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Services Included in this Report:

Extended Home Inspection



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EXPLANATION OF TERMS

This report was prepared and written with the age of the structure and the comparable condition of neighborhood structures taken into consideration. Below is an explanation of the terms used in the report.

GOOD: Items marked Good appear to be new or nearly new. There are no visible indications of failure at the time the services were performed. The inspector recommends checking with the seller concerning any installation information that may pertain to this item.

FUNCTIONAL: Items marked Functional appear to be in serviceable condition using normal operating controls. There were no visible indications of failure at the time the services were performed.

SATISFACTORY: Items marked Satisfactory appear to be in serviceable condition using normal operating controls. There were no visible indications of failure at the time the services were performed. Items that need minor service that do not significantly affect an item's use may be classified as satisfactory.

ATTENTION: Items marked Attention appear to be in need of preventive maintenance or service. Attention may also indicate an item that the inspector would recommend gaining further information from a third party immediately in order to provide additional clarification and/or insight into the item's condition.

MAINTENANCE: Items marked Maintenance are in need of repair or replacement in order to make the item functional and/or prevent further deterioration.

ACTION REQUIRED: Items marked Action Required appear to be in need of immediate repair or replacement. Delay in repair or replacement may result in a dramatic shortening of the life expectancy of the item, have immediate effect on the item, system, structure, other related items, or present a potential health and/or safety hazard.

N/A: Items marked N/A are not included in the report. The item may not be present, not included, not accessible, not available, not addressed, not applicable, not appropriate, and/or not examined.

Summary Section



Extended Home Summary Report

We have identified various items on the subject structure that either require maintenance now or require periodic maintenance in the normal course of ownership. This is only a summary report and is intended as a guide to be used in both short and long term scheduling of maintenance items. Please read the complete report carefully as additional information and details are contained therein. It is always advisable to use experienced tradespeople or a qualified handyperson when contracting for work that may not be within the scope of your capabilities.

The main entry door is considered to face: Northeast

1. Exterior Structure - Siding Condition:

Maintenance

See Figures 1-2

The inspection revealed a tear in the fiberboard siding on the South East side of the house. Also noted was missing mortar at the junctions of the kitchen bay window framing. Recommend service to these areas to reduce the possibility of moisture penetrating the structure.

2. Exterior Structure - Glaze/Caulking Window Pane:

Maintenance

See Figure 3

The exterior window vinyl glazing strips on the south west facing windows are deteriorating. These are used to hold the glass in place from the outside. We recommend repair or replacement of the damaged glazing strips so they function as designed.

3. Fence/Gates - Fences:

Maintenance

See Figure 4

Heaving apparently due to tree roots has created a crack in the block wall on the west side of the house. The fence appeared to be otherwise sound, filling the crack in the wall should be considered.

4. Site Concrete and Paving - Walkways:

Attention

See Figure 6

The brick walkway at the southwest corner of the structure has heaved creating a trip hazard. The heaving is apparently due to root from the adjacent tree. The walkway needs repair to prevent further deterioration and/or for safety reasons.

5. Electrical Service - Panel Cover:

Action Required

Upper left hand masonry screw should be replaced with a blunt end screw only. The sharp pointed screw could pierce the insulation of a nearby wire.

6. Water Heater - Evidence of Encrustation:

Yes

See Figure 7

There are visible encrustations along the hot and cold water connections at the top of the water heater. The condition is a result of a small amount of water seeping out along the threaded connection at some time in the past. For preventive maintenance reasons, consideration may be given to removing the connections, cleaning, taping with teflon tape and reinstalling to prevent further deterioration that may result in a future leak.

7. Heating System - Service Notes/Filter Size:

Not Current

The inspector was unable to locate an apparent service record which would indicate the

furnace has had a complete, technically exhaustive evaluation and service within the last year. Complete servicing by a professional is recommended annually prior to each heating season. Questioning the seller on available current service records is advised. If no service records are available within the last year showing a complete evaluation and service, the inspector would recommend that a qualified heating contractor provide a complete service on the system that includes an invasive inspection of the heat exchanger and evaluation of the burners, prior to closing, in order to ensure long term function is provided.

8. Main Entry Door - Door Fit:

Attention

There is light around the door from the outside when closed. Minor repair to weather-stripping or door fit is recommended.

