

INSPECTION REPORT

Family Home Inspections by Steve, L.L.C.
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Property Address: 123 Ave 49424

Client(s):

Inspection Date/Time:

Attendance: Buyer Buyers Agent Seller Listing Agent Tenant
Other:

INSPECTION FEE: \$250 Paid in full

REPORT CONTENTS

- PART 1. Pre-inspection Agreement
- PART 2. Report Summary
- PART 3. Site, Grounds, Grading
- PART 4. Exterior & Structure
- PART 5. Roof Components
- PART 6. Plumbing Systems
- PART 7. Electrical Systems
- PART 8. Attic Inspection
- PART 9. Interior Components
- PART 10. Bathrooms and Kitchen
- PART 11. Basement & Crawlspace
- PART 12. Heating System
- PART 13. Air Conditioning
- PART 14. Garage and Carport
- PART 15. Informational Notes

REPORT CONFIDENTIALITY

This report is solely for the benefit of the Client. Any person or party designated by the Client to receive information in this report shall be subject to the TERMS AND CONDITIONS contained herein. Such designation shall be provided in writing to the inspector.

REPORT SUMMARY

As with any structure, there were certain elements that were in need of attention, repair or maintenance. This inspection has addressed those points, which is the primary function of a home inspection. Overall, it was our observation that this dwelling was in need of maintenance and repair to some of the major elements which is required to keep it in acceptable condition. Some additional minor reportable conditions may be discovered in the course of repairs, upgrading or when the home is vacant. We recommend that you obtain repair estimates from competent specialists as an aid in planning your future course of action.

The items listed below are marked as *Not Satisfactory* in this report. You should refer to specific pages in this report for any additional information that may have been commented on concerning a specific component or system. This summary is **not** an all-inclusive list of the defects found in the dwelling. It is your responsibility to read the entire report and call the inspector if you have any questions.

Items in report marked *NOT SATISFACTORY*:

1. Plumbing
2. Interior
3. Bathroom
4. Kitchen
5. Basement
6. Garage
7. Electrical
- 8.
- 9.
- 10.

Please read entire report..

We recommend all repairs be done by licensed contractors.

High resolution pictures available on request.

Inspection Report: Site, Grounds, Grading

Driveway

Type: Asphalt Concrete Gravel Other

- Satisfactory
 Not Satisfactory
 Not Applicable

Comments: Some settling and cracks

- Satisfactory
 Signs Of Deterioration
 Extensive Deterioration
 Not Applicable

Comments:

Sidewalks/Walkways

Type: Concrete Brick Paver Gravel

- Satisfactory
 Not Satisfactory

Comments: Snow covered

Steps To Building

Type: Wood Concrete Other
 Wood Landing Concrete Landing Other

- Railing No Railing
 Satisfactory
 Not Satisfactory
 Not Applicable

Comments: Settling, slopes towards home

Retaining Walls

Type: Concrete Block Stucco Wood

Weep Holes No Weep Holes

Location:

- Satisfactory
 Not Satisfactory
 Not Applicable

Comments:

Out Buildings

- Observed
 None Observed
 Not Applicable

Comments:

General Grading, And Drainage

- Satisfactory
 Not Satisfactory

Comments: Front slopes towards home

Window Wells

Type: Metal Brick Concrete Other

- Satisfactory
 Not Satisfactory
 Not Applicable

Comments:

Grading At House Wall

- Satisfactory
 Not Satisfactory

Comments: Front slopes towards home

Trees And Shrubs

- Satisfactory
 Not Satisfactory
 Not Applicable

Comments: Trim as needed

Patio Or Terrace

Location:

Type: Concrete Brick Flagstone Other

- Satisfactory
 Not Satisfactory

Comments:

Fences And Gates

- Wood Chainlink Wrought Iron Masonry
 Satisfactory
 Not Satisfactory
 Not Applicable

Comments: Needs some repair

Deck/Porch

Type: Wood Plastic Metal Concrete

Deck On Grade Deck Raised

Railing No Railing

Additional Comments

Comments:

Inspection Report: Exterior and Structure

Building Information

Year Constructed:

Single Duplex Townhouse Multi-Unit

Foundation

Type: Concrete Block Brick Stone

Piers Wood Not Visible

Satisfactory

Not Satisfactory

Comments:

