



Confidential Inspection Report
1025 W. 80th St., Anchorage, AK 99518

February 13, 2015

Prepared for: SAMPLE



Buyer's Agent:
(SAMPLE)
RE/MAX Dynamic Properties
244-3590



Address: SAMPLE INSPECTION

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February 13, 2015

SAMPLE

RE: 1025 W. 80th St.
Anchorage, AK 99518

Dear SAMPLE:

At your request, a visual inspection of the above referenced property was conducted on February 13, 2015 . An earnest effort was made on your behalf to discover all visible defects. The following is an opinion report, reflecting the visual conditions of the property at the time of the inspection only. Hidden or concealed defects cannot be included in this report. No warranty is either expressed or implied. This report is not an insurance policy, nor a warranty service.

SUMMARY OF AREAS REQUIRING FURTHER EVALUATION

IMPORTANT: The 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 complete report. The entire Inspection Report, limitations and scope of Inspection, and Pre-Inspection Agreement must be carefully read to fully assess the findings of the inspection. This list is not intended to determine which items may need to be addressed per the contractual requirements of the sale of the property. Any areas of uncertainty regarding the contract should be clarified by consulting an attorney or real estate agent.

It is strongly recommended that you have appropriate licensed contractors evaluate each concern further and the entire system for additional concerns that may be outside our area of expertise or the scope of our inspection before the close of escrow. Please call our office for any clarifications or further questions.

HEALTH/SAFETY ITEMS:

STRUCTURAL

Structural:

Interior Stairs:

1. The handrail(s) are installed under the minimum height of 34" (maximum 38") from the nose of the tread. Repairs are needed.

ELECTRICAL SYSTEMS

Main Electrical Distribution Panel:

Breaker/Fuse to Wire Compatibility:

2. The dryer breaker in the main power panel is inappropriately matched with wire gauges that are too light for the breakers allowed draw. An overdraw condition could cause melting, insulation overheating, or fire. 50 amp dryer circuit has 30 amp wiring. Contact a licensed electrician for an evaluation and repairs.

Main Panel Conductors:

Wire Protection/Routing:

3. Open junction boxes in the crawlspace need cover plates installed. Contact a licensed electrician for minor repairs.

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Switches & Fixtures:General:

4. Metal bulb protectors (baskets) are needed at all incandescent light fixtures with exposed bulbs. Crawlspace fixtures need protection. Contact a licensed electrician for minor repairs.

REPAIR ITEMS:**GENERAL INFORMATION**Utility Services:Utilities Status:

1. Water was turned off at time of inspection by inspector due to a malfunction at the upstairs shower mixing valve. This means all of the plumbing waste and supply was not inspected. Contact our office for a return appointment once the water has been turned on for a complete inspection of this system. Return fees apply.

FOUNDATIONCrawlspace:Posts Condition:

2. The post to beam connection, and post to concrete slab, needs improvement. A metal strap, or metal brackets fastened with "Teeko" or joist hanger nails, are typically used to secure the post to beams in case of seismic movement. Contact a licensed contractor for installation.

Sump Pump Noted:

3. a) The discharge line enters the sewer which is not allowed by the Municipality of Anchorage. Discharge to the exterior is needed. Contact a licensed handyman for repairs. b) Pump is jammed and does not operate. Replacement is typically needed. Contact a licensed plumber for an evaluation and repairs.

STRUCTURALStructural:Floors:

4. The floor framing in the crawlspace is missing joist hangers and installation is needed. Contact a licensed contractor for an evaluation and repairs.

HEATING, VENTILATION & AIR CONDITIONINGHeating Plant- Primary Unit:Flues, Vents, Plenum:

5. The exhaust double walled ("B") vent does not appear to have proper clearance to combustibles (1") in the attic. Contact a licensed heating contractor for repairs.

PLUMBING SYSTEMPlumbing:Waste Piping Condition:

6. The slope of the drainage system is not adequate for the solids to flow in the line. A slope of 1/4" to 1/2" per foot is needed. Repairs would need to be made by a licensed professional plumber.

BATHROOMSTub/Shower Fixtures:Upstairs Bathroom:

7. The mixing valve was installed incorrectly and discharged into the tub after 10 seconds of usage. Water was then turned off by inspector. Contact a licensed plumber for an evaluation and repairs.

MAINTENANCE ITEMS:



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HEATING, VENTILATION & AIR CONDITIONING

Heating Plant- Primary Unit:

Burners / Heat Exchangers:

1. It does not appear the boiler has been serviced in the last 12 months. If proof is not available, it is recommended to have a licensed contractor inspect, service and make any needed repairs prior to close.

