



HOME INSPECTION

Prepared For: Sample Inspection Report

Property Address: 1234 Any Street
Any Town, State 99999

Inspector: John Q Inspector
WIN Home Inspection
(206) 728-8100

Services Included in this Report:

Extended Full Home Inspection

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NOT A WARRANTY

THE SERVICES PERFORMED, THE AGREEMENT, AND THE REPORT DO NOT CONSTITUTE A HOME WARRANTY, AN INSURANCE POLICY, OR A GUARANTEE OF ANY KIND; NOR DO THEY SUBSTITUTE FOR ANY DISCLOSURE STATEMENT AS MAY BE REQUIRED BY LAW.

There are no warranties made against roof leaks, wet basements, or mechanical breakdowns. The report is NOT a listing of repairs that need to be made. Therefore, you agree NOT to hold us responsible for future failure and repair, or for the non-discovery of any patent or latent defects in material, workmanship, or other conditions of the property which may occur or become evident after the date the services were performed; nor for any alleged non-disclosure of condition that are the express responsibility of the seller of the property. You agree to assume all the risk for conditions which are concealed from view or inaccessible to us at the time that the services were performed.

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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.



WIN Home Inspection Extended Full Home Inspection

This report contains confidential information and is supplied
solely for use by the client(s) of:

WIN Home Office
6500 6th Ave. NW
Seattle, WA 98117
(206) 728-8100 www.wini.com

Work Order Number: 10300032 **Service date:** 03/01/06 **Time:** 09:00 AM

Site Address:
XXXXXXXXXXXX
XXXXXXXXXXXX, AB XXXXX

<p>Site Information:</p> <p>Occupied: Yes Structure: SF wood frame Foundation: Concrete slab Weather: Clear Temp: 65</p> <p>Approx. Year Built: 1980 Bedrooms: 3 Bathrooms: 2 Floors: 1</p>	<p>Client: (Present at inspection)</p> <p>Name: Sample Inspection Report Address: C/S/Z: XXXXXXXXX XXXXXX Work Ph: (000) 000-0000 Home Ph: (000) 000-0000 Mobile Ph: (000) 000-0000 Other Ph: Email: 00000@0000</p>
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<p>Selling/Buyers Agent: (Present at inspection)</p> <p>Name: Buyer's Agent Company: Selling Company Phone: (000) 000-0000 Ext. Email: 00000000@0000</p>	<p>Listing Agent/Other:</p> <p>Name: Listing Agent Company: Listing Company Phone: (000) 000-0000 Ext. Email: 00000000@000000</p>
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Signed: _____ Inspector Patrick Knight
License #: FWAHOMEOFF
Email: pknight@wini.com

Notes: This report is for illustration purposes only and is a compilation of several home inspection reports. It does not represent the findings of any one particular report.

Summary Section

We have identified various items on the subject structure that either require maintenance now or require periodic maintenance in the normal course of home 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: North

1. Exterior Structure - Flat Surface Material:

Stucco

Cracks that appear within the first 30 days after installation and are larger than 1/16" (the thickness of a penny) can be filled or repaired with the same color coat material. Cracks that are patched and re-appear could indicate a structural or substrate movement issue, necessitating the use of an elastomeric coating. If a crack is visible from more than 10' away or is a source of leaking, it should be patched.

2. Utility Services - Overhead Service Lines:

Action Required

The main electrical overhead service line from the street is an old three wire system. Not only is the wire frayed and beyond its useable life it comes to an outdated home attachment. We recommend contacting the utility provider to determine where their jurisdiction ends and where the homeowners starts. Most utility companies are responsible for some if not all of the wire from the street to the meter. In this case everything to the meter and beyond may need replacement.

3. Patios/Decking/Porches - Steps/Handrails:

Maintenance

The stair railing on the entry steps is made from interior grade material. Due to exposure from the elements it has begun to rot out at the bottom of the rail. The stair rail system will need to be replaced for safe functioning as designed. Contact a qualified contractor for estimates and repair.

4. Roof - Debris on Roof:

Maintenance

There was debris and tree branches noted on the roof cover of the home from overhanging trees at the time of the inspection. Periodic checks of the roof cover should be made for any collection of debris that should be removed as normal maintenance.

5. Roof - Cover Material Condition:

Maintenance

We recommend the ends of the base course of the tile roof be sealed with mortar. This will help keep out unwanted pests and provide a pleasing look to the front of the home. Contact a qualified roofing contractor to make this repair.

6. Electrical Service - Over Current Devices:

Zinsco Breakers

The electrical panel in this home is a Zinsco brand panel. Reports of failure with this brand equipment have been reported. Failure included breakers failing to trip at the stated rating, breakers that have exploded, and circuits that are still energized when the breaker is switched to the off position. Some of these panels also exhibit poor breaker connections to the bus bars. Listed replacement breakers for these panels are available but are very expensive. Many

electricians advise the immediate replacement of Zinsco brand panels, though this is not the only brand of equipment that is prone to failure. Consulting a licensed electrical contractor on this matter is recommended for preventative safety considerations.

