



Inspection Report

Richard Ida Jr

Property Address:
123 Somewhere Ave.
Stevens Point, WI 54481



Inspect & Report

Richard Ida Jr
1-800-358-7019
www.InspectAndReport.com
inspector@goida.com



General Summary



Homes - Mold - Radon

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Customer

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123 Somewhere Ave.

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IMPORTANT NOTE-Please Read: The Summary page is provided to allow the reader a brief overview of the report. This summary is not encompassing or all inclusive. Reading this page alone is not a substitute for reading the report in its entirety. The entire inspection report, including the Wis. Standards of Practice, the report pages, the tab pages, the picture disc with voice narration, and the Inspection Agreement must be carefully read to fully assess the findings of the inspection. This list is not intended to determine which items may need to be addressed per the contractual requirements of the sale of the property. Any areas of uncertainty regarding to the contract should be clarified by consulting an attorney or real estate agent.

It is recommended that any deficiencies and the components/systems related to these deficiencies noted in the report be evaluated/inspected and repaired as needed by licensed contractors/professionals **PRIOR TO CLOSE OF ESCROW**. Further evaluation **PRIOR** to the close of escrow is recommended so a properly licensed professional can evaluate our concerns further and inspect the remainder of the system or component for additional concerns that may be outside our area of expertise or the scope of our inspection. Please call our office for any clarifications or further questions.

1. Grounds

1.1 Sidewalks (With respect to their effect on the condition of the building)

Repair or Replace, Safety Issue



The sidewalk at the front of home uneven, and can be a tripping hazard. A fall or injury can occur if not corrected. A qualified contractor should inspect and repair as needed.



1.1 Picture 1

1.5 DECKS, BALCONIES, PORCHES AND APPLICABLE RAILINGS

Repair or Replace



Deck floor boards are not completely nailed down, ends have not been nailed yet. Finish screwing down floor boards.



1.5 Picture 1



1.5 Picture 2

1.7 OUTLETS (exterior)**Inspected, Safety Issue**

The exterior outlet at the front of home is not GFCI protected. This is a safety issue that needs to be corrected. A qualified licensed electrician should perform repairs that involve wiring.

2. Exterior**2.4 WATER FAUCETS (hose bibs)****Inspected, Safety Issue**

Outside hose faucets are not frost proof type. Make sure faucets get drained in winter or replace with frost-proof type.

7. Heating-Air Cont.**7.4 COOLING AND AIR HANDLER EQUIPMENT****Not Inspected**

The A/C was not tested for proper operation due to the outside air temperature is 65 degrees or less. We did not inspect this unit (s).



7.4 Picture 1


8. Electrical System**8.8 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)****Inspected, Safety Issue**

GFCI outlets missing in attached garage & detached garage. Also at exterior outlets. Have electrician install new GFCI outlets for safety.

10. Interior Cont.**10.9 VENTING SYSTEMS (Kitchens & baths)****Repair or Replace**

No exhaust hood or fan over kitchen range. Recommend installing one to remove smell & smoke from cooking.

11(A). Attached Garage**11.1.A GARAGE CEILING & WALLS (including firewall separation)****Repair or Replace, Safety Issue**


-  The firewall that separates garage from heated space is compromised. The door to the garage attic should also be made of drywall to keep firewall in tact. This is considered unsafe until corrected. A qualified person should correct for safety.



11.1.A Picture 1

11.7.A GARAGE ELECTRICAL - including GFCI'S

Repair or Replace, Safety Issue

-  Two at the attached garage no GFCI protection. This is a safety issue that needs to be corrected. A qualified licensed electrician should perform repairs that involve wiring.




11.7.A Picture 1

11(B). Detached Garage

11.7.B GARAGE ELECTRICAL - including GFCI'S

Repair or Replace, Safety Issue

-  All outlets at the detached garage are not GFCI protected. Electrical issues are considered a hazard until repaired. A qualified licensed electrician should perform repairs that involve wiring.