9. Laundry Area - Dryer Ventilation System:

Attention

See Figure 8

The dryer vent cover on the exterior of the structure is missing. Contact a qualified repair person to install cover.

Digital photographs are provided in this section to assist the client in understanding certain specific issues and comments contained in the written report. Photographs alone without adequate written commentary are not sufficient for understanding the details of an issue. Photographs taken during the actual inspection are included or excluded from this section at the discretion of the inspector.

Extended Home Inspection

Figure 1



Exterior Structure
Siding Condition
Maintenance

Figure 2



Exterior Structure
Siding Condition
Maintenance

Figure 3



Exterior Structure
Glaze/Caulking Window Pane
Maintenance

Figure 4



Fence/Gates
Fences
Maintenance

Digital photographs are provided in this section to assist the client in understanding certain specific issues and comments contained in the written report. Photographs alone without adequate written commentary are not sufficient for understanding the details of an issue. Photographs taken during the actual inspection are included or excluded from this section at the discretion of the inspector.

Extended Home Inspection

Figure 5



Attached Garage
Fire Wall/Ceiling Board
Action Required

Figure 6



Site Concrete and Paving
Walkways
Attention

Figure 7



Water Heater
Evidence of Encrustation
Yes

Figure 8



Laundry Area
Dryer Ventilation System
Attention

Full Report



Extended Home Inspection Details

(Italicized comments also appear in summary reports)

The main entry door is considered to face: Northeast

Exterior Structure

1. Flat Surface Material(s):

Combination

2. Siding Condition:

Maintenance

See Figure 1-2

The inspection revealed a tear in the fiberboard siding on the South East side of the house. Also noted was missing mortar at the junctions of the kitchen bay window framing. Recommend service to these areas to reduce the possibility of moisture penetrating the structure.

3. Painted Surfaces:

Satisfactory

Consideration will need to be given to repainting the trim within the next few years in order to protect the wood from water related damage and maintain a pleasing look. Periodic touch up is often needed in between paintings on those sides of the structure more prone to weathering.

4. Glaze/Caulking Window Pane:

Maintenance

See Figure 3

The exterior window vinyl glazing strips on the south west facing windows are deteriorating. These are used to hold the glass in place from the outside. We recommend repair or replacement of the damaged glazing strips so they function as designed.

5. Window Glass:

Satisfactory

6. Caulking Structure:

Satisfactory

Touching up the structure caulking around the tops and sides of the window and door trim is often needed in between paintings. The caulking keeps rain water from penetrating behind the siding material and causing premature deterioration of the material.

7. Eave/Soffit Areas:

Satisfactory

8. Fascia Boards / Trim:

Satisfactory

9. Window Screens:

Satisfactory

The inspector noted window screens on the windows.

10. Double Pane Seals/Insulating Windows:

Satisfactory

The double pane insulating window seals were inspected and appeared to be in functional condition. The visual inspection of the windows may not disclose seals that have lost their vacuum seal in between the panes of glass. The deficiency is sometimes only visible under certain climatic conditions.



Extended Home Inspection Details

(Italicized comments also appear in summary reports)

11. Storm Windows:

None

12. Security Lights:

No

13. Exterior Columns/Support structures:

Functional

Structure Perimeter Exterior

1. Foundation Material(s):

Concrete Slab

2. Vent Screens:

N/A

The type of foundation system for the structure is not equipped with foundation vent screens or covers used to ventilate a crawl space area of a foundation system.

3. Vent Covers:

N/A

4. Visible Cracks:

No

5. Evidence of Separation over 1/4":

No

6. Evidence of Movement:

No

7. Site Drainage:

Satisfactory

The grading around the exterior of the structure is either level or sloping away from the foundation which should prevent rain water from draining toward the foundation.

8. Evidence of Erosion:

No

9. Evidence of Insects:

No

A visual inspection has revealed no evidence of undesirable insect activity around the exterior of the structure. The inspector recommends inspecting the exterior of the structure on a regular basis during the spring and summer months for active presence as a preventive measure as some undesirable insects are active on a seasonal basis.

10. Evidence of Animal Infestation:

No

11. Proper Earth-Wood Clearance:

Yes

Inspection around the perimeter of the structure does not show any contact of earth to wood. There should be no contact between the earth and the exterior surface material to prevent wood deterioration. The inspector recommends keeping at least 4-6 inches of clearance between the earth and wood siding material as a preventive maintenance measure.



