
Pacific Inspection Services

PROFESSIONAL HOME INSPECTION

INSPECTION REPORT

John/Jane Smith

1234 24th Street

Port Townsend, Wa

Pacific Inspection Services

PROFESSIONAL HOME INSPECTION

3005 Hancock Street Port Townsend, Wa 98368

INSPECTION REPORT INTRODUCTION

CLIENT

John/Jane Smith

PROPERTY

1234 24th Street

Port Townsend, Wa

Approximate Year Built: 1950

1,620 S.F. Stick Built

BUYER'S AGENT

Bruce Jackson

John L. Scott

INSPECTION DATE

10/30/2009

48 °F

I am pleased to report that we performed a thorough and professional inspection of the above referenced property. Included in the body of this Inspection Presentation Report is information pertinent to the inspection performed. The report is formatted according to a checklist system and is written specifically for easy understanding & knowledge of the systems inspected. The final pages of the report consist of summary notes that specifically address any items reported in the body of the checklist report. It is recommended that any deficiencies and the components/systems related to these deficiencies noted in the report be evaluated and repaired as necessary by licensed contractors/professionals prior to the close of escrow. Separately attached are photos, wood destroying organism reports (if applicable) and items that you may want to consider with respect to maintenance and improved efficiency.

It was a real pleasure to be of service to you. If you have any questions or comments, please feel completely free to contact me as I remain at your service.

Respectfully Submitted,

Tim Halpin

Owner / licensed Inspector

Wa State SPI # 68450

Level I/Building Science

Thermographer

NACHI Member

Pacific Inspection Services

PROFESSIONAL HOME INSPECTION

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PROFESSIONAL HOME INSPECTION

SPECIALIZED EQUIPMENT

If the property you are preparing to buy has any of the following items or equipment, you may want to consider having them inspected by a specialist in that field. These items are specifically excluded from the scope of this home inspection.

- SEA WALLS
- DOCKS AND EQUIPMENT
- SOLAR POOL EQUIPMENT / SOLAR HEATING EQUIPMENT
- DETACHED STRUCTURES (structures on the property not directly attached to the house such as detached garages, storage sheds, barns, landscaping and playground structures)
- WATER SOFTENER EQUIPMENT
- WATER PURIFICATION EQUIPMENT
- SECURITY SYSTEMS / LIGHTNING PROTECTION SYSTEMS
- RETAINING WALLS THAT DO NOT DIRECTLY AFFECT THE HOUSE
- WELLS / PUMPS
- SAUNAS / STEAM ROOMS
- SEPTIC SEWAGE SYSTEMS
- TELEPHONE, CABLE TV, SOUND AND INTERCOM EQUIPMENT, SMOKE DETECTORS
- FIREPLACES (the inspector does not light a fire in the fireplace)
- WASHER, DRYER, REFRIGERATOR, FREEZER, AND OTHER NON-BUILT-IN EQUIPMENT OR APPLIANCES

If you have any questions about these items or equipment, you should contact your real estate representative. If you have questions regarding the risks of not having these items inspected, you may contact your Home Inspector.

NOTE: The above items may not be all inclusive of specialized equipment at the property you are preparing to purchase. Be sure to thoroughly examine your Inspection Report. Items indicated in the report are included in the inspection. Items not specifically indicated in the report are not included in the scope of the home inspection. We have included this page in the report as a courtesy to our clients since our goal is that you be as informed as possible.

LOT GRADING / DRAINAGE

A-01

<input type="checkbox"/> Graded Away From House	<input type="checkbox"/> Graded Toward House	<input type="checkbox"/> Steep
<input checked="" type="checkbox"/> Level Grade	<input type="checkbox"/> Sloped Lot	<input type="checkbox"/> _____

DESCRIPTION	YES	NO	NA	See Note No.
1. Does the yard visually appear to drain water away from the house foundation?		X		
2. Is the site free of visible soil erosion problems in the areas of yard against the foundation?	X			

Note: The inspection does not include geological, soil conditions or underground items. Drainage around the house foundation is viewed by the eye only to see if water appears that it will be carried away from or around the house

DRIVEWAY

A-02

<input type="checkbox"/> Concrete	<input type="checkbox"/> Stone / Pavers	<input type="checkbox"/> Brick
<input type="checkbox"/> Asphalt	<input checked="" type="checkbox"/> Gravel	<input type="checkbox"/> _____

DESCRIPTION	YES	NO	NA	See Note No.
1. Is the surface free of major cracking other than normal shrinkage cracks?			X	
2. Is the surface free of abnormal deterioration?			X	
3. Does the driveway appear to slope away from the garage where it meets the door?			X	

WALKWAYS

A-03

<input checked="" type="checkbox"/> Concrete	<input type="checkbox"/> Wood	<input type="checkbox"/> Brick /Stone
<input type="checkbox"/> Pavers	<input type="checkbox"/> gravel	<input type="checkbox"/> _____

DESCRIPTION	YES	NO	NA	See Note No.
1. Is the surface free of major cracking other than normal shrinkage cracks?	X			
2. Is the surface free of abnormal deterioration or settlement?	X			
3. Do the walkways slope away from house?	X			

Note: Only those sidewalks adjacent to the house are included in the inspection (does not include street-side sidewalks).

RETAINING WALLS

A-04

<input type="checkbox"/> Concrete Block	<input type="checkbox"/> Stone	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Brick	<input type="checkbox"/> Poured Concrete	<input checked="" type="checkbox"/> None

DESCRIPTION	YES	NO	NA	See Note No.
1. Is the wall free of significant cracks?				
2. Is the wall free of visible settlement?				
3. Does the wall have weep holes?				