Some ceiling light fixtures not installed yet.



11.7.B Picture 1




11.7.B Picture 2

12. Kitchen

12.0 KITCHEN SINK PLUMBING WATER SUPPLY FAUCETS

Repair or Replace

-  Kitchen sink faucets leak at spout base when used.



12.0 Picture 1

12.1 PLUMBING DRAIN AND VENT SYSTEMS

Repair or Replace



The waste line has improper slope to drain properly at the Kitchen sink. Repairs are needed so sink continues to drain properly. A qualified licensed plumber should repair or correct as needed.



12.1 Picture 1

12.2 COUNTERTOPS AND A REPRESENTATIVE NUMBER OF CABINETS

Repair or Replace



Countertop is swollen at seam around sink. Counter is almost rotting where it is close to sink, not so strong anymore. Upgrades recommended, repair or replace as necessary.



12.2 Picture 1

12.4 RANGES/OVENS/COOKTOPS

Inspected, Repair or Replace



Cooktop works, but burners do not sit level. May need burner replacement or updating to work properly.



12.4 Picture 1

12.5 RANGE HOOD

Repair or Replace



Range hood is a light only, no fan or exhaust. Updates may be needed.



12.5 Picture 1

13(A). Basement Bath

13.3.A EXHAUST FAN

Not Present, Repair or Replace

- 🏠 No exhaust fan in older basement bath, may not have been required when built, Adding an exhaust fan will make sure excess moisture leaves the house as it should. Consider having a contractor install one.

13.8.A OUTLETS SWITCHES & GFCI'S

Repair or Replace, Safety Issue

- 🏠 No outlet in basement bath. FYI

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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Date: 12/11/2006	Time: 2:00 PM	Report ID: sample A
Property: 123 Somewhere Ave. Stevens Point, WI 54481	Customer: Richard Ida Jr	Real Estate Professional:

Comment Key or Definitions

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

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

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

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

Repair or Replace (RR) = The item(s), component(s) or unit(s) is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

Safety Issue (SI) = The item(s), component(s), or unit(s) have safety concerns. Updates may be needed for safety. Consult a qualified contractor for upgrades before close of escrow.

Age Of Home:
Over 50 Years

Client Is Present:
Yes

Radon Test:
No

Water Test:
No

Weather:
Cloudy

Temperature:
34

Rain in last 3 days:
No

1. Grounds

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IN	NI	NP	RR	SI	Inspection Items
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1.0 DRIVEWAYS (With respect to their effect on the condition of the building) Comments: Concrete, common cracks.
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<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	1.1 Sidewalks (With respect to their effect on the condition of the building) Sidewalk: Concrete Comments: <input checked="" type="checkbox"/> The sidewalk at the front of home uneven, and can be a tripping hazard. A fall or injury can occur if not corrected. A qualified contractor should inspect and repair as needed.
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1.1 Picture 1

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1.2 RETAINING WALLS (With respect to their effect on the condition of the building) Comments:
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<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1.3 PATIO Comments:
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<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1.4 PATIO COVER AND APPLICABLE RAILINGS Comments:
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<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1.5 DECKS, BALCONIES, PORCHES AND APPLICABLE RAILINGS Deck: New Style Artificial Wood Comments: <input checked="" type="checkbox"/> Deck floor boards are not completely nailed down, ends have not been nailed yet. Finish screwing down floor boards.
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IN	NI	NP	RR	SI	Inspection Items
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IN NI NP RR SI Inspection Items




1.5 Picture 1



1.5 Picture 2

1.6 FENCES & GATES
Fences: Picket
Comments:

1.7 OUTLETS (exterior)
Comments:
 The exterior outlet at the front of home is not GFCI protected. This is a safety issue that needs to be corrected. A qualified licensed electrician should perform repairs that involve wiring.