Extended Home Inspection Details

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12. Vegetation Clear from Structure:

Yes

There is no vegetation growing up against the exterior surface material. All vegetation should be kept trimmed at least 6-12 inches away from the structure to eliminate a common avenue for pest infestation and damage to the exterior structure material.

13. Address Identification:

Visible

14. Mail Box:

N/A

Mail boxes are located at a central site near the home.

15. Watering System:

N/A

16. Window Wells:

N/A

Structure

1. Description:

Wood framed

2. Approx. Year Built:

1993

3. Bedroom(s):

3

4. Bathroom(s):

1.75

5. Other Room(s):

LR,DR

6. Remodel/Modernization Evident:

No

7. Repairs Evident:

No

8. Insulating Rating Evident:

No

There was no documentation available to indicate insulating rating for the structure.

9. Insulation:

Visible in Attic Only

10. Smoke Detector(s):

Satisfactory

The smoke/fire detectors were functional at the time of the inspection. The inspector recommends testing the system prior to occupying the structure and every month to identify functional operation of the battery powered detectors. Current standards require a smoke/fire detector on each level of the structure with at least one in each bedroom and adjacent to each sleeping area. Fire safety officials recommend completely replacing detectors after 10 years of service. Consideration should also be given to the



Extended Home Inspection Details

(Italicized comments also appear in summary reports)

installation of carbon monoxide detectors for additional safety.

11. Alarm/Security System:

Yes

The structure is equipped with a security system. The system is not inspected under the scope of the inspection as the Inspector is not an expert in residential security systems. The inspector recommends questioning the current home owner on it functional condition and operation. Having the system inspected by a professional security company to ensure functional service is provided is recommended.

12. Windows, Latches/Locks:

Functional

At the time of the inspection the latches and locks appeared to be functional. Most window latches will need periodic adjustment.

13. Asbestos Noted:

N/A

The scope of this inspection does not include an asbestos in materials screening inspection.

14. Lead:

N/A

The scope of this inspection does not include a lead in materials sampling inspection.

15. Furn/Storage:

Average

Furnishings and/or storage items in this home are average for an occupied residence. There were furnishings and/or stored items inside the home that limited the inspector's ability to visually inspect all areas of this home. Notation is made that the inspector does not move furniture or stored items in order to perform the inspection. Reinspecting the home prior to closing is recommended as certain issues may become visible once the structure is vacated.

16. Party or Lot Line Wall:

No

17. Floor Structure:

Concrete Slab

18. Ceiling Structure:

Wood framing

19. Roof Structure:

Roof trusses

20. Interior Walls:

Textured Drywall

21. Interior Stairway Structure:

Functional

Slab Foundation

1. Level/Gradation:

Satisfactory



Extended Home Inspection Details

(Italicized comments also appear in summary reports)

2. Off Sets (Heaving):

Satisfactory

3. Moisture/Dampness:

Satisfactory

4. Cracks/Separations:

Satisfactory

The slab floor has been covered with tile and/or carpet preventing direct observation of the slab.

5. Footings/Sills:

Not visible

Due to the type of construction and exterior cover material the footings/sill are not visible.

Patios/Decking/Porches

1. Patio/deck/porch Surface:

Satisfactory

2. Patio/deck/porch Foundation:

Satisfactory

3. Concrete Slab:

Satisfactory

4. Electrical Service to patio/deck/porch:

Yes

The electrical receptacle on the patio/deck is not protected with a Ground Fault Circuit Interrupter (GFCI) for added safety. Consideration should be given to installing a GFCI receptacle for added safety considerations.

5. Weather Protected Outlet(s):

Yes

6. Natural Gas Service/Equipment:

No

7. Patio/deck/porch Lights:

Functional

8. Patio/deck/porch Cover/Enclosure:

Functional

Fence/Gates

1. Fences:

Maintenance

See Figure 4

Heaving apparently due to tree roots has created a crack in the block wall on the west side of the house. The fence appeared to be otherwise sound, filling the crack in the wall should be considered.

2. Gates:

Functional



Extended Home Inspection Details

(Italicized comments also appear in summary reports)

3. Locks/Latches:

Functional

Attached Garage

1. Size:

Two car

2. Garage Door(s):

Functional

3. Automatic Opener(s):

Functional

The automatic garage door opener was identified to be in working order at the time of the inspection.