Columns

Type: Concrete Steel Wood Stone

Block Not Visible

Satisfactory

Not Satisfactory

Comments:

Exterior Wall Structure

Type: Wood Frame Masonry Brick

Log Post & Beam

Satisfactory

Not Satisfactory

Comments:

Exterior Wall Covering

Type: Wood Vinyl Plastic Steel

Aluminum Stucco Brick Other

Earth-To-Wood Swelling Delamination

Holes Deflections Unsealed/Needs Paint

Open Joints Gaps, Holes

Satisfactory

Not Satisfactory

Comments: Paint and repair as needed

Exterior Doors

Type: Wood Metal Both

Satisfactory

Not Satisfactory

Comments: Storm door missing hardware

Exterior Windows

Satisfactory

Not Satisfactory

Comments: Paint as needed

Trim

Type: Wood Metal Vinyl

Brick Concrete Masonry

Satisfactory

Not Satisfactory

Comments: Paint as needed

Eaves And Soffits

Satisfactory

Not Satisfactory

Not Applicable

Comments: Paint as needed

Downspouts

Satisfactory

Not Satisfactory

Not Applicable

Comments:

Gas Meter And Piping

Satisfactory

Not Satisfactory

Not Applicable

Comments:

Exterior Receptacles

Type: GFCI Non-GFCI

Satisfactory

Not Satisfactory

Not Applicable

Comments:

Chimney(S)

Location(S): Roof

Type: Brick Metal Block In Chase

Satisfactory

Not Satisfactory

Not Applicable

Comments: Add rain cap and re-evaluate from roof

Additional Comments

Comments:

Inspection Report: Roof Components

Roof Style

Gable Hip Shed Gambrel
 Mansard Flat

Comments:

Roof Covering

Asphalt Shingles Wood Shingles
 Concrete Tiles Other

Layers Observed: 1 2 3

Approximate Age: Mid life

Satisfactory
 Not Satisfactory
 Comments:

Roof Leaks

Type: Some Extensive None Observed

Viewed: From Ladder From Ground

With Binoculars Not Fully Visible

Weather Snow Obstructions

Comments: Some snow

Exposed Flashing

Type: Aluminum Galvanized Copper

Rubber Membrane

Satisfactory
 Not Satisfactory

Comments:

Skylights

Satisfactory
 Not Satisfactory
 Not Applicable

Comments:

Gutters And Downspouts

Type: Aluminum Galvanized Copper

Vinyl Wood Other

Extensions No Extensions

Satisfactory
 Not Satisfactory
 Not Applicable

Comments:

Additional Comments

Comments:

Inspection Report: Plumbing

Water Service

Type: Public Private
Location: Basement

Fuel Service

Type: Gas Meter Oil Tank Lpg Tank
 Not Applicable
Meter Location: Side
Shut Off Valve Location: Meter
Comments:

Water Entrance

Material: Copper Galvanized Brass
 Plastic Lead Unknown
Size: 3/4
Comments:

Pipes

Material: Copper Galvanized Brass
 Plastic Unknown
 Satisfactory
 Not Satisfactory
Comments:

Drain

Material: Copper Brass Plastic Lead
 Cast Iron
 Satisfactory
 Not Satisfactory
Comments:

Vent Pipes

Material: Copper Brass Plastic Lead
 Cast Iron
 Satisfactory
 Not Satisfactory
Comments:

Waste

Type: Public Septic System Not Known
 Satisfactory
 Not Satisfactory
Comments:

Fixtures

Satisfactory
 Not Satisfactory
Comments: Outside faucet not secure on side of house. To cold to test outside faucets

Water Heater

Fuel: Gas Electric Heating System
Location: Basement
Capacity: 40 Gallons
 Satisfactory
 Not Satisfactory
Extension: Present Not Present
Relief Valve: Present Not Present
Seismic Restraint: Present Not Present
 Not Applicable
Gas Shut-Off: Present Not Present
 Not Applicable
Venting (Air Supply): Satisfactory Not Satisfactory
 Not Applicable
Expansion Tank (Gas): Present Not Present
 Not Applicable
Comments:

Additional Comments

Comments:

Inspection Report: Electrical

Service Entrance Cable

Location: Side

Capacity: Amperes Not Determined

Volts: 120v 240v-120v

Comments:

Service Line Entrance

Type: Overhead Underground

Main Disconnect Location: Panel

Conductor: Copper Aluminum

Comments:

Main Panel

Location: Basement

Capacity: 200 Amperes Not Determined

Volts: 120v 240v-120v

Grounded Not Determined

Bonded Not Determined

Circuit Breakers Fuses:

Labeled Circuits Unlabeled Circuits

Satisfactory

Not Satisfactory

Comments:

Sub Panel (If Applicable)

Location(S):

Capacity: Amperes Not Determined

Volts: 120v 240v-120v

Satisfactory

Not Satisfactory

Comments:

Circuits And Conductors

Quantity:

Wiring: Branch Other

GFCI Outlets:

Exterior Garage Kitchen Bathroom

Satisfactory

Not Satisfactory

Comments: Open splices in front part of attic

Outlets, Fixtures, Switches

Testing Method:

Representative Number All Visible

Outlet Testing:

Reverse Polarity Non-GFCI Ungrounded

Voltage Drop

Satisfactory

Not Satisfactory

Comments: No power at outlets in rear basement finished area

Smoke Detectors

Tested Not Tested

Satisfactory

Not Satisfactory

Comments: Replace

Additional Comments

Comments:

Inspection Report: Attic

Attic Access

Stairs Pull Down Scuttle Hole No

Access

Location: Front and rear

Comments:

Roof Frame

Truss Rafter Framing Not Determined

Satisfactory

Not Satisfactory

Not Observed

Comments:

Ceiling Frame

Type: Truss Joist Framing Not Determined

Satisfactory

Not Satisfactory

Not Observed

Comments:

Roof Sheathing

Satisfactory

Not Satisfactory

Not Observed

Comments: Areas visible are satisfactory

Attic Insulation

Type: Batts Rolled Foam Poured

Location: In Floor In Rafters Both

Average Depth: 6 Inches

Satisfactory

Not Satisfactory

Not Observed

Comments: Add to R30 about 10" deep

Attic Ventilation

Type: Windows Ridge Vents Gable

Louvers Soffit Vents Roof Vents

Fan Type: Attic Fan Whole House Fan

Wind Turbine None Observed

Satisfactory

Not Satisfactory

Not Observed

Comments:

Vent Pipes And Flashing

No Leaks Observed

Holes Or Gap

Visible Leaks

Vent Termination

Comments: Seal around flashing and pipe areas

Moisture And Mildew

None Observed

Some Condensation

Mold And Mildew

Extensive Signs

Comments:

Additional Comments

Comments:

Inspection Report: Interior

Information

Number Of Bedrooms:

1 2 3 4 5 6 7 8

Number Of Bathrooms:

1 2 3 4 5

Floors

Type: Hardwood Plywood Softwood

Other Not Observable Carpeted

Satisfactory

Not Satisfactory

Comments:

Walls

Type: Drywall Plaster/Wood Masonry

Other

Satisfactory

Not Satisfactory

Comments: Some cracks

Ceilings

Type: Drywall Plaster Wood Masonry

Other

Satisfactory

Not Satisfactory

Comments: Some cracks

Entry Door(S)

Material: Wood Metal

Type: Insulated Non Insulated

Satisfactory

Not Satisfactory

Comments:

Other Entry Door(S)

Type: Sliding Glass French

Insulated Non Insulated Not Applicable

Satisfactory

Not Satisfactory

Comments:

Interior Doors

Satisfactory

Not Satisfactory

Comments: Bind, don't latch, dents and holes

Stairs/Railings

Satisfactory

Not Satisfactory

Not Applicable

Comments: NO handrails

Windows

Type: Double Hung Casement Sliding

Fixed Material: Wood Metal Vinyl

Properties: Insulated Glass Dual Pane

Storm Windows

Satisfactory

Not Satisfactory

Comments: Some new and some older windows that may need repair or replacement

Moisture And Mildew

None Observed

Some Condensation

Mold And Mildew

Extensive Signs

Comments: Past signs

Fireplace

Type: Metal Prefab Free Standing

Wood Stove

Operating Not Operating

Satisfactory

Clean Before Use

Not Satisfactory

Comments:

Additional Comments

Comments:

Inspection Report: Bathrooms

Location 1: Main
Location 2: Lower
Location 3:
Location 4:

Toilets

Satisfactory
 Not Satisfactory

Comments: Main floor toilet stopper does not stop water from flowing into bowl. Needs repair

Sink

Satisfactory
 Not Satisfactory

Comments: Main has slightly lower hot water flow

Ventilation

Type: Fan Vented Through Attic Fan Vented Out

Satisfactory
 Not Satisfactory
 Not Applicable

Comments:

Bathtub

Type: Built-In Leg Tub Stall Shower

Whirlpool
 Satisfactory
 Not Satisfactory
 Not Applicable

Comments: Shower head mounting needs cosmetic repair

Shower Walls

Type: Ceramic Tile Fiber Glass Plastic
 Other

Satisfactory
 Not Satisfactory

Comments: Caulk seams

Floor

Type: Ceramic Tile Vinyl Hardwood
 Other

Satisfactory
 Not Satisfactory

Comments:

Receptacles

Type: GFCI Receptacles Non-GFCI

Satisfactory
 Not Satisfactory
 Not Applicable

Comments:

Moisture And Mildew

None Observed
 Some Condensation
 Mold And Mildew
 Extensive Signs

Comments:

Additional Comments

Comments: Basement vanity light does not light.
Could not find switch

Inspection Report: Kitchen

Cabinets

Satisfactory
 Not Satisfactory
Comments:

Counters

Type: Tile Laminate Solid Surface
 Other
 Satisfactory
 Not Satisfactory
Comments:

Flooring

Type: Tile Wood Carpet Linoleum
 Other
 Satisfactory
 Not Satisfactory
Comments:

Ventilation

Type: Fan To Exterior Fan To Interior
 No Fan
 Satisfactory
 Not Satisfactory
Comments:

Sink

Satisfactory
 Not Satisfactory
Comments: spray does not work

Receptacles

Type: GFCI Receptacles Non-GFCI
 Satisfactory
 Not Satisfactory
 Not Applicable
Comments:

Moisture And Mildew

None Observed
 Some Condensation
 Mold And Mildew
 Extensive Signs
Comments: Past signs

Disposal

Make/Model
 Operating Not Operating
 Not Inspected Not Applicable

Dishwasher

Make/Model Kitchenaid
 Operating Not Operating
 Not Inspected Not Applicable

Range/Oven

Type: Electric Gas
Make/Model Admiral
 Operating Not Operating
 Not Inspected Not Applicable
Older, missing knobs

Microwave

Make/Model
 Operating Not Operating
 Not Inspected Not Applicable

Refrigerator

Make/Model Hotpoint
 Operating Not Operating
 Not Inspected Not Applicable

Trash Compactor

Make/Model
 Operating Not Operating
 Not Inspected Not Applicable

Additional Comments

Comments:

Inspection Report: Basement/Crawlspace

Description

Type: Full Partial Crawl Space Slab

None

Access: Stairs Interior Opening Exterior Opening

Access Blocked

Not Applicable

Comments:

Foundation

Type: Concrete Block Brick Stone

Piers Wood Not Visible

Satisfactory

Not Satisfactory

Not Applicable

Comments:

Columns

Type: Concrete Steel Wood Stone

Block Not Visible

Satisfactory

Not Satisfactory

Not Applicable

Comments:

Stairs

Satisfactory

Not Satisfactory

Not Applicable

Comments: NO hand rail

Floor

Type: Concrete Dirt Other

Satisfactory

Not Satisfactory

Not Applicable

Comments:

Walls

Type: Open Walls Closed Walls

Satisfactory

Not Satisfactory

Not Applicable

Comments:

Ceiling

Type: Open Ceiling Closed Ceiling

Satisfactory

Not Satisfactory

Not Applicable

Comments:

Insulation

Location:

Satisfactory

Not Satisfactory

Not Applicable

Comments:

Ventilation (Crawlspace)

Location:

Type: Louvers Screened Vents Windows

Satisfactory

Not Satisfactory

Not Applicable

Comments:

Vapor Barrier (Uninsulated Crawlspace)

Visible Not Visible

Satisfactory

Not Satisfactory

Not Applicable

Comments:

Floor Joists

Visible Not Visible

Satisfactory

Not Satisfactory

Not Applicable

Comments:

Sub Flooring

Visible Not Visible

Satisfactory

Not Satisfactory

Not Applicable

Comments:

Basement/Crawlspace continued

Floor Drain

Visible Not Visible

Satisfactory

Not Satisfactory

Not Applicable

Comments: Connect water discharge from washer and furnace condensate line directly to drain

Dampness

None Observed

Past Signs

Some Signs

Moderate Signs

Extensive Signs

Comments:

Sump Pump

Tested Untested Water In Trap

Satisfactory

Not Satisfactory

Not Applicable

Comments:

Additional Comments

Comments:

Inspection Report: Heating System

Heating System

Fuel: Natural Gas Liquid Propane Electric
 Oil Coal Wood
Furnace Age: 1992 Capacity:
Location: Basement
Type: Forced Air Heat Pump Steam Boiler
 Radiant Other
 Satisfactory
 Not Satisfactory
Comments:

Fuel Source

Public Gas Supply Propane Tank Electricity
 Oil Tank In Basement Oil Tank Buried
 Turned On Not Turned On
 Satisfactory
 Not Satisfactory
Comments:

Heat Exchanger

Partially Observed Not Visible
 Tested Not Tested
 Satisfactory
 Not Satisfactory
 Not Applicable
Comments:

Heat Distribution

Type: Duct Work Convectors Baseboard

 Convectors Radiant Galvanized Pipes
 Copper Pipes Non-Visible Pipes
Location: In Each Room Not In Each Room
 Satisfactory
 Not Satisfactory
Comments: Basement and kitchen area do not have duct work. Basement has a main duct vent that is open with no register

Unit Venting

Satisfactory
 Not Satisfactory
 Not Applicable
Comments:

Combustion Air

Satisfactory
 Not Satisfactory
 Not Applicable
Comments: Seal opening at chimney

Humidifier

Type: Tested Not Tested
 Satisfactory
 Not Satisfactory
 Not Applicable
Comments:

Air Filters

Type: Washable Disposable Electronic
 Electrostatic Not Applicable
 Satisfactory
 Not Satisfactory
 Not Applicable
Comments: Replace

Supplemental Heat

Location(S):
Type: Wood Coal Other
 Satisfactory
 Not Satisfactory
 Not Applicable
Comments:

Additional Comments

Comments: Cold air returns registers are not securely attached.

Due to normal design constraints, the heat exchanger in a hot air furnace cannot be fully assessed within the scope of a standard inspection.

Inspection Report: Cooling System

Air Conditioning Unit

Age: Capacity:

Location:

Not Applicable

Comments:

Air Conditioning Type

Central Air Room Units Heat Pump

Evaporative Cooler

Turned On Not Turned On

Satisfactory

Not Satisfactory

Not Applicable

Comments:

Electrical Disconnect

Location:

Satisfactory

Not Satisfactory

Not Applicable

Comments:

Air Distribution

Type: Duct Work Other

Location: In Each Room Not In Each Room

Satisfactory

Not Satisfactory

Not Applicable

Comments:

Inspection Report: Garage/Carport

Description

Attached Garage Separate Carport

Vehicle Door(S)

Tested Not Tested

Satisfactory

Not Satisfactory

Not Applicable

Comments:

Door Opener(S)

Tested Not Tested

Automatic Reverse:

Functional Non-Functional Not Tested

Satisfactory

Not Satisfactory

Not Applicable

Comments: Older unit

Flooring

Type: Concrete Wood Other

Satisfactory

Not Satisfactory

Not Applicable

Comments: Settling with cracks

Walls/Windows/Ceiling

Satisfactory

Not Satisfactory

Not Applicable

Comments: Old window, paint wood as needed

Separation Wall (Attached Garage)

5/8-Inch Drywall Firewall Other

Satisfactory

Not Satisfactory

Not Applicable

Comments:

Door To Living Space (Attached Garage)

Type: Solid Rated Hollow Core

Non-Fire Resistant

Satisfactory

Not Satisfactory

Not Applicable

Comments:

Ventilation System

Observed None Observed

Satisfactory

Not Satisfactory

Not Applicable

Comments:

Moisture And Mildew

None Observed

Some Condensation

Mold And Mildew

Extensive Signs

Comments: Past signs,

Receptacles

Type: GFCI Receptacles Non-GFCI

Satisfactory

Not Satisfactory

Not Applicable

Comments: Missing covers

Additional Comments

Comments: Lower soil grading around sides. Roof Drip edge not complete.