1.8 OTHER
Comments:

IN NI NP RR SI Inspection Items

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace, SI=Safety Issue

The grounds 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. (**) indicates limited viewing, recheck or re-inspect before close of escrow.

2. Exterior

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IN	NI	NP	RR	SI	Inspection Items
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2.0 STAIRS AND APPLICABLE RAILINGS Stairs: Concrete Comments:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2.1 EXTERIOR WALL CLADDING Comments:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2.2 TRIM / Eaves, Soffit, Fascias Trim: Wood, Metal, Vinyl Comments:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2.3 CHIMNEYS AND VENTS (for fireplaces, gas water heaters or heat systems) Chimney: concrete block Comments:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2.4 WATER FAUCETS (hose bibs) Hose Faucets: Not Frost Proof Comments: Outside hose faucets are not frost proof type. Make sure faucets get drained in winter or replace with frost-proof type.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2.5 GUTTERS & DOWNSPOUTS Gutters & Downspouts: Metal, Covers installed Comments:
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2.6 OTHER Comments:

IN NI NP RR SI Inspection Items

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3. Foundation

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IN	NI	NP	RR	SI	Inspection Items
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3.0 GRADING, DRAINAGE (With respect to their effect on the condition of the building) Comments:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3.1 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.) Foundation: Poured concrete Method used to observe Crawlspace: No crawlspace Comments:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3.2 FOUNDATION WALLS (Structural) Wall Structure: 2 X 4 Wood Comments:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3.3 COLUMNS OR PIERS Columns or Piers: wood posts Comments:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3.4 FLOORS (Structural) Floor Structure: 2 X 10 Comments:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3.5 CEILINGS (basement) Comments:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3.6 ROOF STRUCTURE AND ATTIC Roof Structure: 2 X 4 Rafters, Common board Comments:
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3.7 SUMP PUMP Comments:
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3.8 VAPOR RETARDERS (ON GROUND IN CRAWLSPACE OR BASEMENT) Comments:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3.9 BASEMENT STAIRS AND APPLICABLE RAILINGS Basement stairs: Wood Comments:

IN	NI	NP	RR	SI	Inspection Items
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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. (***) indicates limited viewing, recheck or re-inspect before close of escrow.

4. Roof

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IN NI NP RR SI Inspection Items

4.0 ROOF COVERINGS

Viewed roof covering from: Ground, Ladder

Roof Covering: 3-Tab fiberglass

Comments:

View of roof shingles, sewer vent flashing, & chimney flashing.



4.0 Picture 1



4.0 Picture 2



4.0 Picture 3

4.1 FLASHINGS

Flashings: Rubber Boot, Rubber membrane

Comments:

4.2 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS

Sky Light(s): None

Comments:

4.3 ROOF DRAINAGE SYSTEMS

Comments:

IN NI NP RR SI Inspection Items

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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. (**) indicates limited viewing, recheck or re-inspect before close of escrow.

5. Plumbing

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IN	NI	NP	RR	SI	Inspection Items
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5.0 MAIN WATER SHUT-OFF DEVICE (Describe location)
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Comments:

Water meter & main.



5.0 Picture 1

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5.1 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES
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Water Source: Public

Plumbing Water Supply (into home): Galvanized (old)

Plumbing Water Distribution (inside home): Galvanized

Water Filters: None

Comments:

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5.2 PLUMBING DRAIN, WASTE AND VENT SYSTEMS
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Plumbing Waste: Castiron -galvanized - plastic

Comments:

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5.3 FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks)
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Fuel System: Natural Gas

Comments:

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5.4 MAIN FUEL SHUT OFF (Describe Location)
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Comments:

Main gas shut off is outside at gas meter.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5.5 HOT WATER HEATERS - controls & vents
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Water Heater Power Source: Gas (quick recovery)

Water Heater Capacity: 40 Gallon (1-4 people)

Manufacturer: UNKNOWN

Model # : Not visible, insulated

Comments:

Gas hot water heater.

