walls were finished with drywall.

The overall condition of the interior walls appears to be serviceable.

**CEILINGS:**

The interior ceilings were finished with drywall.

The general condition of the ceilings appears to be serviceable.

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**FLOORS:**

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The interior floors were finished with wall to wall carpet, wood and vinyl.

The overall condition of the floors appears to be serviceable.

**STAIRS & HANDRAILS:**

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The interior stairs appear to be serviceable. The handrail(s) at the stairs appear to be serviceable.

**FIREPLACE/WOOD BURNING DEVICE 1:**

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**LOCATION:**

Hearth Room.

**TYPE:**

A sealed, gas burning fireplace was installed for convenience and comfort. This fireplace can not burn wood and requires little maintenance. The fireplace produces heat and can be used as a supplemental heater. Consult the home owner or manufacturer for the operating instructions and maintenance procedures.

The fireplace appears to be serviceable.

**SMOKE/FIRE DETECTOR:**

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**COMMENTS:**

The smoke detector(s) responded to test button operation. Change smoke detector batteries annually. Even most hard-wired smoke detectors have batteries as a back-up measure.

**CARBON MONOXIDE DETECTOR:**

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**COMMENTS:**

Installation of one or more carbon monoxide detectors is recommended.

Good mounting locations for a carbon monoxide detector include near a gas furnace, near sleeping areas, and in close proximity to the attached garage. Carbon monoxide detectors are electro-chemical devices. That means that they utilize a chemical that reacts to carbon monoxide. The chemical needs to be replenished after a period of time. Refer to the manufacturer's installation instructions.

UL is the most common certifier of carbon monoxide detectors in the U.S., and all UL-listed models carry the UL 2034 seal along with the phrase "Single Station Carbon Monoxide Alarm." Other certifying agencies are the International Approval Services (IAS-696) and Canadian Standards Association (CSA 6.19-01). These three agencies have similar requirements. Experts strongly recommend choosing a model that has been certified by one of these organizations.

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**GARAGE/CARPORT**

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Determining the actual heat resistance rating of the firewall between the garage and interior habitable areas of the home is beyond the scope of this inspection. Flammable materials should not be stored within closed garage and basement areas.

**TYPE & LOCATION:**

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An attached, three car garage was present.

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**FLOOR:**

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The garage floor appears to be serviceable.

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**FIRE WALL:**

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The garage fire wall appears to be serviceable.

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**GARAGE DOOR(S):**

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The garage door(s) appear(s) to be serviceable. Automatic garage door openers were present. The door openers appear to be serviceable. The safety reverse feature was found to be functional. The safety reverse feature was activated by electric eyes at the door opening. Usually, a pressure sensing mechanism is included, as well, and should be checked and set-up according to manufacturers instructions. The safety reverse feature was activated by a pressure sensing mechanism. Proper adjustment of this mechanism is important for safety. Little pressure was required to activate this mechanism. Test the door operation regularly and provide adjustment as necessary according to manufacturers instructions.

<b>ROOF SYSTEM</b>
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The foregoing is an opinion of the general quality and condition of the roofing material. **The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage.** This report is issued in consideration of the foregoing disclaimer. The only way to determine whether a roof is absolutely water tight is to observe it during a prolonged and heavy rainfall. Often, such weather conditions are not present during the inspection.

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**ROOF:**

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**LOCATION/ACCESS/METHOD OF INSPECTION:**

The main roof was not walked on during this inspection. The roof was viewed from the ground.

**STYLE & COMPOSITION:**

The gable roof was covered with composition asphalt shingles.

The approximate age of the roof appears to be 1-5 years. One layer of roofing appears to be present. The roof appears to be serviceable.

Regular inspections and maintenance service are recommended. Maintenance consists of replacement of damaged or missing roofing materials, and repair or re-sealing of roof flashings. Regular maintenance may ensure that the roof remains weather tight and durable.

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**EXPOSED FLASHINGS:**

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Metal and rubber roof flashings were present. The roof flashings appear to be serviceable.

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**GUTTERS & DOWNSPOUTS:**

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An aluminum gutter system was present. Most of the gutter system and downspouts appear to be serviceable. However, some need attention as follows:

- A few sections of damage extension leader pipes at downspouts were observed. Repair or improvement is recommended as good maintenance.
- The gutter downspout from the upper level gutter empties onto the roof below (above garage). Installation of a gutter downspout extension leader is recommended to direct the drainage at the downspout into the gutter below to avoid excessive wear on the roofing materials.
- A gutter downspout empties at the driveway near the walkway. Modification should be considered to avoid ice buildup near the walkway during freezing weather.

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This report was prepared for the exclusive use of Sam Sampleton.

## EXTERIOR

### EXTERIOR WALLS:

The exterior walls were covered with Hardiboard (cement composite) siding, panel style and oriented strand board (OSB) siding, panel style.

The exterior walls and siding appear to be serviceable.

Maintenance service is recommended at regular intervals. Maintenance consists of removal of loose paint and spot repair to provide a sound base, sealing all joints and nail holes with caulk and painting of all exterior surfaces exposed to the weather.

### EXTERIOR TRIM:

The exterior trim was wood and hardboard.

Most of the exterior trim appears to be serviceable. However, a few areas require attention as follows:

- Early signs of decay was evident on the exterior trim at a few spot locations. Repair or improvement is recommended as good maintenance.

- Peeling and weathered paint was observed on the exterior trim at a few spot locations. Maintenance service is recommended to increase the life expectancy of the exterior trim.

Maintenance service is recommended at regular intervals. Maintenance consists of removal of loose paint and spot repair to provide a sound base, sealing all joints and nail holes with caulk and painting of all exterior surfaces exposed to the weather.

### CHIMNEY, FLUE or GAS VENT 1:

The metal gas vent services the fireplace.

The chimney, flue or gas vent appears to be serviceable as observed from the exterior.

### CHIMNEY, FLUE or GAS VENT 2:

The metal gas vent services the heating system and water heater.

The chimney, flue or gas vent appears to be serviceable as observed from the exterior.

## GROUNDS

This inspection is not intended to address or include any geological conditions or site stability information. For information concerning these conditions, a geologist or soils engineer should be consulted. Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls. This inspection is visual in nature and does not attempt to determine drainage performance of the site or the condition of any underground piping, including municipal water and sewer service piping or septic systems. Decks and porches are often built close to the ground, where no viewing or access is possible. These areas as well as others too low to enter, or in some other manner not accessible, are excluded from the inspection and are not addressed in the report. We routinely recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs.

### DRIVEWAY:

The driveway was concrete paved. The driveway appears to be serviceable.

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**SIDEWALKS:**

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The sidewalks were concrete paved. The sidewalk appears to be serviceable.

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**FRONT WALKWAYS:**

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The walkways were concrete paved. The walkway(s) appear(s) to be serviceable.

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**FRONT STAIRS/STOOPS:**

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The exterior stairs/stoop were/was concrete. The exterior stairs/stoop(s) appear(s) to be serviceable.  
- The base molding at the support posts at the stoop were replaced. The new trim remained unsealed. Repair or improvement is recommended as good maintenance.

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**REAR PATIO/PORCH:**

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The patio was concrete. The patio appears to be serviceable.

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**REAR DECKS:**

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The deck was wood. The deck appears serviceable.

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**GRADE OF GROUNDS & PAVING:**

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The grade at the foundation appears to be serviceable. Maintain the slope of the grade in the direction away from the foundation.

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**LANDSCAPING:**

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The landscaping appears to be maintained.