4. Springs/Mount:

Functional

5. Safety Operation, Opener(s):

Functional

The safety feature of the garage door when it encounters an obstacle in the closing position appeared to be functioning. As an added safety feature, this garage door opener has an electric eye that reverses the garage door opener when an obstacle passes under the door. This feature was functional as well.

Periodic adjustment is often needed as the unit ages.

6. Door Seal:

Functional

The seal on the bottom of the garage door appears to be in functional condition and should provide for intended service.

7. Floor/Foundation:

Satisfactory

8. Heat:

No

Garage areas are not normally heated. The garage area is not considered a living area.

9. Window(s):

None

10. Evidence of Insects:

No

There was no visible evidence of undesirable insects foraging in the visible areas of the garage. Stored items along the walls in the garage limit the extent of the visual inspection. Inspecting this area on an annual basis for insect activity is recommended as a preventive measure.

11. Evidence of Rodents:

No

12. Lighting:

Functional

13. Fire Wall/Ceiling Board:

Action Required

See Figure 5

The inspector noted that there was no firewall in place by the water heater to seal the garage from the



Extended Home Inspection Details

(Italicized comments also appear in summary reports)

house and provide protection from fire in this area. It is recommended that a licensed contractor be contacted to evaluate and make needed repairs.

14. Door(s), Garage - Building:

Functional

The garage door to the house does not close by itself when opened. Installing a spring loaded hinge is recommended in order to provide added fire safety function.

15. Evidence of Moisture Penetration:

No

There was evidence of past moisture on the wall beside the water heater. Given the height of the water stain it is highly unlikely this was caused by exterior water penetration.

Site Concrete and Paving

1. Driveway(s)/Parking:

Functional

2. Walkways:

Attention

The brick walkway at the southwest corner of the structure has heaved creating a trip hazard. The heaving is apparently due to root from the adjacent tree. The walkway needs repair to prevent further deterioration and/or for safety reasons.

See Figure 6

3. Steps:

Functional

Electrical Service

1. Panel/Sub Panel Location(s):

Garage

2. Service Size (Amps) / (Volts):

100 amps 240 volts

The inspector observation of the electrical system is limited to the visible components, the entrance cable, meter box, service panel, outlets, switches and the visible portion of the wiring. A large portion of the electrical system is hidden behind walls and ceilings.

3. Over Current Devices:

Breakers

4. Service to Panel:

Aluminum

The wires between the meter and the electrical service are stranded aluminum wires and are coated with a conductive grease that is used to prevent the aluminum wire from oxidizing over time. Use of aluminum wires in this application is common, there are no known issues with stranded aluminum wires.

5. Panel to Structure:

Copper

From what the inspector could identify, the electrical wiring is newer 3 wire shielded cable. It appears that the wiring has been updated at some time in the past. The sections of wiring visible at the time of the inspection appeared to be functional.



Extended Home Inspection Details

(Italicized comments also appear in summary reports)

6. Panel Cover:

Action Required

Upper left hand masonry screw should be replaced with a blunt end screw only. The sharp pointed screw could pierce the insulation of a nearby wire.

7. Panel Cover(s) Removed:

Yes

The electrical panel cover was removed to provide access to the interior of the panel for inspection.

8. Breaker Configuration:

Satisfactory

There are additional breaker slots in the panel that are not in use at this time. These additional breaker slots will provide the ability to add additional electrical circuits and/or breakers to the structure if needed.

9. Wire-Over Current Compatibility:

Satisfactory

The visible wires appeared to be properly sized to the breaker overcurrent rating, however not all the wire ends were visible where they connected to the breakers. An overcurrent incompatibility condition may exist in the panel. The only way to find out is to turn off the breakers and remove the wires for inspection. This however is well outside the scope of the national home inspection standards of practice and is considered invasive.

10. Receptacle Ground Verify:

Satisfactory

The inspector has SPOT CHECKED the three-prong female 110 volt electrical outlets throughout the structure, and has not found any that were not correctly grounded. NOTE! This is not a warranty and an undiscovered condition may exist.

11. G.F.C.I. Protection:

Appropriate to age

The inspector noted that the house has G.F.C.I. outlets appropriate to the age of the structure.

