LIMITATION: Restricted/No Access ☐ Debris/Obstruction ☐ Snow/Ice Cover ☐ Vegetation/Tree/Shrub ☐
CONDITIONS: Clear/Sunny ☐ Cloudy/Overcast ☑ Rain ☑ Approx. Temperature 85
Damp Ground ☑ Approx. Hydrant Distance 100yds

BUILDING Approx. Years Old 30 Condo ☐ Rural ☐
Bungalow/Ranch ☐ Bi-Level ☐ 2 Story ☑ 3 Story ☐
Semi-Detached ☐ Plex Row/Town ☐ Other ☐

LANDSCAPING *Slope to House* ☐ **Good Condition Yes**
Flower Bed ☑ Hedge/Shrub ☑ Tree/Vine ☑ Ravine ☐
Earth to Wood ☐ *Site Erosion* ☐ *No Swale* ☐ *Other* ☐

DRIVEWAY *Slopes to House* ☐ **Damaged No**
Paving Stone ☐ Gravel ☐ Concrete ☐ Asphalt ☐

WALKWAY/PATH *Slopes to House* ☐ **Damaged No**
Paving Stone ☐ Patio Block ☐ Concrete ☑ Asphalt ☐

PORCH *Unsecured* ☐ **Damaged No**
Metal ☐ Wood ☐ Concrete ☑ Brick/Block ☐
Crack/Spalling ☐ *Corrosion* ☐ *Rot* ☐ *Repaint* ☐

LIGHTING None ☐ *Unsecured* ☐ **Operational Yes**

RECEPTACLE Damaged/No Cover ☐ **Operational Yes**

RAILING *Unsecured* ☐ **Damaged N/A**
Metal ☐ Wood ☐ *Incomplete* ☐ *None* ☑

DECK/ PATIO *Unsecured* ☐ **Damaged Yes**
Composite/Wood ☐ Brick ☑ Concrete ☐ Metal ☐
Slope to House ☐ Paving Stone ☐ Patio Block ☐ Stone ☐
Crack/Spalling ☐ *Deterioration* ☐ Mold/Mildew ☐ *Rot* ☐

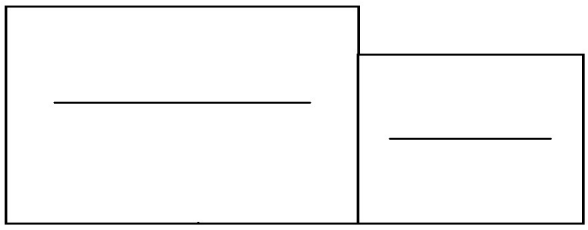
RAILING *Unsecured* ☐ **Damaged N/A**
Metal ☐ Wood ☐ *Incomplete* ☐ *None* ☑

RETAINING WALL *Not Stable* ☐ **Damaged No**
No Weep Holes ☐ Wood ☑ Concrete ☐ Stone ☐
Crack/Spalling ☐ *Deterioration* ☐ *Rot* ☐ *Leans* ☐

Extra Comments Continued Next Page...

Pillar To Post Professional Home Inspection

For the purpose of this report your house faces: North



FRONT

BUILDING

(Please Note: This report is for sample purposes only. Content of this report was extracted from different inspections and does not reflect the status of any one address.

The report is broken down by the area inspected (e.g. property and site, roof, attic, etc.,). The report format is a combination check list and narrative style report. At the end of the main report is a summary entitled "Report Commentary". This report is typically used to highlight the defects, safety hazards, or costly items. Attached to the report are digital photos and informational handout regarding common conditions which were cited (e.g. cracks in foundation, knob and tube wiring, etc.,)

The report is generated on site and delivered at the time of the inspection. The report is delivered in a three ring binder which includes a copy of Home Depot's "Home Improvement 123" ($45 book on cd rom sold at Home Depot).)

_____

Client and client's agent were present for the inspection.

The following systems and all of their components are excluded from the scope of this home inspection: fence, storage sheds, cable TV, telephone, vacuum, irrigation, security, speaker, alarm, radon, pond, hot tub, and pool.

Please Note: Page numbers 11, 14, & 15 have been intentionally omitted from this report.

LANDSCAPING

Recommend removal of ivy, which was found climbing behind the vinyl siding along the rear/south wall, to prevent moisture/insect entry and related damage.

Recommend maintaining a positive grade slope around home perimeter to promote proper drainage away from the structure. Most notably on both rear corners, where there is evidence of previous pooling and a small swell.

Maintenance Tip: Recommend trimming all vegetation away from the structure to prevent moisture, abrasion, or insect related damage.

DRIVEWAY

Driveway shows signs of deterioration relative to age (i.e. cracking, settlement, etc.,). Recommend sealing all cracks in pavement to reduce water penetration and resulting deterioration. Settlement creates a minor trip hazard, if this is a concern or future issue, recommend further evaluation by a qualified contractor.

DECK/PATIO

Settlement and missing bricks apparent in the patio creates a minor trip hazard Budget for future repair and/or replacement.

Patio slopes towards house which encourages moisture entry into basement and related damage to foundation. If moisture entry is a concern or future issue, recommend replacement and/or correction to grade.

LIMITATION Clearance ☐ Seasonal Storm Window ☐ Debris/Obstruction ☐ Shrub/Tree/Hedge/Vines/Ivy ☐
Snow/Ice Cover ☐ Restricted/No Access ☐ Parged ☐ Other

FOUNDATION WALL	Not Exposed ☐		**Damaged**	**No**
Poured Concrete ☑	Block ☐	Brick ☐	Stone ☐	
Exterior Rigid Insulation ☐		PWF/Wood ☐	Piling/Pier ☐	
Crack ☑	Mildew/Mold ☐	Stain/Rot ☐	Frost Heave ☐	

WALL SURFACE	No Ground Clearance ☐		**Damaged**	**No**
Aluminum ☐	Composite ☐	Brick/Block ☐	Stone ☐	
Stucco ☐	Vinyl Siding ☑	Wood Siding ☐	Steel/Shgl ☐	
Split/Loose ☐	Repoint ☐	Repaint ☐	Recaulk ☐	
Crack/Spalling ☐	Mildew/Mold ☐	Stain/Rot ☐	Blister/Peel ☐	

WINDOWS	Inspected with Binoculars ☐		**Damaged**	**No**
Storm ☐	Unsecured ☐	Repaint ☐	Recaulk ☐	
Weather-strip ☐	Mildew/Mold ☐	Stain/Rot ☐	Poor Trim ☐	

WINDOW WELL	Improper Drainage ☐	**Damaged**	**N/A**

DOORS	Binds ☐	Damaged ☐	**Operational**	**Yes**
Storm ☐	Unsecured ☐	Repaint ☐	Recaulk ☐	
Weather-strip ☐	Mildew/Mold ☐	Stain/Rot ☐	Split/Dent ☐	

LIGHTING	None ☐	Unsecured ☐	**Operational**	**Yes**
RECEPTACLE	Damaged/No Cover ☐		**Operational**	**Yes**
Install GFCI ☐	Reverse Polarity ☐	*No Ground* ☐	*Open Ground* ☐	

BASEMENT WALKOUT	Covered ☐		**Damaged**	**N/A**
Poor Condition ☐	No Railing ☐	No Drain ☐	Leak ☐	
Crack/Spalling ☐	Mildew/Mold ☐	Frost Heave ☐	Reparge ☐	

FOUNDATION WALL

Visible areas of the exterior foundation were in good condition. Minor cracks were apparent (most notably below basement windows). This type of cracking is very common. Recommend properly sealing all visible cracks to prevent water entry and related damage. Monitor for additional activity and consult a foundation repair specialist if this is a concern or if additional activity (e.g. horizontal cracks, cracks larger than 1/4", water entry) is detected.

WALL SURFACE

The house is protected by newer vinyl siding, which appears properly installed and in good condition. Recommend periodically inspecting all siding to ensure it is properly secured.

Extra Comments Continued Next Page...