IN	NI	NP	RR	SI	Inspection Items
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IN NI NP RR SI Inspection Items



5.5 Picture 1

IN NI NP RR SI Inspection Items

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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. (**) indicates limited viewing, recheck or re-inspect before close of escrow.

6. Heating

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IN	NI	NP	RR	SI	Inspection Items
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>6.0 HEATING EQUIPMENT Heat Type: Forced Air Energy Source: Natural gas Number of Heat Systems (excluding wood): One Heat System Brand: RUUD Model # : UGRK-07EMAES, 75,000 BTU, Mfg. 2004 Comments: Ruud gas furnace.</p>
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6.0 Picture 1

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>6.1 VENTING (for heat systems) Venting: Plastic Comments:</p>
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>6.2 COMBUSTION AIR Comments:</p>
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>6.3 BURNERS Comments:</p>
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>6.4 DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors) Ductwork: Metal Comments: These registers in walls on 2nd floor are not hooked up anymore & do nothing. Other heat registers have been installed.</p>
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IN	NI	NP	RR	SI	Inspection Items
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IN NI NP RR SI Inspection Items



6.4 Picture 1

IN NI NP RR SI Inspection Items

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace, SI=Safety Issue

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

7. Heating-Air Cont.

Comment Key or Definitions

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

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Safety Issue (SI) = The item(s), component(s), or unit(s) have safety concerns. Updates may be needed for safety. Consult a qualified contractor for upgrades before close of escrow.

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace, SI=Safety Issue

IN	NI	NP	RR	SI	Inspection Items
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	7.0 NORMAL OPERATING CONTROLS Thermostat: Electronic w/set back settings Comments:
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	7.1 AIR FILTER Comments:
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	7.2 HEATING NOTES Comments:
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	7.3 PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM Comments:
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<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	7.4 COOLING AND AIR HANDLER EQUIPMENT Comments:
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The A/C was not tested for proper operation due to the outside air temperature is 65 degrees or less. We did not inspect this unit(s).



7.4 Picture 1

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	7.5 NORMAL OPERATING CONTROLS Comments:
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	7.6 PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM Comments:
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IN	NI	NP	RR	SI	Inspection Items
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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. (**) indicates limited viewing, recheck or re-inspect before close of escrow.

8. Electrical System

Comment Key or Definitions

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Safety Issue (SI) = The item(s), component(s), or unit(s) have safety concerns. Updates may be needed for safety. Consult a qualified contractor for upgrades before close of escrow.

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IN	NI	NP	RR	SI	Inspection Items
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	8.0 SERVICE ENTRANCE CONDUCTORS Electrical Service: Overhead service Comments:
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	8.1 SERVICE AND GROUNDING EQUIPMENT Panel capacity: 200 AMP Panel Type: Circuit breakers Electric Panel Manufacturer: SIEMENS Comments:
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	8.2 LOCATION OF MAIN AND DISTRIBUTION PANELS Comments: View in main 200 amp breaker box.
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8.2 Picture 1

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	8.3 MAIN PANEL, CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE Branch wire 15 and 20 AMP: Copper Wiring Methods: Romex Comments:
-------------------------------------	--------------------------	--------------------------	--------------------------	--------------------------	---

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	8.4 SUB PANELS Comments: View inside detached garage sub-panel.
-------------------------------------	--------------------------	--------------------------	--------------------------	--------------------------	--

IN	NI	NP	RR	SI	Inspection Items
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IN NI NP RR SI Inspection Items



8.4 Picture 1

8.5 BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND PANEL NOTES

Conductors: Aluminum

Comments:

8.6 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)

Comments:

8.7 POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE

Comments:

8.8 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

Comments:

GFCI outlets missing in attached garage & detached garage. Also at exterior outlets. Have electrician install new GFCI outlets for safety.