12. Service Ground Verified:

Yes

13. Plugs, Switches, Junction Boxes, Lighting:

Functional

The inspector was able to identify and report on the condition of those outlets, switches and junction boxes that were visible and accessible at the time of the inspection. Occupied homes often have furniture and stored items covering electrical outlets, switches and junction boxes which limit their accessibility for inspection.

14. Wire Method:

Non-metallic Sheathed

The visible portions of the wiring were identified as non-metallic sheathed.

15. Arc Fault Breakers (A.F.C.I.):

N/A

The structure appears to predate any requirements for arc fault breakers.



Extended Home Inspection Details

(Italicized comments also appear in summary reports)

Air Conditioning

1. Type of Units:

Split AC

2. Manufacturer Specifications:

3 ton unit

3. Location of Units:

Exterior

4. Systems Operation:

Functional

The Inspector has determined that the air conditioner is operating and responding to the on/off command at the thermostat.

5. Service Records/Last Service:

Not available

No indication as to the date of the last service was observed. Check with the seller to determine if service records are available.

6. Energy Source:

Electric 240 volts

7. Condensing Coil Condition:

Satisfactory

8. Power Disconnect Location:

At or near the unit

9. Condensate Drain System:

Functional

The condensate drain system is installed and appears to be without any visible flaws. The system has both a primary and secondary drain line installed.

Water Heater

1. Location(s):

Garage

2. Type:

Gas

The date of manufacture was 1993 on the water heater. The life expectancy of a water heater is typically 8-12 years from the date of installation, although there are exceptions on both sides. Gas water heaters must have a continuous source of air and fuel. Items should not be stored against the water heater. Providing at least 2 feet of clearance around the water heater is recommended. Budgeting for replacement of water heaters that are over 8 years is recommended as failure could occur at any time due to their age.

3. Solar Auxiliary:

None



Extended Home Inspection Details

(Italicized comments also appear in summary reports)

4. Size Main/Aux (Gal):

40 Gallons approx US

5. Evidence of Leaks:

No

There were no visible leaks in the water heater that would indicate the water heater is in need of replacing. Inspecting the bottom of the water heater periodically for evidence of moisture is recommended.

6. Evidence of Encrustation:

See Figure 7

Yes

There are visible encrustations along the hot and cold water connections at the top of the water heater. The condition is a result of a small amount of water seeping out along the threaded connection at some time in the past. For preventive maintenance reasons, consideration may be given to removing the connections, cleaning, taping with teflon tape and reinstalling to prevent further deterioration that may result in a future leak.

7. Safety Valve:

Present

There is a temperature/pressure relief valve installed on the water heater that lets water escape if the temperature or pressure is too high. It was not checked due to the fact that the valve is prone to leakage if operated manually. The manufacturer recommends that the valve be inspected by a qualified plumber at least every 3 years.

8. Overflow Pipe:

Functional

There is an approved discharge tube connected to the temperature/ pressure relief valve. The tube is installed to prevent someone from being sprayed with hot water in the event that the valve discharges. Discharging of the valves is uncommon and usually indicates that the water heater is in need of service or the relief valve is in need of replacing.

9. Insulation Blanket:

N/A

10. Insulation Rating(s):

No visible rating

11. Installation:

Functional

Heating System

1. System Type(s)/Info:

Combination

The heating system is a combination gas fired furnace and a heat pump.

2. Location(s):

Garage

3. Thermostat Locations:

Hallway



Extended Home Inspection Details

(Italicized comments also appear in summary reports)

4. Energy Saving Unit:

Yes

5. Thermostat Condition:

Functional

6. On/Off Check:

Not Tested

The gas fired portion of the furnace could not be checked as the temperature was above the point the system is set to switch from heat pump to gas fired heat source. We recommend that the system be checked yearly by a qualified HVAC technician.

7. Operation Noise:

Satisfactory

8. Filter Condition:

Satisfactory

The inspector recommends that the filter be changed or cleaned on an semi-annual basis.

9. Electronic Filter System:

No

10. Vents/Flues:

Satisfactory

11. Ducts/Returns/Radiators:

Satisfactory

The visible portions of the ducts were in satisfactory condition. Recommend duct scoping as a large portion of the ducts were not visible to the inspector.