Other minor items are also noted in the entire inspection report and should receive eventual attention, but do not affect the habitability of the house and the majority are the result of normal wear and tear.

Thank you for selecting our firm to do your pre-purchase home inspection. If you have any questions regarding the inspection report or the home, please feel free to call us.

Sincerely,

David Mortensen
DISCOVERY HOME INSPECTION, LLC
(907) 243-4476

GENERAL INFORMATION

Client & Site Information:

Inspection Date: February 13, 2015, 12:30 PM.
Client: SAMPLE

Inspection Site: 1025 W. 80th St.
Anchorage, AK 99518
House Occupied? No.
People Present: Purchaser, Selling agent.

Building Characteristics:

Estimated Age: 1982.
Building Style & Type: Condo. Condo associations are typically responsible for certain common areas of a complex. These areas may include: roof covering, attics, crawlspaces, siding, paint, exterior decks, etc. If you find we have not inspected an area you are responsible for, please call our office and schedule an inspection of the missing item(s).
Stories: 2
Space Below Grade: Crawl space.

Climatic Conditions:

Weather: Overcast.
Soil Conditions: Snow covered.
Outside Temperature (F): 20-30.

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Utility Services:

Water Source: Public.

Sewage Disposal: Public.

Utilities Status: Water was turned off at time of inspection by inspector due to a malfunction at the upstairs shower mixing valve. This means all of the plumbing waste and supply was not inspected. Contact our office for a return appointment once the water has been turned on for a complete inspection of this system. Return fees apply.

REPORT LIMITATIONS

This report is intended only as a general guide to help the client make his own evaluation of the overall condition of the home, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report. The inspection is performed in compliance with generally accepted standard of practice, a copy of which is available upon request.

Systems and conditions which are not within the scope of the inspection include, but are not limited to: formaldehyde, lead paint, asbestos, toxic or flammable materials, and other environmental hazards; pest infestation, playground equipment, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, any systems which are shut down or otherwise secured; water wells (water quality and quantity) zoning ordinances; intercoms; security systems; heat sensors; cosmetics or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection.

The inspection report should not be construed as a compliance inspection of any governmental or non governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.

We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with tradespeople or benefits derived from any sales or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct.

Should any disagreement or dispute arise as a result of this inspection or report, it shall be decided by arbitration and shall be submitted for binding, non-appealable arbitration to the American Arbitration Association in accordance with its Construction Industry Arbitration Rules then obtaining, unless the parties mutually agree otherwise. In the event of a claim, the Client will allow the Inspection Company to inspect the claim prior to any repairs or waive the right to make the claim. Client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency.

SITE

This inspection is not intended to address or include any geological conditions or site stability information. We do not comment on coatings or cosmetic deficiencies and the wear and tear associated with the passage of time, which would be apparent to the average person. However, cracks in hard surfaces can imply the presence of expansive soils that can result in continuous movement, but this can only be confirmed by a geological evaluation of the soil. Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls. We cannot

determine drainage performance of the site or the condition of any underground piping, including subterranean drainage systems and municipal water and sewer service piping or septic systems. Decks and porches are often built close to the ground, where no viewing or access is possible. Any areas too low to enter or not accessible are excluded from the inspection. We do not evaluate any detached structures such as storage sheds and stables, nor mechanical or remotely controlled components such as driveway gates. We do not evaluate or move landscape components such as trees, shrubs, fountains, ponds, statuary, pottery, fire pits, patio fans, heat lamps, and decorative or low-voltage lighting. Any such mention of these items is informational only and not to be construed as inspected.

Site:

Site Drainage: Satisfactory - The lot appears to have adequate drainage to prevent water from ponding.

Paving Condition:

Driveway Paving Material: Winter conditions prevented a thorough inspection of this item.

Fences & Gates:

Fencing Materials: Wood materials used for fencing.

Fence Materials Condition: Satisfactory - The fencing materials appear to be in satisfactory condition.

Utility Services:

Electric Service: Underground.



Gas Services:

Location of Meter: Rear side of the house.



Type of Gas Supply: Natural Gas.

Gas Appliances in Garage: Yes - A water heater and boiler are present.

Area?:

Gas Line Primary Piping Material: Black Iron Pipe.

Piping Installation - Routing - Shutoffs - Hangers - Supports: Satisfactory - Gas supply piping as installed appears adequate.

Gas Odors Noted: No.