Inspection Report: Informational Notes

Site, Grounds, Grading

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

Exterior & Structure

Our inspection of the Exterior grounds includes the surface drainage, grading, some fencing, gates, sidewalks, patios, driveways, and retaining walls adjacent to the structure. The inspection of the exterior of the building includes the cladding, trim, eaves, fascias, decks, porches, downspouts, railings, doors, windows and flashings. Areas hidden from view by finished walls or stored items cannot be judged and are not a part of this inspection. Minor cracks are typical in many foundations and most do not represent a structural problem. If major cracks present along with rotation, we routinely recommend further evaluation be made by a qualified professional structural engineer. The grading of the soil should allow for surface and roof water to flow away from the foundation. All concrete slabs experience some degree of cracking due to shrinkage in the drying process or minor settlement. All items listed are inspected for their proper function, poor installation, excessive wear and general state of repair. Where deck carpeting, stacked firewood, excessive vegetation, soil and other coverings are installed over decking and patio surfaces, the materials or their nature of construction and condition of the underneath these coverings cannot be determined.

Roof Components

The inspection of the roof system includes a visual examination of the surface materials, connections, penetrations and roof drainage systems. We examine the roofing material for damage and deterioration. We examine the roof system for possible leaks, damage and conditions that suggest limited remaining service life. We may offer opinions concerning repair and/or replacement if warranted. Opinions stated herein concerning the roofing material are based on the general condition of the roof system as evidenced by our visual inspection. These do not constitute a warranty that the roof is or will remain, free of leaks. All roofing systems require annual maintenance. Failure to perform routine maintenance will usually result in leaks and accelerated deterioration of the roof covering and flashings. When provided, our estimates of the roof's life expectancy are based on the assumption that the roof will be properly maintained during that period. The only way to determine whether a roof is absolutely watertight is to observe it during a prolonged rainfall. Many times, this situation is not present during the inspection and we cannot confirm this condition. We suggest that an annual inspection of the Attic area be performed where accessible to identify if any leaks are evident.

Plumbing Systems

Our Inspection of the plumbing system includes a visual examination of the exposed portions of the domestic water supply, drain waste, vent, gas lines, faucets, fixtures, valves, drains, traps, exposed pipes and fittings. These items are examined for proper function, excessive or unusual wear, leakage and general state of repair. The hidden nature of piping prevents inspection of every pipe and joint connection, especially in walls, floors and ceiling voids. A sewer lateral test is necessary to determine the condition of the underground sewer lines. This type of test is beyond the scope of this inspection. Our review of the plumbing system does not include landscape irrigation systems, water wells, on site and/or private water supply systems, off site community water supply systems, or private (septic) waste disposal systems unless specifically noted. A qualified specialist prior to the closing of escrow can perform review of these systems. Our inspection of the water heater includes a visual examination of the accessible portions of the tank, gas, electrical and/or water connections, venting and safety valves. These items are examined for proper function, excessive or unusual wear, leakage and general state of repair.

Electrical Systems

Our examination of the electrical system includes a visual examination of the exposed and accessible branch circuits, wiring, service panel, over current protection devices, lighting fixtures, switches, and receptacles. Service equipment, proper grounding, wiring methods and bonding are focal points. We inspect for adverse conditions such as lack of grounding and bonding, over-fusing, exposed wiring, open-air wire splices, reverse polarity and defective GFCI's. The hidden nature of the electrical wiring prevents inspection of every length of wire or their connections. Telephone, video, cable, audio, security systems and other low voltage systems were not included in this inspection unless specifically noted. We recommend you have the seller or a specialist demonstrate the serviceability or locations of these systems to you if necessary. Any electrical repairs attempted by anyone other than a licensed electrician should be approached with caution. The power to the entire house should be turned off prior to beginning any repair efforts, no matter how trivial the repair may seem. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. Light bulbs are not changed during the inspection, due to time constraints. Smoke Alarms should be installed within 15 feet of all Bedroom doors and in Bedrooms. These units should be tested monthly.