12. Thermostat Type:

Electronic Programmable

13. Non-Heated Area(s):

N/A

14. Service Notes/Filter Size:

Not Current

The inspector was unable to locate an apparent service record which would indicate the furnace has had a complete, technically exhaustive evaluation and service within the last year. Complete servicing by a professional is recommended annually prior to each heating season. Questioning the seller on available current service records is advised. If no service records are available within the last year showing a complete evaluation and service, the inspector would recommend that a qualified heating contractor provide a complete service on the system that includes and invasive inspection of the heat exchanger and evaluation of the burners, prior to closing, in order to ensure long term function is provided.

Main Entry Door

1. Correct Application:

Yes

The main entry door appears to be of proper construction and application.



Extended Home Inspection Details

(Italicized comments also appear in summary reports)

2. Door Fit:

Attention

There is light around the door from the outside when closed. Minor repair to weather-stripping or door fit is recommended.

3. Weather Strip:

Functional

4. Finish:

Functional

5. Dead Bolts:

Yes

It is recommended that all locks be changed, or re-keyed after closing on the property for security reasons. This should be done by a qualified locksmith.

6. Security/Caller Visibility:

Yes

7. Storm/Screen/Doors:

None

8. Door Chime:

Functional

9. Intercom:

No

10. Lighting:

Satisfactory

Other Ext. Entry Doors

1. Locations:

Living room

2. Correct Applications:

Yes

The secondary structure entry doors appear to be of proper construction and application.

3. Finishes:

Satisfactory

4. Door Fit:

Functional

Spraying the sliding glass door wheels and track periodically with lubricant may allow the door to open and close with greater ease.

5. Weather Stripping:

Functional

6. Storm/Screen Door(s):

None



Extended Home Inspection Details

(Italicized comments also appear in summary reports)

7. Locks:

Functional

8. Sliding Door Glass/Safety:

Satisfactory

It appears that the door glass is properly identified as tempered safety glass.

Living Room / Main Hall

1. Floor:

Satisfactory

2. Window(s):

Satisfactory

3. Ceiling/Walls/Doors:

Satisfactory

4. Doors/Closet Doors:

Satisfactory

5. Interior Stairway(s):

Satisfactory

Bathroom(s)/Washroom(s)

1. Location(s):

Master/Hallways

2. Floor Cover:

Satisfactory

3. Mildew Noted:

N/A

Toxic mold detection and testing is NOT within the scope of a home inspection. This home inspector is not a qualified professional mold expert. It is recommended that interested parties consider retaining a qualified professional for testing and evaluation.

4. Basin(s)/Fixtures:

Satisfactory

Serviceable at the time of the inspection.

5. Basin Drain:

Functional

The basin drain appears serviceable at the time of the inspection.

6. Shower Fixtures:

Functional

Shower fixtures appeared serviceable at the time of the inspection.

7. Shower Head(s):

Functional



Extended Home Inspection Details

(Italicized comments also appear in summary reports)

8. Shower/Tub Enclosure(s):

Satisfactory

The master shower is equipped with an enclosure that is in satisfactory condition.

9. Water Resist Cover Wall Cover:

Satisfactory

The water resistant wall covering in the shower/bathtub area is in functional condition and appears to be providing adequate protection to the wall surface. The wall covering should be periodically inspected for cracks. Cracks may allow water to penetrate behind the surface material if left unattended.

10. Caulking - Water Exposed Area:

Satisfactory

The caulking along water exposed areas in the bathroom appears to provide adequate protection. Caulking around bathtub and shower fixtures, along the tub and the floor, and around sinks should be maintained periodically to continue protection.

11. Tub(s):

Functional

There is a tub in the hallway bath only.

12. Tub Fixtures:

Functional

13. Tub/Shower Drain(s):

Functional

The bathtub/shower drains at an acceptable rate. The drain may need periodic attention to remove clogs or other debris to improve flow.

14. Toilet(s):

Functional

The toilets were inspected for cracks and serviceability. The toilets should be inspected periodically for indications of cracking in the toilet box, tank or base. Cracks are an indication that the toilet has reached the end of its useful life and should be replaced before it leaks.

15. Ventilation:

Functional

Ventilation is provided by mechanical fan(s) exhausted to the exterior. The inspector recommends periodic cleaning of the ventilation fan assembly.