TYPE Attached ☑ Built-In ☐ Detached ☐ Single ☐ Double ☑ Insulated/Heated ☐ Attic Access ☑

DOOR	Binds ☐	Damaged ☐	**Operational**	**Yes**
Automatic ☐	Sectional ☐	Wood ☑	Metal ☐	
Adjust Auto Stop ☑	No Safety Stop ☐	Stain/Rot ☐	Corrosion ☐	

FLOOR	Crack ☑	Settlement ☐	**Damaged**	**No**
Asphalt ☐	Concrete ☑	Gravel ☐	Stain/Rot ☐	

WALL	No Fire Barrier ☐		**Damaged**	**No**
Drywall ☑	Brk/Blk/Stone ☐	Wood ☐	Stain/Rot ☐	
WINDOW	Binds ☐	Damaged ☐	**Operational**	**N/A**

CEILING	No Fire Barrier ☐		**Damaged**	**No**
Drywall ☑	Crack ☑	Wood ☐	Stain/Rot ☐	

LIGHTING	None ☐	Unsecured ☐	**Operational**	**Yes**
RECEPTACLE	Damaged/No Cover ☐		**Operational**	**Yes**
Install GFCI ☐	Reverse Polarity ☐	No Ground ☐	Open Ground ☐	
CIRCUIT WIRE		Concealed ☐	Unsecured ☐	Improper ☐

ACCESS DOOR	To Kitchen		**Operational**	**Yes**
Auto Door Close ☐	Metal Clad ☐	Wood ☑	Composite ☐	
Gas Proof ☐	Damaged ☐	Stain/Rot ☐	Corrosion ☐	

DOOR

Garage door did not automatically reverse under test. Recommend adjustment to reduce safety hazard and prevent damage to door, in the case of an obstruction.

Garage door opener is nearing the end of its life expectancy. Budget for replacement.

For Your Information: The garage door opener is plugged into a GFCI protected outlet which will have no power if the circuit is tripped.

Extra Comments Continued Next Page...

WINDOWS

Screens will require periodic maintenance and do now. Damaged screens noted, most notably first floor/south wall. Recommend further evaluation and repair/replacement of damaged screens.

Maintenance Tip: Recommend maintaining the caulk surrounding all windows to reduce the risk of water entry or air exchange.

DOORS

Maintenance Tip: Recommend maintaining (i.e. scraping & painting) wood trim around all doors and windows to reduce weather related deterioration.
Maintenance Tip: Recommend maintaining/installing weather stripping surrounding all exterior doors to improve thermal efficiency.

RECEPTACLE

All exterior receptacles are properly protected by GFCI and are properly covered. The test/reset button for this circuit is located in the guest bathroom.

FLOOR

Cracks are apparent in the garage floor but considered typical due to normal settling and movement.

Limitation: Inspection of the garage was partially limited by the storage items.

WALL

Walls are partially finished and required fire barrier is intact.

CEILING

Typical drywall defects noted (e.g. nail pops, exposed tape seam, separation/cracking, etc.,) and considered typical.

RECEPTACLE

Receptacles servicing the garage are properly protected by GFCI.

Consider installation of additional receptacles in the garage for convenience and to reduce dependency on extension chords and the associated fire hazard.

INSPECTED BY: Binocular ☐ *Roof Edge* ☐ Walk On ☐ No Access ☐

LIMITATION Deck/Patio ☐ Gravel/Flat ☐ *Height* ☐ *Steep Slope* ☐ Rain/Snow/Ice Cover ☐
Solar Panel ☐ *Fragile* ☐ *Other*

MAIN ROOF Flat ☐ Gable ☐ Valley ☐ Hip ☐ Shed ☐ Other ☐ Est. Age Pitch

GUTTER/DOWNSPOUT *Unsecured* ☐ **Damaged** **No**
TYPE Aluminum ☑ Galvanized ☐ Copper ☐ Plastic ☐
Incomplete ☐ Dent/Split ☐ *Corrosion* ☐ *Leak* ☐
DRAINAGE Above Ground ☑ Below Ground ☑ Spill/Roof ☐
Extend Leader ☐ *Redirect Leader* ☐ Clean ☐

FASCIA/SOFFIT *Not Vented* ☐ **Damaged** **No**
Aluminum ☑ Wood ☐ Vinyl ☐ Other ☐
Loose ☐ Mildew/Mold ☐ Stain/Rot ☐ *Corrosion* ☐

COVERING *# of Layers* 2 **Damaged** **No**
Asphalt Shingle ☐ Conc/Clay Tile ☐ Wd. Shingle ☐ Wd. Shake ☐
Fibreglass Shingle ☐ Tar/Gravel ☐ Metal ☐ Other ☐
Nail Pop/Exposed ☐ Loose/Missing ☐ *Broken* ☐ *Crack* ☐
Patched ☐ Mildew/Mold ☐ Stain/Rot ☐ *Worn* ☐
Curl/Claw ☐ Fungus/Moss ☐ *Improper Installation* ☐

LIFE EXPECTANCY Typical ☐ Middle/End ☐ *Exceeded* ☐

ACCESSORY *Unsecured* ☐ **Damaged** **No**
Air Vent ☑ Vent Stack ☑ Turbine ☐ Elec. Mast ☐
Solar Panel ☐ Skylight ☐ Antenna ☐ Dish ☐

FLASHING Not Checked/Concealed ☐ **Damaged** **No**
Chimney ☑ Dormer ☐ Drip Edge ☐ Flat Roof ☐
Skylight ☐ Roof to Wall ☑ Stack ☑ Valley ☐
Roll Roofing ☐ Alum./Galv. ☑ Lead ☑ Rubber ☑
Gap/Loose/Crack ☐ *Deterioration* ☐ *Corrosion* ☐ *Tarred* ☐
Reseal/Recaulk ☐ *Improper* ☐ *Replace When Re-Roofing* ☐

CHIMNEY / VENT *Leaning* ☐ **Damaged** **No**
Fireplace ☑ Furnace ☐ Gas Insert ☐ Other ☐
Brk/Blk/Stone ☐ Metal ☐ Wood ☐ Stucco ☐
Crack/Spalling ☐ *Deterioration* ☐ *Corrosion* ☐ *Loose* ☐
Abandoned ☐ *No Wind Cap* ☐ *Metal Liner Required* ☐

CHIMNEY CAP *None* ☐ **Damaged** **No**
Concrete ☐ Masonry ☐ Metal ☑ Other ☐
Crack/Spalling ☐ *Deterioration* ☐ *Corrosion* ☐ *Loose* ☐

VISIBLE FLUE LINER *None* ☐ **Damaged** **No**
Brick/Block ☐ Clay/Concrete ☐ Metal ☑ Metal Insert ☐
Rain Cap ☐ *Deterioration* ☐ *Corrosion* ☐ *Loose* ☐
Crack/Spalling ☐ *Improper* ☐ Advise Cleaning/Sweeping ☐

SECONDARY ROOF Flat ☐ Gable ☐ Hip/Valley ☐ Shed ☐ Other ☐ Est. Age Pitch

COVERING *# of Layers* 1 **Damaged** **N/A**
Asphalt Shingle ☐ Conc/Clay Tile ☐ Wd. Shingle ☐ Wd. Shake ☐
Fibreglass Shingle ☐ Tar/Gravel ☐ Metal ☐ ☐
Nail Pop/Exposed ☐ Loose/Missing ☐ *Broken* ☐ *Crack* ☐
Patched ☐ Mildew/Mold ☐ Stain/Rot ☐ *Worn* ☐
Curl/Claw ☐ Fungus/Moss ☐ *Improper Installation* ☐

LIFE EXPECTANCY Typical ☐ Middle/End ☐ *Exceeded* ☐

GUTTER/DOWNSPOUT

Recommend extending all leaders to discharge away from building to limit moisture related activity/damage. Most notably on the rear corners.

Maintenance Tip: Gutters require periodic evaluation and maintenance. Ensure all sections remain fastened securely and are kept clean to ensure proper drainage.

FASCIA/SOFFIT

Fascia and soffits are trimmed in AL which will limit future maintenance needs.

COVERING

Shingles show normal signs of deterioration (e.g. separation, curling). Typical life expectancy of roof covering is 15-20 years. Due to second layer of shingles life expectancy is slightly shorter and a new roof covering will require removal of both layers. Budget for replacement within 5 years.

Stains apparent on the roof covering are suspected to be mold/mildew and are quite common. The stains represent a purely visual defect. If this is a concern, recommend further evaluation by a qualified roofing contractor to determine scope and cost of treatment. (Please Note: Treatment of stains may shorten the life expectancy of roof covering.)

FLASHING

Visible areas of the flashing were in good condition. These areas are very vulnerable to leakage and should be examined periodically for maintenance requirements (e.g. seal, caulk, replace).

Extra Comments Continued Next Page...

CHIMNEY CAP

Suspect the cap was recently replaced or repaired. Cap will be vulnerable to corrosive activity which may stain siding. Monitor for future activity and repair/maintain as needed.