7. Heating System - Service Notes/Filter Size:

None visible

Since there are no visible posted service records within the last 12 months, the inspector recommends a certified heating specialist perform a service cleaning, tune-up, system evaluation, and review of the heat exchanger prior to closing. Furnaces need routine service cleanings and this should be done annually as a health and safety consideration.

8. Air Conditioning - Service Records/Last Service:

Not available

There are no visible service records on the A/C unit. We recommend having the system serviced at this time by a qualified A/C specialist.

9. Water Heater - Overflow Pipe:

Attention

The discharge tube off of the hot water heater is not made of an approved material. The tube should be made of CPVC (Chlorinated polyvinylchloride) pipe, or other material which could withstand temperatures of 250' DEG F. We recommend contacting a qualified plumber / contractor to make necessary repairs. This pipe is regular PVC which is not rated for this install.

10. Kitchen - Stove Exhaust Filter:

Maintenance

The grease filters on the exhaust fan need to be replaced or cleaned.

11. Fire Place/Wood Stove - Fire Place(s)/WoodStove(s):

Cleaning

There is a fireplace(s) or solid-fuel heating system(s) in this home. However, it appears to need cleaning and service. This inspection does not cover code clearances and improper installation. If additional information and certification is desired, contact this inspection service.

Full Report

The main entry door is considered to face: North

Structure Perimeter Exterior

1. Foundation Material:

Concrete

2. Vent Screens:

None

3. Vent Covers:

None

4. Visible Cracks:

Yes

5. Evidence of Separation over 1/4":

No

The visual inspection of the exterior of the foundation did not reveal cracking in the foundation system with openings in excess of 1/4" in separation. Not all areas of the foundation were visible to inspection and a condition may exist that was not readily visible at the time of the inspection. Inspecting the foundation for cracks of 1/4" wide or greater is recommended once access is provided to the entire foundation area along the exterior.

6. Evidence of Settlement:

No

7. Site Drainage:

Satisfactory

All landscaping, sidewalks, and soil around the home should be sloped away from the structure to help prevent excess moisture against the house.

8. Evidence of Erosion:

No

9. Evidence of Insects:

No

A visual inspection has revealed no evidence of undesirable wood destroying insects around the exterior perimeter of the property. This report is based solely on the conditions present at the time of the inspection, and is not a warranty against future insect activity.

10. Evidence of Animal Infestation:

No

11. Proper Earth-Wood Clearance:

Yes

Inspection around the perimeter of the structure does not show any contact between the earth and the wood siding. There should be no contact between the earth and the exterior surface material in order to prevent wood deterioration. Earth to wood contact is considered a conducive condition for pest infestation. The inspector recommends always providing at least 4-6 inches of clearance between the earth and wood siding material as a preventive maintenance measure.

12. Vegetation Clear from Structure:

Yes

All vegetation should be kept trimmed at least 6-12" inches away from the structure, to eliminate a common avenue for pest infestation.

13. Address Identification:

Satisfactory

14. Mail Box:

N/A

15. Watering System:

N/A

The inspection of irrigation systems is not within the scope of this home inspection. In the event there is an irrigation system present, we recommend consulting with the owner or an irrigation company as to the operation and maintenance of the system.

16. Window Wells:

None

17. Retaining wall(s):

None

Exterior Structure

1. Flat Surface Material:

Stucco

Cracks that appear within the first 30 days after installation and are larger than 1/16" (the thickness of a penny) can be filled or repaired with the same color coat material. Cracks that are patched and re-appear could indicate a structural or substrate movement issue, necessitating the use of an elastomeric coating. If a crack is visible from more than 10' away or is a source of leaking, it should be patched.

2. Siding Condition:

Functional

The siding material appears to be in functional condition. A program of regular maintenance is recommended to maintain the integrity of the caulking around the windows, doors, nail holes and gaps between the siding boards as well as periodic painting to provide long term protection. It is recommended that the manufacturer of the siding material be contacted for approved product recommendations for caulking and paint.

3. Painted Surfaces:

Satisfactory

SIDING

Consideration will need to be given to repainting the exterior siding material within the next few years in order to protect it from water related damage and to maintain the aesthetics of the home. Periodic touch up is often needed in between paintings on those sides of the structure more prone to weathering.

4. Glaze/Caulking Window Pane:

N/A

5. Window Glass:

Satisfactory

There are a few windows that have small cracks in the glass. The window(s) are functional and the cracked

glass does not represent a safety hazard at this time. If the cracks worsen replacement of the panes will be necessary.

6. Caulking Structure:

Satisfactory

The visible caulking around the exterior of this structure appeared to be properly maintained and providing its intended service. We recommend performing periodic maintenance to any of the exterior caulking of the home to prevent any structural damage from moisture penetration.

7. Eave/Soffit Areas:

Satisfactory

There are areas where there are water marks visible under the soffits. The water marks were tested at the time of the inspection and found to be dry. Water marks are commonly found on structures of this type and age and are usually an indication of a leak in the roof at some time in the past. There were no visible indications of any active roof leaks at the time of the inspection.