16. Heat:

Functional

17. Window(s):

None

18. Medicine Cabinet/Vanity:

Functional

The medicine cabinet door handle can hit the mirror.

19. Ceiling/Walls/Doors:

Functional



Extended Home Inspection Details

(Italicized comments also appear in summary reports)

Kitchen(s)

1. Floor Cover Material:

Satisfactory

2. Under Sink Inspection:

Satisfactory

In occupied homes, stored items under the sink occasionally hide issues. If the home is occupied at the time of the inspection we recommend visual inspection after the home has been vacated.

3. Ceiling/Walls/Doors:

Satisfactory

4. Sink/Faucet Leak:

No

5. Drains Appear Clear:

Yes

6. Stove Exhaust Fan:

Functional

7. Stove Exhaust Filter:

Functional

The cook top grease filter can be cleaned in the dishwasher periodically.

8. Kitchen Windows:

Satisfactory

9. Water For Refrigerator:

Yes

There is a water connection in the area of the refrigerator. This water supply is used and required for automatic ice machines.

10. Stove/Cook Top:

Gas

11. Cook top, Burners/Elements:

Functional

12. Controls:

Functional

13. Built-in Microwave Operational:

Yes

14. Built-in Microwave Door Appearance:

Functional

15. Oven:

Gas

16. Oven Operational:

Yes

The oven was checked for on/off operation only. This is not a guarantee the oven will respond to set temperatures.



Extended Home Inspection Details

(Italicized comments also appear in summary reports)

17. Oven Appearance/Condition:

Functional

18. Counter Tops:

Satisfactory

19. Garbage Disposal:

Functional

Maintaining the splash guard in the garbage disposal is important for safety consideration.

20. Lighting:

Functional

21. Woodwork Finishes:

Satisfactory

22. Drawers/Doors:

Functional

23. Dishwasher:

Functional

The dishwasher appears to be working. An on/off check of the dishwasher was performed to determine if it is operational. A full cycle check is often not possible in the time of this inspection; therefore, we cannot comment on the full extent of its functions or its ability to clean.

24. Trash Compactor:

No

Laundry Area

1. Location:

Adjacent to kitchen

2. Washer Hookup(s):

Yes

The laundry area has a water hookup for a clothes washer.

3. Dryer Hookup(s):

Yes

4. Gas Service:

No

5. Dryer Electrical Service 240V:

Yes

6. Drain(s):

Functional

7. Laundry Basin:

None

8. Dryer Ventilation System:

Attention

See Figure 8

The dryer vent cover on the exterior of the structure is missing. Contact a qualified repair person to install cover.



Extended Home Inspection Details

(Italicized comments also appear in summary reports)

9. Floor Condition:

Satisfactory

10. Lighting:

Satisfactory

11. Area Ventilation:

Satisfactory

Ventilation for the laundry area is provided for with a mechanical fan that appears to vent to the exterior of the structure.

12. Shelving/Storage:

Satisfactory

There were some stored items in the laundry room that limited the inspectors ability to inspect all areas. Stored items can hinder the inspectors ability to identify existing issues in this area.

13. Window(s):

None

Bed Room

1. Location(s):

Upstairs

2. Entry Door(s)/Closet Door(s):

Satisfactory

3. Ceiling/Walls/Doors:

Satisfactory

4. Window(s):

Satisfactory

5. Floor:

Satisfactory

There were some stored and/or personal items in the bedroom that limited the inspector's ability to inspect all areas. This condition can hinder the inspector's ability to identify existing issues in this area.

Utility Services

1. Electrical Services:

Underground

2. Overhead Service Lines:

N/A

3. Water Source:

City

4. Water Meter Location:

At street

5. Water Shutoff:

At meter

The only shut off appears to be at the water meter. Questioning the seller to determine if they are aware of a shut off valve in the house is recommended.



Extended Home Inspection Details

(Italicized comments also appear in summary reports)

6. Sewer:

City

7. Sewer Line Clean-out:

Exterior

8. Telephone:

Underground

9. Cable TV Service:

Underground

10. Gas Service:

Natural

In homes with gas service we recommend installation of a carbon monoxide alarm. Also recommend purchasing an emergency shut off tool for the gas meter. A crescent wrench or special shut off tool can be purchased at your local hardware or home improvement center. The inspector recommends attaching it with a piece of string to the meter for easy accessibility in an emergency.