LIMITATION: No Access ☐ Sealed ☐ Stored Items ☐ Looked In ☑ Entered ☐ Hatch ☐ Pull Down ☐ Insulated ☐

STRUCTURE	Truss ☑	Rafter ☐		**Damaged**	**No**		
Warped ☐	Stain/Rot ☐	Sag/Loose ☐	Split ☐				
SHEATHING	*Condensation* ☐			**Damaged**	**No**		
Composite ☐	Thermal Board ☐	Plywood ☑	Board ☐				
R Felt/R Paper ☐	Mildew/Mold ☐	Sag/Loose ☐	Stain/Rot ☐				
INSULATION	**Estimated Depth**			**Damaged**	**No**		
Radiant Barrier ☐	Concealed ☐	Finished ☐	None ☐				
Vapor Barrier ☐	Fibreglass ☐	Mineral ☐	Cellulose ☐				
Wood Shavings ☐	Rigid Plastic ☐	Foam ☐	Other ☐				
Batt ☐	Blown/Loose ☐	*Sprayed* ☐	*Required* ☐				
VENTILATION	*None* ☐			**Damaged**	**No**		
Soffit ☐	Gable End ☑	Turbine ☐	Mechanical ☐				
Baffles ☐	Roof ☑	*Blocked* ☐	*Required* ☐				
EXHAUST DUCT	*Concealed* ☐			**Damaged**	**No**		
Not Insulated ☐	*Into Attic* ☐	Plastic/Flex ☑	Metal ☐				
ELECTRICAL	*Concealed* ☑			**Damaged**	**N/A**		
Abandoned ☐	*Knob & Tube* ☐	*Open Splice* ☐	*Frayed* ☐				

INSULATION

Insulation is uneven with some areas of the ceiling exposed. Redistribution of insulation will increase thermal efficiency. Recommend further evaluation and correction.

Overall attic was in acceptable condition at the time of the inspection: insulation level meets current standards, ventilation was adequate, and no visible signs of moisture related problems.

VENTILATION

Consider improvement to attic ventilation when roof covering is replaced. Improved ventilation will reduce condensation in the attic space and improve the life of the roof covering.

Extra Comments Continued Next Page...

ELECTRICAL SERVICE / PANEL

SERVICE ENTRANCE	Underground ☑	Overhead ☐	No Conduit ☐	
120-Volt ☐	120/240 Volt ☑	*Unsecured* ☐	Frayed ☐	
ENTRANCE CABLE	Concealed ☐	Aluminum ☑	Copper ☐	
MAIN DISCONNECT	Switch/Cartridge Fuse ☐		Breaker ☑	
DISCONNECT RATING	100 *Amps*	Have Electrician Evaluate ☐		
DISTRIBUTION PANEL	*Not Opened* ☐		**Damaged**	**N/A**
Location			*Non Standard Installation* ☐	
Obstructed ☐	*Unsecured* ☐	*Corrosion* ☐	*Obsolete* ☐	
PANEL RATING	*125* Amps		Room for Expansion ☐	
FUSE *Breaker* ☑	Glass/Screw ☐	Cartridge ☐	Time Delay ☐	
GFCI Breaker ☐	AFCI Breaker ☐	Blown/Broken ☐	*Over-Fused* ☐	
CIRCUIT WIRE	*Improper* ☐		**Damaged**	**No**
Aluminum ☐	*Copper* ☑	Copper Clad ☐	Other ☐	
Non - Metallic Sheathed ☐	Armoured Cable ☐		Knob & Tube ☐	
Double Tapping ☐	*Spliced* ☐	*Corrosion* ☐	*Scorched* ☐	
GROUNDING	*Concealed* ☐	Ground Rod ☐	Water Main ☑	
Improper Connection/Installation ☐		Meter By-Pass/Jumper ☐		
BONDING	*Concealed* ☐	Water Pipe ☑	Gas Pipe ☐	
Improper Connection/Installation ☐		*Corrosion* ☐	*Unsecured* ☐	
AUXILIARY PANEL	Concealed ☐		**Damaged**	
Location			*Non Standard Installation* ☐	
Not Opened ☐	*Unsecured* ☐	*Corrosion* ☐	*Obsolete* ☐	
DISCONNECT RATING	*0* Amps	Have Electrician Evaluate ☐		
PANEL RATING	*0* Amps		Room for Expansion ☐	
FUSE *Breaker* ☐	Glass/Screw ☐	Cartridge ☐	Time Delay ☐	
GFCI Breaker ☐	Blown/Broken ☐	*Over-Fused* ☐	*Scorched* ☐	

SERVICE ENTRANCE

For Your Information: There is no single breaker for the main shut-off. In this case, the top four breakers in the panel comprise the main shut-off.

Extra Comments Continued Next Page...

EXHAUST DUCT

Exhaust ducts have been properly vented to the exterior.

DISTRIBUTION PANEL

Federal Pacific Electric, Stab-Lok panels have received a significant amount of attention related to a Consumer Produce Safety Commission (CPSC) study in the early eighties. The results of the study demonstrated a high frequency (>33%) with which the double pole breakers failed to trip. Recommend further evaluation by a licensed electrician. Replacement should be considered given age and unknown risk.

Split buss bar panel is not equipped with a main shut-off. Future maintenance may require upgrade/replacement. If this is a concern, recommend further evaluation by a licensed electrician. For additional information regarding FPE panels visit the following web pages or perform a simple web search:
http://www.greatinspector.com/faq-elec-fed-pacif.html
http://www.allabouthomes.com/fedpacpan.pdf
http://www.inspect-net.com/fpe/fpepanel.html

FUSE

Two pole breakers are not attached (30amp breaker)to ensure safety when a breaker trips. Recommend further evaluation and correction by a licensed electrician.

WIRE

Distribution wiring is copper.

LIMITATION		*Finished* ☑		Clutter/Obstruction ☐		Dry Weather/Drought ☐	*Dry Ground* ☐
FLOOR	*Crack* ☐	Concrete ☑			**Damaged**	**No**	
	Carpet ☑	Ceramic ☐		Vinyl ☐		Wood/Lam. ☐	
WALL	*Crack* ☑	Concealed ☐			**Damaged**	**No**	
	Mildew/Mold ☐	Concrete ☑		Brick/Stone ☐		PWF/Wood ☐	
CEILING	*Stain* ☐	*Unfinished* ☐			**Damaged**	**No**	
	Drywall ☑	Stip/Acous/W ☐		Wood ☐		Tile ☐	
WINDOW	Binds ☐	Not Tested ☐			**Operational**	**Yes**	
	Single/Dbl. Hung ☐	Cas./Awning ☐		*Sliding* ☑		Bay/Bow ☐	
	Ther/Fix/Sng ☐	Alum./Metal ☑		Vinyl/V.Cld ☐		Wd./Vnyl/Fxd ☐	
	Damaged ☐	*Mildew/Mold* ☐		*Stain/Rot* ☐		*Repaint* ☐	
DOOR	*Binds* ☐	*Damaged* ☐			**Operational**	**Yes**	
	Pocket ☐	Hinged ☑		Wood ☑		Composite ☐	
LIGHTING		*Minimal* ☐		*Unsecured* ☐	**Operational**	**Yes**	
RECEPTACLE		*Damaged/No Cover* ☐			**Operational**	**Yes**	
Install GFCI ☐		*Reverse Polarity* ☐		*No Ground* ☐		*Open Ground* ☐	
CIRCUIT WIRE		Concealed ☐		*Unsecured* ☐		*Improper* ☐	
HEAT SOURCE		*None* ☐		Thermostat ☐		Electric ☐	
	Air Register ☑			Convector/Radiator ☐		Radiant ☐	
BASEMENT STAIRWAY		Unsecured ☐			**Damaged**	**No**	
Carpet ☑	Vinyl ☐	Wood ☐		Worn ☐		Trip Hazard ☐	
RAILING		*Unsecured* ☐			**Damaged**	**No**	
	Metal ☐	Wood ☑		Incomplete ☐		None ☐	
FLOOR JOIST		Concealed ☐			**Damaged**	**No**	
	Unsecured ☐	Split ☐		Stain/Rot ☐		Other ☐	
BRIDGING		Concealed ☐			**Damaged**	**N/A**	
	Continuous ☐	X-Metal ☐		X-Wood ☐		Solid Wood ☐	
SILL PLATE		Concealed ☑			**Damaged**	**No**	
	Moisture Gasket ☐	*Mildew/Mold* ☐		*Stain/Rot* ☐		*No Anchors* ☐	
BEAM	Unsecured ☐	Concealed ☑			**Damaged**	**No**	
	Laminate ☐	Metal ☑		Wood ☐		*Sag* ☐	
POST	On Slab ☐	Concealed ☑			**Damaged**	**No**	
	Adjustable ☐	Brick ☐		Metal ☑		Wood ☐	
BEARING WALL		Concealed ☐			**Damaged**	**N/A**	
COLD ROOM		*Improper Door* ☐			**Damaged**	**N/A**	
	Concrete ☐	Brick/Block ☐		Stone ☐		Parged ☐	
	Earth Floor ☐	*Mildew/Mold* ☐		*Stain/Damp* ☐		*Crack* ☐	
CRAWL SPACE		*No Access* ☐			**Damaged**	**N/A**	
	Vapor Barrier ☐	Insulated ☐		Entered ☐		Looked In ☐	
	Crack ☐	*Mildew/Mold* ☐		*Stain/Rot* ☐		Damp ☐	
	Earth Floor ☐	Concrete ☐		*Moisture Barrier Required* ☐			
PIPES/ DUCTS		*Unsecured* ☐		*Leak* ☐		Insulated ☐	
VENTILATION		Mechanical ☐		*Blocked* ☐		*Required* ☐	
SLAB ON GRADE		*Concealed* ☐			**Damaged**	**N/A**	
	On Piling/Pier ☐	On Brick/Block/Poured Conc. ☐				Floating ☐	
	Crack/Spalling ☐	*Frost Heave* ☐		*Settling* ☐		*Leak* ☐	

FLOOR

Limitation: Finished areas of the basement limits inspection of almost all components on this page. Moisture meter was used along the base of all exterior walls and recorded acceptable levels at the time of the inspection. Consider operation of a dehumidifier during periods of high humidity levels to address dampness typical of most basements.