8. Fascia Boards / Trim:

Satisfactory

The inspector noticed moisture related stains on the fascia board under the gutters in some areas. The inspector was unable to determine the source of the moisture stains. The roofing material appears to have good reveal over the gutters, however in driving rain conditions, some rain water run off may be blowing behind the back of the gutters. Monitoring these areas is recommended as wood deterioration may develop in the fascia board.

9. Window Screens:

None

10. Double Pane Seals/Insulating Windows:

Satisfactory

At the time of the inspection 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.

11. Storm Windows:

None

12. Security Bar System:

None

13. Security Lights:

None

14. Display Lights:

N/A

15. Exterior Columns/Support structures:

Functional

Main Entry Door

1. Correct Application:

Yes

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

2. Door Fit:

Functional

3. Weather Strip:

Functional

4. Finish:

Functional

5. Dead Bolts:

Yes

This home is well equipped with a locking deadbolt for safety purposes.

6. Security/Caller Visibility:

Yes

The main entry door provides sufficient caller visibility for identifying visitors.

7. Storm/Screen/Doors:

None

8. Door Chime:

Functional

9. Intercom:

No

10. Lighting:

Satisfactory

Other Ext. Entry Doors

1. Locations:

Multiple Doors

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:

None

7. Locks:

Functional

8. Sliding Door Glass/Safety:

Satisfactory

It appears that the door glass is properly identified as safety plate, or is properly provided with safety film, and is in good condition.

Utility Services

1. Electrical Services:

Overhead

2. Overhead Service Lines:

Action Required

The main electrical overhead service line from the street is an old three wire system. Not only is the wire frayed and beyond its useable life it comes to an outdated home attachment. We recommend contacting the utility provider to determine where their jurisdiction ends and where the homeowners starts. Most utility companies are responsible for some if not all of the wire from the street to the meter. In this case everything to the meter and beyond may need replacement.

3. Water Source:

City

A visual inspection was performed on the water supply line / lines within the structure. Any portions of the supply line that are below ground are not visible and therefore can not be inspected.

4. Water Meter Location:

At street

5. Water Shutoff:

At meter

6. Sewer:

City

The inspector can only inspect the visible waste piping within the structure. The underground waste lines are not visible and are outside the scope of this home inspection. We recommend that these underground lines be periodically inspected by a licensed plumber to check for any root penetration and ensure their proper performance.

7. Sewer Line Clean-out:

Front yard

8. Telephone:

Overhead

Notation is made that telephone lines either overhead, or underground, are not within the scope of this home inspection.

9. Cable TV Service:

Overhead

The inspector noted that there are tree branches touching the overhead TV Cable. Trees can damage overhead cables during high wind periods. The inspector recommends having the tree limbs trimmed away from the overhead cables by a qualified person.

10. Gas Service:

Natural

The inspector recommends 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

The inspector checked for gas leaks at all the exposed gas fittings and connections that were accessible at the time of the inspection and found no leaks. Due to the fact that there are some inaccessible gas pipes, the only way to check these areas would be to have a pressure test performed on system by a qualified contractor.

12. Vents/Exhaust:

Satisfactory

The exhaust vent piping for the gas appliances was 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 by a qualified technician.

13. Service Shut Off(s):

Meters & appliances

Patios/Decking/Porches**1. Surface:**

Satisfactory

Wood decks have a limited service life. Even the best maintained deck will need repair or eventual replacement. The deck surface is not coated with a water resistant coating. Consideration may be given to treating the decking material with a sealant or water resistant stain to extend the life of the wood and help prevent deterioration to the deck surface.

2. Railings:

Satisfactory

As the railing ages, the nails securing the railing to the deck supports may loosen. As a preventive maintenance measure, consideration will need to be given to pounding the nails back in or removing the nails and installing screws in their place to keep the railing secure. For child safety, new building code requires that guardrails be constructed so that a four-inch ball will not pass through the railing. Consideration should be given to modifying the guardrail as a preventive safety measure.

3. Steps/Handrails:

Maintenance

The stair railing on the entry steps is made from interior grade material. Due to exposure from the elements it has begun to rot out at the bottom of the rail. The stair rail system will need to be replaced for safe functioning as designed. Contact a qualified contractor for estimates and repair.

4. Foundation:

Satisfactory

The inspector would recommend installing wood or metal gussets between the support posts and support beams to provide added shear support to the deck foundation.

5. Concrete Slab:

Satisfactory

6. Electrical Service:

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.

7. Weather Protected Outlet:

Yes

8. Natural Gas Service/Equipment:

No

9. Lights:

Functional

10. Cover/Enclosure:

None

Attached Garage

1. Size:

Two car

2. Garage Door(s):

Functional

3. Automatic Opener:

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:

Functional

The safety features of the garage door when it encounters an obstacle in the closing position appeared to be functioning. Periodic adjustment is often needed as the unit ages.

6. Door Seal:

Functional

Periodic cleaning/checks of the garage door seal are recommended to keep out unwanted pests and cut down on drafts.