8.9 SMOKE DETECTORS

Comments:

8.10 CARBON MONOXIDE DETECTORS

Comments:

IN NI NP RR SI Inspection Items

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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. (***) indicates limited viewing, recheck or re-inspect before close of escrow.

9. Interior

Comment Key or Definitions

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IN	NI	NP	RR	SI	Inspection Items
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	9.0 DOORS (Exterior) Entry Door: Insulated steel Comments:
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	9.1 DOORS (interior-representative number) Interior Doors: Hollow core Comments:
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	9.2 WINDOWS - exterior Comments:
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	9.3 WINDOWS (interior-representative number) Window Types: Thermal/Insulated, Double-hung, Wood Window Manufacturer: ANDERSEN Comments:
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	9.4 WALLS Wall Material: Plaster Comments: Living room view, office view, sitting area on 2nd floor & master bedroom.
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9.4 Picture 1



9.4 Picture 2



IN	NI	NP	RR	SI	Inspection Items
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IN NI NP RR SI Inspection Items

9.4 Picture 3

9.4 Picture 4



9.4 Picture 5

9.5 CEILINGS

Ceiling Materials: Plaster

Comments:

9.6 FLOORS

Floor Covering(s): Carpet, Vinyl, Old 9" square tile (possible asbestos)

Comments:

9.7 FIREPLACES & GAS LOGS

Comments:

IN NI NP RR SI Inspection Items

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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. (**) indicates limited viewing, recheck or re-inspect before close of escrow.

10. Interior Cont.

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IN NI NP RR SI Inspection Items

10.0 STEPS, STAIRWAYS, BALCONIES AND RAILINGS
Comments:

10.1 SMOKE DETECTORS
Smoke Detectors: Battery
Comments:

10.2 CARBON MONOXIDE DETECTORS
Comments:

10.3 LAUNDRY
Comments:
Set up for 240 volt electric dryer.



10.3 Picture 1

10.4 CLOTHES DRYER VENT PIPING
Comments:

10.5 INSULATION IN ATTIC
Attic Insulation: Fiberglass, R-38 or better
Comments:
View of fiberglass insulation in attic & soffit venting.

IN NI NP RR SI Inspection Items

IN NI NP RR SI Inspection Items



10.5 Picture 1

- 10.6 VENTILATION OF ATTIC AREAS
Ventilation: Gable vents, Ridge vents, Soffit Vents

Comments:
 View of upper main attic with gable end vents.



10.6 Picture 1

- 10.7 VENTILATION FANS (ATTIC)
Comments:

- 10.8 ROOF STRUCTURE AND ATTIC
Comments:
 View in side attic.



10.8 Picture 1

- 10.9 VENTING SYSTEMS (Kitchens & baths)
Comments:
 No exhaust hood or fan over kitchen range. Recommend installing one to remove smell & smoke from cooking.

IN NI NP RR SI Inspection Items

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace, SI=Safety Issue

The interior and attic insulation/ventilation 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. 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. (**) indicates limited viewing, recheck or re-inspect before close of escrow.

11(A). Attached Garage

Comment Key or Definitions

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



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

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Safety Issue (SI) = The item(s), component(s), or unit(s) have safety concerns. Updates may be needed for safety. Consult a qualified contractor for upgrades before close of escrow.

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace, SI=Safety Issue

IN	NI	NP	RR	SI	Inspection Items
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	11.0.A GARAGE FLOOR Garage Floor: Concrete Comments:
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	11.1.A GARAGE CEILING & WALLS (including firewall separation) Comments:  The firewall that separates garage from heated space is compromised. The door to the garage attic should also be made of drywall to keep firewall in tact. This is considered unsafe until corrected. A qualified person should correct for safety.
					