Note: Only those retaining walls that have a direct effect on the condition of the building are inspected. The inspection of retaining walls is general in nature and only those items above are reported. Future settlement and condition of wall is not warranted nor implied by this inspection, report, or verbally, Sea walls and docks are not included in the inspection and should be inspected by a specialist in this field.

FENCING

A-05

<input checked="" type="checkbox"/> Wood	<input type="checkbox"/> Masonry / Brick	<input type="checkbox"/> Vinyl
<input type="checkbox"/> Chain Link	<input type="checkbox"/> Masonry / Stucco	<input checked="" type="checkbox"/> Metal

DESCRIPTION	YES	NO	NA	See Note No.
1. Is the fence free of signs of deterioration/rot or damage where it is adjacent to house?	X			
2. Does the fence appear to be reasonably plumb?	X			
3. If gates exist, do they function properly?	X			

Note: Fencing is inspected only where it is adjacent to the structure (approximately five feet to either side of the house).

SPRINKLER SYSTEM

A-06

<input type="checkbox"/> Automatic Timers (Manually Tested)	<input type="checkbox"/> Timer Location _____	<input type="checkbox"/> Number of Zones <input style="width:40px;" type="text"/>
<input type="checkbox"/> Manual System (Not Inspected)	<input type="checkbox"/> Valve Locations _____	<input checked="" type="checkbox"/> None

DESCRIPTION	YES	NO	NA	See Note No.
1. Are valves free of obvious signs of leaks?				
2. Are all heads in place?				
3. Are all heads operational?				
4. Is spray directed away from Structure, Fences, etc.?				

Note: The inspection of the sprinkler system is limited and includes only the questions of this section.

SOFFIT / FASCIA / EAVES

A-07

<input checked="" type="checkbox"/> Wood <u>Fascia and Soffit</u>	<input type="checkbox"/> Hard Board _____	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Wood/Composite	<input type="checkbox"/> Vinyl _____	<input type="checkbox"/> _____

DESCRIPTION	YES	NO	NA	See Note No.
1. Are all surfaces free of visible rot/deterioration?	X			
2. Is the surface free of bird or vermin entry?	X			
3. Is the surface free of water stains?	X			
4. Do materials appear to be secure?	X			

GUTTER & DOWNSPOUTS

A-08

<input checked="" type="checkbox"/> Aluminum	<input type="checkbox"/> Galvanized Metal	<input type="checkbox"/> Vinyl/Plastic
<input type="checkbox"/> Pre-Finished	<input type="checkbox"/> Painted	<input type="checkbox"/> _____

DESCRIPTION	YES	NO	NA	See Note No.
1. Are all the gutters and downspouts in acceptable condition?	X			
2. Are all downspouts attached to the gutters?	X			
3. Do all downspouts direct water away from the foundation?		X		A-08.3a

Note: Gutters and downspouts are not inspected for leakage.

STEPS, PORCHES, AND DECKS

A-09

<input type="checkbox"/> Covered Porch	<input checked="" type="checkbox"/> Deck	<input type="checkbox"/> Railings
<input type="checkbox"/> Patio	<input type="checkbox"/> Steps	<input type="checkbox"/> _____

DESCRIPTION	YES	NO	NA	See Note No.
Steps & Railings <u>Wood Steps</u> _____				
1. Are steps free of visible rot/deterioration?	X			
2. Are steps railings free of visible rot/deterioration?			X	
3. Are deck/porch railings free of rot/deterioration and secure?	X			

COVERED PORCHES/DECKS

Covered Deck	Covered Porch	Covered Porch	Covered Porch	
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____

3. Is the porch/deck railing free of visible signs of deterioration?				
4. Is porch/deck floor surface free of visible rot and/or deterioration?				
5. If supported by posts, do they appear to be in good condition?				
6. If porch/deck is screened, is screen material generally in satisfactory condition?				
7. Is porch/deck ceiling generally in satisfactory condition?				

DECK / PATIO / UNCOVERED PORCH

Deck	Patio	Uncovered Porch	Uncovered Porch	
_____	_____	_____	_____	_____
Rear	_____	_____	_____	_____
Wood	_____	_____	_____	_____

8. Is the surface free of visible deterioration/damage?		X		A-09.9a
9. Are floor joists/beams free of visible rot/deterioration?	X			
10. Do support posts appear well supported and free of rot?	X			
OTHER				

WINDOW - EXTERIOR

A-10

<input type="checkbox"/> Metal	<input checked="" type="checkbox"/> Wood	<input type="checkbox"/> Vinyl	<input type="checkbox"/>
<input type="checkbox"/> Single Hung	<input checked="" type="checkbox"/> Sliding Glass	<input type="checkbox"/> Casement	<input type="checkbox"/> Fixed
<input checked="" type="checkbox"/> Insulated Glass System	<input type="checkbox"/> Storm Window System	<input type="checkbox"/>	<input type="checkbox"/> Double Hung

DESCRIPTION	YES	NO	NA	See Note No.
1. Are all windows free of broken glass?		X		A-10.1a
2. Are screens present at all windows (where necessary) ?		X		
3. Do all frames appear to be in satisfactory condition?	X			
4. Do sills appear to be in satisfactory condition?	X			
5. Does all caulking appear to be in satisfactory condition?		X		A-10.5a
6. If windows are thermal pane (insulated), are they all sealed?				