7. Floor/Foundation:

Satisfactory

The accessible areas of the garage floor appeared to be functional at the time of the inspection. There were areas that were not visible and therefore inaccessible to inspection due to the amount of stored items in the garage. A condition may exist that was not visible at the time of the inspection. Re-inspecting the garage area prior to closing is recommended as issues may become visible once the structure is vacated.

8. Heat:

No

Garage areas are not considered living areas and therefore are not normally heated.

9. Windows:

N/A

10. Evidence of Insects:

No

A visual inspection has revealed no evidence of undesirable wood destroying insects in the garage area. This report is based solely on the conditions present at the time of the inspection, and is not a warranty against future insect activity.

11. Evidence of Rodents:

No

Inspector did not find evidence of any animal infestation in the garage area at the time of the inspection. Findings are based solely on the time of the inspection, and are not a guarantee against any future activity.

12. Lighting:

Functional

13. Insulation:

Not Accessible

14. Fire Wall/Ceiling Board:

Satisfactory

The common wall/ceiling between the house and the garage appears to provide required fire wall conditions.

15. Door(s), Garage - House:

Functional

The door to from the house to the garage appears serviceable.

16. Work Benches:

N/A

17. Cabinets/Shelving:

N/A

18. Evidence of Moisture Penetration:

No

Roof

1. Roof Cover Material:

Tile

2. Roof Type:

Pitched

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

3. Moss/Mildew:

None

No evidence of moss or mildew was noted at the time of the inspection. The inspector recommends inspecting the roof system for moss and/or mildew growth on an annual basis.

4. Debris on Roof:

Maintenance

There was debris and tree branches noted on the roof cover of the home from overhanging trees at the time of the inspection. Periodic checks of the roof cover should be made for any collection of debris that should be removed as normal maintenance.

5. Cover:

1 Layer

6. Cover Material Condition:

Maintenance

We recommend the ends of the base course of the tile roof be sealed with mortar. This will help keep out unwanted pests and provide a pleasing look to the front of the home. Contact a qualified roofing contractor to make this repair.

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:

Functional

9. Flashings/Caulking:

Functional

We recommend periodic evaluations of the flashings/caulking as these areas will cover penetrations of the roof and are usually more susceptible to any leaking.

10. Vents/Chimneys/Covers:

Functional

There are ridge vents present, however the type of ridge vents on this roof surface can be prone to leaks during periods of wind driven rain or if the vents are loose. Also, birds, insects or other pests can often gain access to the attic through these type of vents.

11. Gutters / Down Spouts:

Functional

The inspector recommends inspecting and cleaning the gutter system and roof surface on an annual basis. The most important reason to have a gutter system is to divert water away from the building's foundation. Regardless of the type of foundation wall that is present, the possibility for moisture penetration still exists. Therefore, the less water there is around the foundation wall, the less likelihood of water penetration. Gutters are responsible for collecting all water runoff from around the roof, and downspouts should discharge water into proper drains or onto the ground service well away from the foundation. Also all loose/missing gutter spikes and downspout straps should be replaced/secured to prevent sections from sagging, overflowing or pulling off. Only the visible portions of the discharge lines were inspected, the lateral drains were not visible.

12. Drains/Splash Blocks:

Functional

The inspection of the down spout drains did not show visible evidence that they may be plugged with debris. It is important to keep the drains and/or splash blocks clear and functional so that they do not overflow next to the foundations perimeter. Down spouts that empty along the foundation wall are the most common cause of water penetration into basements and crawl space areas. The inspector recommends inspecting the drains and/or splash blocks after a heavy rain to identify if they are providing their intended

Extended Full Home Inspection Details

(Italicized comments also appear in summary reports)

service. The downspouts and sump pump discharge lines can often become disconnected or misaligned from the lateral underground drain extend/secure as necessary to provide leak-free connections.

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:

N/A

15. Skylight:

None

16. Separate Certification Required:

N/A

17. Roof Evaluated From:

Roof Edge

The roof surface was evaluated at the roof edge, as the pitch of the surface is too steep to walk safely.

Structure

1. Description:

Wood framed

2. Approx. Year Built:

1980

3. Bedroom(s):

3

4. Bathroom(s):

2.5

5. Other Room(s):

LR,DR

6. Remodel/Modernization Evident:

No

7. Repairs Evident:

No

8. Insulating Rating Evident:

No

9. Insulation:

Not visible in walls

10. Smoke Detector(s):

Installed

11. Alarm/Security System:

None

This home is not equipped with a home security system. The inspection of these systems is not within the scope of this home inspection.

12. Windows, Latches/Locks:

Functional

At the time of the home inspection, a random check of certain windows was performed to see if windows would open and close. The latches and locks appeared to be functional. Most window latches will need periodic adjustment. This is only a random test and in no way a guarantee that all windows are functional.

13. Asbestos Noted:

N/A

Lead and asbestos sampling is not within the scope of this home inspection. Due to the age of the structure, the likelihood of its presence is. If this is a concern, testing can be done by a licensed professional who specializes in these hazardous materials.