11.1.A Picture 1					
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	11.2.A GARAGE VENTILATION Comments:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	11.3.A OCCUPANT DOOR FROM GARAGE TO INSIDE HOME Door to house: Steel Insulated Comments:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	11.4.A GARAGE SERVICE DOOR (S) Service Door: Steel Overhead Garage Door Type: One automatic Overhead Garage Door Material: Metal Comments:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	11.5.A VEHICLE DOOR (S) Comments:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	11.6.A GARAGE DOOR OPERATORS (Report whether or not doors will reverse when met with resistance) Auto-opener Manufacturer: CHAMBERLAIN Comments:
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	11.7.A

IN	NI	NP	RR	SI	Inspection Items
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IN NI NP RR SI

Inspection Items

GARAGE ELECTRICAL - including GFCI'S

Garage Electric: Non-GFCI Outlets

Comments:

 Two at the attached garage no GFCI protection. This is a safety issue that needs to be corrected. A qualified licensed electrician should perform repairs that involve wiring.



11.7.A Picture 1

11.8.A OTHER

Comments:

IN NI NP RR SI

Inspection Items

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The garage 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 personal items and inspecting behind wall shelving units 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. (**) indicates limited viewing, recheck or re-inspect before close of escrow.

11(B). Detached Garage

Comment Key or Definitions

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IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace, SI=Safety Issue

IN	NI	NP	RR	SI	Inspection Items
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	11.0.B GARAGE FLOOR Garage Floor: Concrete Comments: Not fully visible due to personal stuff.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	11.1.B GARAGE CEILING & WALLS (including firewall separation) Comments:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	11.2.B GARAGE VENTILATION Comments:
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	11.3.B OCCUPANT DOOR FROM GARAGE TO INSIDE HOME Comments:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	11.4.B GARAGE SERVICE DOOR (S) Service Door: Steel Overhead Garage Door Type: Two automatic Overhead Garage Door Material: Metal Comments:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	11.5.B VEHICLE DOOR (S) Comments:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	11.6.B GARAGE DOOR OPERATORS (Report whether or not doors will reverse when met with resistance) Auto-opener Manufacturer: CHAMBERLAIN Comments:
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	11.7.B GARAGE ELECTRICAL - including GFCI'S Garage Electric: Non-GFCI Outlets Comments: ▲ All outlets at the detached garage are not GFCI protected. Electrical issues are considered a hazard until repaired. A qualified licensed electrician should perform repairs that involve wiring. Some ceiling light fixtures not installed yet.

IN NI NP RR SI Inspection Items

IN NI NP RR SI **Inspection Items**



11.7.B Picture 1



11.7.B Picture 2

11.8.B OTHER

Comments:

IN NI NP RR SI **Inspection Items**

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12. Kitchen

Comment Key or Definitions

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IN	NI	NP	RR	SI	Inspection Items
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<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	12.0 KITCHEN SINK PLUMBING WATER SUPPLY FAUCETS Refrigerator: NOT INSPECTED
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Comments:

Kitchen sink faucets leak at spout base when used.



12.0 Picture 1

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	12.1 PLUMBING DRAIN AND VENT SYSTEMS
--------------------------	--------------------------	--------------------------	-------------------------------------	--------------------------	--------------------------------------

Comments:

The waste line has improper slope to drain properly at the Kitchen sink. Repairs are needed so sink continues to drain properly. A qualified licensed plumber should repair or correct as needed.



12.1 Picture 1

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	12.2 COUNTERTOPS AND A REPRESENTATIVE NUMBER OF CABINETS
--------------------------	--------------------------	--------------------------	-------------------------------------	--------------------------	--

Cabinets: Wood

Comments:

Countertop is swollen at seam around sink. Counter is almost rotting where it is close to sink, not so strong anymore. Upgrades recommended, repair or replace as necessary.

IN	NI	NP	RR	SI	Inspection Items
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IN NI NP RR SI

Inspection Items



12.2 Picture 1

12.3 DISPOSAL
Disposer Brand: NONE
Comments:

12.4 RANGES/OVENS/COOKTOPS
Range/Oven: KENMORE
Comments:

Cooktop works, but burners do not sit level. May need burner replacement or updating to work properly.