D O O R S - E X T E R I O R

A-11

<input checked="" type="checkbox"/> Wood	<input checked="" type="checkbox"/> Metal	<input type="checkbox"/> Other
<input type="checkbox"/> French / Swinging	<input checked="" type="checkbox"/> Sliding/Glass	<input type="checkbox"/> Storm Door(s)

DESCRIPTION	YES	NO	NA	See Note No.
1. Are all doors in satisfactory condition?	X			
2. Are all frames in satisfactory condition?	X			
3. If doors have glass, is glass in satisfactory condition?	X			
4. Do all doors have weatherstripping?	X			
5. If doors have screens, are they free of damage?			X	

E X T E R I O R W A L L S

A-12

<input checked="" type="checkbox"/> Wood Frame	<input type="checkbox"/> Masonry	<input type="checkbox"/> Other _____
<input checked="" type="checkbox"/> Wood Siding	<input type="checkbox"/> Stucco	<input type="checkbox"/> Asbestos Siding
<input checked="" type="checkbox"/> Wood Shake/Shingle	<input type="checkbox"/> Concrete Block	<input type="checkbox"/> Vinyl Siding
<input type="checkbox"/> Wood Composite Siding	<input type="checkbox"/> Brick	<input type="checkbox"/> Asphalt
<input type="checkbox"/> Plywood / T-111	<input type="checkbox"/> Stone	<input type="checkbox"/> EIFS
<input type="checkbox"/> Hardboard/ Fiber Cement Siding	<input type="checkbox"/> Other	<input type="checkbox"/> Other _____

DESCRIPTION	YES	NO	NA	See Note No.
SIDING / WOOD TRIM				
1. Overall, does the siding/trim appear to be firm?	X			
2. Does the siding/trim appear to be free of localized decay and/or deterioration?	X			A-12.2a
3. Is siding free from contact with the earth?	X			
<p>Observations are made of exterior wood siding and trim to try and assess the extent of damage (if any) from wood decay and/or termites. It is not within the scope of the inspection to detect all damage which would require extensive, and time prohibitive probing. Therefore, sampling by probing is employed at various random areas/locations, at visually suspicious areas of wood, and in areas where probability is higher for damage. The inspection does not guarantee that other areas of damage may exist undiscovered. With two story homes or greater, probing of siding, trim, overhang materials, etc. is limited to the first floor. Observations of second floor materials are made from the ground.</p>				
BRICK / BLOCK / STONE				
4. Is the surface free of major cracks (hairline cracks excluded)?				
5. Is the surface free of abnormal damage?				
6. Does the mortar appear to be in satisfactory condition?				
STUCCO				
7. Is the surface free of major cracks (hairline cracks excluded)?				
8. Is the surface free of abnormal damage?				
9. Does the stucco appear to be firm?				
<p>Shrinkage cracks in masonry joints and stucco surfaces are common and are usually normal and arise from shrinkage and/or minor settlement. This type of crack is not reported by the inspector. However, a settlement crack or other structural crack often begin, in their appearance, as a shrinkage crack and then change over the course of time (short or long period of time). The crack may widen, increase, develop a surface differential on either side of the crack, etc. The inspection does not warrant against shrinkage (hairline) cracks that are the beginning manifestations of settlement/structural cracks. Additionally, stucco thickness is not determined.</p>				

R O O F - E X T E R I O R

A-13

Roof Profile: Gable Hipped Gambrel Shed Flat
Roof Material: Asphalt Shingle Tile Wood Shake/Shingle Metal Other
Roof Pitch: Moderate (3/12 to 5/12) ***Approximate Age :** 5-6 years ***Approximate Remaining Life :** 15 + years
Method of making roof observations: Traversing the roof

DESCRIPTION	YES	NO	NA	See Note No.
1. Does the roofing material appear to be in normal condition (normal wear/tear excepted)?	X			
2. Is the roofing free of visible deterioration/damage?	X			
3. Does all visible flashings appear to be in normal condition?	X			
4. Are the stack pipes free of obvious problems?	X			
5. Is the roof free of visible leaks?	X			
6. Does the roof surface appear to be firm?	X			

***Note:** The "Approximated Age" of roofing and the "Approximate Remaining Life" of roofing are approximations only and are not warranted to be accurate. The Client assumes all risk and responsibilities related to the use of this information. Tile roof systems are not traversed which can result in damage to the tile. Observations of tile roofing are made from the ground and poses restrictions in the assessment of the roofing.

AVERAGE LIFE EXPECTANCIES OF ROOFING

The following information is provided for the convenience of the Client. The information contained herein is believed to be accurate but is not warranted as such. The client assumes all risk and responsibilities related to the use of this information.

	ROOFING TYPE	AVER. LIFE EXPECTANCY	SPECIAL REMARKS
	ASPHALT SHINGLES	15-25 Years	Used on nearly 80% of all residential roofs; requires little maintenance. Not recommended for low slope roofs.
X	ASPHALT MUTI-THICKNESS SHINGLES	25-50 Years	Heavier and more durable than regular asphalt shingles. Not recommended for low slope roofs.
	ASPHALT INTERLOCKING SHINGLES	15-25 Years	Especially good in high-wind areas. Not recommended for low slope roofs.
	ASPHALT ROLLS	10 Years	Used on low slope roofs.
	BUILT-UP ROOFING	10-20 Years	Used on low slope roofs, 2 to 3 times as costly as asphalt shingles.
	WOOD SHINGLES	20-40 Years	Treat with preservative every 5 years to prevent decay.
	CLAY / CEMENT TILES	30+ Years	Durable, fire-resistant, but not watertight, requiring a good subsurface base (which is not visible).
	COMPOSITE WOOD SHAKES	25 + Years	Used on roofs with minimum 4/12 pitch. Some have been recalled.
	SLATE SHINGLES	30-100 Years	Extremely durable, but brittle and expensive.
	MODIFIED BITUMEN	25+ Years	Used on low slope roofs.
	METAL ROOFING	15-40+ Years	Comes in sheets and shingles; certain metals must be painted.
	Torch Down/Tar	15-25 Years	Used on low slope roofs.