FOUNDATION

All structures are dependent on the soil beneath them for support, but soils are not uniform. Some that appear to be firm and solid can become unstable during seismic activity or may expand with the influx of water, moving structures with relative ease and fracturing slabs and other hard surfaces. In accordance with our standards of practice, we identify foundation types and look for any evidence of structural deficiencies. However, minor cracks or deteriorated surfaces are common in many foundations and most do not represent a structural problem. If major cracks are present along with bowing, we routinely recommend further evaluation be made by a qualified structural engineer. All exterior grades should allow for surface and roof water to flow away from the foundation. All concrete floor slabs experience some degree of cracking due to shrinkage in the curing process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined. Areas hidden from view by finished walls or stored items cannot be judged and are not a part of this inspection. We will certainly alert you to any suspicious cracks if they are clearly visible. However, we are not specialists, and in the absence of any major defects, we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert. We also routinely recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs.

Note: Environmental Issues

Monitor: Radon gas is a naturally occurring gas that is invisible, odorless and tasteless. A danger exists when the gas percolates through the ground and enters a tightly enclosed structure (such as a home). Long term exposure to high levels of radon gas can cause cancer. The Environmental Protection Agency (E.P.A.) states that a radon reading of more than 4.0 picocuries per liter of air represents a health hazard. A radon evaluation is beyond the scope of this inspection. For more information, consult the Environmental Protection Agency (E.P.A.) for further guidance and a list of testing labs in your area.

Foundation:

Type of Foundation: Raised Foundation with a crawlspace - Refers to a foundation wall with a footer below without a finished floor.

Foundation Materials: Hidden from view.

Visible Portions of Exterior Foundation Walls: Satisfactory - The exposed portions of the perimeter foundation walls appear to be adequate. Winter conditions prevented a thorough inspection of this item.

Perimeter Foundation Drainage Surface: Satisfactory - The drainage around the perimeter of the foundation appears to have adequate ground slope to remove run-off water from the immediate area.

Crawlspace:

Crawlspace Entrance: Satisfactory - The crawlspace entrance is adequately sized.

Conditions Noted in Exterior Walls, Interior View: Satisfactory - The exposed portions of the interior foundation perimeter walls appear to be satisfactory.

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**Foundation Bolts Noted:**

Hidden from view.

**Moisture on Exposed
Crawlspace Walls Noted:**

No - There were no elevated moisture levels noted on the exposed areas of the crawl space walls.

Crawlspace Ventilation:

Satisfactory - The cross-ventilation in the crawlspace appears to be adequate. The crawlspace vents should be closed in the winter and covered with insulation to prevent cold air infiltration into the crawlspace area. If moisture accumulates in the crawlspace, the vents are opened during above freezing temperatures which allows the crawlspace to ventilate and dry. If excessive amounts of moisture accumulates then a sump pump is recommended.

Crawlspace Inspected By:

The crawlspace was inspected by entering and crawling through.

Crawlspace Floor:

Soil.

6 mil. Vapor Barrier Installed:

Yes - There is a vapor barrier installed.

Posts Condition:

The post to beam connection, and post to concrete slab, needs improvement. A metal strap, or metal brackets fastened with "Teeko" or joist hanger nails, are typically used to secure the post to beams in case of seismic movement. Contact a licensed contractor for installation.

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Sump Pump Noted:

a) The discharge line enters the sewer which is not allowed by the Municipality of Anchorage. Discharge to the exterior is needed. Contact a licensed handyman for repairs. b) Pump is jammed and does not operate. Replacement is typically needed. Contact a licensed plumber for an evaluation and repairs.





Jammed

ROOF & ATTIC

Although not required to, we generally attempt to evaluate various roof types by walking on their surfaces. If we are unable or unwilling to do this for any reason, we will indicate the method used to evaluate them. Every roof will wear differently relative to its age, number of layers, quality of material, method of application, exposure to weather conditions, and the regularity of its maintenance. We can only offer an opinion of the general quality and condition of the roofing material.

The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. The waterproof membrane beneath roofing materials is generally concealed and cannot be examined without removing the roof material. Although roof condition can be evaluated, it is virtually impossible for anyone to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our service. Even water stains on ceilings or on framing within attics will not necessarily confirm an active leak without some corroborative evidence, and such evidence can be deliberately concealed. We evaluate every roof conscientiously, and even attempt to approximate its age, but we will not predict its remaining life expectancy, or guarantee that it will not leak. Naturally, the sellers or the occupants of a residence will generally have the most intimate knowledge of the roof and of its history. Therefore, we recommend that you ask the sellers about it, and that you either include comprehensive roof coverage in your home insurance policy, or that you obtain a roof certification from an established local roofing company. We do not inspect attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

Roofing:

Type Roof:	Gable.
Roof Covering Materials:	Asphalt composition shingles. These consist of cellulose mat, asphalt impregnated with colored gravel on surface. Shingles are applied in horizontal rows. Winter conditions prevented a thorough inspection of this item. Contact the seller for a disclosure concerning the roof covering. You may consider contacting a licensed roofing contractor for an inspection of the roofing prior to close. This typically means the roof would have to be clear of snow and ice however.
Slope:	Medium slope: considered to be between 4 in 12 and 6 in 12.
Gutters:	Partial. It is recommended to install additional gutters to direct roof runoff away from the structure.