Limitation: The large amount of storage items throughout the basement creates a limitation.

WALL

Evidence of previous moisture entry through foundation crack(southeast corner). Recommend further evaluation and repair by a foundation repair specialist to prevent water entry and related damage.

High moisture content was detected in the drywall around the sump pit and along the front wall (base of wall, evidence of previous repair). Suspect moisture entry relates to crack in foundation (visible from sump pit box). Recommend further evaluation to determine source of moisture and scope of repair.

RECEPTACLE

Recommend installation of GFCI protection in the basement to reduce shock hazard (all receptacles in unfinished area of basement or accessible from concrete floor).

FLOOR JOIST

Visible areas of the floor joists were in good condition and performing as intended.

DATA PLATE: *Not Legible* ☐ *Incomplete* ☐ Model RHEEM UGPH10EBRJR Btu Input 100,000 Est. Age '99

LIMITATIONS: *Clean-Out Does Not Open* ☐ Oil/Propane Tank Not Visible ☐ System Operating AC ☑
System Shut-Off/Inoperative ☐ Piping/Ducts Concealed ☐ Weather/Temperature ☐

SMOKE DETECTORS	Basement ☐	1st Floor ☐	2nd Floor ☐	3rd Floor ☐	Other
CO DETECTORS	Basement ☐	1st Floor ☐	2nd Floor ☐	3rd Floor ☐	Other

THERMOSTAT/HUMIDISTAT	*Unsecured* ☐	**Operational**	**Yes**	
Location		Programmable ☐	Standard ☑	
FUEL SOURCE	Gas ☑	Oil ☐	Wood/Pellet ☐	Electric ☐
HEAT TYPE	Convector ☐	Forced Air ☑	Radiator ☐	
BURNER TYPE	Conventional ☐	Mid ☑	High ☐	
HEATING SYSTEM			Advise Service/Repair Contract ☐	
AIR REQUIREMENT	Internal ☑	External ☐	Inadequate ☐	
VENTING	Flue ☑	Sidewall ☐	Metal ☑	Plastic ☐
Improper Rises ☐	*Unsecured* ☐	Corrosion ☐	*Soot* ☐	
LIFE EXPECTANCY	Typical ☐	Middle ☑	Exceeded ☐	
GAS BURNER	*Not Checked* ☐	**Operational**	**Yes**	
BURNER	*Corrosion* ☐		Advise Adjustment ☐	
IGNITION	Electronic ☑		*Pilot & Thermocouple* ☐	
HEAT SHIELD	*Missing* ☐	*Corrosion* ☐	*Soot* ☐	
PROPANE TANK/PIPING	*Unsecured* ☐	*Corrosion* ☐	Kink/Leak ☐	
OIL BURNER BLOWER	*Not Checked* ☐	**Operational**	**N/A**	
BURN CHAMBER	*Deterioration* ☐		Advise Adjustment ☐	
Burn Through ☐	*Corrosion* ☐	*Crack* ☐	*Soot* ☐	
INSPECTION DOOR	*Missing* ☐	*Soot* ☐	*Sealed* ☐	
BAROMETRIC DAMPER	*Missing* ☐	*Unbalanced* ☐	*Sealed* ☐	
OIL TANK/ PIPING	Basement ☐	Outside ☐	*Buried* ☐	
No Filter ☐	*Unsecured* ☐	*Corrosion* ☐	Kink/Leak ☐	
CENTRAL HUMIDIFIER	*Not Checked* ☐	**Operational**	**N/A**	
Water Shut Off ☐	*Damaged* ☐		Clean/Repair/Replace ☐	
Mildew ☐	*Unsecured* ☐	*Corrosion* ☐	*Leak* ☐	
MOTOR/BLOWER	Direct Drive ☐	*Noisy* ☐	*Other* ☐	
FAN BELT	Loose/Worn ☐	*Misalign* ☐	*Other* ☐	
FILTER Electronic ☐	Disposable ☑	Permanent ☐	*Missing* ☐	
Inoperable ☐	*Undersized* ☐	Damaged ☐	*Dirty* ☐	
DUCT/JOINT/HOUSING	*Unsecured* ☐	*Corrosion* ☐	Kink/Leak ☐	
AC / HEAT PUMP	Not Checked ☐	**Operational**	**Yes**	
Evaporative ☐	Central ☑	Geo-Therm ☐	Air ☑	
Through Wall ☐	*Damaged Fins* ☐	*Corrosion* ☐	Noisy ☐	
Loose ☐	*Unsecured* ☐	*Not Level* ☐	*Dirty* ☐	
TEMP. DIFFERENTIAL	Supply Air 48		*Return Air* 72	
FUEL SOURCE	Unknown ☐	Electric ☐	Gas ☐	
CONDENSATION LINE	Improper Drain ☐	*Corrosion* ☐	*Leak* ☐	
REFRIGERANT LINE	*Unsecured* ☐	*Not Insulated* ☐	*Leak* ☐	
HRV/Air Exchanger	Not Checked ☐	**Operational**	**N/A**	
Dirty Filter ☐	*Unsecured* ☐	*Corrosion* ☐	*Noisy* ☐	
ELECTRIC HEATING	Not Tested ☐	**Operational**	**N/A**	
Forced Air ☐	Boiler ☐	Baseboard ☐	Radiant ☐	
Loose Connection ☐	*Damaged Fins* ☐	*Corrosion* ☐	*Scorched* ☐	

THERMOSTAT/HUMIDISTAT

Maintenance Tip: Upgrading to a programmable thermostat may reduce heating/cooling costs.

HEATING SYSTEM

Furnace is in the middle of its life expectancy (mfd date = '99). Manufacturer's suggested life expectancy is typically 15-20 years. Budget for replacement accordingly.

Maintenance Tip: Recommend a semi-annual preventative maintenance agreement with a qualified HVAC contractor to increase operational safety and prolong useful life.

FORCED AIR COMPONENTS

Maintenance Tip: Filter should be inspected on a monthly basis and replaced/cleaned based on manufacturers recommendation.

GAS BURNER

Defer to Laclede Gas inspection regarding operational safety and code compliance of gas furnace.

AC/HEAT PUMP

External condenser unit is in the middle of its life expectancy. Manufacturer's suggested life expectancy is 15-20 years. Budget for replacement accordingly. Air conditioning system was operating properly, at the time of the inspection.

Maintenance Tip: Recommend periodic inspection and maintenance of condensation line to ensure proper drainage. A clogged condensation line will result in premature aging of the furnace.

Maintenance Tip: Keep the external condenser coil clean and free from vegetation. During heating season cover only the top of the external unit to reduce moisture entry and to ensure proper ventilation.