G A R A G E / C A R P O R T

A-14

- | | | |
|--|--|--|
| <input type="checkbox"/> Attached / Enclosed | <input type="checkbox"/> Attached / Open | <input type="checkbox"/> Other: |
| <input type="checkbox"/> Detached / Open | <input type="checkbox"/> Detached / Enclosed | <input checked="" type="checkbox"/> None |

DESCRIPTION	YES	NO	NA	See Note No:
WALL & CEILING FINISHES				
1. Do walls appear to be in satisfactory condition (cosmetic items excluded)?				
2. Does the ceiling appear to be in satisfactory condition (cosmetic items excluded)?				
FLOOR				
3. If attached, is the floor of the garage lower than the house?				
4. Is the floor free of major cracks (normal shrinkage cracks not reported) ?				

- GARAGE DOOR** 16' Overhead Door 8' Overhead Door Other: _____

- | | | |
|---|---|--|
| <input type="checkbox"/> Aluminum / Uninsulated | <input type="checkbox"/> Aluminum / Insulated | <input type="checkbox"/> Steel / Insulated |
| <input type="checkbox"/> Wood/composite | <input type="checkbox"/> Fiberglass / Vinyl | <input type="checkbox"/> Other |

5. Does the Garage Door(s) appear to be in satisfactory condition?				
6. Does the Door have weatherstripping at the base of door?				
7. Does the Door have an Automatic Opener and does it operate?				
8. Does the Auto Reverse (safety) work? <input type="checkbox"/> Light Beam <input type="checkbox"/> Pressure Sensitive* <input type="checkbox"/> None				

Note: Pressure sensitive reversing action is not tested for operation as this may damage the door opener.

S W I M M I N G P O O L & S P A / S C R E E N E N C L O S U R E S

A-15

- | | | |
|--|---|--|
| <input type="checkbox"/> In-ground Pool | <input type="checkbox"/> Above-ground Pool | <input checked="" type="checkbox"/> None |
| <input type="checkbox"/> Yes <input type="checkbox"/> No Screen Enclosure | <input type="checkbox"/> Yes <input type="checkbox"/> No Fence Enclosure | <input type="checkbox"/> Spa |

DESCRIPTION	YES	NO	NA	See Note No:
1. Is the pool and/or spa pump working and free of obvious leakage?				
2. Is the pool and/or spa filter free of obvious leakage?				
3. Does the pool surface generally appear to be in satisfactory condition (wear/tear excepted)?				
4. Does the deck topping appear to be in satisfactory condition (wear/tear excepted)?				
5. If there is a pool/spa heater, is it operational? <input type="checkbox"/> Electric <input type="checkbox"/> Gas <input type="checkbox"/>				
6. If an underwater pool light exists, does it operate?				
7. Are screen enclosure panels secured?				
8. Do screen enclosure panels appear to be in satisfactory condition (minor holes & tears excluded)?				
9. Do screen doors appear to be in satisfactory condition?				

Note: Swimming pools and spas are inspected for their general operation only and the scope of the inspection includes only those questions indicated in this section. It is recommended that a pool specialist inspect the pool or spa if the Client has any concerns as to its condition and operation. Solar pool heating equipment is not included in this inspection and should be inspected by a solar heating specialist. Pools without a barrier such as fence or screen enclosure are a liability.

P L U M B I N G - E X T E R I O R

A-16

Public Water Supply Private Well Supply Anti-siphon/vacuum breakers present at hose bibbs? None

Public Sewer System Septic Tank Sewer System Irrigation Pump Other:

DESCRIPTION	YES	NO	NA	See Note No:
1. Are all hose bibbs operational and firmly secured to structure?	X			
2. Are hose bibbs free of obvious leaks? 	X			
3. Is there a main water shut-off valve? Location if visible: <u>Did not locate</u>				
4. If septic tank system, is it free of strong odors in tank area?			X	
5. Is the septic tank area free of standing water?			X	
6. If there is a well and/or pump, does it (they) work?			X	

Items not included are wells, septic systems (other than the questions noted above), water testing, underground and concealed plumbing and electric lines, water softeners, solar systems. Water from wells should be tested by a specialist prior to use. Anti-siphon/vacuum breaks are required by recent building codes at exterior hose bibbs. If your home does not have these devices, it is recommended they be installed.

E L E C T R I C A L - E X T E R I O R

A-17

Overhead Service Underground Service Other:

Exterior Outlets Other Exterior Electrical:

DESCRIPTION	YES	NO	NA	See Note No:
1. Is entrance conduit free of obvious damage?	X			
2. If service is overhead type, is there a drip loop?	X			
3. If service is overhead type, does the mast appear stable?	X			
4. If service is overhead type, are wires free of obstructions?	X			
5. Do visible entrance wires appear undamaged?	X			
6. Is there a main disconnect switch at the exterior? _____	X			
7. Is there a grounding rod visible (often buried beneath sod or mulch)?	X			
8. Are all exterior outlets operational & free of obvious damage?	X			
9. Do exterior outlets have GFI devices (if not, see Section "F" of this report)?				Could not determine
10. Do exterior outlets have weatherproof covers?	X			
11. Are exterior light fixtures operational (fixtures controlled by photocell excluded)?	X			
12. Do all exterior light fixtures appear to be in acceptable condition?	X			