14. Lead:

N/A

Inspection for lead based paint is not within the scope of this home inspection. A certified lead inspector was contacted by the buyers to evaluate the home for this concern.

15. Furn/Storage:

Average

Furnishings and storage items in this home are average for an occupied residence. There were furnishings and/or stored items inside the home that limited the inspectors 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:

N/A

17. Floor Structure:

Wood joists

18. Ceiling Structure:

Wood trusses

19. Roof Structure:

Roof trusses

20. Interior Walls:

Plasterboard

STAINING

There are visible moisture stains. A moisture meter reading was taken at the stained areas and the areas were identified to be dry at the time of the inspection. Stains of this type are an indication of a leak at some time in the past. The inspector was unable to determine if the location of the leak or past leak. The inspector recommends questioning the seller to identify if they are aware of any past/repared leaks during their ownership. Monitoring this area for indications of moisture build up may be needed in order to determine if the condition warrants further attention.

21. Interior Stairway Structure:

N/A

22. Interior Ventilation Method:

Combination

Includes kitchen, bathroom fan or vent systems, and attic fan.

23. Fire Sprinkler System:

None Present

Electrical Service

1. Panel/Sub Panel Location(s):

Exterior

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

125 amps 240 volts

Our 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 wall and ceilings.

3. Over Current Devices:

Zinsco Breakers

The electrical panel in this home is a Zinsco brand panel. Reports of failure with this brand equipment have been reported. Failure included breakers failing to trip at the stated rating, breakers that have exploded, and circuits that are still energized when the breaker is switched to the off position. Some of these panels also exhibit poor breaker connections to the bus bars. Listed replacement breakers for these panels are available but are very expensive. Many electricians advise the immediate replacement of Zinsco brand panels, though this is not the only brand of equipment that is prone to failure. Consulting a licensed electrical contractor on this matter is recommended for preventative safety considerations.

4. Service to Panel:

Alum

5. Panel to Structure:

Copper/Alum

6. Panel Cover:

Functional

The breakers do not appear to have the benefit of complete service labeling. The inspector recommends labeling the breakers in order to provide quick identification of service disconnects in the event of an emergency.

7. Panel Cover Removed:

Yes

The face plate of the electrical panel was removed to provide the inspector visual access for verification.

8. Breaker Configuration:

Satisfactory

All of the usable breaker slots in the panel are providing service to in-use breakers at this time. There does not appear to be any open slots for adding additional service to the structure without increasing the size of the panel.

9. Wire-Over Current Compatibility:

Satisfactory

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.I. Outlets:

No

There are no G.F.I. outlets installed in this home. Current electrical standards requires that ground fault interrupters (G.F.I.) be located in areas where there is a potential danger of electrical shock. This property appears to predate the adoption of the standard, and it is not required to add these circuits. Some consideration may be given to the safety benefits of adding these outlets where applicable.

12. Service Ground Verified:

Yes

The main ground for the electrical service has been verified. The service appears to be grounded to the plumbing pipe of the structure. The inspector also identified proper bonding of the metal piping inside the structure. Bonding of the hot and cold plumbing pipes and gas piping is necessary to prevent metal piping from becoming energized in the event of an electrical short.

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. A representative number of plugs and switches were tested in each room.

14. Wire Method:

Romex

THREE WIRE ROMEX

From what the inspector could identify, the electrical wiring is newer three wire shielded Romex cable.

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

Not Present

Arc Fault Circuit Interrupter (AFCI) is a residential circuit breaker with an integrated processor which recognizes the unique current and/or voltage signatures associated with arcing faults, and acts to interrupt the circuit to reduce the likelihood of an electrical fire. This home is not equipped with AFCI's this may be a "code" requirement check with the builder and or local code enforcement agency.

Heating System**1. System Type/Info:**

Gas-fired furnace

The heating system was on/off tested and found to be operational under normal operating procedures. A conventional gas fired forced air furnace contains a heat exchanger which has an average life expectancy of twenty to twenty-five years from the date of installation. However, there have been exceptions on both sides. When a heat exchanger develops a crack, small hole, or fails, carbon monoxide will leak into the heating air stream creating an unsafe condition. As a preventive safety consideration, the inspector recommends having the furnace professionally serviced per the manufacturer's specifications and installing a carbon monoxide detector(s) in the house. A carbon monoxide detector can be purchased at a local hardware or home improvement store.

2. Location:

Garage

3. Thermostat Locations:

Hallway

4. Energy Saving Unit:

No

A new electronic energy efficient thermostat can be installed to control the operation of the furnace. The thermostat will allow for preprogrammed and adjustable operation of the heating system for reduced heating bills and increased comfort. A thermostat of this type can be purchased at your local home improvement center or from a qualified heating technician/service company.

5. Thermostat Condition:

Functional.