Attic & Ventilation:

Attic Access Location:

Utility room ceiling.

Attic Accessibility:

Ceiling scuttle hole. Attic hatch is insulated as recommended. The attic hatch needs caulking applied at the ceiling juncture. Reducing the amount of air infiltration to the attic will help reduce the energy usage of the home also. This is a relatively simple repair through the purchase of a good quality latex caulk and caulking gun.

Method of Inspection:

The attic cavity was inspected from the attic access only. Only the areas of the attic visible from the attic access way are included as a part of this inspection.



Attic Cavity Type:

Crawl Through - The attic cavity is not useable for any storage due to size, framing, or insulation.

Roof Framing:

A truss system is installed in the attic cavity that is used to support the roof decking and transmit the roof load to the exterior walls. The truss system appears to be in satisfactory condition.

Roof Decking:

The roof decking material is 1/2" plywood sheeting.

Evidence of Leaks on Interior of Attic:

There is no evidence of current water leaks into the accessible attic spaces.

Ventilation Hi/Low:

Satisfactory - There appears to be adequate ventilation installed. Vents are located both in the ridge area and low in the eaves (soffit) area.

Vapor Barrier Installed:

There is a vapor barrier installed. The vapor barrier is correctly installed with the barrier facing the heated side.

Insulation Clear of Sheathing:

There is at least 1 1/2 inches of clearance between the roof sheathing and the insulation.

Insulation Noted: Satisfactory - The attic insulation appears to be adequate and properly installed for time of construction. The following type of insulation was noted in the attic: Cellulose: blown in place. There is an average of 14". R-value: R-49.

STRUCTURAL

While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. During the course of the inspection, the inspector does not enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely affect the health of the inspector or other persons.

Structural:

- Type of Construction:** Frame.
- Exterior Siding Materials:** Siding materials consist of vertical plywood (T-111).
- Siding Condition:** Satisfactory - The siding is in serviceable condition.
- Trim Condition:** Satisfactory - The trim is intact and satisfactory.
- Soffit/Eaves:** Satisfactory - The soffit/eaves appear to be in satisfactory condition and show only signs of normal wear.
- Fascia Boards:** Satisfactory - The fascia boards appear to be in satisfactory condition and show only signs of normal wear.
- Condition of Painted Surfaces:** Satisfactory - The finish or exposed painted surfaces are satisfactory.
- Exterior Door:** Front door notes: Appears serviceable.
- Other Exterior Doors:** Sliding glass. Needs minor adjustment.
- Interior Doors:** Appear serviceable.
- Windows Type:** Wood.
- Window Condition:** Satisfactory - The window framing and glass are in a satisfactory condition.
- Wall Covering Material:** The wall covering material is primarily sheetrock.
- Ceiling Covering Material:** The ceiling covering material is primarily sheetrock.
- Floors:** Carpet. Laminate. The floor framing in the crawlspace is missing joist hangers and installation is needed. Contact a licensed contractor for an evaluation and repairs.



(examples)

Interior Stairs: The handrail(s) are installed under the minimum height of 34" (maximum 38") from the

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nose of the tread. Repairs are needed.



Deck, Porch Or Balcony:
Structure Type:

Elevated Deck.



Deck/Porch/Balcony Materials:

The inspector was unable to determine the type of wood used.

Condition of Wood Materials:

Satisfactory - The wood materials are in satisfactory condition.

Framing of Deck/Porch:

Satisfactory - The framing of the deck or porch was done in an acceptable manner.

Deck, Porch, or Balcony

Flooring Material: Satisfactory - The decking materials appear to be in satisfactory condition.

Stairs Condition:

Satisfactory - The steps are in useable condition.

Insert & Wood Stoves:

Gas Stove:

The exterior cover is loose and minor repairs are needed.

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HEATING, VENTILATION & AIR CONDITIONING

The inspector can only readily open access panels provided by the manufacturer or installer for routine homeowner maintenance, and will not operate components when weather conditions or other circumstances apply that may cause equipment damage. The inspector does not light pilot lights or ignite or extinguish solid fuel fires, nor are safety devices tested by the inspector. The inspector is not equipped to inspect furnace heat exchangers for evidence of cracks or holes, or inspect concealed portions of evaporator and condensing coils, heat exchanger or firebox, electronic air filters, humidifiers and de-humidifiers, ducts and in-line duct motors or dampers, as this can only be done by dismantling the unit. This is beyond the scope of this inspection. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection. Have these systems evaluated by a qualified individual. The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. We perform a conscientious evaluation of the system, but we are not specialists.