L A N D S C A P I N G - E X T E R I O R

A-18

Grass Trees Shrubs

Flower/Planting Beds Elevated Planting Beds Other:

DESCRIPTION	YES	NO	NA	See Note No:
1. Are shrubs & plantings away from the exterior surface of the house?		X		A-18.1a
2. Are trees away from the roof such that they do not come into contact with its surface?	X			

S T R U C T U R A L - F O U N D A T I O N				B-01
<input type="checkbox"/> Concrete Block <input checked="" type="checkbox"/> Poured Concrete <input type="checkbox"/> _____ <input type="checkbox"/> Post And Pier <input type="checkbox"/> _____ <input type="checkbox"/> _____				
DESCRIPTION	YES	NO	NA	See Note No.
1. Are visible foundation walls free of cracks (minor hairline cracks excluded)?	X			
2. Are visible foundation walls straight?	X			
3. If crawl space, was it accessible to the inspector?	X			
4. If crawl space, is there a vapor barrier?	X			
5. If crawl space, is there sufficient ventilation?	X			
6. Does the crawl space / Basement have a sump pump, and does it work?			X	
7. Was the crawl space free of adverse conditions?		X		B-01.7a

S T R U C T U R A L - F I R S T F L O O R				B-02
<input type="checkbox"/> Slab-On-Grade <input checked="" type="checkbox"/> Wood Joists <input type="checkbox"/> _____				
DESCRIPTION	YES	NO	NA	See Note No.
1. Is the floor free of obvious sagging or sloping?	X			
2. Does the floor feel firm?	X			
3. If crawl space or basement, is the floor structure free of visible signs of water damage?	X			

S T R U C T U R A L - S E C O N D F L O O R				B-03
<input type="checkbox"/> Wood Joists <input type="checkbox"/> _____ <input checked="" type="checkbox"/> None				
DESCRIPTION	YES	NO	NA	See Note No.
1. Is the floor free of obvious sagging or sloping?				
2. Does the floor feel firm?				
3. Is the floor structure free of obvious signs of deterioration/damage where it is visible?				

S T R U C T U R A L - C E I L I N G				B-04
<input type="checkbox"/> Wood Trusses <input type="checkbox"/> Attic Above w/ storage <input type="checkbox"/> No Accessible Attic Space <input type="checkbox"/> Wood Joists <input checked="" type="checkbox"/> Attic Above w/ no Storage <input type="checkbox"/> Attic above garage only				
DESCRIPTION	YES	NO	NA	See Note No.
1. Is the ceiling free of obvious sagging or sloping?	X			
2. Are finished ceilings free of visible water stains?	X			

STRUCTURAL - ROOF STRUCTURE

B-05

<input type="checkbox"/> Pre-Engineered Trusses	<input checked="" type="checkbox"/> Stick Frame	<input type="checkbox"/> Wood Sheathing
<input checked="" type="checkbox"/> Insulated <u> R-30 (+,-) </u>	<input checked="" type="checkbox"/> Ventilated	<input type="checkbox"/> Skylights
<input checked="" type="checkbox"/> Sloped / Pitched Roof	<input type="checkbox"/> Flat Roof	<input checked="" type="checkbox"/> Other: Skip Sheathing

DESCRIPTION	YES	NO	NA	See Note No.
1. Was the attic space accessible to the inspector?	X			B-05.1a
2. Are roof framing members free of visible water penetration?	X			
3. Are roof framing members free of obvious sagging?	X			
4. Is roof sheathing free of visible signs of water penetration?	X			
5. Is roof sheathing free of obvious sagging.	X			
6. Is the attic space insulated?	X			B-05.6a
7. Is insulation uniform and provide coverage throughout?	X			
8. Is the attic space provided with outlet ventilation? <u>Roof Vents</u> _____				
9. If electric power vents exist, are they operational?			X	
10. If skylights exist, do they appear to be in good condition?			X	
11. Are other roof penetrations free of visible signs of water penetration?			X	

Observations are made to reveal roof leakage. However, this inspection does not guarantee against roof leakage. Conditions concealed underneath attic insulation and in smaller attic areas are excluded. During warm weather attic spaces can become very hot. The inspector will use his personal judgment as to whether the attic is too hot to safely traverse. Additionally, hot attic spaces limit the amount of time the inspector can spend making observations in these areas. The Client is advised that hot attic spaces impose observation restrictions on the inspector and his ability to detect all possible defects or damage.

STRUCTURAL - INTERIOR WALLS

B-06

<input type="checkbox"/> Wood Frame	<input type="checkbox"/> Metal Frame	<input type="checkbox"/> _____
-------------------------------------	--------------------------------------	--------------------------------

DESCRIPTION	YES	NO	NA	See Note No.
1. Are interior walls free of unusual bows?				
2. Are interior walls free of separation cracks where they intersect the ceiling?				
3. Are interior walls plumb?				
4. Do doorway openings appear to be plumb and level?				

General Note

This inspection does not include disassembly of any item or portion of building nor performing any procedure which may damage the property. A crawl space with less than 36" clearance or where other dangerous or adverse conditions exist is not traversed or checked. Items below grade are not inspected nor included. Engineering, soils testing, presence of hazardous substances, presence of wood destroying organisms or pests, and governmental codes compliance are excluded.