LIMITATION Finished Basement ☑ Private/Water Shut Off ☐ Private System ☐ *Other*

PUBLIC SUPPLY *Concealed* ☐ **Metered** **Yes**
Lead ☐ Galvanized ☐ Plastic ☐ Copper ☑
SHUT-OFF VALVE Location Closet - NE corner of basement
Not Tested ☐ *Corrosion* ☐ *Leak* ☐

PRIVATE SUPPLY *Concealed* ☐ **Operational** **N/A**
SHUT-OFF VALVE Location
Not Tested ☐ *Corrosion* ☐ *Leak* ☐
WELL PUMP Submersible ☐ Jet ☐ Other ☐
Short Cycle ☐ *Corrosion* ☐ *Leak* ☐
Advise Well Water Quality/Recovery Test ☐
STORAGE TANK *No Air Valve* ☐ *Corrosion* ☐ *Leak* ☐

WATER PRESSURE *Low* ☐ Typical ☐ High ☐
WATER QUALITY *Discoloration* ☐ Debris ☐ Odor ☐
Test Declined ☐ Advise Water Quality Test ☐

HOSE BIBB Not Checked ☐ **Operational** **Yes**
Frost Free ☐ Anti-Siphon ☐ Shut Off Valve ☑
Recaulk ☐ *Unsecured* ☐ *Corrosion* ☐ *Leak* ☐

DISTRIBUTION PIPING Concealed ☐ **Damaged** **No**
Lead ☐ Galvanized ☑ Plastic ☐ Copper ☑
Dissimilar Metal ☐ *Unsecured* ☐ *Corrosion* ☐ *Leak* ☐
CROSS CONNECTION Kitchen ☐ *Laundry* ☐ Hose Bibb ☐

WASTE DRAINAGE Concealed ☐ **Damaged** **No**
Galvanized/Steel ☐ Cast Iron ☐ Plastic ☑ Copper ☐
Odor ☐ *Unsecured* ☐ *Corrosion* ☐ *Leak* ☐
Advise Septic Tank Checked/Pumped ☐
FLOOR DRAIN Mechanical/Faucet Primer ☐
None ☐ *Backed-Up* ☐ *No Water* ☐ *No Trap* ☐

SEWAGE PUMP Not Checked ☐ **Operational** **N/A**

VENT STACK/PIPING *Concealed* ☐ **Damaged** **N/A**
Galvanized/Steel ☐ Cast Iron ☐ Plastic ☐ Copper ☐
Undersized ☐ *Unsecured* ☐ *Corrosion* ☐ *Leak* ☐
MAIN CLEANOUT Concealed ☐ **Damaged** **N/A**
Improper Plug ☐ Location

HOT WATER TANK Hybrid Heating ☐ **Operational** **Yes**
Power-Vented ☐ Own ☐ Rent ☐ Est. Capacity 40 US
Gas/Propane ☐ Oil ☐ Wood/Coal ☐ Electric ☐
Dirty/Rusty/Odor ☐ *Unsecured* ☐ *Corrosion* ☐ *Leak* ☐
LIFE EXPECTANCY Typical ☐ Middle/End ☑ *Exceeded* ☐
FUEL SHUT-OFF Concealed ☐ Location
RELIEF VALVE *No Test Lever* ☐ *Corrosion* ☐ Other ☐
DISCHARGE TUBE *Undersized* ☐ *Discharge* ☐ *Missing* ☐

VENTING Flue ☑ Sidewall ☐ **Damaged** **No**
Improper Rise ☐ *Unsecured* ☐ *Corrosion* ☐ *Soot* ☐
BURN CHAMBER Not Checked ☐ *Needs Adjustment* ☐

SUMP PUMP Not Checked ☐ **Operational** **N/A**
Submersible ☐ Standpipe ☐ To Exterior Grade ☐
Float Checked ☐ No/Improper Cover ☐ Permanent Connection ☐
Corrosion ☐ To Septic/Sewer ☐ *Suspect Installation* ☐

PUBLIC SUPPLY

Unable to locate curbside water stop box. Future maintenance or code compliance may require stop box to be located and raised to grade level.

DISTRIBUTION PIPING

Limitation: Inspection of the distribution plumbing and waste drainage was partially limited by the finished areas of the basement.

Galvanized steel plumbing present. Galvanized steel pipes are older and have a tendency to reduce water pressure through corrosion buildup. If this is a concern or future issue, recommend further evaluation by a licensed plumber to determine scope and cost or replacement.

WASTE DRAINAGE

Barnacles present on waste stack are evidence of previous leakage/deterioration. No signs of recent (e.g. stains at base of stack) or active leakage apparent. It is impossible to determine the rate of deterioration, but replacement is inevitable. If this is a concern or future issue, recommend further evaluation by a licensed plumber.

As a part of a visual inspection it is impossible to examine the underground septic system servicing this property. For additional knowledge of this system, recommend further evaluation by a qualified contractor.

Maintenance Tip: Recommend regular inspection and cleaning of septic system is recommended to ensure proper operation.

HOT WATER TANK

Hot water tank is in the middle/end of its life expectancy (mfd date = '99). Manufacturer's suggested life is expectancy is typically 10-15years. Defer to Laclede Gas inspection regarding operational safety.

Extra Comments Continued Next Page...

HOSE BIBB

Interior shut-off valves were located for all exterior faucets.

Maintenance Tip: Recommend removal of hoses during winter months to prevent damage to hose bibb associated with freezing hose lines.

Maintenance Tip: Recommend properly sealing around all exterior hose bibbs to prevent water entry and air exchange.

FLOOR	*Worn* ☐	*No Drain* ☐		**Damaged**	**No**		
	Concrete ☐	Vinyl ☑	Wood/Lam ☐		Ceramic ☐		
WALL	*Patched* ☐	*Unfinished* ☐		**Damaged**	**No**		
	Drywall ☑	Brk/Blk/Stone ☐	Wood/WP. ☐		Ceramic ☐		
CEILING	*Patched* ☐	*Unfinished* ☐		**Damaged**	**No**		
	Drywall ☑	Stip/Acous/W ☐	Wood ☐		Tile ☐		
WINDOW	Binds ☐	Not Tested ☐		**Operational**	**Yes**		
	Single/Dbl. Hung ☐	Cas./Awning ☐	Sliding ☑		Bay/Bow ☐		
	Ther/Fix/Sng ☐	Alum./Metal ☑	Vinyl/V.Cl ☐		Wd./Vnyl/Fxd ☐		
	Damaged ☐	Mildew/Mold ☐	Stain/Rot ☐		*Repaint* ☐		
DOOR	*Binds* ☐	*Damaged* ☐		**Operational**	**Yes**		
	Pocket/Bi-Fold ☐	Hinged ☑	Wood ☐		Composite ☑		
LIGHTING	*None* ☐	*Unsecured* ☐		**Operational**	**Yes**		
RECEPTACLE		Damaged/No Cover ☐		**Operational**	**Yes**		
Install GFCI ☐		*Reverse Polarity* ☐	*No Ground* ☐		*Open Ground* ☐		
TUB / FAUCET		*Unsecured* ☐		**Operational**	**Yes**		
Plastic ☐	Other ☐	*Slow Drain* ☐	*Corrosion* ☐		*Leak* ☐		
TRAP / DRAIN		*Unsecured* ☐		**Damaged**	**No**		
	Improper Trap ☐	*Slow Drain* ☐	*Corrosion* ☐		*Leak* ☐		
WASHER	Make			**Operational**	**Yes**		
DRYER	Make			**Operational**	**Yes**		
DRYER VENT		*Unsecured* ☐		**Damaged**	**No**		
With Other Exhaust ☐		*To Crawlspace* ☐	*To Attic* ☐		*Plastic Duct* ☐		
HEAT SOURCE		*None* ☐	Thermostat ☐		Electric ☐		
	Air Register ☑		Convector/Radiator ☐		Radiant ☐		

RECEPTACLE

Recommend installation of GFCI protection to reduce shock hazard. Consult a licensed electrician, as needed.

CLOTHES DRYER

For Your Information: Dryer fuel source is electric or gas. Current occupants were using electricity.

FIREPLACE

TYPE	Built-In ☐	Free Standing ☐	Gas Insert ☐	Wood Insert ☑	Metal Liner ☐	Firebrick ☑	External Air Supply ☐

FIREPLACE FRONT		Soot/Stain ☐		**Damaged**	**No**		
	Brick ☑	Ceramic ☐	Marble ☐		Stone ☐		
HEARTH	Raised ☑	*None* ☐		**Damaged**	**N/A**		
DOOR/ SCREEN		*None* ☐		**Operational**	**Yes**		
	Binds ☐	Glass ☐	Metal ☐		Mesh ☑		
	Poor Fit ☐	*Unsecured* ☐	*Corrosion* ☐		*Crack* ☐		
FIREBOX	Fan ☐	Not Checked ☐		**Damaged**	**No**		
DAMPER		*None* ☐		**Operational**	**Yes**		
	Sticks ☐	*Unsecured* ☐	*Corrosion* ☐		*Creosote* ☐		
GAS INSERT	Fan ☐	Not Tested ☐		**Operational**	**N/A**		
WOOD/PELLET STOVE		Not Tested ☐		**Damaged**	**N/A**		
Soot ☐		*Suspect Installation* ☐		*Certification Not Apparent* ☐			
CHIMNEY FLUE		Not Checked ☐		**Damaged**	**No**		
Soot ☑		Unsecure/Improper ☐		Advise Inspection/Sweeping ☑			

FIREBOX

Observed damaged/missing mortar joints in the firebox. Recommend further evaluation and repair by a qualified chimney contractor or tuckpointing specialist.

CHIMNEY/FLUE

Moderate amounts of creosote present in the flue which represents a potential fire hazard. Recommend further evaluation and servicing of the chimney, by a qualified chimney contractor, prior to future operation.