12.4 Picture 1

12.5 RANGE HOOD
Exhaust/Range hood: NONE
Comments:

Range hood is a light only, no fan or exhaust. Updates may be needed.



12.5 Picture 1

12.6 DISHWASHER
Dishwasher Brand: FRIGIDAIRE
Comments:
Ran rinse & hold cycle, no leaks.

12.7 TRASH COMPACTOR
Trash Compactors: NONE
Comments:

12.8

IN NI NP RR SI

Inspection Items

IN NI NP RR SI Inspection Items

MICROWAVE COOKING EQUIPMENT

Built in Microwave: NONE

Comments:

IN NI NP RR SI Inspection Items

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace, SI=Safety Issue

The kitchen and 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. Not all appliances may were inspected.(refrig.) 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. (**) indicates limited viewing, recheck or re-inspect before close of escrow.

13(A). Basement Bath

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IN NI NP RR SI Inspection Items


13.0.A TOILET
Toilets: Floor mounted
Comments:
 Basement bath.



13.0.A Picture 1

13.1.A SINKS - PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS
Comments:

13.2.A COUNTERS AND CABINETS
Cabinets: None
Counter top: None - just sink
Comments:

13.3.A EXHAUST FAN
Comments:
 No exhaust fan in older basement bath, may not have been required when built, Adding an exhaust fan will make sure excess moisture leaves the house as it should. Consider having a contractor install one.

13.4.A DOORS-WINDOWS
Comments:

13.5.A BATHTUB - PLUMBING WATER SUPPLY, DISTRIBUTION SYSTEMS & FIXTURE
Comments:

13.6.A SHOWER - PLUMBING WATER SUPPLY, DISTRIBUTION SYSTEMS & FIXTURE
Comments:
 Shower just sprays over floor drain , slight drip at shower head, currently not used.


13.7.A TUB/SHOWER PLUMBING DRAIN, WASTE AND VENT SYSTEMS
Comments:

IN NI NP RR SI Inspection Items

IN NI NP RR SI Inspection Items

13.8.A OUTLETS SWITCHES & GFCI'S

Comments:

 No outlet in basement bath. FYI

IN NI NP RR SI Inspection Items

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace, SI=Safety Issue

The Bathroom 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, like leaking under toilets or fixtures that are not visible from below. 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. (**) indicates limited viewing, recheck or re-inspect before close of escrow.

13(B). Main Floor Bath

Comment Key or Definitions

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

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

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

Repair or Replace (RR) = The item(s), component(s) or unit(s) is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

Safety Issue (SI) = The item(s), component(s), or unit(s) have safety concerns. Updates may be needed for safety. Consult a qualified contractor for upgrades before close of escrow.

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IN NI NP RR SI Inspection Items

13.0.B TOILET

Toilets: Floor mounted
Comments:

Where vinyl floor meets tub in main floor bath, vinyl flooring is stained from past leak.



13.0.B Picture 1

13.1.B SINKS - PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS

Comments:

13.2.B COUNTERS AND CABINETS

Cabinets: Wood
Counter top: Laminate

Comments:
View of main floor bath.



13.2.B Picture 1

13.3.B EXHAUST FAN

Comments:

13.4.B DOORS-WINDOWS

Comments:

IN NI NP RR SI Inspection Items

IN NI NP RR SI

Inspection Items

13.5.B BATHTUB - PLUMBING WATER SUPPLY, DISTRIBUTION SYSTEMS & FIXTURE

Comments:

13.6.B SHOWER - PLUMBING WATER SUPPLY, DISTRIBUTION SYSTEMS & FIXTURE

Comments:

13.7.B TUB/SHOWER PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Comments:

13.8.B OUTLETS SWITCHES & GFCI'S

Comments:

IN NI NP RR SI

Inspection Items

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