S T R U C T U R A L - M I S C E L L A N E O U S **B-07**

<input type="checkbox"/> Stairway	<input type="checkbox"/> Fireplace	<input type="checkbox"/> 2nd Floor Guardrails
<input type="checkbox"/> Interior Columns	<input type="checkbox"/> Other:	<input type="checkbox"/> Other:

DESCRIPTION	YES	NO	NA	See Note No.
Stairway: # _____				
1. Do the stairs feel solid under foot (do not bounce/squeak excessively)?				
2. Are risers generally uniform?				
3. Are treads generally uniform?				
4. Does each stairway have a handrail?				
5. Are stair handrails firm?				
Fireplace: # _____ Type: _____ <small>See General Note about fireplace inspection at bottom of this page.</small>				
6. Does the damper fit tight and operate easily?				
7. Do fire brick and/or fire box appear to be in acceptable condition?				
8. Does grout in fire box appear to be in satisfactory condition ?				
9. If exterior of fireplace is brick, stone, tile, does it appear to be in satisfactory condition?				
10. Does the hearth generally appear to be in satisfactory condition?				
11. Does the mantle generally appear to be in satisfactory condition?				
12. If a lintel exists, is it free of sagging?				
13. Does fireplace have a gas log starter?				
14. Does gas log starter operate?				
15. Does the chimney coping/cap appear to be in satisfactory condition?				
16. Does fireplace have an electric recirculating fan?				
17. Does recirculating fan operate?				
Second Floor / Balcony Guardrails				
18. Are guardrails firm?				
19. Are guardrails generally in satisfactory condition?				

General Note: Fireplace flues and chimneys should be cleaned and inspected periodically by a chimney specialist. The inspection of the fireplace by the home inspector is very limited and general in nature and does not include lighting a fire in the fireplace to check for proper operation. It is recommended that the flue be inspected and cleaned by a chimney specialist prior to use.

STRUCTURAL - BASEMENT **B-08**

<input type="checkbox"/> Concrete Block	<input type="checkbox"/> Brick	<input type="checkbox"/> _____
<input type="checkbox"/> Poured Concrete	<input type="checkbox"/> Stone or other:	<input checked="" type="checkbox"/> None

DESCRIPTION	YES	NO	NA	See Note No.
1. Are basement walls free of cracks (if unfinished and visible)?				
2. Are basement walls reasonably plumb/straight?				
3. Are the basement walls free of signs of moisture entry?				
4. Does the basement have a sump pump and is it operational?				
5. If the basement has a concrete floor slab, is the slab free of abnormal cracks?				

INTERIOR - DOORS & WINDOWS

C-02

DESCRIPTION	YES	NO	NA	See Note No.
1. Do all interior doors and hardware operate properly?	X			
2. Are doors generally in satisfactory condition?	X			
3. Is door hardware generally in satisfactory condition?	X			
4. Is door trim in satisfactory condition?	X			
5. Do all windows operate?	X			C-02.5a
6. Do all windows generally appear to be in satisfactory condition?	X			
7. Do all window locks operate satisfactory?	X			
8. Is window trim in satisfactory condition?	X			
9. Are windows free of visible signs of water penetration?	X			

The inspector tries to inspect at least one window per room if it is accessible. Each bedroom should have at least one window or exterior door that is operational to provide a means for emergency and should exit directly to the exterior. Refer to "Exterior", sections 10 & 11, for more information about windows and doors. See also "Exterior", section 14, for information about garage overhead door(s).

INTERIOR - KITCHEN/BATH/OTHER CASEWORK

C-03

Kitchen Cabinets	Bathroom Cabinets	Other Built-In Casework
Wood _____	Wood _____	Wood _____
Countertops		
Plastic Laminate _____	Countertops	Countertops
	Plastic Laminate _____	_____
	_____	_____

DESCRIPTION	YES	NO	NA	See Note No.
1. Do Kitchen cabinets appear to be in acceptable condition?	X			
2. Do Kitchen countertops appear to be in satisfactory condition?	X			
3. Do Bathroom cabinets appear to be in acceptable condition?	X			
4. Do Bathroom countertops appear to be in satisfactory condition?	X			
5. Does other "Built-In" casework appear to be in satisfactory condition?	X			

Kitchen and Bathroom cabinets are inspected for basic function, operation, and major deficiencies. The terms "satisfactory" and "acceptable" from the above questions are with respect to function only and do not include cosmetic items. Normal wear and tear and minor "cosmetic" flaws are not included in the scope of this inspection. For water leakage and related damage to bottom of base cabinets, refer to "Part D - Plumbing" of this report.

INTERIOR - BUILT-IN APPLIANCES

C-04

Only "Built-In" Appliances are Included in this Inspection Report

APPLIANCE	OPERATIONAL		Approximate Age	Average Life Expectancy	Condition (Good, Fair, Poor)	See Note No:
	Yes	No				
✓ Range (Stove / Oven Combo)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Over 10 years	15-20 yrs.	Fair	C-04.1a
Oven(s)	<input type="checkbox"/>	<input type="checkbox"/>		15-20 yrs.		
Stove Top	<input type="checkbox"/>	<input type="checkbox"/>		15-20 yrs.		
✓ Range Exhaust Hood <input type="checkbox"/> Recirculating <input checked="" type="checkbox"/> Exhaust to Exterior	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Over 10 years	10 -15 yrs.	Fair	
✓ Dishwasher	<input checked="" type="checkbox"/>	<input type="checkbox"/>	6-8 years	7-10 yrs.	Good	
Garbage Disposal	<input type="checkbox"/>	<input type="checkbox"/>		10 yrs.		
Microwave (built-in)	<input type="checkbox"/>	<input type="checkbox"/>		15-20 yrs.		
Trash Compactor	<input type="checkbox"/>	<input type="checkbox"/>		5-10 yrs.		
Other:	<input type="checkbox"/>	<input type="checkbox"/>				
Other:	<input type="checkbox"/>	<input type="checkbox"/>				
Other:	<input type="checkbox"/>	<input type="checkbox"/>				