See "On / Off Check"

6. On/Off Check:

Satisfactory

The heating system was on/off tested and found to be operational under normal operating procedures. A conventional gas fired forced air furnace contains a heat exchanger which has an average life expectancy of twenty to twenty-five years from the date of installation. However, there have been exceptions on both sides. When a heat exchanger develops a crack, small hole, or fails, carbon monoxide will leak into the heating air stream creating an unsafe condition. As a preventive safety consideration, the inspector recommends having the furnace professionally serviced as per manufacturer's specifications and installing a carbon monoxide detector(s) in the house. A carbon monoxide detector can be purchased at a local hardware or home improvement store.

7. Operation Noise:

Satisfactory

8. Filter Condition:

Satisfactory

The electronic filter system appeared to be operational. The inspector would recommend having the unit inspected by a qualified heating system professional when the furnace is serviced.

9. Electronic Filter System:

No

10. Vents/Flues:

Satisfactory

Only the visible exterior components of the flue system can be inspected. We recommend that the entire flue system be evaluated by a heating specialist on an annual basis along with the heating system.

11. Ducts/Returns:

Satisfactory

Periodic cleaning of the supply ducts is recommended by a qualified duct cleaning company to remove the build-up of dust/debris in the ducts approximately every 2 - 3 years, especially if a humidifier is incorporated with the heating unit.

12. Non-heated Living Area:

None

13. Service Notes/Filter Size:

None visible

Since there are no visible posted service records within the last 12 months, the inspector recommends a certified heating specialist perform a service cleaning, tune-up, system evaluation, and review of the heat exchanger prior to closing. Furnaces need routine service cleanings and this should be done annually as a health and safety consideration.

Air Conditioning

1. Type of Units:

Split AC

2. Manufacturer Specifications:

2.5 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

There are no visible service records on the A/C unit. We recommend having the system serviced at this time by a qualified A/C specialist.

6. Ambient Temperature at Time of Inspection:

75° F

7. Air Temperature at Outlet(s):

60° F

8. Energy Source:

Electric 240 volts

9. Condensing Coil Condition:

Cleaning needed

Coil fins are covered by lint/debris which may reduce the efficiency of the unit. It is recommended that the homeowner keep shrubbery or vegetation several feet away from the compressor unit for proper cooling.

10. Power Disconnect Location:

At or near the unit

11. 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.

Plumbing

1. Size Service to Structure:

3/4 inch

Service pipe from the meter to the structure is 3/4" copper pipe. Copper pipe has an indefinite life expectancy and should provide a number to years of satisfactory flow to the structure.

2. Structure Pipe Material:

Copper

The structure pipe material consisted of what appeared to be copper piping. The Inspector performed a visual inspection on all of the accessible supply lines in the structure. There are pipes and fittings in this

structure that are inaccessible, either behind walls or sealed access panels, and therefore could not be inspected.

3. Waste Pipe Material:

ABS Plastic

4. Pipe Rumble Noise:

No

5. Surge Bangs:

No

6. Encrustations Evident:

No

The inspector did not find any build-up or encrustations on any of the accessible plumbing supply fittings. If encrustations do begin to develop around the outside of plumbing connections / fitting we advise consulting a licensed plumber for evaluation and repair.

7. Mineral Deposits:

No

8. Hot Water Pipe Insulation:

No

9. Evidence of Leaks:

No

A visual inspection was performed on all of the accessible plumbing pipes and fixtures in the home and no leaks were found. Inspector notes that there are many pipes running through inaccessible areas that are unable to be viewed for inspection.

10. Interior Water Flow:

Functional

11. Exterior Water Flow:

Functional

The water supply should always be turned off to any outside water valves during the winter months to prevent any freezing or damage to these lines.

12. Pressure Readings Interior/Exterior:

Lbs per square inch

Water pressure reading taken from outside of house was 60 psi.

13. Soft Water System:

None

14. Filter System:

None

There are no water filtration systems being used in the supply plumbing for this home.

15. Drainage and Sump Pumps:

Functional

The sump pump installed was functional at time of inspection. Periodic inspections of the sump pump is recommended. The inspector recommends keeping the bottom of the sump pit free of debris that can clog the intake ports of the pump and checking the pump discharge line after a heavy rain for proper drainage. Consideration should be given to a back-up pump and/or battery back-up for power failures if the pump

cycles on and off frequently during damp periods. This inspection is not an assurance that the sump pump will continue to work in the future. Sump pumps can fail at any time.

Water Heater**1. Location:**

Garage

2. Type:

Electric

1. The electric hot water heater is in working order at time of this inspection. The life expectancy of a water heater is typically 8-12 years from the date of installation, although there are exceptions on both sides. It is not unusual to find one of the two heating elements in electric water heaters burned out. Replacing an element is not expensive and the elements are usually available at a local home improvement center. Most heaters are wired so that both elements cannot be on at the same time. Depending on which element fails, there may be some hot water, or none. It is recommended that water heaters be drained periodically to remove sediment buildup in the tank.

2. The date of installation was not listed on the water heater. The inspector recommends questioning the home seller to identify the approximate age and/or date of installation. The life expectancy of a water heater is typically 8-12 years from the date of installation, although there are exceptions on both sides. 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

4. Size Main/Aux (Gal):

40 Gallons approx US

5. Evidence of Leaks:

No

There are no visible leaks in the water heater that would indicate the water heater is in need of being replaced. We recommend inspecting the ground around the bottom of the water heater periodically for any signs of leaking.