11. Gas Odors:

None Noted

At the time of the inspection there were no gas leak odors noted.

12. Vents/Exhaust:

Satisfactory

The exhaust vent piping for the gas appliances were inspected and found to be free of defects that would require immediate action at this time. The vent piping should be inspected annually when the gas appliances are serviced.

13. Service Shut Off(s):

Meters & appliances

Roof

1. Roof Cover Material(s):

Composition shingle

2. Roof Type:

Pitched

This is a very large, complex roof system with multiple surfaces, valleys, flashing and vents. All of these areas can be prone to leaks and will need occasional maintenance. The inspector recommends that the caulking around the vents and wall flashing be inspected and touched up on an annual basis.

3. Moss/Mildew:

None

4. Debris on Roof:

None

There was no debris buildup on the roof at the time of the inspection. Debris buildup should be cleaned off the roof surface on an annual basis as a preventive maintenance recommendation.

5. Cover:

1 Layer

The roof appears to be a single layer of roofing material. If further information is required we recommend the services of a qualified roofing contractor for further evaluation and invasive testing to determine the



Extended Home Inspection Details

(Italicized comments also appear in summary reports)

exact number of layers.

6. Cover Material Condition:

Functional

The roofing material appears to be the original roof and is in functional condition. It is recommended that the cover material be monitored on a regular basis and spot repairs made as needed by a qualified roofing contractor.

7. Ridges:

Functional

The ridge areas appear to be functional. The ridge areas of the roof are usually the first to show wear and deterioration.

8. Valleys:

Satisfactory

9. Flashing/Caulking:

Functional

For preventive considerations, the inspector recommends that the flashing and caulking material around the chimney and vent covers be inspected and touched up on an annual basis. Rain water leaking into the main structure from the roof is a common and avoidable condition of deteriorated flashing and caulking. The cost and time involved in upkeep is minimal as long as it is maintained on an annual basis. Caulking material can be purchased at a local home improvement center.

10. Vents/Chimneys/Covers:

Functional

There are roof vents present, roof vents can be prone to leaks during periods of wind driven rain or if the vents are loose.

11. Gutters / Down Spouts:

None

There is no gutter and downspout system in place. It is recommended that a gutter system be installed. Contact a licensed contractor to evaluate and install a gutter system.

12. Drains/Splash Blocks:

N/A

13. Indications of Leaking:

No

At the time of the inspection, the inspector found no evidence that the roof system is currently leaking.

14. Soft Spots:

No

15. Skylight(s):

Satisfactory

The roof skylights were inspected for indications of leaking or deterioration of the installation. There were no visible signs of defect at the time of the inspection.

16. Roof Evaluated From:

Walk Surface

The roof cover was evaluated by walking the surface of the roof.



Extended Home Inspection Details

(Italicized comments also appear in summary reports)

Attic

1. Access Location / Type:

Other

Attic access is located in the garage and upstairs hallway.

2. Access:

Satisfactory

3. Ventilation:

Satisfactory

The inspector has been able to observe what appears to be satisfactory passive ventilation in the attic area. Attic ventilation is the most often neglected component in a home. Proper ventilation will increase the life of the roof and prevent condensation from forming in the attic area which affects insulation and wood members. Proper ventilation may also decrease cooling requirements.

4. Insulation:

Fiberglass batts

5. Inaccessible Areas:

No

There were areas of the attic that were inaccessible to the inspector due to reduced clearance and/or obstruction by structural members.

6. Duct Work Piping:

Satisfactory

There were no apparent issues with the visible duct work as viewed from the attic at time of inspection.

7. Attic Evaluated By:

Head-Shoulder

The attic area was inspected from the attic entrance. The attic could not be entered and crawled due to limited clearance.

8. Roof Inspect from Underside:

Limited

The inspection of the underside of the roof was limited to the immediate area around the access point(s).

9. Exposed Rafters/Sheathing:

Yes

The roof rafters and sheathing in visible areas of the attic appear to be providing functional service at this time.

10. Light Thru:

No

The inspection of the attic space found no evidence of gaps in flashing or structure members that would allow rain water penetration into the attic.

11. Framing condition:

Functional

Roof framing was acceptable at time of inspection based on a visual review. This report does not include calculations for determining the adequacy of the design of the roof trusses.