Appliances are checked for basic operation only by using their normal operating control devices. Excluded from the inspection are self-cleaning modes of ranges, clocks and timers, dishwasher soap dispensers, microwave oven leakage, and non-built-in appliances such as washer, dryer, refrigerator, etc.. Water softeners and water filtering systems are not included in this inspection and should be serviced by a specialist before use. If age of appliance is indicated, this information was provided by the current Home Owner. Otherwise, the Buyer is encouraged to obtain the age of appliances from the Seller. The condition indicated as good, fair, or poor is subjective and is solely based on the opinion of the home inspector with respect to age, physical appearance, operation, etc.

Other appliance average life expectancies are: Refrigerator 1-5 yrs Washer 5-10 yrs Dryer 12-15 yrs

P L U M B I N G - I N T E R I O R

D-01

Water Supply Lines	Drain / Waste Lines	Water Heater
<input checked="" type="checkbox"/> Copper (where visible)	<input checked="" type="checkbox"/> Plastic (PVC)	<input checked="" type="checkbox"/> Electric
<input type="checkbox"/> Galvanized Metal (where visible)	<input checked="" type="checkbox"/> Cast Iron	<input type="checkbox"/> Propane
<input type="checkbox"/> Pex	<input type="checkbox"/> Not Visible	<input type="checkbox"/> Oil
<input type="checkbox"/> Not Visible	<input checked="" type="checkbox"/> Galvanized	<input type="checkbox"/> Other:
<input type="checkbox"/> Other:	<input type="checkbox"/> Other:	<input type="checkbox"/> Capacity: <input type="text"/> Gallons

DESCRIPTION	YES	NO	NA	See Note No.
1. Are exposed pipes free of visible signs of leakage and/or deterioration?		X		D-01.1a
2. Is the water heater operational and appear to be in satisfactory condition ?	X			
3. Hot water temperature at kitchen sink: <u> Less than 110 °F </u> (See General Note below)				
4. Are faucets in satisfactory condition and free of leaks?	X			
5. Are areas under sinks free of signs of leaks or water damage?	X			
6. Are sinks in satisfactory condition?	X			
7. Are commodes in satisfactory condition and operate properly?	X			
8. Are tubs and shower units in satisfactory condition?	X			
9. Do all tubs, showers, sinks, and commodes drain properly?	X			
10. Do tubs have whirlpool operation?		X		
11. Does whirlpool operate?			X	
12. Do all plumbing fixtures have a shut-off valve?	X			
13. Does kitchen sink have a vegetable sprayer?	X			
14. Are all bathrooms provided with exhaust fans?	X			

GENERAL NOTES

Items excluded are wells, water testing, items concealed in walls and underground lines, septic systems, water softeners, solar systems, hot tubs. Leakage is checked throughout the house where accessible. However, a guarantee against leakage is not provided. Pressure relief valves are not manually tested as this may permanently damage the valve. A certain amount of damage is expected at the bottom of the cabinet beneath Kitchen and Bathroom sinks as a result of prior water leakage. If the inspector finds that the bottom of the cabinet is not abnormally deteriorated and/or if this area of the cabinet remains in functional condition, the condition will not be reported as needing repair (functional is defined as the ability of the cabinet to be used for household storage).

Hot Water Temperature: 110°F minimum required to kill microbes. Scalding/burns can occur quickly at hot water temperatures above 125 °F.

Water Heater

Manufacturer: Name plate not visible Date of Manuf: Not Available Location: Interior/closet

The Buyer may wish to inquire of the Seller if the Water Heater is still under warranty.

ELECTRICAL - INTERIOR

F-01

<p>Service Entrance</p> <p><input checked="" type="checkbox"/> Three wire 220V</p> <p><input type="checkbox"/> Two wire 120V</p> <p><input checked="" type="checkbox"/> Copper Service Wires</p> <p><input type="checkbox"/></p>	<p>Distribution Panel</p> <p><input checked="" type="checkbox"/> Circuit Breaker Panel</p> <p><input type="checkbox"/> Fused Panel</p> <p>Number of Circuits: <input type="text" value="18"/></p> <p>Amperage Capacity: <input type="text" value="200"/></p>	<p>Branch Wiring Type</p> <p><input checked="" type="checkbox"/> Copper</p> <p><input type="checkbox"/> Aluminum (solid)</p> <p><input type="checkbox"/> Aluminum (multi-strand)</p> <p><input type="checkbox"/> Other:</p>
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DESCRIPTION	YES	NO	NA	See Note No.
1. Is the distribution Panel free of adverse conditions?	X			
2. Is distribution panel in an accessible location? <u>Exterior Front</u>	X			
3. Is visible wiring free of adverse conditions?		X		F-01.4a
4. Is distribution panel in satisfactory condition?	X			
5. Are all breaker slot covers present?	X			
6. Is there a main disconnect switch or breaker?	X			
7. Are all outlets operational and wired properly?		X		F-01.8a
8. Are all outlets three hole type?				
9. Is there a grounding rod present?				
10. Are all switch and outlet covers present (where visible)?				
11. Are all switches operational?				
12. Are permanently mounted light fixtures and fans operational?				
13. Are light fixtures free of obvious damage?				
14. Are sub panels operational and free of defects?				