Please note that even modern heating systems can produce carbon monoxide, which in a poorly ventilated room can result in sickness and even death. Therefore, it is essential that any recommendations we make for service or further evaluation be scheduled before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property, and our service does not include any form or warranty or guarantee. Normal service and maintenance is recommended on a yearly basis. Determining the presence of asbestos materials commonly used in heating systems can ONLY be performed by laboratory testing and is beyond the scope of this inspection. Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard which is sometimes costly to remedy.

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Heating Plant- Primary Unit:

Heating System Type: Boiler.
Heating System Location: Garage.
Fuel Source: Natural gas.
Equipment Description: System is Weil McLain. Mid efficiency.



Capacity: 88,000 BTU.



Flues, Vents, Plenum: The flue pipe is metal. The exhaust double walled ("B") vent does not appear to have proper clearance to combustibles (1"). Contact a licensed heating contractor for repairs.



General Operation & Cabinet:
Burners / Heat Exchangers:

Unit was operational at the time of inspection. General condition appears serviceable. Burner Flame(s) appear typical. It does not appear the boiler has been serviced in the last 12 months. If proof is not available, it is recommended to have a licensed contractor inspect, service and make any needed repairs prior to close. Technical inspection and exhaustive system operation check is not within the scope of this inspection.



Pump / Blower Fan:
Secondary Air Adequacy:
Does each habitable room have a heat source?
Normal Controls:

General condition appears serviceable.
 Satisfactory - Availability of secondary air for combustion and flue draft appears to be adequate; however, no calculation was performed by the inspector.
 Yes.
 General condition appears serviceable.

ELECTRICAL SYSTEMS

We are not electricians and in accordance with the standards of practice we only test a representative number of switches and outlets and do not perform load-calculations to determine if the supply meets the demand. However, every electrical deficiency or recommended upgrade should be regarded as a latent hazard that should be serviced as soon as possible, along with evaluation and certification of the entire system as safe by a licensed contractor. Therefore, it is essential that any recommendations that we may make for service or upgrades should be completed before the close of escrow, because an electrician could reveal additional deficiencies or recommend additional upgrades for which we disclaim any responsibility. Any electrical repairs or upgrades should be made by a licensed electrician. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Smoke Alarms should be installed within 15 feet of all bedroom doors, and tested regularly.

Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. The inspector is not required to insert any tool, probe, or testing device inside the panels, test or operate any over-current device except for ground fault interrupters, nor dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels. Any ancillary wiring or system that is not part of the primary electrical distribution system is not part of this inspection but may be mentioned for informational purposes only, including but not limited to low voltage systems, security system devices, heat detectors, carbon monoxide detectors, telephone, security, cable TV, intercoms, and built in vacuum equipment.

Main Electrical Distribution Panel:

- Main Panel Location:** Garage.
- Panel Accessibility:** Yes - The electrical panel is in a location that makes it readily accessible.
- Panel Cover Removed:** Yes.



- Main Circuit Rating:** 100 amp - The ampacity of the main power panel appears to be within the normal parameters for the structure's age. However, a load analysis is recommended if you

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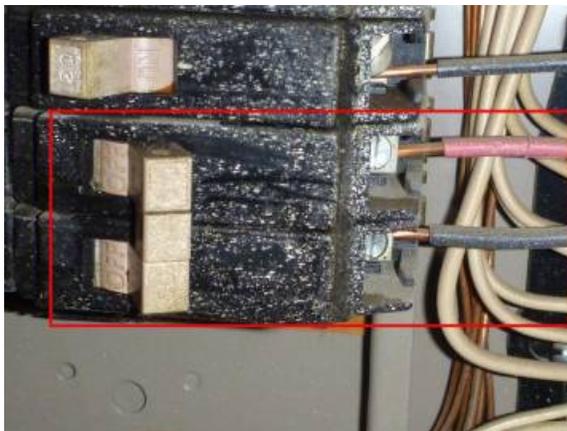
Disconnect:

anticipate adding more circuits or load to the system.

**Breaker/Fuse to Wire
Compatibility:**

Located at the exterior of building.

The dryer breaker in the main power panel is inappropriately matched with wire gauges that are too light for the breakers allowed draw. An overload condition could cause melting, insulation overheating, or fire. 50 amp dryer circuit has 30 amp wiring. Contact a licensed electrician for an evaluation and repairs.