LOCATION			Basement ☐		1st Floor ☑		2nd Floor ☑	3rd Floor ☐ Other
WATER FLOW			Normal ☑		*Suspect* ☐		*Low* ☐	
FLOOR	Worn ☐		Crack/Stain ☐		**Damaged**		**No**	
	Carpet ☐		Vinyl ☐		Wood ☑		Ceramic ☑	
WALL	*Patched* ☐		Crack/Stain ☐		**Damaged**		**No**	
	Drywall ☑		Brk/Blk/Stone ☐		Wood/WP. ☐		Ceramic ☑	
CEILING	*Patched* ☐		Crack/Stain ☐		**Damaged**		**No**	
	Drywall ☑		Stip/Acous/WP. ☐		Wood ☐		Tile ☐	
WINDOW	*Binds* ☐		Not Tested ☐		**Operational**		**N/A**	
	Single Hung ☐		Cas./Awning ☐		Sliding/Fxd ☐		Bay/Bow ☐	
	Ther/Fix/Sng ☐		Alum./Metal ☐		Vinyl/V.Cl ☐		Wd./Vnyl/Fx ☐	
	Damaged ☐		Mildew/Mold ☐		Stain/Rot ☐		*Repaint* ☐	
DOOR	*Binds* ☐		*Damaged* ☐		**Operational**		**Yes**	
	Pocket ☐		Hinged ☑		Wood ☐		Composite ☑	
LIGHTING	*None* ☐		*Unsecured* ☐		**Operational**		**Yes**	
RECEPTACLE			Damaged/No Cover ☐		**Operational**		**Yes**	
	Install GFCI ☐		*Reverse Polarity* ☐		*No Ground* ☐		*Open Ground* ☐	
EXHAUST FAN			*Advise Installation* ☐		**Operational**		**Yes**	
SINK	*Worn* ☐		Chip/Scratch ☐		**Damaged**		**No**	
FAUCET			*No Shut-Off* ☐		**Operational**		**Yes**	
	Sticks ☐		*Unsecured* ☐		*Corrosion* ☐		*Leak* ☐	
TRAP/DRAIN			*Unsecured* ☐		**Damaged**		**No**	
	Improper Trap ☐		*Slow Drain* ☐		*Corrosion* ☐		*Leak* ☐	
VANITY	*Worn* ☐		Unsecured ☐		**Damaged**		**No**	
	Laminate ☑		Plywood ☐		Wood ☐		Metal ☐	
	Scratch ☐		Mildew/Stain ☐		Missing/Loose Hardware ☐			
COUNTER			*Unsecured* ☐		**Damaged**		**No**	
	Solid Surface ☑		Mrbl./Granite ☐		Laminate ☐		Ceramic ☐	
	Regrout/Recaulk ☐		Mildew/Stain ☐		*Scratch* ☐		*Worn* ☐	
TOILET			*No Shut-Off* ☐		**Operational**		**Yes**	
	Tank Loose ☐		*Unsecured* ☐		*Crack* ☐		*Leak* ☐	
TUB / ENCLOSURE			*Unsecured* ☐		**Damaged**		**No**	
	Ceramic ☐		Cult./Marble ☐		Fiberglass ☐		Plastic ☐	
	Regrout/Recaulk ☐		MIldew/Stain ☐		*Crack* ☐		*Worn* ☐	
JETTED TUB			*Not Tested* ☐		**Operational**		**N/A**	
	GFCI Protected ☐		Motor Access ☐		*Corrosion* ☐		*Leak* ☐	
FAUCET/SHOWER HEAD			*Not Tested* ☐		**Operational**		**Yes**	
	Sticks/Clogged ☐		*Unsecured* ☐		*Corrosion* ☐		*Leak* ☐	
SHOWER ENCLOSURE			*Unsecured* ☐		**Damaged**		**N/A**	
	Ceramic ☐		Cult./Marble ☐		Fiberglass ☐		Plastic ☐	
	Regrout/Recaulk ☐		Mildew/Stain ☐		*Scratch* ☐		*Worn* ☐	
FAUCET/SHOWER HEAD			*Not Tested* ☐		**Operational**		**N/A**	
	Sticks/Clogged ☐		*Unsecured* ☐		*Corrosion* ☐		*Leak* ☐	
HEAT SOURCE			None ☐		Thermostat ☐		Electric ☐	
	Air Register ☑		Convector/Radiator ☐				Radiant ☐	

WATER FLOW

Opened up the faucets in every bath/shower/sink, while the dishwasher was running, and the water pressure was adequate.

RECEPTACLE

Bathroom receptacles are properly protected by GFCI. The test/reset button for this circuit is located in the second floor guest bathroom.

FAUCET

Bathroom faucets are equipped with local shut-off valves to facilitate future maintenance.

TUB/ENCLOSURE

Maintenance Tip: Recommend maintaining perimeter caulk and tile grout surrounding tub and shower enclosures to prevent water penetration and related damages to walls and floor.

FLOOR	Worn ☐	Crack/Stain ☐		**Damaged**	**No**		
	Carpet ☐	Vinyl ☐		Wood ☑	Ceramic ☐		
WALL	*Patched* ☐	Crack/Stain ☐		**Damaged**	**No**		
	Drywall ☑	Brk/Blk/Stone ☐		Wallpaper ☐	Ceramic ☐		
CEILING	*Patched* ☐	Crack/Stain ☐		**Damaged**	**No**		
	Drywall ☑	Stip/Acous/W ☐		Wood ☐	Tile ☐		
WINDOW	*Binds* ☐	Not Tested ☐		**Operational**	**Yes**		
	Single/Dbl. Hung ☐	Cas./Awning ☐		Sliding ☑	Bay/Bow ☐		
	Ther/Fix/Sng ☐	Alum./Metal ☑		Vinyl/V.Cld ☐	Wd./Vnyl/Fx ☐		
	Damaged ☐	Mildew/Mold ☐		Stain/Rot ☐	*Repaint* ☐		
DOOR	*Binds* ☐	*Damaged* ☐		**Operational**	**N/A**		
	Pocket/Bi-Fold ☐	Hinged ☐		Wood ☐	Composite ☐		
PATIO DOOR	*Binds* ☐	*Damaged* ☐		**Operational**	**N/A**		
	Sliding ☐	Hinged ☐		Wood ☐	Metal/Vinyl ☐		
LIGHTING	*None* ☐	*Unsecured* ☐		**Operational**	**Yes**		
CEILING FAN	*None* ☐	*Unsecured* ☐		**Operational**	**N/A**		
RECEPTACLE		Damaged/No Cover ☐		**Operational**	**Yes**		
	Install GFCI ☑	*Reverse Polarity* ☐		*No Ground* ☐	*Open Ground* ☐		
SINK	*Worn* ☐	Chip/Scratch ☐		**Damaged**	**No**		
	Single ☐	Double ☑		Stainless ☑	Enamel/S.Sf ☐		
FAUCET		*No Shut-Off Valve* ☐		**Operational**	**Yes**		
	Sticks ☐	*Unsecured* ☐		*Corrosion* ☐	*Leak* ☐		
TRAP/DRAIN		*Unsecured* ☐		**Damaged**	**No**		
	Improper Trap ☐	*Slow Drain* ☐		*Corrosion* ☐	*Leak* ☐		
COUNTER		*Unsecured* ☐		**Damaged**	**No**		
	Ceramic ☐	Marble/Granite ☐		Laminate ☑	Solid Surf. ☐		
	Regrout/Recaulk ☐	Mildew/Stain ☐		*Scratch* ☐	*Worn* ☐		
CABINET	*Worn* ☐	*Unsecured* ☐		**Damaged**	**No**		
	Laminate ☑	Plywood ☐		Wood ☐	Metal ☐		
	Miss/Loose Hdwr ☐	Mildew/Stain ☐		*Scratch* ☐	*Other* ☐		
RANGE HOOD		Cooktop Exhaust ☐		**Operational**	**Yes**		
	Corrosion ☐	*No Exhaust* ☐		*No Light* ☐	*Noisy* ☐		
EXHAUST VENT		*Unsecured* ☐		Ductless ☑	Concealed ☐		
	With Other Exhaust ☐	*To Attic* ☐		*Improper* ☐	To Exterior ☐		
FILTER	*None* ☐	*Unsecured* ☐		*Damaged* ☐	*Greasy* ☐		
MAJOR APPLIANCES (Built In)							
DISHWASHER				**Operational**	**Yes**		
GARBAGE DISPOSAL				**Operational**	**Yes**		
STOVE/OVEN/RANGE				**Operational**	**Yes**		
REFRIGERATOR				**Operational**	**Yes**		
MICROWAVE				**Operational**	**Yes**		
Tested On/Off ☐				Did Not Check All Functions/Full Cycle ☑			
HEAT SOURCE		None ☐		Thermost ☐		Electric ☐	
	Air Register ☑			Convector/Radiator ☐		Radiant ☐	

WINDOW

Suspect failed seal between double panes of glass which will result in fogging or staining of glass but have little other impact on the window. If fogging glass is an issue or concern, recommend replacement. Often when this is detected in one window it is present in others. Recommend further evaluation of all windows if window is replaced.