6. Evidence of Encrustation:

No

7. Safety Valve:

Installed

Pressure relief valves are required to be installed on water heaters to prevent excessive pressure build up in hot water system that may lead to leaks, or rupture of tank. Testing of these valves is not within the scope of the home inspection.

8. Overflow Pipe:

Attention

The discharge tube off of the hot water heater is not made of an approved material. The tube should be made of CPVC (Chlorinated polyvinylchloride) pipe, or other material which could withstand temperatures of 250° DEG F. We recommend contacting a qualified plumber / contractor to make necessary repairs. This pipe is regular PVC which is not rated for this install.

9. Safety Tie Down:

N/A

Safety tie downs are not required to be used in homes in this part of the country.

10. Insulation Blanket:

None

Water heaters are sometimes insulated to slow the heat loss from the tank. Installing a fiberglass insulation blanket over the water heater can often reduce cost of operating the unit. Fiberglass blankets or wrapping can be inexpensively purchased at a local hardware or home improvement center. Newer, more energy efficient tanks have better internal insulation properties.

11. Insulation Rating:

No visible rating

12. Installation:

Functional

The water temperature at the bathroom faucet was found to be approx. 120 degrees. 120 degrees or lower is the recommended temperature setting to help in preventing scalding of small children. The inspector recommends lowering the temperature of the water heater for preventive safety considerations if small children will be living in or visiting the home.

Kitchen

1. Floor Cover Material:

Satisfactory

2. Under Sink Inspection:

Satisfactory

3. Ceiling/Walls/Doors:

Satisfactory

There are minor cracks in the ceiling and walls that are common for structures of this type and age. The cracks do not represent a condition that is in need of attention.

4. Faucets or Spouts Leak:

No

5. Drains Appear Clear:

Yes

6. Stove Exhaust Fan:

Functional

7. Stove Exhaust Filter:

Maintenance

The grease filters on the exhaust fan need to be replaced or cleaned.

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:

Electric

11. Cook top, Burners/Elements:

Yes

12. Controls:

Functional

13. Built-in Microwave Operational:

Yes

14. Built-in Microwave Door Appearance:

Functional

15. Oven:

Electric

The oven has no tip over plate installed on the back of the oven to keep the oven from tipping forward in the event that someone places something heavy on the open oven door. Installing an approved anti-tip device is recommended for safety reasons.

16. Oven Operational:

Yes

The inspector performed an on / off check on all of the stove elements and all burners did come on. We can't comment on how well the stove will perform while actually cooking.

17. Oven Appearance/Condition:

Functional

18. Counter Tops:

Satisfactory

19. Garbage Disposal:

Functional

The kitchen sink in this home is equipped with a garbage disposal. Notation is made that garbage disposals may be damaged if operated without water running through them.

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:

N/A

This home is not equipped with a trash compactor.

Laundry Area

1. Location:

Adjacent to kitchen

2. Washer Hookup:

Yes

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

3. Dryer Hookup:

Yes

4. Gas Service:

No

5. Dryer Electrical Service 220V:

Yes

6. Drain:

Functional

7. Laundry Basin:

None

8. Dryer Ventilation System:

Satisfactory

9. Floor Condition:

Satisfactory

10. Lighting:

Satisfactory

11. Area Ventilation:

Satisfactory

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.

Living Room / Main Hall

1. Floor:

Satisfactory

2. Windows:

Satisfactory

3. Ceiling/Walls/Doors:

Satisfactory

There are cracks in the ceiling and walls that are common for structures of this type and age. The cracks do not represent a condition that is in need of attention.

4. Doors:

Satisfactory

5. Interior Stairway(s):

Satisfactory

Fire Place/Wood Stove

1. Fire Place(s)/WoodStove(s):

Cleaning

There is a fireplace(s) or solid-fuel heating system(s) in this home. However, it appears to need cleaning and service. This inspection does not cover code clearances and improper installation. If additional information and certification is desired, contact this inspection service.

2. Exterior Chimney(s) Condition:

Satisfactory

Inspection did not reveal any issues with the exterior of the chimney system that would require service at this time. However, a program of regular inspections and periodic maintenance is necessary for the continued safe operation of the system.

3. Flue Dampers:

Satisfactory

The flue damper functions as intended.

4. Spark Arrester:

N/A

There is no spark arrester on the chimney on this structure. Conditions exist that may require one for safe operation.

5. Location:

Main floor

Other Room

1. Location/Type:

Dining room

2. Floors:

Satisfactory

3. Ceiling/Walls/Doors:

Satisfactory

There are visible moisture stains in areas of the ceiling. A moisture meter reading was taken at the stained areas and identified to be dry at the time of the inspection. Stains of this type are an indication of a past leak in the roof. Roofs are not normally repaired or replaced unless a leak is identified inside the structure. The inspector recommends questioning the seller to identify if they are aware of any past/repaired leaks in the roof during their ownership.