Legend Available:

Yes - Identification of the breakers and the appliances or areas they control are clearly marked. This inspection does not verify the accuracy of this legend.

Main Panel Conductors:

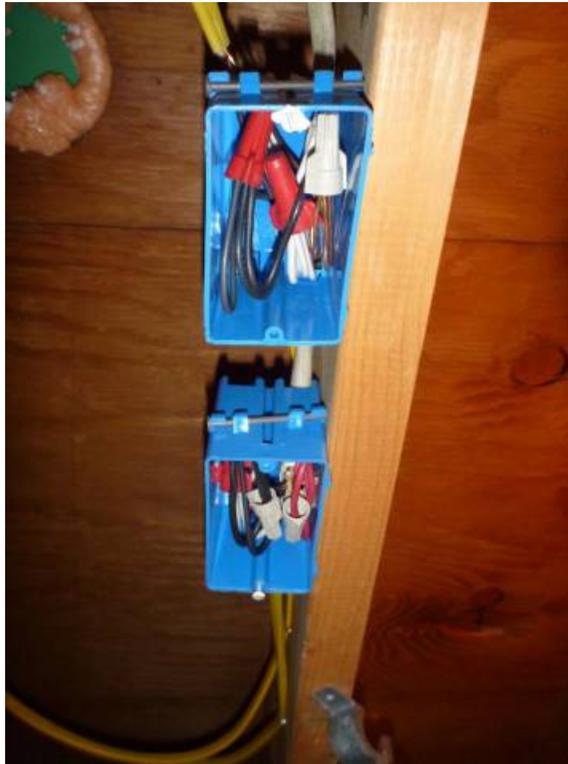
Feeder and Circuit Wiring:

Copper - The structure is wired using plastic insulated copper single conductor cables commonly referred to as Romex. Appears serviceable.

Wire Protection/Routing:

Open junction boxes in the crawlspace need cover plates installed. Contact a licensed electrician for minor repairs.

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Switches & Fixtures:

General:

Metal bulb protectors (baskets) are needed at all incandescent light fixtures with exposed bulbs. Crawlspace fixtures need protection. Contact a licensed electrician for minor repairs.



Electrical Outlets:

General:

A representative sampling of outlets was tested. As a whole, outlets throughout the home are in serviceable condition.

Ground Fault Protected Outlets:

Satisfactory. GFCI outlets are found at all locations needed - This structure is adequately protected by using Ground Fault Circuit Interrupt outlets at all locations: all outside outlets, all above kitchen counters, bathrooms, in the garage, and in an unfinished basement or crawl space.

Other Electrical Circuitry:**Smoke Detectors:**

Yes - The structure is equipped with functioning smoke or heat detectors. They should be tested periodically in accordance with the manufacturer's specifications. There are two main types of smoke detectors- Ionization smoke detection: is generally more responsive to flaming fires. Photoelectric smoke detection: is generally more responsive to fires that begin with a long period of smoldering (smoke). Since you can not predict what type of fire will occur it is recommend when smoke detectors are replaced that both types of smoke detectors or a dual sensor type are installed. Information on smoke detectors- <http://www.cpsc.gov/cpsc/pub/pubs/5077.html>

Smoke detectors are recommended by the U.S. Product Safety Commission to be replaced every ten years since the smoke detector may not function correctly after that time. Not knowing the age of the detectors, it is recommended to replace all detectors upon occupancy. Batteries should be changed at daylight savings time as a handy reminder.

Carbon Monoxide (CO) detectors:

Appears serviceable.

Electric Service Condition:**Utility Services:**

Satisfactory - The underground service appears adequate.

Electrical Service:**Crawlspace:**

The crawlspace electrical outlets are protected with Ground Fault Circuit Interrupt protection as required by current standards.

Garage:

The garage electrical outlets are protected with Ground Fault Circuit Interrupt protection as required by current standards.

Fixtures & Switches:**Kitchen Interior:**

Satisfactory - The ceiling lights in the kitchen are in satisfactory condition.

PLUMBING SYSTEM

Shut-off valve exclusions: Water shutoff valves, including the "main" and any such valves at sinks, toilets, dishwashers, washing machines, water heaters are never routinely operated by a home inspector. Only normal controls are tested for functionality. It is recommended that client(s) verify, prior to moving in large amounts of storage or belongings, that all shutoffs are fully functional, properly located and easily accessible at standard and critical areas. It is not uncommon to find that shutoff valves are rusted in position, difficult to operate or they may have leaks around the valve stems when operated. On older valves care must be used for the valve may break, leak and/or flood. Some problems, when present, can often be corrected by tightening the appropriate part of the valve. Older valves may need to be replaced to have a functioning shut off in an emergency. Regardless, if problems are noted or plumbing work is required, consult with a qualified plumber.