RECEPTACLE

Recommend installation of GFCI protection to reduce risk of electrical shock. Consult a licensed electrician, as needed.

RANGE HOOD

Consider installation of a range hood that vents to the exterior to properly ventilate moisture, smoke, etc.,.

MAJOR APPLIANCES

All kitchen appliances that were tested were operational at the time of the inspection, unless otherwise noted. Appliances are tested for operation (on/off). The efficiency/effectiveness of appliances and all functions were not tested.

LIVING ROOM

FLOOR	Worn ☐	Crack/Stain ☐		**Damaged**	**No**		
	Carpet ☑	Vinyl ☐		Wood ☑	Ceramic ☐		
WALL	*Patched* ☐	Crack/Stain ☐		**Damaged**	**No**		
	Drywall ☑	Brk/Blk/Stone ☐		Wood ☐	Wallpaper ☐		
CEILING	*Patched* ☐	Crack/Stain ☐		**Damaged**	**No**		
	Drywall ☑	Stip/Acous/W ☐		Wood ☐	Tile ☐		
WINDOW	*Binds* ☐	Not Tested ☐		**Operational**	**No**		
	Single Hung ☑	Cas./Awning ☐		Sliding ☑	Bay/Bow ☐		
	Ther/Fix/Sng ☐	Alum./Metal ☑		Vinyl/V.Cld ☐	Wd./Vnyl/Fxd ☐		
	Damaged ☐	Mildew/Mold ☐		Stain/Rot ☐	*Repaint* ☐		
DOOR	*Binds* ☐	*Damaged* ☐		**Operational**	**N/A**		
	Pocket/Bi-Fold ☐	Hinged ☐		Wood ☐	French ☐		
PATIO DOOR	*Binds* ☐	*Damaged* ☐		**Operational**	**Yes**		
	Sliding ☑	Hinged ☐		Wood ☐	Metal ☑		
LIGHTING	*None* ☐	*Unsecured* ☐		**Operational**	**Yes**		
CEILING FAN	*None* ☐	*Unsecured* ☐		**Operational**	**N/A**		
RECEPTACLE	Damaged/No Cover ☐			**Operational**	**Yes**		
Switched ☐	*Reverse Polarity* ☐		*No Ground* ☐	*Open Ground* ☐			
HEAT SOURCE	None ☐	Thermostat ☐		Electric ☐			
	Air Register ☑	Convector/Radiator ☐		Radiant ☐			

WALL

Minor cracks noted and considered typical due to normal shrinkage, settlement & movement. Monitor for additional activity.

WINDOW

Select windows throughout the house were missing window locks or not operational. Further evaluation and repair is required to ensure proper operation.

Window sash will not remain open freely (living room). Further evaluation and repair/replacement is required to ensure proper operation.

RECEPTACLE

Select receptacles throughout the house tested positive for electricity, were properly grounded, and the current was flowing in the right direction, unless otherwise noted.

DINING ROOM

FLOOR	Worn ☐	Crack/Stain ☐		**Damaged**	**N/A**		
	Carpet ☐	Vinyl ☐		Wood/Lam. ☐	Ceramic ☐		
WALL	*Patched* ☐	Crack/Stain ☐		**Damaged**	**N/A**		
	Drywall/Plaster ☐	Brk/Blk/Stone ☐		Wood ☐	Wallpaper ☐		
CEILING	*Patched* ☐	Crack/Stain ☐		**Damaged**	**N/A**		
	Drywall/Plaster ☐	Stip/Acous/W ☐		Wood ☐	Tile ☐		
WINDOW	*Binds* ☐	Not Tested ☐		**Operational**	**N/A**		
	Single/Dbl. Hung ☐	Cas./Awning ☐		Sliding/Fxd ☐	Bay/Bow ☐		
	Ther/Fix/Sng ☐	Alum./Metal ☐		Vinyl/V.Cld ☐	☐		
	Damaged ☐	Mildew/Mold ☐		Stain/Rot ☐	*Repaint* ☐		
DOOR	*Binds* ☐	*Damaged* ☐		**Operational**	**N/A**		
	Pocket/Bi-Fold ☐	Hinged ☐		Wood ☐	French ☐		
PATIO DOOR	*Binds* ☐	*Damaged* ☐		**Operational**	**N/A**		
	Sliding ☐	Hinged ☐		Wood ☐	Metal/Vinyl ☐		
LIGHTING	*None* ☐	*Unsecured* ☐		**Operational**	**N/A**		
CEILING FAN	*None* ☐	*Unsecured* ☐		**Operational**	**N/A**		
RECEPTACLE	Damaged/No Cover ☐			**Operational**	**N/A**		
Switched ☐	*Reverse Polarity* ☐		*No Ground* ☐	*Open Ground* ☐			
HEAT SOURCE	*None* ☐	Thermostat ☐		Electric ☐			
	Air Register ☐	Convector/Radiator ☐		Radiant ☐			

FLOOR	Worn ☐	Crack/Stain ☐		**Damaged**	**No**		
	Carpet ☑	Vinyl ☐	Wood/Lam ☐	Ceramic ☐			
WALL	*Uneven* ☐	Crack/Stain ☐		**Damaged**	**No**		
	Drywall ☑	Brk/Blk/Stn/ ☐	Wood/WP. ☐	Composite ☐			
CEILING	*Patched* ☐	Crack/Stain ☐		**Damaged**	**No**		
	Drywall ☑	Stip/Acous/W ☐	Wood ☐	Tile ☐			
WINDOW	Binds ☐	Not Tested ☐		**Operational**	**Yes**		
	Single Hung ☑	Cas./Awning ☐	Sliding ☑	Bay/Bow ☐			
	Ther/Fix/Sng ☐	Aluminum ☑	Vinyl/V.Cl ☐	Wd./Vnyl/Fxd ☐			
	Damaged ☐	Mildew/Mold ☐	Stain/Rot ☐	*Repaint* ☐			
DOOR	*Binds* ☐	*Damaged* ☐		**Operational**	**Yes**		
	Pocket/Bi-Fold ☐	Hinged ☐	Wood ☐	Composite ☑			
PATIO/DOOR	*Binds* ☐	*Damaged* ☐		**Operational**	**N/A**		
	Sliding ☐	Hinged ☐	Wood ☐	Metal/Vinyl ☐			
CLOSET/DOOR	*Binds* ☐	*Damaged* ☐		**Operational**	**N/A**		
	Light ☐	Hinged ☐	Bi-Fold ☐	Sliding ☐			
LIGHTING	*None* ☐	*Unsecured* ☐		**Operational**	**Yes**		
CEILING FAN	*None* ☐	*Unsecured* ☐		**Operational**	**Yes**		
RECEPTACLE	Damaged/No Cover ☐			**Operational**	**Yes**		
Switched ☑	*Reverse Polarity* ☐	*No Ground* ☐	*Open Ground* ☐				
HEAT SOURCE	None ☐		Thermostat ☐	Electric ☐			
	Air Register ☑	Convector/Radiator ☐		Radiant ☐			

CEILING

Typical drywall defects noted (e.g. nail pops, exposed tape seam, separation/cracking, etc.,).

Extra Comments Continued Next Page...

Pillar To Post Professional Home Inspection

BEDROOM

FLOOR	Worn ☐	Crack/Stain ☐		**Damaged**	**N/A**		
	Carpet ☐	Vinyl ☐	Wood/Lam ☐	Ceramic ☐			
WALL	*Uneven* ☐	Crack/Stain ☐		**Damaged**	**N/A**		
	Drywall/Plaster ☐	Brk/Blk/Stn/ ☐	Wood/WP. ☐	Composite ☐			
CEILING	*Patched* ☐	Crack/Stain ☐		**Damaged**	**N/A**		
	Drywall/Plaster ☐	Stip/Acous/W ☐	Wood ☐	Tile ☐			
WINDOW	*Binds* ☐	Not Tested ☐		**Operational**	**N/A**		
	Single/Dbl. Hung ☐	Cas./Awning ☐	Sliding/Fxd ☐	Bay/Bow ☐			
	Ther/Fix/Sng ☐	Alum./Metal ☐	Vinyl/V.Cld ☐	Wd./Vnyl/Fxd ☐			
	Damaged ☐	Mildew/Mold ☐	Stain/Rot ☐	*Repaint* ☐			
DOOR	*Binds* ☐	*Damaged* ☐		**Operational**	**N/A**		
	Pocket/Bi-Fold ☐	Hinged ☐	Wood ☐	Composite ☐			
PATIO/DOOR	*Binds* ☐	*Damaged* ☐		**Operational**	**N/A**		
	Sliding ☐	Hinged ☐	Wood ☐	Metal/Vinyl ☐			
CLOSET/DOOR	*Binds* ☐	*Damaged* ☐		**Operational**	**N/A**		
	Light ☐	Hinged ☐	Bi-Fold ☐	Sliding ☐			
LIGHTING	*None* ☐	*Unsecured* ☐		**Operational**	**N/A**		
CEILING FAN	*None* ☐	*Unsecured* ☐		**Operational**	**N/A**		
RECEPTACLE	Damaged/No Cover ☐			**Operational**	**N/A**		
Switched ☐	*Reverse Polarity* ☐	*No Ground* ☐	*Open Ground* ☐				
HEAT SOURCE	None ☐		Thermostat ☐	Electric ☐			
	Air Register ☐	Convector/Radiator ☐		Radiant ☐			

WINDOW

Suspect failed seal between double panes of glass (both windows, master bedroom) which will result in fogging or staining of glass but have little other impact on the window. If fogging glass is an issue or concern, recommend replacement. Often when this is detected in one window it is present in others. Recommend further evaluation of all windows if window is replaced.