4. Window(s):

Satisfactory

5. Door(s)/Closet(s):

Satisfactory

Bed Room

1. Location:

All levels

2. Entry Door(s)/Closet:

Satisfactory

3. Ceiling/Walls/Doors:

Satisfactory

4. Window(s):

Satisfactory

5. Floor:

Satisfactory

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

Bathroom

1. Location:

Other

Both full baths.

2. Floor Cover:

Satisfactory

There were no apparent issues with bathroom floor covering at time of inspection. Rugs were not moved for inspection purposes.

3. Mildew Noted:

N/A

Some molds are known to produce toxins and toxic responses. Mold evaluation and testing are NOT within the scope of a home inspection. If mold in the structure is a concern, it is recommended considering retaining a qualified professional lab for in depth testing and evaluation.

4. Basin(s)/Fixtures:

Satisfactory

Servicable at the time of the inspection.

5. Basin Drain:

Functional

Basin drain appears serviceable at the time of the inspection.

6. Shower Fixtures:

Functional

All of the shower diverters were tested during the inspection and appear to be functioning properly.

7. Shower Head:

Functional

To encourage water conservation, some local water districts provide low water flow, 2.5 gallons per

minute(gpm) shower heads for reducing water usage during showering. Some of the low flow heads are of good quality and provide adequate and comfortable service. Call your local water company to inquire about a no fee low flow shower head.

8. Shower/Tub Enclosure:

Satisfactory

Shower pans are visually checked for leakage, but leaks often do not show except when the shower is in actual use. Determining whether shower pans, tub/shower surrounds are water tight is beyond the scope of this inspection. It is very important to maintain all grouting and caulking in the bath areas. Very minor imperfections can allow water to get into the wall or floor areas and cause damage. Proper ongoing maintenance will be required in the future.

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. Periodic re-caulking and grouting of tub and shower areas is an ongoing maintenance task which should not be neglected. Areas which should be examined periodically are vertical corners, horizontal grout lines at walls near floor areas, the underside of shower curbs, the tub lip, tub spouts, faucet trim plates and any other areas specifically mentioned in this report. Silicone acrylic latex caulk is the product of choice, as it has long life and easy clean-up.

11. Tub:

Functional

Installing a splash guard along the front corner of the tub is recommended as a preventive measure to keep water from getting out when the shower is in use. Splash guards can be purchased at a local hardware store and installed by the homeowner.

12. Tub Fixtures:

Functional

13. Tub/Shower Drain:

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:

Functional

The toilet was inspected for cracks and serviceability. The toilet 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

16. Heat:

Functional

The heating source in the bathroom is a heat lamp installed in the fan/light assembly. The fixture

recommendations for bulb size and wattage should be followed at all times. Installing higher wattage bulbs than recommended can present a potential fire and safety hazard and should be avoided.

17. Window(s):

Satisfactory

The bathroom window does not open and appears to be painted shut. Freeing up the window should be considered in order to provide ventilation.

18. Medicine Cabinet/Vanity:

Functional

19. Ceiling/Walls/Doors:

Functional

Slab Foundation

1. Level/Gradation:

Satisfactory

2. Off Sets (Heaving):

Satisfactory

3. Moisture/Dampness:

Satisfactory

4. Cracks/Separations:

Satisfactory

5. Footings/Sills:

Satisfactory

Attic

1. Access Location / Type:

Master Closet

2. Access:

Satisfactory

The inspector was able to access the attic.

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:

Blown in fiberglass

5. Inaccessible Areas:

Yes

The attic was not completely accessible to the inspector due to reduced clearance of roof framing members. A condition may exist in the areas of the attic that the inspector could not inspect from the access areas.

Work Order Terms and Agreement

A) **WARRANTIES.** No Final Report shall be issued unless those firms which contract to perform all or part of the work recommendations, warrant the quality of workmanship and the effectiveness of such work for a minimum period of one year from the date of completion. As used in these standards, the term "warranty" shall mean that should the effectiveness of any work performed fail, the contracting firm shall correct the workmanship or perform additional work at no charge.

B) **THIRD PARTY AGREEMENTS.** Should the owner, purchaser or other interested party elect to perform all or part of the work recommendations or to contract with a contractor, the owner, buyer or other interested party shall provide a written agreement certifying that either he and/or the contractor performing the work has completed the recommendations as specified in the inspection report and agree to assume full liability for, and hold the inspecting firm harmless, for any defects in the work

C) **CONDITIONS REVEALED DURING PERFORMANCE OR RECOMMENDATIONS.** Should any wood destroying organism damage or conducive condition be revealed in an inaccessible area during the accomplishment of work recommendations, whether done by owner, purchaser, contractor, or any other party of interest, the inspecting firm must be notified of such opportunity of reinspection and determining any additional work recommendations before such conditions are covered up. The owner, purchaser or his agents undertaking the work shall be responsible for such notification. The inspecting firm, if notified as provided in this paragraph, shall perform an additional inspection and issue any additional work recommendations it deems necessary. Nothing contained herein shall prevent the inspection firm from making additional charges for additional inspection services.