Attic Inspection

Our inspection of the Attic includes a visual examination of the roof framing, plumbing, electrical, and mechanical systems. There are often heating ducts, bathroom vent ducts, electrical wiring, chimneys and appliance vents in the Attic. We examined these systems and components for proper function, unusual wear and general state of repair, leakage, venting and unusual or improper improvements. When low clearances and deep insulation prohibits walking in an unfinished Attic, inspection will be from the access opening only. Vaulted ceilings cannot be inspected.

Interior Components

Our inspection of the Interior includes a visual inspection of the readily accessible portions of the walls, ceilings, floors, doors, cabinetry, countertops, steps, stairways, balconies and railings. Please note that a representative sample of the accessible windows and electrical receptacles are inspected. These features are examined for proper function, excessive wear and general state of

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

Bathrooms and Kitchen

Our inspection of the bathrooms included a visual examination of the readily accessible portions of the floors, walls, ceilings, cabinets, countertops and plumbing fixtures. Bathrooms are inspected for water drainage, damage, deterioration to floor and walls, proper function of components, active leakage, unusual wear and general state of repair. Bathroom fixtures are run simultaneously to check for adequate water flow and pressure. Fixtures are tested using normal operating controls. Vent fans and their ductwork are tested for their proper operation and examined where visible. Shower pans are visually checked for leakage, but leaks often do not show except when the shower is in actual use. Determining whether shower pans, tub/shower surrounds are watertight is beyond the scope of this inspection. It is very important to maintain all grout and caulking in the bath areas. Very minor imperfections can allow water to get into the wall or floor areas and cause damage. Proper ongoing maintenance will be required in the future. Inspection of standalone refrigerators, freezers and built-in icemakers are outside the scope of the inspection. No opinion is offered as to the adequacy of dishwasher operation. Ovens, self or continuous cleaning operations, cooking functions, clocks, timing devices, lights and thermostat accuracy are not tested during this inspection. Appliances are not moved during the inspection to inspect below or behind them. Portable dishwashers are not inspected, as they require connection to facilitate testing and are sometimes not left with the home.

Basement & Crawlspace

Many of the building's structural elements and portions of its mechanical systems are visible inside the Crawlspace. These include the foundation, portions of the structural framing, distribution systems for electricity, plumbing, and heating. Each accessible and visible component and system was examined for proper function, excessive wear or abnormal deterioration and general state of repair. It is not unusual to find occasional moisture and dampness in the Crawl Spaces and we advise annual inspections of this area. Significant or frequent water accumulation can affect the structures foundation and support system and would indicate the need for further evaluation by professional drainage contractor. We advise to monitor your Crawlspace during the rainy season.

Heating System

Our examination of the heating system includes a visual examination of the exposed and accessible heating equipment, thermostat, safety controls, venting and the means of air distribution. Our inspection of the heating system includes activating the heating system via the thermostat and a visual examination of the accessible components listed below. These items are examined for proper function, excessive or unusual wear and general state of repair. Heat exchangers are inaccessible by design, and are not part of the ASHI standards of practice. They

must be completely removed from the furnace to be fully evaluated. Our inspection does not include disassembly of the furnace. The inspector cannot light pilot lights due to the liability. The inspector does not test safety devices. To obtain maximum efficiency and reliability from your heating system, we recommend annual servicing and inspections by a qualified heating specialist. Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard, which is sometimes a costly condition to address.

Air Conditioning

This is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Window and/or wall mounted air conditioning units are not inspected.
- The cooling supply adequacy or distribution balance are not inspected.
- Pressure tests on coolant systems are not within the scope of this inspection; therefore no representation is made regarding coolant charge or line integrity.
- Judgment of system efficiency or capacity is not within the scope of this inspection.
- Cooling systems are not dismantled in any way. Secured access covers are not removed.
- The interior components of evaporators, condensers and heat pumps are not viewed.
- The interior conditions of cooling components are not evaluated.
- The presence of leaking refrigerant lines, heat pump oil, etc., is outside the scope of this inspection.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Garage and Carport

The Garage is inspected as best as possible, but can be limited due to parked cars or personal stored items. Due to this area be cluttered or areas being inaccessible, it is common for sections that cannot not be fully inspected or items identified during our limited inspection. We suggest that a walk-through be performed once the home is vacant. If this is a new construction inspection or vacant home this area will be inspected thoroughly. Determining the heat resistance rating of firewalls and doors is beyond the scope of this inspection. Flammable materials should not be stored within the Garage area if possible.