The original metal framed windows are in various conditions (see comment for Living Room).

Metal framed windows have a tendency to create interior condensation during the extreme winter months. If this is a concern or future issue, consider replacement. There were no signs/staining in the window sills indicative of previous condensation related problems.

The folowing limitations pertain to your report as marked.

☐ **Snow Cover/Obstruction –** Areas in report noted as "not visible" have not been inspected because of snow cover or other obstruction impeding a visual inspection.

☑ **Occupied Home –** The home is occupied by seller/tenant with their personal belongings and furniture which may limit some areas to inspect.

☐ **Skylight –** Skylights are an excellent source of light to dwellings, but frequently have condensation problems and are always a risk for potential future water leaks because flashings require regular ongoing maintenance by an experienced roofer.

☐ **Solarium –** Solariums in most cases are installed as an addition to the main structure to necessitate additional living space. They are high maintenance and most often have condensation problems which can be controlled but never eliminated. Expect a need for frequent re-glazing of panes and/or replacement of thermal units as this structure ages and deteriorates. Also, with dramatic seasonal changes in temperature, it is difficult to control the interior climate of this part of the dwelling.

☐ **Built Up Roofs –** This roof is constructed of a built-up membrane that is essentially hidden from view. As such, it is difficult to inspect fully without destructive testing which is beyond the scope of the inspection. This inspection is limited to reviewing and describing the roof system and does not guarantee or warranty now or in the future that the roof will not leak.

☑ **Finished Basements –** The finishing of the basement prevents visual inspection of foundation walls, floors, mechanical and structural components. ☑ Normal ☐ High moisture readings were found at time of inspection. Despite these tests results, a dry basement at this time or at any time in the future is not guaranteed.

☑ **Circuit Sizing –** The Inspector is required to address the compatibility of conductors and overcurrent devices. In some instances, general trade procedures include over-sizing overcurrent devices to guard against nuisance (e.g. air conditioning units, dryers). The Inspector is not required to evaluate such general trade procedures, but to inform you of incompatibility.

☑ **Standard and Mid - Efficiency Furnace -** Only a limited section of the heat exchanger could be viewed with a light and mirror. Dismantling the furnace to thoroughly inspect the heat exchanger is beyond the scope of this inspection. You are advised to obtain the services of a qualified gas fitter/technician to perform a complete inspection of your furnace prior to the start of the heating season.

☐ **High-Efficiency Furnace –** No part of the exchanger or the burner area could be viewed. Dismantling the furnace to thoroughly inspect the heat exchanger is beyond the scope of this inspection. You are advised to obtain the services of a qualified gas fitter/technician to perform a complete inspection of your furnace prior to the start of the heating season.

☑ **Chimney –** The interior of chimneys and their flue liners are not visible on our visual inspection. You are advised to obtain the services of a qualified chimneysweeper or other qualified personnel to perform a complete inspection and tune up of your fireplace/stove prior to using the appliance.

☐ **Heat Pumps –** Heat pumps are complex systems that require frequent maintenance and repair costs once they reach the age of five to ten years or more. Only qualified technicians can properly inspect all the cycles of these units because it is technically exhaustive and beyond the scope of this visual inspection. At this time the ☐ heating ☐ cooling cycle could not be checked due to seasonal temperature limitations. Heat pumps are not a practical source of heating when temperatures fall below 32º F

☐ **Septic System and/or Well –** Have not been inspected. Both the septic system and the quality/quantity of the well water supply are beyond the scope of this inspection. Obtain the services of a qualified technician to perform a complete evaluation of your septic tank and leaching field and/or well water quality and recharge rate.

☐ **Common Areas –** In general, the Inspector is not required to review or assess common areas in multi-unit developments. Attached common areas may include roads, paths, landscaping, integral roofs and wall systems. As a matter of courtesy, the Inspector will provide a general overview of what you should consider with respect to these areas. This may include evaluation of roof and external building attachments that may affect you via future additional service fees.

☐ **Vintage Homes –** (homes built prior to 1950) – Character homes have inherent defects because they were built without the benefit of the standardized Building Codes. You must keep in mind that the defects noted throughout this report are typical of such dwellings because of normal wear and tear throughout the years. Often, maintenance repairs are ongoing and done based on your budget. If you tried to repair or improve all at once, costs could become high to the point where it is not practical or affordable to you at this time. Repairs or improvements which you would like to repair in the immediate future or have been advised to do, should be quoted prior to purchase by qualified contractors for costs and methods of repair.

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the entire report.

Property:	**123 Sample Estates Dr Manchester, Missouri 63021**
Client:	**Kristin Sample**
Address:	
Zip / Postal Code:	
Real Estate Company:	
Real Estate Agent:	
Inspector:	**Chad W. Borah**
Scheduled Inspection Time:	**7/12/2006 4:00:00 PM**

1) PROPERTY AND SITE

1.1 LANDSCAPING

Recommend removal of ivy, which was found climbing behind the vinyl siding along the rear/south wall, to prevent moisture/insect entry and related damage.

2) EXTERIOR

2.1 WINDOWS

Screens will require periodic maintenance and do now. Damaged screens noted, most notably first floor/south wall. Recommend further evaluation and repair/replacement of damaged screens.

3) ATTIC

3.1 INSULATION

Insulation is uneven with some areas of the ceiling exposed. Redistribution of insulation will increase thermal efficiency. Recommend further evaluation and correction.

4) ELECTRICAL SERVICE / PANEL

4.1 DISTRIBUTION PANEL

Federal Pacific Electric, Stab-Lok panels have received a significant amount of attention related to a Consumer Produce Safety Commission (CPSC) study in the early eighties. The results of the study demonstrated a high frequency (>33%) with which the double pole breakers failed to trip. Recommend further evaluation by a licensed electrician. Replacement should be considered given age and unknown risk.

4.2 FUSE

Two pole breakers are not attached (30amp breaker)to ensure safety when a breaker trips. Recommend further evaluation and correction by a licensed electrician.

5) BASEMENT / STRUCTURE

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the entire report.

Property:	**123 Sample Estates Dr Manchester, Missouri 63021**
Client:	**Kristin Sample**

5.1 WALL

Evidence of previous moisture entry through foundation crack(southeast corner). Recommend further evaluation and repair by a foundation repair specialist to prevent water entry and related damage.

High moisture content was detected in the drywall around the sump pit and along the front wall (base of wall, evidence of previous repair). Suspect moisture entry relates to crack in foundation (visible from sump pit box). Recommend further evaluation to determine source of moisture and scope of repair.

6) FIREPLACE

6.1 CHIMNEY/FLUE

Moderate amounts of creosote present in the flue which represents a potential fire hazard. Recommend further evaluation and servicing of the chimney, by a qualified chimney contractor, prior to future operation.

7) KITCHEN

7.1 WINDOW

Suspect failed seal between double panes of glass which will result in fogging or staining of glass but have little other impact on the window. If fogging glass is an issue or concern, recommend replacement. Often when this is detected in one window it is present in others. Recommend further evaluation of all windows if window is replaced.

7.2 RECEPTACLE

Recommend installation of GFCI protection to reduce risk of electrical shock. Consult a licensed electrician, as needed.

8) LIVING ROOM

8.1 WINDOW

Select windows throughout the house were missing window locks or not operational. Further evaluation and repair is required to ensure proper operation.

Window sash will not remain open freely (living room). Further evaluation and repair/replacement is required to ensure proper operation.

9) BEDROOM

9.1 WINDOW

Suspect failed seal between double panes of glass (both windows, master bedroom) which will result in fogging or staining of glass but have little other impact on the window. If fogging glass is an issue or concern, recommend replacement. Often when this is detected in one window it is present in others. Recommend further evaluation of all windows if window is replaced.