GENERAL NOTES
The inspection of electrical items is for testing of operation only using normal operating controls. It is not intended to be technically exhaustive and no dismantling of any system is performed. Adequacy of system design is excluded from this report. Telephone and television wiring and outlets, security systems, smoke detectors, carbon monoxide detectors, central vacuum systems, intercoms, timing devices, and low voltage items are excluded. Receptacles, switches, and light fixtures are randomly checked. Ceiling fan and light fixture mountings are not inspected.

SMOKE DETECTORS

Generally speaking, it is recommended that a smoke detector be located inside of each Bedroom and one outside of Bedrooms. The Buyer is strongly encouraged to check smoke detector locations and operation and can contact the local fire department for more information regarding recommended locations and maintenance/care. Inspection of smoke detector locations and operation are not included in this home inspection.

G.F.C.I. DEVICES (Ground Fault Circuit Interrupters)

GFCI's are devices that greatly enhance shock protection at outlet locations and are required by code in newer homes. Older homes constructed before the newer code may not have these devices and it is not required by code that older homes be upgraded to provide these devices. However, our company recommends that if your home does not have GFCI devices, that you consider having this protection installed at all outlets within 6 feet of a water source such as kitchens, bathrooms, laundry rooms. GFCI's are also recommended at garages and all exterior outlets.

Your home has the following level of GFCI protection: _____

AFCI (arc-fault circuit interrupters)

AFCI is a device intended to provide protection from arc faults that might result in fire. Newer building codes typically require this type of device protection at all bedroom electrical outlets.

An Ounce of Prevention is worth a pound of cure.

Maintaining your Home!

HOME CARE SUGGESTIONS

NOW	PERIODICALLY	SPRING	FALL	YEARLY	MAINTENANCE ITEM
GRADING / DRAINAGE					
				X	Check soils at perimeter of foundations for positive drainage away from house.
				X	Check for soil erosion at downspout locations and below roof valleys.
DRIVEWAYS / SIDEWALKS / PATIO SLABS					
				X	Check for settlement cracks, heaving, and surface deterioration. Caulk/patch as needed.
RETAINING WALLS					
				X	Check for tilting and settlement cracks.
FENCING					
				X	Check masonry fencing for tilting and settlement cracks. Check for decay at wood fences. Periodically lubricate and adjust hardware and level/plumb.
SPRINKLER SYSTEM					
	X				Check and adjust heads to assure that water is not spraying against the house or related equipment. Check valves for leakage. Check timer back-up battery and clock setting.
SOFFIT / FASCIA / EAVES					
				X	Check for decay, insect/rodent access locations, staining on soffit (indicating possible roof leakage). Check for damaged soffit vent screen and at gable vents.
GUTTERS & DOWNSPOUTS					
		X	X		Clean-out gutters and downspouts. Check slope at gutters. Check for leakage.
DOORS & WINDOWS					
				X	Check for decay and insect damage at door jambs, door edges, and window trim. Check for window trim for decay. Seal any cracks in window sills and check caulking.
	X				Check operation of windows making sure that one window per bedroom is operational.
	X				Lubricate overhead Garage door, track, and opener (rail, guide, chain, etc).
	X				Check operation of auto-reverse safety device on garage door openers.
EXTERIOR WALLS					
		X			Check siding and trim for damage, looseness, warping and decay. Caulk siding where nail heads have penetrated surface and at joints where caulking has pulled loose.
		X			Check exterior masonry walls for cracks, looseness, missing or broken mortar.
	X				Check stucco for cracks. Caulk to prevent water penetration.
		X			Check painted surface for paint flaking or paint failure.

HOME CARE SUGGESTIONS

NOW	PERIODICALLY	SPRING	FALL	YEARLY	MAINTENANCE ITEM
					ROOFING
				X	Check for damaged, loose or missing shingles, blisters.
				X	Check flashings around roof stacks, vents, skylights, chimneys, etc. as sources of leakage.
					Do not close-off roofing vents. The attic space needs to ventilate year round.
				X	Thoroughly check for water stains on ceilings (which can often be difficult to see).
				X	Check roof sheathing water stains, mildew/mold growth, dampness, etc. Give particular attention to areas where roof surface is penetrated and at overhang edges.
					PLUMBING
	X				Inspect faucets, hose bibbs and shut-off valves, under sinks for leakage and operation.
				X	If you have well water, test water for bacterial contamination at least once per year.
				X	Check operation of main water shut-off valve which can become stuck in the open position.
					Have septic tank cleaned and inspected every 2-3 years.
					Familiarize yourself with the location of the main water shut-off valve.
					HEATING & AIR CONDITIONING
					Change or clean return air filters monthly.
		X	X		Clean outside cooling equipment. Trim vegetation away from equipment (disconnect power).
					Check condensate drain line monthly to be sure that the line is free of obstructions.
		X	X		Air conditioning / heating equipment should be serviced/inspected twice per year.
	X				Have coils cleaned every 3-4 years.
					ELECTRICAL
					Make sure breakers are labeled. Don't assume old labeling to be correct.
		X			Test trip/reset buttons at ground fault circuit interrupters (G.F.C.I.) monthly.
		X			Check exposed electrical wiring for wear or damage (do not touch ... call electrician).
					If breakers trip frequently, contact a licensed electrician.
					Familiarize yourself with the location of the electrical main disconnect/breaker.
					LANDSCAPING
		X			Trim tree branches from making contact with roof surface and building surfaces.
	X				Cut back and trim shrubbery away from walls to allow ventilation.
					OTHER
					Visit the Michigan State University website for home maintenance. This is a great resource for home care and how-to information. Website = http://www.msue.msu.edu/msue/imp/mod02/master02.html