Plumbing:**Water Source:**

City/Municipal.

Plumbing Service Piping Size to Structure:

3/4" water service line to the main cutoff.

Main Water Line Cutoff**Location:**

Crawl space.



- Interior Supply Piping Size:** The interior water supply piping is 1/2"-3/4" in diameter.
- Interior Supply Piping Material:** The interior supply piping in the structure is predominantly copper.
- Water Pressure:** Appears serviceable, however not everything was inspected since the water was turned off during inspection of the upstairs bathroom.
- Exterior Hose Bibs Functional:** Winter conditions prevented an inspection of this item.
- Functional Supply:** Appears serviceable, however not everything was inspected since the water was turned off during inspection of the upstairs bathroom.
- Leaks in the Supply Piping Noted:** No.
- Sewage Disposal Type:** Public Sewer System.
- Waste Line Materials:** The predominant waste line material is plastic.
- Waste Piping Condition:** The slope of the drainage system is not adequate for the solids to flow in the line. A slope of 1/4" to 1/2" per foot is needed. Repairs would need to be made by a licensed professional plumber.



- Vent Piping Material:** The vent material, as it passes through the roof, is plastic.
- Vent Piping Condition:** Satisfactory - The visible plumbing vent piping appears functional.
- Supply/Waste Piping Supports:** Satisfactory - The tie straps and hangers supporting supply and waste piping appear adequate.
- Functional Drainage:** Yes - Functional drainage has been verified. Water drained from a random sample of fixtures or drains flows at a rate faster than was supplied, however not everything was

Address: **SAMPLE INSPECTION**

Objectionable Odors Noted:

inspected since the water was turned off during inspection of the upstairs bathroom.
No.

Water Heater:

Location:

Location: Garage. The Municipality now requires a galvanized pan or a waterproof cover installed on the water heater platform to prevent damage if the water heater should leak.
Note: An exception applies should the garage floor slope to the exterior. Contact a licensed plumber for recommendations and possible upgrades.



Model:

System is Rheem brand. 2006 model.



Tank Capacity:

A 50 gallon water heater is installed.



- Fuel Source for Water Heater:** The water heater is gas-fired.
- Exposed Water Heater Condition:** Appears serviceable.
- Gas Valve:** Satisfactory - There is a gas valve cutoff installed adjacent to the hot water tank.
- Flue/Exhaust Pipe Condition:** Satisfactory - The exhaust flue appears to be correctly installed. The exhaust flue pipe is metal.
- Water Piping Condition:** Satisfactory - The incoming and output piping is installed correctly.
- Water Heater Fill Valve Installed:** Yes - There is a fill valve installed on the incoming water line. This valve can be used to cut off the water supply to the water heater.
- Temperature Controls:** Temperature controls for the most economical and relatively safe condition would be set under 130 degrees F. Temperatures in excess of 130 degrees F. are not recommended for both economic and safety reasons. Checking water temperatures is beyond the scope of this inspection, but it can be determined by the use of a simple cooking thermometer.
- Drain Valve:** Yes - There is a drain valve installed on the lower side of the water heater. It is recommended to flush your water heater twice a year. This is typically done by turning off the incoming cold water supply, attaching a garden hose, opening the valve and running until any discolored water is eliminated. Turn off the valve and remove the hose then slowly turn the cold water valve on until the full pressure is regained.
- Temperature & Pressure Relief Valve:** Satisfactory - The temperature and pressure relief valve is of the correct rating for the water heater.
- Safety Overflow Pipe:** Satisfactory - The overflow pipe is correctly installed.

KITCHEN

Kitchen View:



Kitchen Plumbing:

- Faucet and Supply Lines:** Appears serviceable, however not everything was inspected since the water was turned off during inspection of the upstairs bathroom.
- Sink and Drain Lines:** Appears serviceable, however not everything was inspected since the water was turned off during inspection of the upstairs bathroom.
- Caulking Water Contact Areas:** Satisfactory - The caulking in water contact areas appears to be satisfactory.

Kitchen Appliances:

- Food Waste Disposal:** System is Insinkerator. Satisfactory - The food waste disposal appears to be functional. No food was ground up in this inspection. The inspector was unable to determine if the unit will grind food waste adequately.
- Dishwasher:** System is Ikea.
- Range Hood:** The exhaust hood is a filter and recirculating type that will not expel hot air from the kitchen. Satisfactory - The range hood and exhaust fan appeared to work correctly on one or both speeds. There is a filter installed, and it will require periodic cleaning.
- Range/Oven Fuel Source:** Electric - There is a 220-volt hookup for an electric range/oven.
- Range/Oven:** System is Frigidaire. Satisfactory - The range/oven appears to be functional. No food was heated up during this inspection. The inspector makes no attempt to determine if the unit has accurate temperature controls.
- Water For Refrigerator:** There is a water valve noted in the area of the refrigerator.

Kitchen Interior:

- Floors:** General condition appears serviceable. The floor covering material is Vinyl sheet goods.
- Countertops:** Satisfactory - The countertops in the kitchen are satisfactory.
- Cabinets, Drawers, and Doors:** Satisfactory - The cabinets, doors, and drawers are satisfactory in both appearance and function.

LAUNDRY

Laundry appliances are not tested or moved during the inspection and the condition of any walls or flooring hidden by them cannot be judged. Drain lines and water supply valves serving washing machines are not operated. Water supply valves may be subject to leaking if turned. See Plumbing and Electrical pages for more details about those types of system components.

Laundry:

Location: Upstairs.
Washer & Dryer



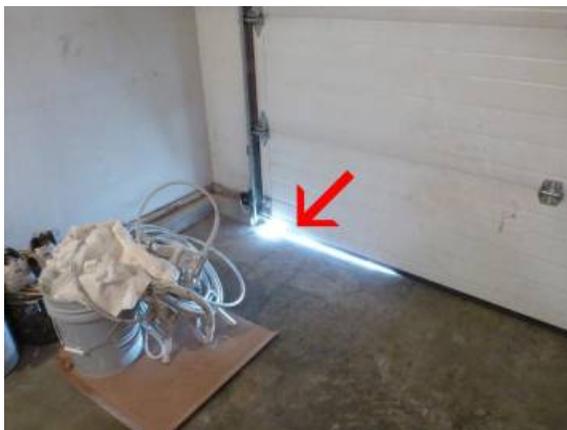
Washer Hookup: Appears serviceable.
Dryer Hookup: Yes - There is a 220/240-volt outlet provided for an electric dryer. If you intend to use a gas clothes dryer, you will need to have a gas line installed.
Dryer Ventilation: Satisfactory - The dryer ventilation as installed appears adequate.

GARAGE

Determining the heat resistance rating of firewalls is beyond the scope of this inspection. Flammable materials should not be stored within closed garage areas. Garage door openings are not standard, so you may wish to measure the opening to ensure that there is sufficient clearance to accommodate your vehicles. It is not uncommon for moisture to penetrate garages, particularly with slabs on-grade construction, and this may be apparent in the form of efflorescence or salt crystal formations on the concrete. You may want to have any living space above the garage evaluated further by a structural engineer, as it may be seismically vulnerable.

Garage:

Garage Type The garage is attached.
Size of Garage: One car garage.
Number of Overhead Doors There is a single overhead door.
Overhead Door and Hardware Condition: Satisfactory - The overhead door is in satisfactory condition, and it is functional. Weatherization improvements are recommended for the garage door due to poor air sealing. Contact a licensed garage door professional for recommendations.



Automatic Overhead Door Opener:

The overhead door opener appears to function appropriately. Testing the remote control for the automatic opener is not included as a part of this inspection.

Safety Reverse Switch on the Automatic Opener:

Yes - The door opener is equipped with an automatic reverse safety switch.

Floor Drain:

No - There is no floor drain installed.

Garage Walls Condition:

Satisfactory - The wall covering and framing appears to be in satisfactory condition.

Fire Rated Entry Door to Structure:

Yes - There is a fire rated door separating the garage from the living areas of the house.

Garage Heater:

Appears serviceable.



ELECTRICAL SYSTEM

Electrical Outlets:

Kitchen Interior:

Satisfactory - There are Ground Fault Circuit Interrupt outlets installed and functional above the kitchen countertop.

Upstairs Bathroom:

Appears serviceable.

1/2 Bathroom:

Appear serviceable.

BATHROOMS

Sink & Cabinetry:

Upstairs Bathroom:

Water off.

Address: **SAMPLE INSPECTION**

1/2 Bathroom:

Water off.

Tub/Shower Fixtures:

Upstairs Bathroom:

The mixing valve was installed incorrectly and discharged into the tub after 10 seconds of usage. Water was then turned off by inspector. Contact a licensed plumber for an evaluation and repairs.



Bath Ventilation:

Upstairs Bathroom:

Exhaust fan appears serviceable.

1/2 Bathroom:

Exhaust fan appears serviceable.